Jason M. Springs
District 1

Andrew T. Rodgers, Jr.
District 2

Dr. Alphonso Bradley
District 3

Jerry W. Yarborough, Jr.
District 4

Kent C. Caudle
District 5

Stoney "Toney" C. Moore
District 6

Waymon Mumford
District 7

C. William Schofield
District 8

Willard Dorriety, Jr.
District 9

AGENDA *REVISED*
FLORENCE COUNTY COUNCIL
REGULAR MEETING
111 HENRY STREET,
THE BEAN MARKET
LAKE CITY, SOUTH CAROLINA
THURSDAY, SEPTEMBER 18, 2025
6:00 P.M.

I. CALL TO ORDER: C. WILLIAM SCHOFIELD, CHAIRMAN

II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN

III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:
JERRY YARBOROUGH, JR., VICE-CHAIRMAN

IV. WELCOME: C. WILLIAM SCHOFIELD, CHAIRMAN

V. MINUTES:

MINUTES OF THE AUGUST 21, 2025, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The August 21, 2025, Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:

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

1. **ORDINANCE NO. 13-2025/26**
   An Ordinance To Provide Pursuant To Section 4-10-340(C)(3) Of The Code Of Laws Of South Carolina 1976, As Amended, For The Expenditure Of Interest Earnings On Funds Derived From The Capital Project Sales Tax Imposed In Florence County Pursuant To Article 3 Of Chapter 10 Of Title 4 Of The Code Of Laws Of South Carolina, 1976, As Amended, And A Referendum Held In Florence County On November 3, 2020, To Specify The Purposes For Which Such Expenditure Will Be Made, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 14-2025/26**
   An Ordinance Authorizing Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Agreement, By And Between Florence County, South Carolina And A Company Known To the County As Project Rapid, As Sponsor, To Provide For An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Incentive; And Other Related Matters.

VII. APPEARANCES:

1. ~~**LISA JONES**~~
   Lisa Jones, Grant Writer For Lake City, Requests To Appear Before Council To Provide An Update On City Projects.

2. **AMY RUSHING**
   Amy Rushing, Pee Dee Region SC Department On Aging, Requests To Appear Before Council To Speak On A New Program In The County.

3. **FLORENCE COUNTY MAYORS**
Florence County Mayors Requested To Appear Before Council To Give Updates On Their Quarterly Forums And The Work They Have Done In The Past Year In Their Municipalities.

VIII. COMMITTEE REPORTS:

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

Administration & Finance
(Chairman Schofield, Councilmen Mumford, Dorriety, and Rodgers)
May 1, 2025

Public Services & County Planning
(Councilman Caudle/Chair, Councilmen Bradley, and Springs)
July 1, 2021, Comprehensive Plan (Joint with Planning Commission)
April 17, 2025 Committee

Justice & Public Safety
(Councilman Springs/Chair, Councilmen Yarborough, and Moore)
June 27, 2025

Education, Recreation, Health & Welfare
(Councilman Yarborough/Chair, Councilmen Bradley, and Rodgers)
February 15, 2024

Agriculture, Forestry, Military Affairs & Intergovernmental Relations
(Councilman Schofield/Chair, Councilmen Yarborough, and Mumford)
July 1, 2021
August 20, 2025, City-County Conference Committee

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

MIRACLE LEAGUE ALL-STAR PLAYERS
A Resolution Of Recognition To Recognize The 2024 Miracle League All-Star Players.

PROCLAMATION(S):

1. **SENIOR CENTER MONTH**
   A Proclamation To Proclaim The Month Of September 2025 As Senior Center Month.

2. **NATIONAL PREPAREDNESS MONTH**
   A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And National Preparedness Month, September 2025.

RESOLUTIONS:

1. **RESOLUTION NO. 36-2024/25** *(Deferral)*
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road, Located Near Cartersville, S.C. In County Council District 4.

2. **RESOLUTION NO. 5-2025/26**
   A Resolution Authorizing The First Amendment Of That Certain Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Florence County, South Carolina And Santee Electric Cooperative, Inc., Relating To, Without Limitation, The Extension Of The Investment Period, And Other Related Matters.

3. **RESOLUTION NO. 6-2025/26**
A Resolution Authorizing Submission Of An Application By Florence County To The Division Of Community Grant Programs Of The South Carolina Department Of Commerce.

4. **RESOLUTION NO. 7-2025/26**
A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24.

X. ORDINANCES IN POSITION:

A. THIRD READING

.

1. **ORDINANCE NO. 71-2024/25** *(Deferral)*
An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City ~~Hall Building~~ Administration Complex Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 2-2025/26**
An Ordinance To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To R-3A, Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

3 **ORDINANCE NO. 3-2025/26**
An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-

023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

4. **ORDINANCE NO. 4-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-3A, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

5. **ORDINANCE NO. 5-2025/26**

An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To B-3 General Commercial; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4)

6. **ORDINANCE NO. 6-2025/26**

An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East McIver Road, Florence SC, From R-1 Single Family Residential District To R-3A Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 7)

B. SECOND READING:

1. **ORDINANCE NO. 7-2025/26**
   An Ordinance To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 From Commercial Mixed Use (CMU) and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD-25-1); And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 6)

2. **ORDINANCE NO. 8-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011; And Other

Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

3. **ORDINANCE NO. 9-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029; And Other Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

4. **ORDINANCE NO. 10-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032, 02383-03-033,

02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062; And Other Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

5. **ORDINANCE NO. 11-2025/26**
   An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11). (Planning Commission Approved 5 to 0)

6. **ORDINANCE NO. 12-2025/26**
   An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE. (Planning Commission Approved 5 to 0)

7. **ORDINANCE NO. 13-2025/26**
An Ordinance To Provide Pursuant To Section 4-10-340(C)(3) Of The Code Of Laws Of South Carolina 1976, As Amended, For The Expenditure Of Interest Earnings On Funds Derived From The Capital Project Sales Tax Imposed In Florence County Pursuant To Article 3 Of Chapter 10 Of Title 4 Of The Code Of Laws Of South Carolina, 1976, As Amended, And A Referendum Held In Florence County On November 3, 2020, To Specify The Purposes For Which Such Expenditure Will Be Made, And Other Matters Relating Thereto.

8. **ORDINANCE NO. 14-2025/26**
An Ordinance Authorizing Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Agreement, By And Between Florence County, South Carolina And Santee Electric Cooperative, Inc., A Company Formerly Known To the County As Project Rapid, As Sponsor, To Provide For An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Incentive; And Other Related Matters.

C. INTRODUCTION:

1. **ORDINANCE NO. 15-2025/26**
An Ordinance To Change The Future Land Use Designation From Suburban District To Urban District And To Change The Zoning Designation From R-1 Single-Family Residential District To R-5A Multi-Family Residential District For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 3)

2. **ORDINANCE NO. 16-2025/26**
An Ordinance To Change The Zoning Designation From R-1 Single-Family Residential District To R-3A Single-Family Residential District For The Property Located Off Of N. Williston Road,

Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032; And Other Matters Related Thereto. (No Vote; Council District 7)

3. **ORDINANCE NO. 17-2025/26**
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit. (Planning Commission Approved 7 to 0)

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

1. **WORKFORCE DEVELOPMENT BOARD**
Council Is Requested To Approve The Appointment Of Andy Garris, Replacing Tammy Miles, To Serve On The Pee Dee Workforce Development Board With The Expiration Term Of June 30, 2027.

2. **LIBRARY BOARD OF TRUSTEES**
Council Is Requested To Approve The Reappointment Of Margie Smith To Serve On The Library Board Of Trustees Representing District 7 With The Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. **MEMORANDUM OF AGREEMENT**
Council Is Requested To Approve The Memorandum Of Agreement Between Florence County And The South Carolina Department Of Juvenile Justice And Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney.

2. **OPIOID REVIEW COMMITTEE**
Council Is Requested To Approve The Recommendation Of The Opioid Review Committee.

3. **CHANGE ORDER**
Council Is Requested To Approve A Change Order For Bid No. 40-24/25 With Palmetto Corp Of Conway, Inc. In The Amount Of $717,179.94 To Include N. Warren Street, Hill Street, And New Street For The Town Of Timmonsville To Be Funded CPST III Appropriated Funds.

4. **CITY OF LAKE CITY**
Council Is Requested To Authorize The Administrator To Enter Into A Twelve-Month Loan With The City Of Lake City In The Amount Of $600,000.

B. PARKS AND RECREATION:

CONTRACTOR AGREEMENT EXTENSION
Council Is Requested To Approve The Execution Of An Independent Contractor Agreement Between Florence County And Richard Storr To Continue His Services As Acting Tennis Professional At Ebenezer Park.

C. EMS/PROCUREMENT:

DECLARATION OF SURPLUS PROPERTY
Council Is Requested To Approve The Declaration Of Three (3) Express 4500 Cutaway Ambulances As Surplus Property For Disposal Through Public Internet Auction Via Govdeals.

D. PROCUREMENT/VOTER REGISTRATION:

BID NO. 03-25/26

Council Is Requested To Award Bid No. 03-25/26, Florence County Voter Registration Addition And Renovation To JF Contractors, LLC Of Sumter, SC In The Amount Of $946,161.71 To Be Funded From CPST III, CPST III-A, And Grant Funds ***(5 Compliant Bids).***

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

1. **HISTORICAL MARKER**

   Council Is Requested To Approve The Expenditure Of Not To Exceed $3,000 From Council District 1 Infrastructure Funding Allocations To Provide Funding For Application Fees, Fabrication, And Installation Of A South Carolina Historic Marker At The Wentworth Factory On South Blanding Street In Lake City, South Carolina.

2. **JOHNSON ROAD**

   Council Is Requested To Approve The Expenditure Not To Exceed $9,500.00 From Council District 4 Infrastructure Funding Allocations To Place 10 Loads Of MBC Stone On Johnson Road.

3. **WEST FLORENCE FIRE STATION**

   Council Is Requested To Approve The Expenditure Of $2,350 From Both Council District 4 And Council District 9 Infrastructure Funding Allocations To Reimburse Fund 38 For An Emergency Repair ($4,700) To A HVAC system At The West Florence Fire Station On Pine Needles Road.

4. **TIMMONSVILLE TOWN HALL**

Council Is Requested To Approve The Expenditure Not To Exceed $4,000.00 From Council District 4 Infrastructure Funding Allocations To Provide Funding For The Expansion Project Of The Timmonsville Town Hall Being Used For The Senior Citizens Group.

5. **RESURRECTION RESTORATION CENTER**

Council Is Requested To Approve The Expenditure Of Not To Exceed $11,351.88 From Council District 3 Infrastructure Funding Allocations To Provide Funding For The Purchase Of Kitchen Appliances For The Resurrection Restoration Center.

6. **PROFESSIONAL SERVICES**

Council Is Requested To Approve An Agreement With Davis & Floyd, Inc. To Provide Services For Pressure Washing And Cleaning Of The CSX Railroad Underpasses At East Cheves Street And East Palmetto Street In The Amount Of $18,500.00, And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney. Funding Will Come From Council District 8 Infrastructure Funding Allocations.

7. **SOUTH LYNCHES FIRE DEPARTMENT**

Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council District 5 Infrastructure Funding Allocations To Provide The Funding To Frame And Pour 95 Yards Of 4,000 PSI Concrete For A Driveway At The South Lynches Fire Department.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The August 21, 2025, Regular Meeting Of County Council.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Approve with corrections or additions.

ATTACHMENTS:
A copy of the minutes from the August 21, 2025, County Council meeting.

back to top

REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, AUGUST 21, 2025, 9:00 A.M., COUNCIL CHAMBERS, 180 NORTH IRBY STREET, ROOM 803, FLORENCE, SOUTH CAROLINA

PRESENT:
C. William Schofield, Chairman
Waymon Mumford, Secretary/Chaplain
Jerry W. Yarborough, Jr., Vice-Chairman
Stoney C. Moore, Council Member
Andrew Rodgers, Jr., Council Member
Willard Dorriety, Jr., Council Member
Kent C. Caudle, Council Member (voted telephonically)
Jason M. Springs, Council Member
Kevin Yokim, County Administrator
D. Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ABSENT:
Dr. Alphonso Bradley, Council Member

ALSO PRESENT:
Jamie Floyd, Tax Assessor
Ashley Davison, Finance Director
Sam Brockington, Fire/Rescue Coordinator
Tenae Reeves, Human Resources Director
Kristy Burch, Emergency Management Director
Nathan Dawsey, Parks & Recreation Director
Shawn Brashear, Planning & Building & Code Enforcement Director
Shannon Munoz, Deputy Administrator of Administration
Mitch Fulmore, Deputy Administrator of Public Safety
Scott Tanner, Deputy Administrator of Operations
Andrew Stout, Museum Director
Carleton Snow, Director of Information Technology
Barrott Dowdy, EMS Director
Reggie Sanders, GIS Director
Steve Allen, Public Works Director
Charlene Conner, Risk Management
Chief Billy Dillon, Fire Chief
Chief Worrell, West Florence Fire Department

A notice of the regular meeting of the Florence County Council appeared in the August 19, 2025, edition of the **MORNING NEWS**. In compliance with the Freedom of Information

DRAFT

Act, copies of the meeting Agenda were provided to members of the media, members of the public requesting copies, posted in the lobby of the County Complex, provided for posting at the Doctors Bruce and Lee Foundation Public Library, all branch libraries, and on the County's website (www.florenceco.org). The Council meeting was made available via live stream at www.florenceco.org. The video is archived on the County website.

CALL TO ORDER/INVOCATION/PLEDGE/WELCOME:

Chairman Schofield called the meeting to order. Secretary/Chaplain Mumford provided the invocation, and Vice-Chairman Yarborough led the Pledge of Allegiance to the American Flag.

MOTION TO RECONSIDER:

A Motion To Reconsider Resolution No. 03-2025/26 Adopted July 17, 2025, Due To Scriveners Error Authorizing Matching Grant Funds For The South Carolina Department Of Transportation- Transportation Alternatives Set Aside Program (TAP) For Intersection Improvements Located On East Main Street And Church Street In Florence County District 1, To Be Funded From CPST III-A District 1 Funds. Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present

RESOLUTION NO. 3-2025/26

The Clerk published the title of the Resolution. A Resolution Authorizing Matching Grant Funds For The South Carolina Department Of Transportation - Transportation Alternatives Set-Aside Program (TAP) For Intersection Improvements Located On East Main Street And Church Street In Florence County District 1, To Be Funded From CPST III-A District 1 Funds. Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present.

MINUTES OF THE JULY 17, 2025, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The July 17, 2025, Regular Meeting Of The County Council. Vice-Chairman Yarborough made the motion, and Councilman Dorriety seconded, which was approved unanimously by the members present. Councilman Dorriety made the motion, and Councilman Springs seconded. The motion was approved unanimously by all the members present.

MINUTES OF THE JULY 30, 2025, SPECIAL CALLED MEETING

Council Is Requested To Approve The Minutes Of The July 30, 2025, Special Called Meeting Of The County Council. Councilman Dorriety made the motion, and Councilman Moore seconded. The motion was approved unanimously by all the members present.

PUBLIC HEARINGS:

There were no Public Hearings held at the meeting.

DRAFT

APPEARANCES:
There were no appearances at the meeting.

COMMITTEE REPORTS:
Chairman Schofield reported that the City-County Conference Committee, which includes Chairman Schofield, Councilmen Yarborough and Mumford, Mayor Barnes, and Councilmen Braddock and Smith. The Committee met on August 20th (Councilman Mumford was unable to attend). During the meeting, the Committee received an update on the City's water infrastructure. The City has secured a bond to fund significant sewer and water system improvements, with total investments expected to exceed $100 million. The Committee also discussed various opportunities for collaboration with Florence County on joint projects. Among the topics was the development of a rail trail to connect with Lake City; a meeting was held with Darla Moore regarding that initiative. Additionally, there was discussion about pursuing a rail trail connection to Sumter as part of the City's goals.

RESOLUTIONS:

RESOLUTION OF RECOGNITION:
FLORENCE COUNTY PUBLIC FACILITIES CORPORATION
The Clerk published the Resolution of Recognition in its entirety. A Resolution Of Recognition Acknowledging The Service Of The Members Of The Board Of Directors Of The Florence County Public Facilities Corporation. Vice-Chairman Yarborough made the motion, and Councilman Moore seconded. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote. Vice-Chairman Yarborough presented the framed Resolution of Recognition.

RESOLUTION NO. 36-2024/25 DEFERRED
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road, Located Near Cartersville, S.C. In County Council District 4.

RESOLUTION NO. 4-2025/26
The Clerk published the title of the Resolution. A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24. Councilman Dorriety made the motion, and Councilman Rodgers seconded. Mr. Yokim stated Florence County adopted Ordinance 16-2023/24 on November 16, 2023. Section 2.02 of Ordinance 16-2023/24 is for the designation of specific projects and within the project categories set forth in Section 2.01(a)(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPST III Excess. This resolution approves additional funds for one existing project totaling $2,541, adds nine new projects totaling $1,104,024, and decreases one project by

DRAFT

$225,165. The motion was approved unanimously by the members present. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCES IN POSITION:

ORDINANCE NO. 71-2024/25 THIRD READING DEFERRED

An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City ~~Hall Building~~ Administration Complex Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.

ORDINANCE NO. 78-2024/25 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Execution And Delivery Of Documents Relating To The Provision Of County Facilities; Consenting To And Approving The Issuance Of Not Exceeding $20,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds (Comprehensive Facilities Improvements) Series 2025 By The Florence County Public Facilities Corporation To Provide Funding To Finance The Costs Of Acquisition, Construction, Renovation And Expansion Of County Facilities; Consenting To And Approving The Execution Of A First Amendment Public Facilities Purchase And Occupancy Agreement Relating Thereto By And Between Florence County, South Carolina And The Florence County Public Facilities Corporation; Consenting To The Form Of A First Supplemental Trust Agreement To Be Entered Into By The Florence County Public Facilities Corporation, And The Trustee For The Bonds; And Together Therewith An Assignment To The Trustee For The Bonds Of Certain Rights To Payment And Other Rights Of Florence County Public Facilities Corporation Under The Facilities Purchase And Occupancy Agreement; And Making Provision For All Other Matters Relating To The Foregoing. Councilman Dorriety made the motion, and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 80-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For A Portion Of The Properties Located Off Of W. Main Street, W. Hampton, and N. Lynchburg Highway, Olanta, SC, From Unzoned To B-3 General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00045-03-046, 00045-03-084, 00045-03-103, 00045-03-123, and 04510-03-023; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1). Councilman Moore made the motion, and Councilman Springs

DRAFT

seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 81-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For A Portion Of The Properties Located Off Of E. Hampton Street and Alice Myers Drive, Olanta, SC, From Unzoned To R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00045-03-048, 00045-03-0049, 00045-03-056; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1). Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 82-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To MR, Mixed Residential, Low Density District For The Property Located Off Of Hyman Circle, Olanta, SC, As Shown On the Tax Maps As: 00045, Block 03, Parcel 092; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1). Councilman Moore made the motion, and Councilman Springs seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 83-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To MMF, Mixed Multi-Family District For The Property Located Off Of Augusta Street, Olanta, SC, As Shown On The Tax Maps As: 00045, Block 03, Parcel 013; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1). Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 84-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For A Portion Of The Properties Located Off Of Coates Farm Road And South Jones Road, Olanta, SC, From Unzoned To RU-1, Rural Community District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00045-03-045 And 04610-03-012; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1). Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

DRAFT

ORDINANCE NO. 85-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-99. Temporary Uses. (Planning Commission Approved 6 to 0). Councilman Moore made the motion, and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 86-2024/25- THIRD READING

The Clerk published the title of the Ordinance. 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, Sec. 30-9. UNZONED AREAS. (Planning Commission Approved 6 to 0). Councilman Moore made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 87-2024/25- THIRD READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina, To Include Property Located In Williamsburg County; And Other Matters Related Thereto. Vice-Chairman Yarborough made the motion, and Councilman Springs seconded. The motion was approved unanimously by all the members present on the third reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 2-2025/26- SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To R-3A, Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6). Councilman Moore made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that this zoning map amendment was requested by Florence County. A portion of the subject property is currently unzoned and vacant. The surrounding properties are currently unzoned. The motion was approved unanimously by all the members present on the second reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 3-2025/26- SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single Family Residential District Consisting Of The

DRAFT

Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)**.** Councilman Moore made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by Florence County. The subject properties are currently unzoned with current uses residential. The surrounding properties are currently unzoned. The motion was approved unanimously by all the members present on the second reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 4-2025/26- SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-3A, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6). Councilman Moore made the motion, and Councilman Springs seconded. Mr. Yokim stated that this zoning map amendment was requested by Florence County. The subject properties are currently unzoned with residential uses. The surrounding properties are currently unzoned. The motion was approved unanimously by all the members present on the second reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 5-2025/26- SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To B-3 General Commercial; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4). Councilman Moore made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by Rodney Rogers. The subject property is currently unzoned with current commercial uses. The surrounding properties are currently unzoned. The motion was approved unanimously by all the members present on the second reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 6-2025/26- SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East

DRAFT

McIver Road, Florence SC, From R-1 Single Family Residential District To R-3A Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 7). Vice-Chairman Yarborough made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by Thomas Hutton/Walter Warren. The subject property is zoned R-1 and is currently vacant. The surrounding properties are currently zoned RU-1, RU-2, Unzoned, and the City of Florence zoning. The motion was approved unanimously by all the members present on the second reading of the Ordinance. Councilman Caudle voted telephonically with a "YES" vote.

ORDINANCE NO. 7-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 From Commercial Mixed Use (CMU) and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD-25-1); And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 6)

ORDINANCE NO. 8-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011; And Other Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

DRAFT

ORDINANCE NO. 9-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029; And Other Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

ORDINANCE NO. 10-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032, 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056,

DRAFT

23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062; And Other Matters Related Thereto. (Planning Commission Approved 4 to 0; Council Districts 6, 7)

ORDINANCE NO. 11-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11). (Planning Commission Approved 5 to 0)

ORDINANCE NO. 12-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE. (Planning Commission Approved 5 to 0)

ORDINANCE NO. 13-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Provide Pursuant To Section 4-10-340(C)(3) Of The Code Of Laws Of South Carolina 1976, As Amended, For The Expenditure Of Interest Earnings On Funds Derived From The Capital Project Sales Tax Imposed In Florence County Pursuant To Article 3 Of Chapter 10 Of Title 4 Of The Code Of Laws Of South Carolina, 1976, As Amended, And A Referendum Held In Florence County On November 3, 2020, To Specify The Purposes For Which Such Expenditure Will Be Made, And Other Matters Relating Thereto.

ORDINANCE NO. 14-2025/26 *(By Title Only)* **INTRODUCTION**

The Clerk published the title of the Ordinance. An Ordinance Authorizing Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Agreement, By And Between Florence County, South Carolina And A Company Known To the County As Project Rapid, As Sponsor, To Provide For An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Incentive; And Other Related Matters.

Chairman Schofield declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

CITY-COUNTY MEMORIAL STADIUM

Council Is Requested To Approve The Appointment Of Dr. Richard O'Malley To The City-County Memorial Stadium Commission, Representing School District 1 With The Appropriate Expiration Term. Councilman Dorriety made the motion, and Councilman Moore seconded. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

DRAFT

REPORTS TO COUNCIL:
Mr. Yokim provided updates on projects.

CPST III:

District 1 – The contract for Miles, Red, Joy, Gracelyn, and Donald roads was approved in February. Construction is underway. Calvin Street was added via change order and Maxie Thomas Road will be added with Council approval via change order. Most rocking projects remain for District 1.
District 2 – All District 2 CPST III projects are complete.
District 3 – Bid 04-24/25 for Brookgreen Neighborhood resurfacing is complete.
District 4 – The Deer Road water line extension was approved at the April council meeting and is under construction. Due to cost savings, the project will serve more residents and complete a loop for greater system integrity.
District 5 – Bid 51-24/25 was approved at the June Council meeting and includes four dirt-to-pave roads: Eagerton, Park, Kerris Lane, and Karisma. The PO will be issued this August.
District 6 – The remaining two roads are being planned for future bid.
District 7 – Dorado, E. Rico, E. Suena, E. Tierra, Heard, N. Ives, Marlow, S. 3rd, S. Fairview, S. Robeson, Charlotte, S. Ballard, McFarland, Oak, Walnut, Clyde, E. Evans, Jarrott, Day, and Divine Streets were included in Bid 40-24/25 and approved in March. Construction has begun. The Oakland Avenue sidewalk project (from Coker St. to E. Old Marion Hwy) is currently being designed. Davis & Floyd is developing construction documents and preliminary drainage design. An initial meeting with SCDOT provided preliminary input.
District 8 – Projects are being scheduled for future delivery. The contract was issued for Briggs, Scriven, and Indian roads. Construction is approximately 98% complete.
District 9 – Bid 56-24/25 was approved by Council in July, and construction is underway for resurfacing the following roads: Bryson Dr., Coventry Ln., Left Bank Dr., Mockingbird Cir., Lakeshore Dr., and Parkland Dr.
According to CPST III Engineer Todd Warren, 223 of 289 Road District projects have been completed, and 40 roads are under construction.

Other CPST III Construction Projects:
CPSTIII Timmonsville: Bid 47-23/24 - resurfacing of Main and Vanda Streets is complete. The remaining projects are being scheduled for future delivery, except Cooper Lane. It appears this is a private drive, so the next step will be to ensure that Timmonsville did not accept ownership so that it is in fact a public road.

CPST III-A:
District 1 – N. Floyd & Hagan were bid in January; the construction is underway and will fully ramp up for these two roads within the next few months.

DRAFT

District 2 – Franklin & Meritt Drive are substantially complete. E. First Avenue was approved via Resolution 48-24/25 in May. It appears that a portion of E. First Ave. has already been paved by another organization. The remainder of this Ave. will be bid in the near future.
District 4 - Sparks will be packaged with Timmonsville resurfacing projects with CPSTIII advertised in late August.
District 5 – S. Railroad Avenue was added via Resolution in May and will be bid on in the near future. Davis & Floyd is working on and planning for this bid.
District 6 - Demps will be bid with several other roads.
District 7 – Tara Village drainage improvements are being reviewed by engineers. McMillan construction has begun. E. Siesta Drive's scope may be reduced since piping and a portion of paving has occurred. The engineers are clarifying the new scope. E. Shenandoah Lane & parking came in $14,770 over bids. This amount was requested via Resolution 48-24/25.
District 9 – Bid 56-24/25 as approved in July, and construction has begun on Parkland Dr.
Montclair Way: USACE approval has been granted. Alliance updated its design to include a traffic signal. The Right-Of-Way documents needed will be obtained by the County.
Municipal projects for Johnsonville, Coward, & Pamplico are currently being reimbursed as invoices are received.

Departments:

Public Works:

- Coordinated with AECOM to create a hydraulic model to study the drainage system in the Colony at Forest Lake subdivision, and to define the project scope for the design of the new Manned Convenience Center site in Johnsonville.
- Coordinated with Davis & Floyd to identify the project scope for cleaning downtown Florence railroad underpasses. (District 7)
- Coordinated with Marlboro Pee Dee Cooperative to finalize a lighting plan for the intersection of TV Road and I-95. (Exit 169 in District 7)

Information Technology:

Our Intrusion Prevention System blocked 147,540 attacks in July.

Parks & Recreation:

- DeWitt's Bluff Landing Seawall (nearing completion). Possible open date is Labor Day weekend.
- We held the first Golden Wedding Luncheon since 2020; there were 54 seniors in attendance. The event has had a great response since.

Museum:

- Cost estimation of the museum expansion to be completed by August 30

DRAFT

- Removal of items from the courtyard to include sculptures, the City Bell, and Pee Dee propellers, will begin shortly. Propellers will be placed at the VA building with three cannons for permanent display.
- Removal of plant materials will begin in the middle of November in the courtyard.

Unified Fire District:

Jeffrey Matthews completed and passed his International Association of Arson Investigators Fire Investigation Technician exam. This makes Jeffrey 1 of 3 Investigators in Florence County who hold this level of certification.

Sheriff's Office:

- Detention Center's average population for the month – 539 Peak: 553
- Detention Center population on July 30, 2025 – 538

AGREEMENT FOR PROFESSIONAL SERVICES

Council Is Requested To Approve The Letter Of Agreement With Kimley-Horn And Associates, Inc., For A Florence County Feasibility Assessment Of A Water And Sewer Authority And Authorize The County Administrator To Execute A Contract Pending Successful Negotiations. Councilman Dorriety made the motion, and Vice-Chairman Yarborough seconded. Mr. Yokim stated that Kimley-Horn and Associates, Inc., is listed as an approved engineering services firm on the county's on-call engineering list. The cost of the engineering and advisory services for the study is $105,000. Council approval includes authorization for the County Administrator to negotiate a final cost and to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

MEMORANDUM OF UNDERSTANDING

Council Is Requested To Approve The Memorandum Of Understanding Between Florence County, South Carolina, And Pee Dee Botanical Garden, Inc. Vice-Chairman Yarborough made the motion, and Councilman Springs seconded. Mr. Yokim stated that Florence County and Pee Dee Botanical Garden, Inc., desire to enter into a Memorandum of Understanding. The County has determined that the entry of this agreement is in the best interest of the citizens of Florence County. Pee Dee Botanical Garden, Inc., has determined that the agreement furthers its mission as a Botanical Garden to be located at 2700 Hoffmeyer Road, Florence, South Carolina. The Memorandum of Understanding becomes effective on the date that representatives of both parties have executed the MOU. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

PURCHASE OF REAL PROPERTY

Council Is Requested To Approve The Purchase Of A Portion Of Real Property (Two Acres) Identified As Florence County TMS #90159-02-023 And Authorize The County

DRAFT

Administrator To Execute The Appropriate Documents Pending Review From The County Attorney. Councilman Rodgers made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that the County desires to purchase a portion of the property identified by Florence County TMS #90159-02-023 (Two acres). The seller, County Auto Properties, LLC, desires to sell the two acres for $210,000.00. The property will be used to construct a new fire station for the Windy Hill Fire Department. The funds to purchase the property and construct the station were included in the $6,000,000 Unified Fire bond recently issued by Florence County. The purchaser's agreement is subject to approval by the Florence County Council. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

CHANGE ORDER/ BID NO. 33-24/25

Council Is Requested To Approve A Change Order For Bid No. 33-24/25 With Chipley Company In The Amount Of $429,009.20 To Include Maxie Thomas Road For District 1 To Be Funded From CPST III Funds. Councilman Springs made the motion, and Councilman Dorriety seconded. Councilman Springs made the motion that the original contract with Chipley Company for District 1 road improvements was approved by Council on February 20, 2025, for $1,212,985.60. On August 7, 2025, a change order adding Calvin Street at a cost of $102,052 was added to the contract. This did not require Council approval since it was under 20% of the original contract amount. Therefore, increasing the contract to $1,315,037.60. The total contract price with both change orders would be $1,744,047. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

RDA FUNDS CONTRACT

Council Is Requested To Approve A $200,000 RDA Funds Contract With Santee Electric Cooperative, Inc. For The Lake City Wastewater Plant Project And All Matters Related Thereto. Councilman Moore made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that Florence County, in conjunction with Santee Electric Cooperative, Inc. desires to upgrade the Lake City Wastewater Plant to attract economic development prospects that will bring valuable jobs and capital investment to Florence County. The Florence County Attorney and Economic Development Executive Director have both reviewed the agreement and recommend approval. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

AGRICULTURAL ASSESSMENT EXTENSION

Council Is Requested To Approve An Agricultural Assessment Extension For Tax Year 2024 For Tax Map Parcel #00089-03-026 In The Name Of Number 4 Farms, LLC. Councilman Rodgers made the motion, and Councilman Dorriety seconded. Mr. Yokim stated the property transferred from Michael W & Linda M Watson to Number 4 Farms LLC, on January 25, 2023. The property consists of 10.19 acres of timber and one acre

DRAFT

cleared for a house. The total acreage is 11.19 acres. An Assessment Notice was mailed to Number 4 Farms LLC at 750 Tall Oaks Court, Myrtle Beach, SC 29588 on September 18, 2024, to notify the owners of the land value classification change. An Agricultural Real Property Special Assessment Application was mailed to 750 Tall Oaks Court, Myrtle Beach, SC 29588 on March 5, 2024. There was no returned mail for the Assessment Notice or the Agricultural Real Property Special Assessment Application. The application or agricultural use special assessment was not submitted timely manner for consideration for the tax year 2024. According to Section 13 of Ordinance No. 01-2018/19 (the Budget Ordinance), businesses must make an application to Council. After a brief discussion, the motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

PURCHASE OF PROPERTY

Council Is Requested To Approve The Purchase Of Property Known As 3.07 More Or Less Acres Of Land Designated As County Tax Map Number 00306-01-148 Being A Portion Of Tax Map Number 00306-01-038 In The Amount Of Twenty-Five Thousand Dollars ($25,000) Per Acre To Add To The Florence County Industrial Park East To Be Funded From The Florence County East Designated Legislative Fund. Councilman Dorriety made the motion, and Vice-Chairman Yarborough seconded. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of One (1) 2004 Foam Trailer VIN# 1M9EA16L841104554, One (1) International Chassis VIN# 1HTMKAAN02H507709, Two (2) Rehab/Simulation Trailers VIN#'s 1M9FS451221298008, And 1M9FS451021298010, As Surplus Property To Be Sold By Through The Internet Auction Via Gov Deals With Funds To Be Placed In Fund 37 To Be Utilized By Howe Springs Fire Rescue Department. Councilman Dorriety made the motion, and Vice-Chairman Yarborough seconded. Mr. Yokim stated the 2004 Foam Trailer, International Chassis, and two Rehab/Simulation Trailers are obsolete to the Howe Springs Fire Rescue Department. Disposal of these items will not impact ongoing operations. Florence County Code requires County Council approval for the disposal of surplus property. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

BID NO. 04-25/26

Council Is Requested To Award Bid No.04-25/26 For The Purchase Of An A-Frame Carport For The Johnsonville Fire Department To Hardee Construction Of Sumter, SC, In The Amount Of $66,638.00 (Including Tax) To Be Funded By CPST III-A Funds. Councilman Rodgers made the motion, and Councilman Dorriety seconded. Councilman

DRAFT

Rodgers made the motion, and Councilman Dorriety seconded. Mr. Yokim stated Bid No. 04-25/26 was advertised on the South Carolina Business Opportunities (SCBO) website on July 18, 2025. The bid opening was held on July 31, 2025. Three bids were received and are compliant. The low bidder is Hardee Construction of Sumter, South Carolina. The bid is recommended to Hardee Construction by Henry Humphries, Chief of the Johnsonville Fire Department. The bid expires on October 18, 2025. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

BID NO. 07-25/26

Council Is Requested To Award Bid No. 07-25/26, Drainage Replacement For District 9 Road Albermarle Dr. To Chipley Company Inc. Of Florence, SC In The Amount Of $88,780.00 To Be Funded CPST III-A Funds (***1 Compliant Bid).*** Councilman Dorriety made the motion, and Councilman Springs seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on July 31, 2025. The bid opening was held on August 14, 2025. One bid was received and was compliant. Chipley Company, Inc. is the only responsible responsive bidder. Steve Allen, Public Works Director, recommends awarding the bid to Chipley Company, Inc. The bid expires on November 14, 2025. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

OTHER BUSINESS:

LIONS PARK & INDEPENDENCE FARM

Council Is Requested To Approve The Expenditure Of Up To $11,000.00 From Council District 1 Infrastructure Funding Allocations To Enhance A Feature At Lions Park And Procure Property Management Services At Independence Farm To Preserve A Rare Plant Species. Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

WINDSOR FOREST DRIVE

Council Is Requested To Approve The Expenditure Of Not To Exceed $6,709.00 From Council District 8 Road System Maintenance Fee Funding Allocations For Repaving Windsor Forest Drive. Councilman Dorriety made the motion, and Councilman Moore seconded. The motion was approved unanimously by all the members present. Councilman Caudle voted telephonically with a "YES" vote.

EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss A Contractual Matter. Vice-Chairman Yarborough made the motion, and

DRAFT

Councilman Moore seconded which was approved unanimously by the all the members present. Councilman Caudle voted telephonically with "YES" vote. Council enter into executive session at 9:59 a.m. Council reconvenes at 10:38 a.m. Councilman Moore made the motion to return to open session, and Vice-Chairman Yarborough seconded, which was approved unanimously. Chairman Schofield stated no action was taken in executive session.

ADJOURN:

There being no further business to come before Council, the Chair will entertain a motion to adjourn. Councilman Dorriety made the motion to adjourn, and Vice-Chairman Yarborough seconded, which was approved unanimously.

COUNCIL MEETING ADJOURNED AT 10:39 A.M.

WAYMON MUMFORD	**HOPE M. JONES**
SECRETARY-CHAPLAIN	**CLERK TO COUNCIL**

DRAFT

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Public Hearing (s)

DEPARTMENT: County Council

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

ORDINANCE NO. 13-2025/26
An Ordinance To Provide Pursuant To Section 4-10-340(C)(3) Of The Code Of Laws Of South Carolina 1976, As Amended, For The Expenditure Of Interest Earnings On Funds Derived From The Capital Project Sales Tax Imposed In Florence County Pursuant To Article 3 Of Chapter 10 Of Title 4 Of The Code Of Laws Of South Carolina, 1976, As Amended, And A Referendum Held In Florence County On November 3, 2020, To Specify The Purposes For Which Such Expenditure Will Be Made, And Other Matters Relating Thereto.

ORDINANCE NO. 14-2025/26
An Ordinance Authorizing Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Agreement, By And Between Florence County, South Carolina And A Company Known To the County As Project Rapid, As Sponsor, To Provide For An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Incentive; And Other Related Matters.

back to top

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Appearances
~~Lisa Jones~~

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
~~Lisa Jones~~, Grant Writer For Lake City, Requests To Appear Before Council To Provide An Update On City Projects.

ATTACHMENTS:
none

back to top

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Appearances
Amy Rushing

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Amy Rushing, Pee Dee Region SC Department On Aging, Requests To Appear Before Council To Speak On A New Program In The County.

ATTACHMENTS:
A copy of email request.

back to top

Hope M. Jones

From: Rushing, Amy <ARushing@aging.sc.gov>
Sent: Friday, August 22, 2025 11:10 AM
To: Hope M. Jones
Subject: Request to heard for September 18

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning!

My name is Amy Rushing and I work for the SC Department on Aging as the Dementia Care Specialist. This is a new program, not only for our area, but for the state. I would love the opportunity to speak to you about what I do, who I serve, and what I hope to accomplish in our county.

Thank you for your attention,

Amy Rushing, M.Ed., CDP
Dementia Care Specialist
Pee Dee Region
South Carolina Department on Aging
(803) 565-2895
arushing@aging.sc.gov
www.getcaresc.com

South Carolina
DEPARTMENT ON AGING

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Appearances
Florence County Mayors

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Florence County Mayors Requested To Appear Before Council To Give Updates On Their Quarterly Forums And The Work They Have Done In The Past Year In Their Municipalities.

ATTACHMENTS:
A copy of email request.

back to top

Hope M. Jones

From: Yamekia Robinson <yrobinson@cityoflakecity.org>
Sent: Friday, September 5, 2025 12:36 PM
To: Hope M. Jones
Subject: Request to speak at September's meeting

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

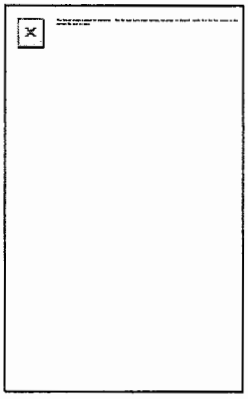
Good afternoon. I am sending this email of request to be placed on the September 18th County Council meeting. We would like to have a few minutes to speak before the Florence County Council about the partnership and collaboration as Florence County Mayors. We would like to come before the County Council to bring them updates on our quarterly forums and the work we have done in the past year in our municipalities. Once again, we will have only one spokesperson for the entire group to speak for the 3-5 minutes allowed.

We would really appreciate to have this opportunity to speak before the entire county council on September 18, 2025. Thank you in advance.

Yamekia Robinson,
Mayor of the City of Lake City

City of Lake City
PO Box 1329
202 Kelley Street
Lake City, SC 29560

(843)374-5421 ext. 101 (Office)
(843)598-0416 (Cell)



LAKE CITY SC
Live • Work • Play • Visit

"BE THE FIRST TO DO IT, THEN ENCOURAGE OTHERS TO DO IT EVEN BETTER!"
The Honorable Yamekia Robinson

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Resolution of Recognition- 2024 Miracle League All-Star Players

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution of Recognition to recognize the 2024 Miracle League All-Star Players.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of the Resolution of Recognition.

back to top

STATE OF SOUTH CAROLINA)
) **RESOLUTION OF RECOGNITION**
COUNTY OF FLORENCE)

WHEREAS, a group of athletes demonstrated extraordinary skill and ability in athletic competition; and

WHEREAS, these athletes persevered and remained dedicated throughout the season, aspiring to achieve the goals they set for themselves; and

WHEREAS, these outstanding individuals represented and brought honor to their league, families, community, and Florence County by participating in the 2024 Miracle League All-Star Game, held in Covington, Georgia, from May 2–4, 2025, rescheduled from October 2024 due to a hurricane; and

WHEREAS, nearly 125 athletes from across the country were selected to participate and represent their respective leagues at this prestigious annual event; and

WHEREAS, the Florence County Council deems it fitting and appropriate to recognize the skill, perseverance, hard work, and determination of the Miracle League of Florence County players for their remarkable athletic accomplishments;

NOW, THEREFORE, BE IT RESOLVED, that the Florence County Council, on behalf of a proud citizenry, hereby recognizes and congratulates the 2024 Miracle League of Florence County All-Star Players—**Danielle Douglas, AJ Rudick, and Matthew Elliott** (as an alumni player)—for their outstanding achievements and representation at the All-Star Game.

Congratulations on a job well done!

DONE, in meeting duly assembled this **18th day of September, 2025.**

THE FLORENCE COUNTY COUNCIL:

_____
C. William Schofield, Chairman District 8

_____
Jason Springs, District 1

_____
Andrew Rodgers, Jr. District 2

_____
Dr. Alphonso Bradley, District 3

_____
Jerry Yarborough, Jr., District 4

_____
Kent C. Caudle, District 5

_____
Stoney C. Moore, District 6

_____
Waymon Mumford, District 7

_____
Willard Dorriety, Jr., District 9

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Proclamation- Senior Center Month

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Proclamation to proclaim the month of September 2025 as Senior Center Month.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of the Proclamation.

back to top

STATE OF SOUTH CAROLINA) PROCLAMATION
COUNTY OF FLORENCE)

TO PROCLAIM THE MONTH OF SEPTEMBER 2025 AS SENIOR CENTER MONTH.

WHEREAS, senior centers across the United States, more than 10,000 strong, serve as vital community hubs, providing essential services, fostering wellness and creativity, and creating meaningful connections for older adults; and

WHEREAS, the Leatherman Senior Center has been a cornerstone of support and enrichment for older adults in our community since it began operations on **September 19, 2005**; and

WHEREAS, over the past 20 years, the Leatherman Senior Center has grown into a vibrant, welcoming space that promotes active living, lifelong learning, and social engagement for older adults; and

WHEREAS, older adults bring incredible value, wisdom, and resilience to our community, and their experiences and contributions strengthen the fabric of our society; and

WHEREAS, the Leatherman Senior Center exemplifies the spirit of service and community, offering programs that support independence, encourage healthy aging, and build lasting friendships;

NOW, THEREFORE, We, the County Council of Florence County, South Carolina, do hereby declare and proclaim the month of September 2025, as **SENIOR CENTER MONTH** in honor of the 20th Anniversary of the Leatherman Senior Center and urge all citizens to recognize the important work of senior centers, to celebrate the contributions of older adults, and to support continued investment in services that promote their well-being and engagement.

Done in a meeting duly assembled this 18th day of September, 2025.

THE FLORENCE COUNTY COUNCIL

_____
C. William Schofield, Chairman

ATTEST:

_____
Hope M. Jones, Clerk to Council

DRAFT

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Proclamation- National Preparedness Month

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And National Preparedness Month, September 2025.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of the Proclamation.

back to top

STATE OF SOUTH CAROLINA) **PROCLAMATION**
COUNTY OF FLORENCE)

PROCLAMATION RECOGNIZING AND HONORING THE MEMBERS OF THE SOUTH CAROLINA STATE GUARD AND NATIONAL PREPAREDNESS MONTH SEPTEMBER 2025

WHEREAS, September is observed as National Preparedness Month to raise awareness about the importance of preparing for emergencies and to build resilience before disasters strike; and

WHEREAS, counties and municipalities throughout South Carolina have been affected by a variety of disasters and emergencies, including ice storms, flooding, earthquakes, hurricanes, and the COVID-19 pandemic; and

WHEREAS, the residents of Florence County deeply appreciate the protection that the South Carolina State Guard has provided to the citizens of this great State for more than three hundred fifty years; and

WHEREAS, authorized by the South Carolina Code of Laws, the State Guard is a professional military organization and component of the South Carolina Military Department which supports a variety of critical functions of the state, county, and municipal governments, such as providing disaster-relief assistance to communities and local first-responder organizations; and

WHEREAS, the South Carolina State Guard traces its earliest manifestation to the formation of the Charleston Militia in 1670, the colony's first military organization, protecting residents in earliest days from pirates, foreign invaders, and Native- American raids; and

WHEREAS, throughout the Revolutionary War the State Guard played a pivotal role in recapturing the South from British control with leaders, such as Francis Marion, "The Swamp Fox"; Thomas Sumter, "The Gamecock"; and Andrew Pickens, "The Wizard Owl"; and additionally played key roles in later conflicts such as early 19th century battles against the Spanish in Florida, the Mexican War, and the Spanish-American War; and,

WHEREAS, the State Guard is organized as an army brigade under the leadership of the Commander and is comprised of the Command Staff, the Chief of Staff Section, the Professional Services Command, and the 1st Civilian Support Brigade, which is further divided into three battalions. The battalions are divided into companies which correspond to the boundaries of the six regions of the South Carolina Emergency Management Division; and

WHEREAS, the State Guard trains new members at the McCrady Training Center in Eastover to provide a number of services: search and rescue operations, medical support, legal and engineering expertise, chaplain and counseling services, directing distribution of supplies, providing military funeral honors to veterans, executive governmental affairs that serves as a liaison to the Governor's Office and the Legislature as well as building relationships with military and civic organizations across the State; and

WHEREAS, when serious natural or man-made disasters strike the South Carolina, the State Guard provides "boots on the ground" with the mission to swiftly respond, safeguarding people and property, and to aid community recovery, in coordination with the National Guard, law enforcement, and other state, county, and municipal agencies; and

WHEREAS, the State Guard is part of the South Carolina Military Department and directed by the Adjutant General, and its Commander in Chief is the Governor of the State of South Carolina.

NOW, THEREFORE, Florence County Council does hereby proclaim SEPTEMBER 2025 as **NATIONAL PREPAREDNESS MONTH** in Florence County. Florence County Council recognizes and honors the members of the South Carolina State Guard and commends their all-volunteer force who nobly provides aid during times of disaster, who shares a passion and strong commitment to their fellow South Carolinians, and who embody the Spirit of National Preparedness Month.

Proclaimed on this the 18th day of September 2025.

THE FLORENCE COUNTY COUNCIL

_____
C. William Schofield, Chairman

ATTEST:

_____
Hope M. Jones, Clerk to Council

DRAFT

FLORENCE COUNTY COUNCIL MEETING

SEPTEMBER 18, 2025

AGENDA ITEM: Resolution No. 36-2024/25 *(Deferral)*

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road Located Near Cartersville, S.C. In County Council District 4.

POINTS TO CONSIDER:

1. Palmer Road is located in Council District 4 area of the County; and

2. Palmer Road is maintained by the Public Works Department of Florence County; and

3. Council is requested to abandon and cease maintenance on Palmer Road between W. Smith Street And Chaney Gove Road near Cartersville, S.C; and

4. All property owners contiguous to the section of Palmer Road requested to be closed agree the road should be closed.

OPTIONS:

1. ***(Recommended)*** to defer Resolution No. 36-2024/25.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 36-2024/25.

back to top

Sponsor(s)/Department	: County Council/Administration/Public Works	
Public Hearing	: February 20, 2025 Deferred	I, Hope M. Jones,
Adopted	:	Council Clerk, certify that this
Committee Referral	: N/A	Resolution was advertised for
Committee Consideration Date	: N/A	Public Hearing on 2/4/2025.
Committee Recommendation	: N/A	

RESOLUTION NO. 36-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road Located Near Cartersville, S.C. In County Council District 4.)

WHEREAS:

1. Palmer Road is located in Council District 4 area of the County; and

2. Palmer Road is maintained by the Public Works Department of Florence County; and

3. Council is requested to abandon and cease maintenance on Palmer Road between W. Smith Street And Chaney Gove Road near Cartersville, S.C; and

4. All property owners contiguous to the section of Palmer Road requested to be closed agree the road should be closed.

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

1. Palmer Road Is Hereby Abandoned, Closed By Florence County And All Maintenance Thereof By Florence County Is Hereby Discontinued.

2. Florence County Declares Palmer Road Between W. Smith Street And Chaney Grove Road Closed As A Public Way.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to content and form
D. Malloy McEachin, County Attorney

DRAFT

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Resolution No. 5-2025/26

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
A Resolution Authorizing The First Amendment Of That Certain Fee In Lieu Of Ad Valorem Taxes Agreement By And Between Florence County, South Carolina And Santee Electric Cooperative, Inc., Relating To, Without Limitation, The Extension Of The Investment Period, And Other Related Matters.

POINTS TO CONSIDER:

1. Ordinance No. 12-2020/21 was adopted by County Council on November 19, 2020. The County entered into a Fee-In-Lieu of Taxes Agreement with Santee Electric Cooperative, Inc., whereby the County provided a payment of a fee-in-lieu of ad valorem taxes with respect to the Company's planned investment in commercial and related facilities in the County.
2. Section 12-44-30(13) of the Act permits the County, in its sole discretion, to amend the Fee Agreement as requested by the Company, and section 4.6 of the Fee Agreement permits the Fee Agreement to be amended provided that such amendment is in writing and signed by each of the parties to the Fee Agreement.
3. The Fee agreement provides a five-year extension of the investment period that will allow the company more time to invest (and hopefully attract some prospects) and thus encourages continued commitment to the property.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide An Alternate Directive.

ATTACHMENTS:

1. A copy of Resolution No. 5-2025/26.
2. A copy of the First Amendment Fee Agreement.

back to top

Sponsor(s)	: Economic Development
Adopted	: September 18, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 5-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

A Resolution Authorizing the First Amendment of That Certain Fee in Lieu of Ad Valorem Taxes Agreement by and Between Florence County, South Carolina and Santee Electric Cooperative, Inc., Relating To, Without Limitation, the Extension of the Investment Period, and Other Related Matters.

WHEREAS:

1. Florence County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized by Title 12 and Chapter 44 of the Code of Laws of South Carolina 1976, as amended (collectively "Act"), and Article VIII, Section 13 of the South Carolina Constitution to enter into agreements with qualifying companies to encourage investment in projects constituting economic development property through which the economic development of the State of South Carolina (the "State") will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State and to covenant with such industry to accept certain fee payments in lieu of *ad valorem* taxes ("FILOT") with respect to such investment ("FILOT Payments"); and

2. Pursuant to Ordinance #12-2020/21 adopted by the County Council on November 19, 2020, the County entered into a Fee-In-Lieu of Taxes Agreement with Santee Electric Cooperative, Inc. (the "Company") (the "Fee Agreement"), whereby the County provided therein for a payment of a fee-in-lieu-of *ad valorem* taxes with respect to the Company's planned investment in commercial and related facilities in the County ("Project"); and

3. The County Council has caused to be prepared and presented to this meeting the form of an amendment to the Fee Agreement, attached hereto as **Exhibit A** (the "First Amendment"), which is reflective of an amendment to the Fee Agreement to extend the Investment Period (as defined therein) by five years, as requested by the Company and which the County proposes to authorize, approve, execute and deliver to the Company; and

4. Section 12-44-30(13) of the Act permits the County, in its sole discretion, to amend the Fee Agreement as requested by the Company and Section 4.6 of the Fee Agreement permits the Fee Agreement to be amended provided that such amendment is in writing and signed by each of the parties to the Fee Agreement; and

5. It appears that the First Amendment above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be authorized, approved executed and delivered by the County for the purposes intended.

DRAFT

NOW, THEREFORE, BE IT RESOLVED by the Florence County Council duly assembled that:

Section 1. **Statutory Findings and Determinations**. The County hereby finds and determines that the terms of the First Amendment would directly and substantially benefit the general public welfare of the County by inducing the Company to make further investment in the County, thereby providing for the increase of the ad valorem tax base of the County, and service, employment or other public benefits not otherwise provided locally; that the terms of the First Amendment gives rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the terms of the First Amendment, i.e., economic development, and addition to the tax base of the County, are proper governmental and public purposes; and the inducement of continued utilization of the Project which is located in the County and State are of paramount importance and the benefits of the terms of the First Amendment will be greater than the costs.

Section 2. **Approval of First Amendment**. The First Amendment is approved as follows:

(a) The form, terms, and provisions of the First Amendment presented to this meeting and filed with the Clerk to County Council (the "Clerk") are approved and all of the terms, provisions, and conditions of the First Amendment are incorporated by reference. The County Administrator (the "Administrator") and the Clerk are authorized, empowered, and directed to execute, acknowledge, and deliver the First Amendment in the name of the County. The Administrator and the Clerk are further authorized, empowered, and directed to cause the First Amendment to be delivered to the Company and performed by the County.

(b) The First Amendment to be executed on behalf of the County shall be in substantially the form now before the County Council and shall include only changes that are approved by the County officials executing the First Amendment. The County officials shall first consult counsel to the County (the "County Attorney") with respect to any changes to the First Amendment. The execution of the First Amendment by the County officials shall constitute conclusive evidence that they have approved all changes to or revisions of the First Amendment now before this meeting.

(c) If under the First Amendment or the Act any future actions of the Company (including, without limitation, the supplementation of the exhibits thereto and/or any assignments of the Project) require the approval of the County, such approval can be given on behalf of the County by the Administrator upon affirmative resolution of the County Council to the extent permitted by law. The County officials shall first consult the County Attorney with respect to such approval. The execution of a written approval by County officials shall constitute conclusive evidence that the County has approved the respective actions of the Company.

Section 3. **Severability**. The provisions of this Resolution are declared to be separable. If any section, phrase, or provision shall be declared by a court of competent jurisdiction to be invalid or unenforceable for any reason, the remaining sections, phrases, and provisions of the Resolution shall remain valid.

Section 4. **Effectiveness**. This Resolution is effective after its approval by the County Council.

[*signature page to follow*]

DRAFT

DRAFT

FLORENCE COUNTY, SOUTH CAROLINA

_____

C. William Schofield, Chairman
Florence County Council

Attest:

_____

Hope M. Jones, Clerk to Council
Florence County, South Carolina

Approved as to form and content:

_____

D. Malloy McEachin, Jr.
Florence County Attorney

DRAFT

EXHIBIT A

FIRST AMENDMENT

DRAFT

FIRST AMENDMENT

TO

FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT

ORIGINALLY DATED AS OF NOVEMBER 19, 2020

BY AND BETWEEN

FLORENCE COUNTY, SOUTH CAROLINA

AND

SANTEE ELECTRIC COOPERATIVE, INC.

[DATE]

FIRST AMENDMENT TO FEE AGREEMENT

THIS FIRST AMENDMENT TO THE FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT (this "First Amendment") is made and entered into as of [Date], by and between FLORENCE COUNTY, SOUTH CAROLINA (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the "County Council") as governing body of the County, and Santee Electric Cooperative, Inc. as ("Sponsor"), along with any affiliated or related entities, assigns, and sponsor affiliates (together with Sponsor, the "Company," and, together with the County, the "Parties," each a "Party").

WITNESSETH:

WHEREAS, Florence County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized by Title 12 and Chapter 44 of the Code of Laws of South Carolina 1976, as amended (collectively "Act"), and Article VIII, Section 13 of the South Carolina Constitution to enter into agreements with qualifying companies to encourage investment in projects constituting economic development property through which the economic development of the State of South Carolina (the "State") will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State; and to covenant with such industry to accept certain fee payments in lieu of *ad valorem* taxes ("FILOT") with respect to such investment ("FILOT Payments"); and

WHEREAS, pursuant to Ordinance #12-2020/21 adopted by the County Council on November 19, 2020, the County entered into a Fee-In-Lieu of *Ad Valorem* Taxes Agreement with the Company (the "Fee Agreement"), whereby the County provided therein for a payment of a fee-in-lieu-of *ad valorem* taxes with respect to its planned investment in commercial and related facilities in the County ("Project"), and

WHEREAS, Section 12-44-30(13) of the Act permits the County, in its sole discretion, to amend the Fee Agreement as requested by the Company and Section 4.6 of the Fee Agreement permits the Fee Agreement to be amended provided that such amendment is in writing and signed by each of the parties to the Fee Agreement; and

WHEREAS, the Company has requested a five-year extension of the Investment Period (as the Fee Agreement defines such term); and

WHEREAS, the County Council finds that executing the First Amendment as requested by the Company is in the best interest of the County and its citizens since it will induce the Company to continue to invest in the Project; and

WHEREAS, pursuant to a Resolution adopted on [Date], the County Council authorized the County to execute and deliver this First Amendment to the Company.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective representations and agreements herein contained and other value, the parties hereto agree to amend the Fee Agreement as described herein by:

1. Updating the definition of "*Investment Period*" in Section 1.01 to state:

"*Investment Period*" means the period beginning with the first day that Economic Development Property is purchased or acquired and ending ten (10) years after the Commencement Date.

[*signature page to follow*]

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this First Amendment to be executed in its name and on its behalf by the County Administrator and to be attested by the Clerk to County Council as of the day first above written.

FLORENCE COUNTY, SOUTH CAROLINA

_____

Kevin Yokim, County Administrator
Florence County

(SEAL)

ATTEST:

_____

Hope M. Jones, Clerk to Council
Florence County, South Carolina

IN WITNESS WHEREOF, by and through its authorized officials, the Sponsor has caused this First Amendment to be executed by its duly authorized officer, all as of the day first above written.

SANTEE ELECTRIC COOPERATIVE, INC.

_____

BY_____

ITS_____

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Resolution No. 6-2025/26

DEPARTMENT: Administration/Grants

ISSUE UNDER CONSIDERATION:
A Resolution Authorizing Submission Of An Application By Florence County To The Division Of Community Grant Programs Of The South Carolina Department Of Commerce.

POINTS TO CONSIDER:

1. Florence County will make an application for a Community Development Program Enrichment Grant in the amount of $500,000 for the demolition of an abandoned school located at 104 N. Kershaw Street, Timmonsville, SC, 29161.

2. The total project cost is estimated to be $550,000. Florence County shall provide a local match of not less that 10% of the total CDBG cost plus any overages to complete the project.

3. If the grant is awarded District 4 Infrastructure funds will be used for the match. These funds will be allocated to the project at the time of grant award by County Council.

OPTIONS:
1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
Proposed Resolution 06-2025/26

back to top

Sponsor(s)/Department	Administration/Grants
Adopted:	September 18, 2025
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 6-2025/26

A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION BY FLORENCE COUNTY TO THE DIVISION OF COMMUNITY GRANT PROGRAMS OF THE SOUTH CAROLINA DEPARTMENT OF COMMERCE.

WHEREAS, the state of South Carolina is authorized to make CDBG Grants to local governments with identified community and economic development needs/priorities; and

WHEREAS, Florence County has identified such needs and priorities and has made such information available to the citizens of the county at duly advertised public hearings, and

WHEREAS, one of these needs involves the demolition of an abandoned school located at 104 N Kershaw Street, Timmonsville; and

WHEREAS, project costs are estimated at $550,000.

NOW THEREFORE BE IT RESOLVED, by Florence County Council, Florence, South Carolina, assembled this 18th Day of September 2025:

Section I. That Florence County makes application for a Community Development Program Community Enrichment Grant in the amount of $500,000 for the demolition of the school.

Section II. That Florence County shall provide a local match of not less than 10% of the total CDBG costs plus any overages needed to complete the project.

Section III. That any cost savings occurring will be shared with Grants Administration on a Pro-rata basis.

Section IV. That the County Administrator is authorized to execute documents in conjunction with said application and to submit any and all necessary information in accordance with normal policy.

Section V. That this Resolution shall be in full force and effect from and after its adoption.

ATTEST:

Hope M. Jones, Council Clerk

SIGNED:

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING

September 18, 2025

AGENDA ITEM: Resolution No. 7-2025/26

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.

POINTS TO CONSIDER:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023.

2. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded fromCPSTIII Excess.

3. This resolution approves funds for two projects totaling $878,162, and decreases one project by $135,697.

OPTIONS:
1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. Proposed Resolution 07-2025/26
2. Ordinance 16-2023/24

back to top

Sponsor(s)/Department	Administration
Adopted:	September 18, 2025
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 7-2025/26

(A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.)

WHEREAS:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023; and

2. Section 2.02 of said Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess;

3. The specific projects designated are as follows:

Road Improvements	
District 8: Camellia Circle	($135,697)
Municipal Water & Sewer Improvements	
Olanta Water Alternate 2	$450,000
Facility Improvements	
Voter Registration Addition	$428,162

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

Florence County Council hereby approves the above newly designated projects totaling $878,162, and the decrease of one project totaling $135,697 from CPSTIII Excess funds.

ATTEST:

_____

Hope M. Jones, Council Clerk

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s)	: Finance
First Reading	: September 21, 2023
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Second Reading	: October 19, 2023
Public Hearing	: October 19, 2023
Third Reading	: November 16, 2023
Effective Date	: Immediately

I, Hope M. Jones, Council Clerk, certify that this Ordinance was advertised for Public Hearing on 10/ 3/2023.

ORDINANCE NO. 16-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE PURSUANT TO SECTION 4-10-340(B)(3) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, FOR THE EXPENDITURE OF EXCESS REVENUES RECEIVED BY THE COUNTY FROM THE CAPITAL PROJECT SALES TAX IMPOSED IN FLORENCE COUNTY PURSUANT TO ARTICLE 3 OF CHAPTER 10 OF TITLE 4 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND A REFERENDUM HELD IN FLORENCE COUNTY ON NOVEMBER 3, 2020, TO SPECIFY THE PURPOSES FOR WHICH EXPENDITURES WILL BE MADE, AND OTHER MATTERS RELATING THERETO.

TABLE OF CONTENTS

Page

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.....1

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.....3
Section 2.02 Designation of Specific Projects.....3
Section 2.03 Application of CPST III Excess to Projects.....3

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.....4
Section 3.03 Effective Date of Ordinance.....4

BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

On July 16, 2020, the Council enacted Ordinance Number 31-2019/20 entitled: "AN ORDINANCE TO IMPOSE A ONE PERCENT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN FLORENCE COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH THE TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO CONCUR IN THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO ESTABLISH THE PRIORITY IN WHICH THE PROCEEDS OF THE TAX ARE TO BE EXPENDED; TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX; TO PROVIDE FOR THE PAYMENT OF THE TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO" (the "Initial Ordinance"). The Initial Ordinance was enacted pursuant to the authority of certain provisions of the Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), including the Capital Project Sales Tax Act, Sections 4-10-300 et seq. of the S.C. Code (the "Sales Tax Act").

Pursuant to the Initial Ordinance and the Sales Tax Act, a referendum was held in the County on November 3, 2020. As certified by the Florence County Voter Registration and Elections Commission, the question presented in the referendum (the "Referendum Question") was approved by the majority of the voters casting a vote therein, with 33,263 votes cast in favor and 13,944 votes cast in opposition.

Pursuant to the Sales Tax Act and approval of the Referendum Question, the imposition of the sales and use tax provided for in the Sales Tax Act, the third such sales and use tax imposed in Florence County ("CPST III") commenced May 1, 2021 and will terminate on April 30, 2028.

The Referendum Question contained projects permitted to be funded from the proceeds of CPST III pursuant to Section 4-10-330(A)(1) of the Sales Tax Act (the "Initial Projects").

On February 18, 2021, the Council enacted Ordinance No. 15-2020/21 entitled "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING ONE HUNDRED TWENTY MILLION DOLLARS ($120,000,000) GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO" (the "CPST Bond Ordinance").

Pursuant to the CPST Bond Ordinance, the County issued, sold, and delivered $120,000,000 in principal amount of general obligation bonds of the County on March 11, 2021 (the "CPST III Bonds") in order to provide funds to defray the costs of the Initial Projects.

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on June 1, 2028.

Section 3.8 of the Initial Ordinance provides for a flow of funds relative to the CPST III revenues and the CPST III Bonds. Said Section 3.8 provides that an amount equal to the amount of principal and interest payable on the CPST III Bonds during the following thirteen months shall be maintained in the sinking

fund for the CPST III Bonds at all times, after which funds may be used to fund any debt service reserve fund established for the CPST Bonds and used to pay cost overruns with respect to the Initial Projects.

No debt service reserve fund has been established for the CPST III Bonds and all of the Initial Projects are either complete for fully funded with no cost overruns.

In consultation with the County's municipal financial advisor, County administration has projected that the amount of CPST III revenue that will be collected to April 30, 2028 will exceed debt service requirements with respect to the CPST III Bonds to the final maturity of the CPST III Bonds by between $50,000,000 and $80,000,000 (the "CPST III Excess").

Section 4-10-340(B)(3) of the Sales Tax Act, provides that, if excess revenues from the imposition of a capital project sales tax remain after all projects in the applicable referendum question have been fully funded and the capital project sales tax has not been reimposed, County Council may by ordinance apply may specify and direct the expenditure of such proceeds to other projects selected by County Council so long as the projects fall within the categories of project listed in Section 4-10-330(A)(1) of the Sales Tax Act.

CPST III is currently in effect and has not been reimposed.

As allowed by Section 4-10-340(B)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of $50,000,000 of the CPST Excess to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.

As provided in Section 4-10-340(B)(3) of the Sales Tax Act, Council hereby directs the expenditure of $50,000,000 of CPST III Excess to the following projects:

(a) Road Improvements
(including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks or other resurfacing, routing, rerouting drainage, sidewalks, and other in each County Council District, to be allocated equally among County Council districts

(b) Infrastructure permitted by Section 4-10-330(A)(1) of the Sales Tax Act and serving economic development projects

(c) Cultural, recreational, and historic Facilities to include parks and public land

(d) Improvements to fire protection facilities

(e) Montague Road Extension

(f) General improvements to County facilities
Permitted by Section 4-10-330(A)(1) of the Sales Tax Act

(g) Municipal water and sewer improvements

Section 2.02 Designation of Specific Projects.

Within the project categories set forth in Section. 2.01(a)-(g) above, Council shall by resolution from time to time designate the specific individual projects to be funded from CPST III Excess.

Section 2.03 Application of CPST III Excess to Projects.

Council may fund the projects identified in Section 2.01 above either by direct expenditure of the CPST III Excess designated in such Section or by using such amounts to pay debt service on acquisition agreements with respect to such projects, including without limitation installment purchase agreements.

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 3.02 Further Action by Officers of County.

The proper officers of the County are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the Council herein authorized to take any act or make any decision, the County Administrator is hereby authorized to take any such act or make any such decision.

Section 3.03 Effective Date of Ordinance.

This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale, issuance and delivery of the Bonds. This Ordinance shall be construed liberally to effect the intent of Council.

ATTEST:

Hope Jones, Clerk to County Council

Willard Dorriety, Jr., Chairman

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: (1) proxy - Bradley

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the Florence County Council (the "County Council"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by the County Council on November 16, 2023. The Ordinance was read at three public meetings of the County Council on three separate days, September 21, 2023, October 19, 2023, and November 16, 2023. An interval of at least seven days occurred between each reading of the Ordinance. At each such meeting, a quorum of the County Council was present and remained present throughout the meeting.

The meetings held on September 21, 2023, October 19, 2023, and November 16, 2023 were each a regular meeting of the County Council, for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the "Freedom of Information Act").

The original of the Ordinance is duly entered in the permanent records of County Council, in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the County, this 16th day of November, 2023.

(Seal)

Clerk, Florence County Council

FLORENCE COUNTY COUNCIL MEETING

SEPTEMBER 18, 2025

AGENDA ITEM: Ordinance No. 71-2024/25 Third Reading Deferral

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:

[An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City ~~Hall Building~~ Administration Complex Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.]

OPTIONS:

1. (***Recommend)*** to defer the Ordinance.
2. Provide an alternate directive.

ATTACHMENTS:

Copy of proposed Ordinance No. 71-2024/25, third reading.

back to top

Sponsor(s)	: Finance	
First Reading	: April 17, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: May 15, 2025	
Public Hearing	:June19,2025	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 71-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY FROM THE CITY OF JOHNSONVILLE, SOUTH CAROLINA, COMPRISING THE CITY ~~HALL BUILDING~~ADMINISTRATION COMPLEX OF THE CITY OF JOHSONVILLE, SOUTH CAROLINA, AND THE SALE OF SUCH BUILDING TO FLORENCE COUNTY SCHOOL DISTRICT FIVE, SOUTH CAROLINA UNDER AN INSTALMMENT PURCHASE AGREEMENT BETWEEN FLORENCE COUNTY, SOUTH CAROLINA, AND FLORENCE COUNTY SCHOOL DISTRICT FIVE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1 Findings and Determinations.

As an incident to the enactment of this ordinance (the "Ordinance"), Florence County Council ("Council"), the governing body of Florence County, South Carolina (the "County"), finds that the facts set forth in this Article I exist, and that the following statements made with respect thereto are true and correct:

1. Florence County School District Five, South Carolina (the "School District") is a public school district organized and existing under the laws of the State of South Carolina and located in the southeastern portion of the County; and

2. The City of Johnsonville, South Carolina (the "City") is a body politic and political subdivision of the State of South Carolina, and is a municipality that is located within the School District; and

3. The School District headquarters in the City was constructed in 1913 and has been determined by the School District to be inadequate for its present and future needs; and

4. In January 2021, the City completed construction of a new Johnsonville City Hall administration building comprised of 7,317 square feet (the "City ~~Hall Building~~Administration Complex"), which the City has determined contains facilities that are in excess of the City's needs; and

5. The School District wishes to acquire the City ~~Hall Building~~Administration Complex for use as its district headquarters and has requested the County to purchase the City ~~Hall Building~~Administration Complex from the City and sell it to the School District under an installment purchase agreement; and

6. In the interest of supporting the School District and promoting the efficiency and effective delivery of governmental services within the County, the County has agreed to purchase the City ~~Hall Building~~Administration Complex and sell it to the School District under an installment purchase agreement.

7. The City Administration Complex is currently subject to an installment purchase financing arrangement between the City and the Johnsonville Public Facilities Corporation outstanding in the principal amount of $2,617,000 (the "Outstanding IPRB"), of which not exceeding $2,250,000 has been determined by the School District to the value of the City Administration Complex (the "Administration Complex Value"); the remainder of the outstanding principal amount of the Outstanding IPRB being allocated to other capital costs of the City.

NOW, THEREFORE, BE IT ORDAINED BY FLORENCE COUNTY COUNCIL IN MEETING DULY ASSEMBLED:

Section 2 Purchase of City ~~Hall Building~~Administration Complex; Payment of outstanding IPRB.

1. Council hereby authorizes the purchase of the City ~~Hall Building~~Administration Complex from the City for an amount not to exceed $~~2,350,000~~2,250,000, and the County Administrator is hereby authorized to take all such actions and deliver such documents as shall be acquired to effectuate such purpose. In lieu of the direct purchase of the City ~~Hall Building~~Administration Complex, the County may also assume the obligations and rights by assignment of the City with respect to its existing installment purchase financing arrangement (the "Installment Purchase Financing") with the Johnsonville Public

Facilities Corporation and Truist Bank; provided, however, that remaining principal payments to be assumed by the County under such Installment Purchasing financing assumed by the County shall be not greater than $~~2,350,000~~2,250,000.

2. In addition to the purchase of the City Administration Complex authorized in Section 2.1 above, Council further authorizes the payment by the County of the outstanding amount of the Outstanding IPRB, including any interest due thereon, in order facilitate the transfer of the City Administration Complex; provided, however, that the reimbursement to the County of any amount paid by the County to pay in full the Outstanding IPRB above the Administration Complex Value shall be evidenced by a general obligation bond of the City delivered by the City to the County upon such terms as the County Administrator shall approve.

Section 3 Sale of City ~~Hall Building~~Administration Complex to School District.

The sale of the City ~~Hall Building~~Administration Complex to the School District pursuant to an installment purchase and sale agreement (the "Sale Agreement") is hereby authorized. The Sale Agreement shall be in substantially the form presented to Council and attached hereto as "Exhibit A" with such changes as the County Administrator, in his sole discretion, shall make in order to effectuate the purpose of this Ordinance. The amount and terms of the installment purchase agreement shall be determined by the County Administrator and the County Administrator is authorized to take all such actions and deliver such documents as necessary to effect such sale of the City ~~Hall Building~~Administration Complex to the School District.

Section 4 Governing Law.

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

Section 5 Provisions of Ordinance of Separable.

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

Section 6 Repeal of Conflicting Ordinance, etc.; Effective Date.

All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its approval following third reading.

FLORENCE COUNTY, SOUTH CAROLINA

_____

Chairman of County Council

ATTEST:

_____

Clerk to County Council

Summary report: Litera Compare for Word 11.11.0.158 Document comparison done on 5/29/2025 8:16:40 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://hsblawfirm.cloudimanage.com/hsbdocs/10813829/5 - Flo Co Ordinance to Purchase Johnsonville City Hall.docx	
Modified DMS: iw://hsblawfirm.cloudimanage.com/hsbdocs/10813829/6 - Flo Co Ordinance to Purchase Johnsonville City Hall.docx	
Changes:	
Add	19
~~Delete~~	15
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	34

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 2-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To R-3A, Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. A portion of the subject property is currently unzoned and vacant; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 2-2025/26
2. Staff report for PC#2025-14
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 24, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: June 24, 2025	this Ordinance was
Planning Commission Action	: June 24, 2025[Approved 7-0]	advertised for Public
First Reading/Introduction	: July 17, 2025	Hearing on June 7, 2025
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: August 21, 2025	
Third Reading	: September 18, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 2-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To R-3A, Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. A portion of the subject property is currently unzoned and vacant; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Property Located Off Of Middlecoff Lane, Florence, SC, As Shown On The Following Tax Maps As: 00238-01-010; Is Hereby Rezoned R-3A, 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:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
PC#2025-14

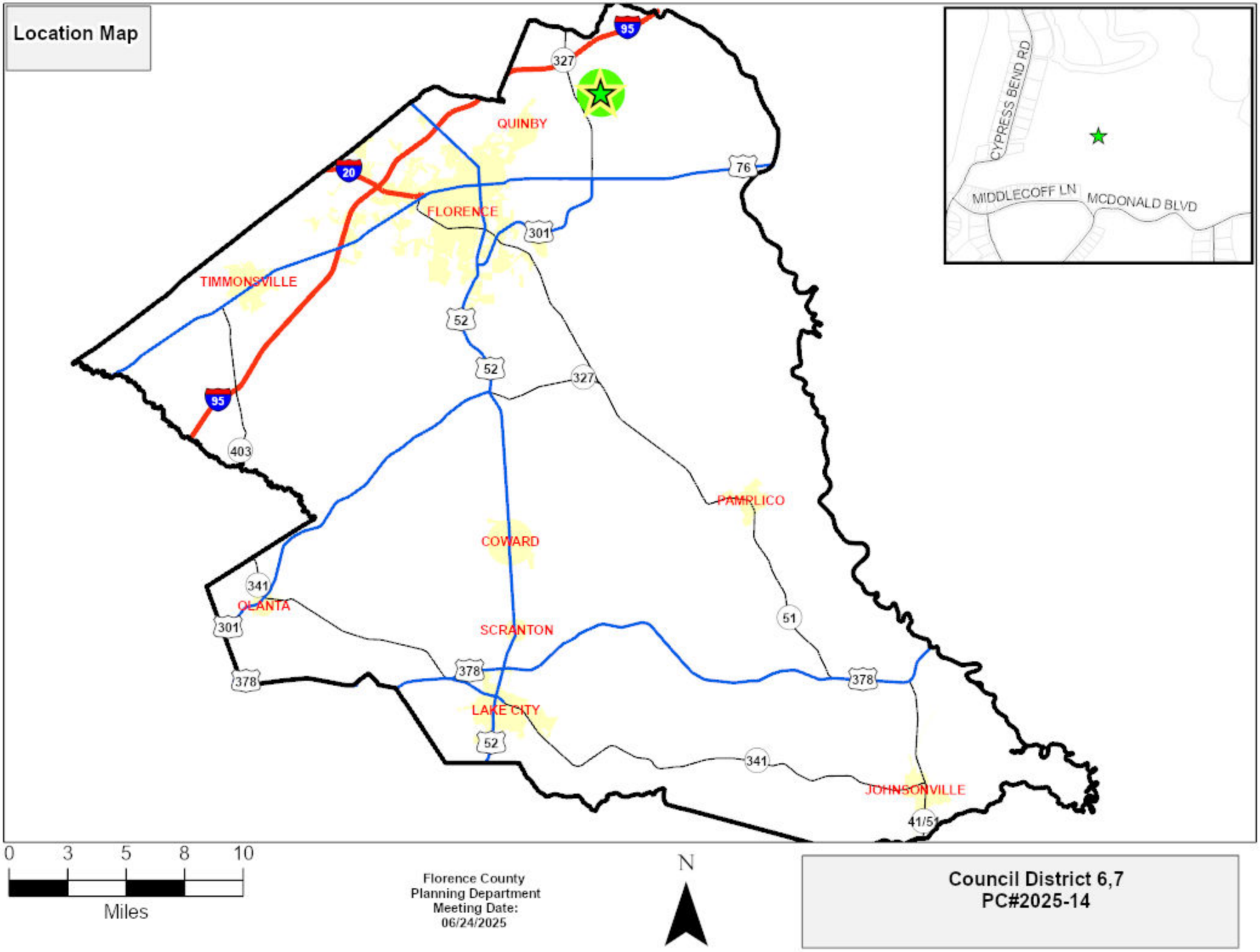
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For A Portion Of The Property Of Tax Map Number 00238, Block 01, Parcel 010 From Unzoned To **R-3A, Single Family Residential District**.
LOCATION:	Middlecoff Lane, Florence SC 29506
TAX MAP NUMBERS:	A Portion of 00238-01-010
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

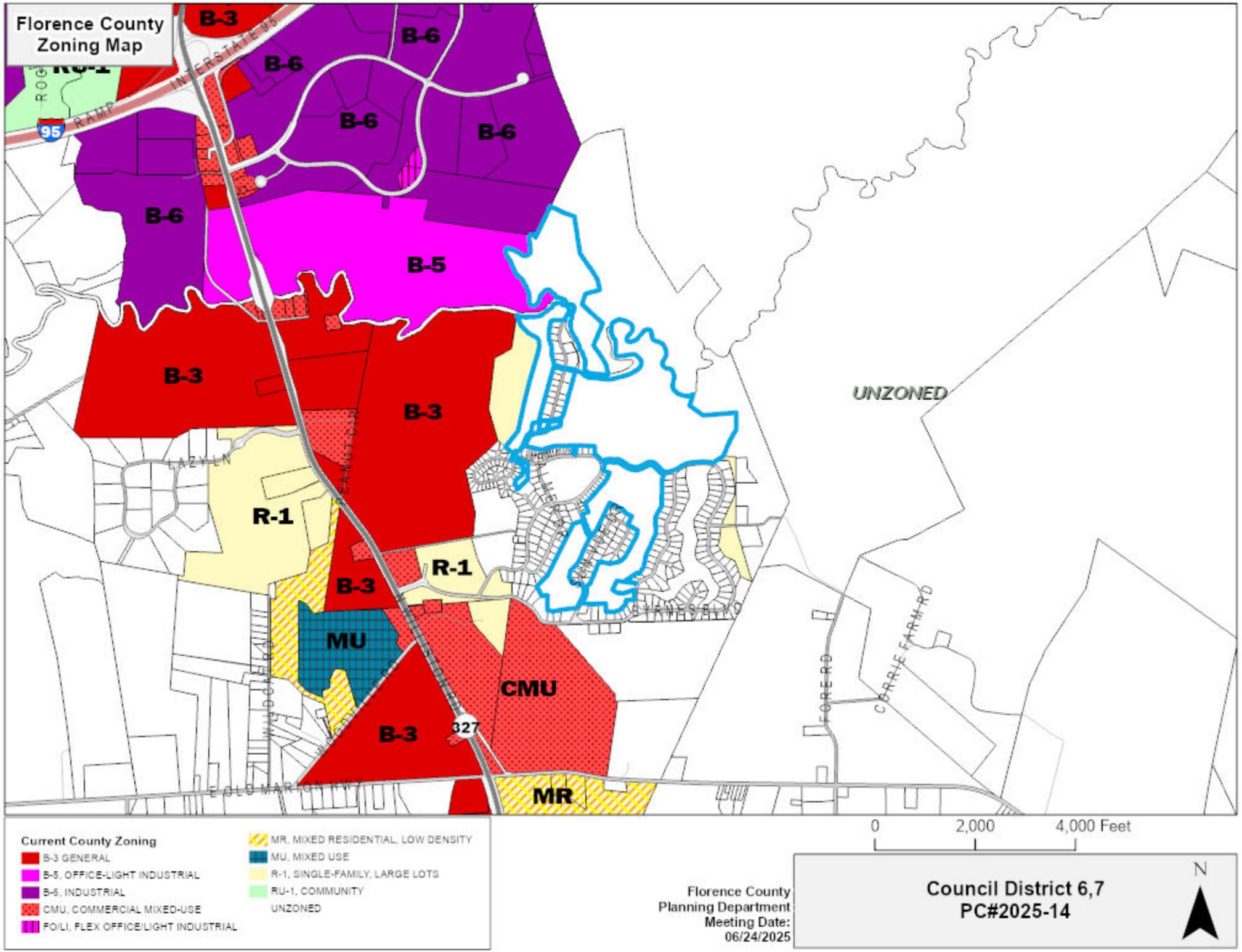
STAFF ANALYSIS:

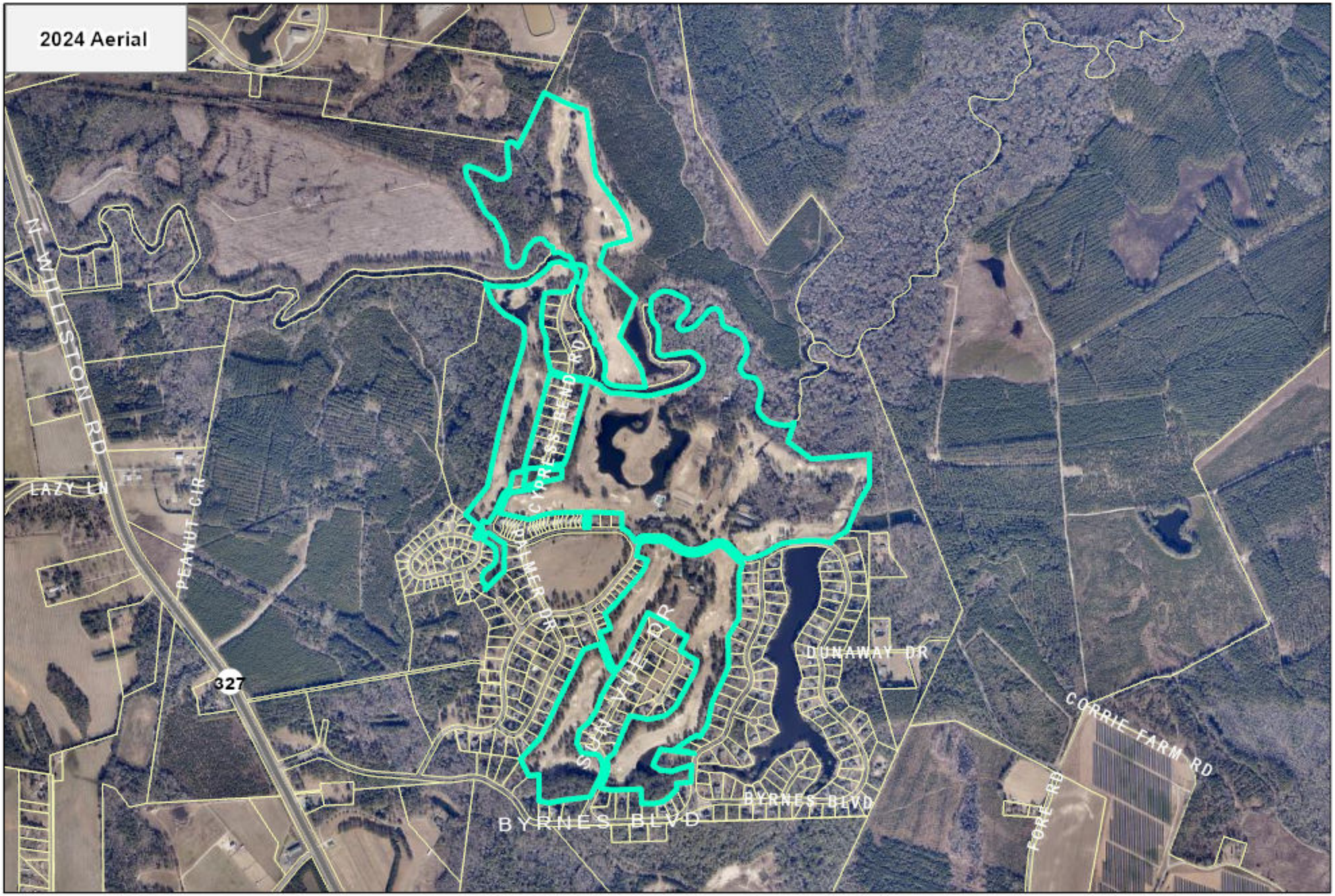
1. Existing Land Use and Zoning:
   The portion of the subject property is currently unzoned and vacant.
2. Proposed Land Use and Zoning:
   The proposal is to rezone a portion of the subject property located off of Middlecoff Lane to R-3A, Single Family Residential District.
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designations.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 24, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-3A, Single Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
CYPRESS BEND RD
MIDDLECOFF LN
MCDONALD BLVD
95
20
327
76
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6,7
PC#2025-14


Florence County
Zoning Map
B-3
B-6
B-6
B-6
B-6
B-6
B-5
B-3
B-3
R-1
R-1
B-3
MU
CMU
B-3
MR
UNZONED
INTERSTATE 95
95
RAMP
LAZY LN
EANES CIR
WINDSONG RD
FLORE RD
CORAE FARM RD
BYRNES FERRY RD
E OLD MARION HWY
327
Current County Zoning
B-3 GENERAL
B-5, OFFICE-LIGHT INDUSTRIAL
B-6, INDUSTRIAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
MU, MIXED USE
R-1, SINGLE-FAMILY, LARGE LOTS
RU-1, COMMUNITY
UNZONED
0
2,000
4,000 Feet
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6,7
PC#2025-14



Florence County
Planning Department
Meeting Date:
06/24/2025

N

Council District 6,7
PC#2025-14

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 3-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with current uses residential; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 3-2025/26
2. Staff report for PC#2025-15
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 24, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: June 24, 2025	this Ordinance was
Planning Commission Action	: June 24, 2025[Approved 7-0]	advertised for Public
First Reading/Introduction	: July 17, 2025	Hearing on June 7, 2025
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: August 21, 2025	
Third Reading	: September 18, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 3-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with current uses residential; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Properties Located Off Of Palmer Drive and McDonald Boulevard, Florence, SC, As Shown On The Following Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040; Are Hereby Rezoned R-1, Single Family Residential District.

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

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

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
PC#2025-15

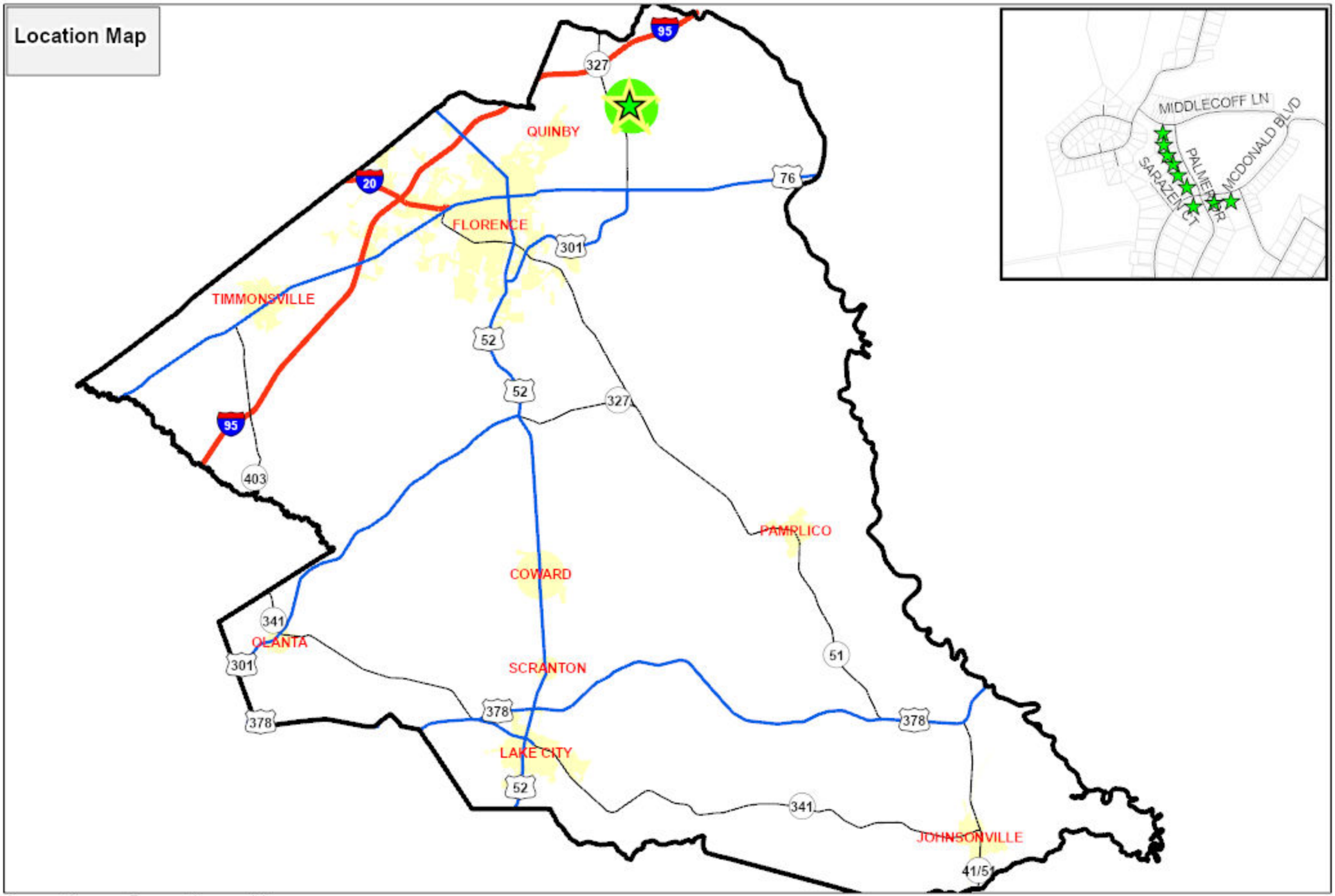
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **R-1, Single Family Residential District** Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040.
LOCATION:	Country Club of South Carolina, Florence SC
TAX MAP NUMBERS:	02381-01-023, 02381-01-024, 02381-01-025, 02381-01-026, 02381-02-001, 02381-03-016, 02381-03-018, 23806-01-039, 23806-01-040
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

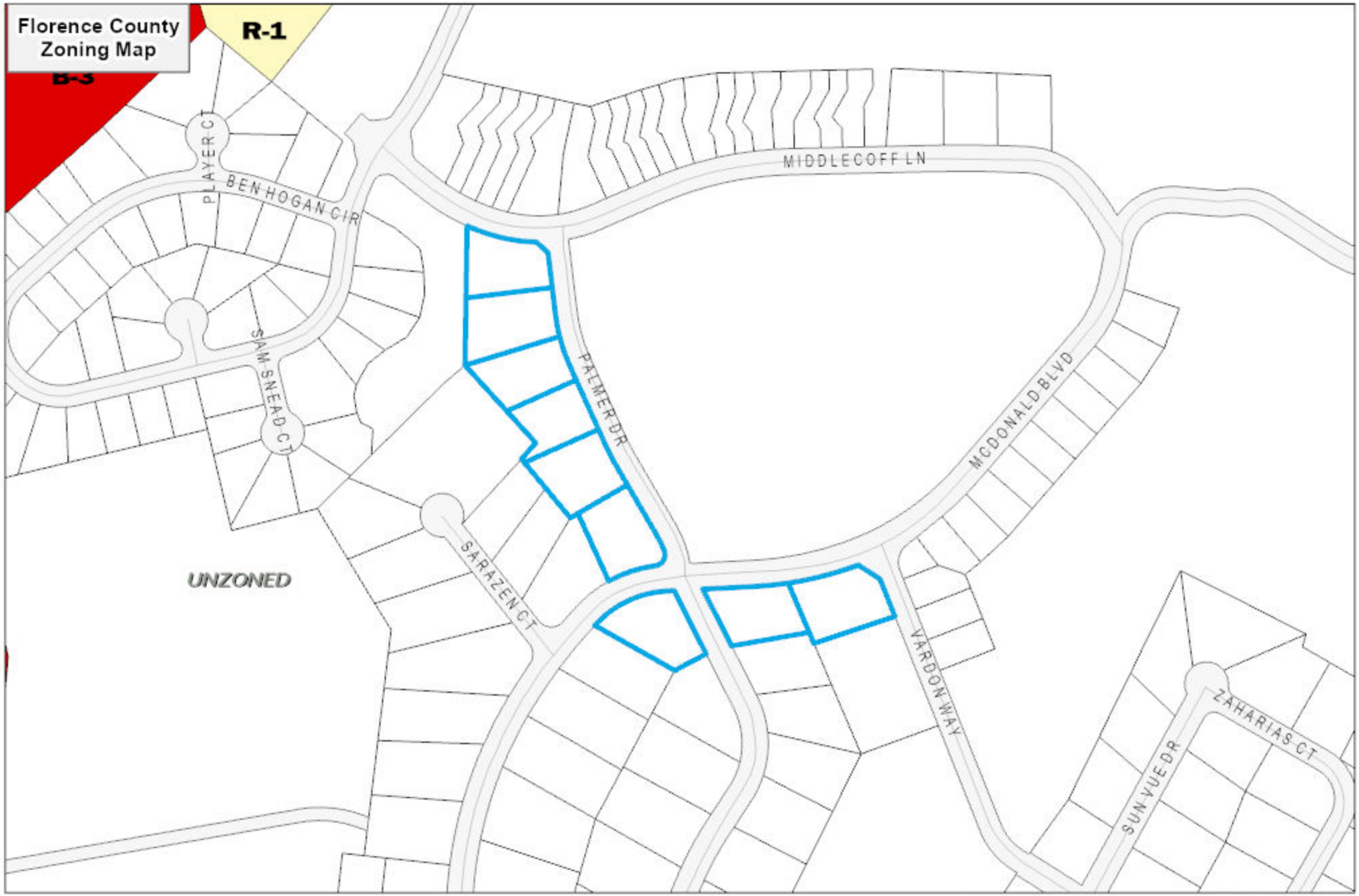
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential uses.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-1, Single Family Residential District.
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designations.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 24, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-1, Single Family Residential District.


Location Map
MIDDLECOFF LN
MCDONALD BLVD
PALMETTO DR
SARAZEN CT
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6
PC#2025-15


Florence County
Zoning Map
R-1
B-3
PLAYER CT
BEN HOGAN CIR
SAM SNEAD CT
MIDDLECOFF LN
PALMER DR
MCDONALD BLVD
SARAZEN CT
VARDON WAY
SUN VUE DR
ZAHARIAS CT
UNZONED
0
300
600 Feet
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6
PC#2025-15
N

Florence County
Planning Department
Meeting Date:
06/24/2025

Council District 6
PC#2025-15

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 4-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-3A, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 4-2025/26
2. Staff report for PC#2025-16
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 24, 2025	Council Clerk, certify that this Ordinance was advertised for Public Hearing on June 7, 2025 (PC).
Planning Commission Public Hearing	: June 24, 2025	
Planning Commission Action	: June 24, 2025[Approved 7-0]	
First Reading/Introduction	: July 17, 2025	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: August 21, 2025	
Third Reading	: September 18, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 4-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-3A, Single Family Residential District Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Properties Located Off Of McDonald Boulevard and Middlecoff Lane, Florence, SC, As Shown On The Following Tax Maps As: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034; Are Hereby Rezoned R-3A, 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:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
PC#2025-16

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned To **R-3A, Single Family Residential District** Consisting Of The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-060, 02381-03-018, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034.

LOCATION: Country Club of South Carolina, Florence SC

TAX MAP NUMBERS: 00238-01-060, 02381-03-019, 02381-03-031, 02381-03-032, 23806-01-001, 23806-01-002, 23806-01-003, 23806-01-004, 23806-01-005, 23806-01-006, 23807-01-001, 23807-01-002, 23807-01-003, 23807-01-004, 23807-01-005, 23807-01-006, 23807-01-007, 23807-01-008, 23807-01-009, 23807-01-010, 23807-01-011, 23807-01-012, 23807-01-013, 23807-01-014, 23807-01-015, 23807-01-016, 23807-01-017, 23807-01-018, 23807-01-019, 23807-01-020, 23807-01-021, 23807-01-022, 23807-01-023, 23807-01-024, 23807-01-029, 23807-01-034

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential uses.

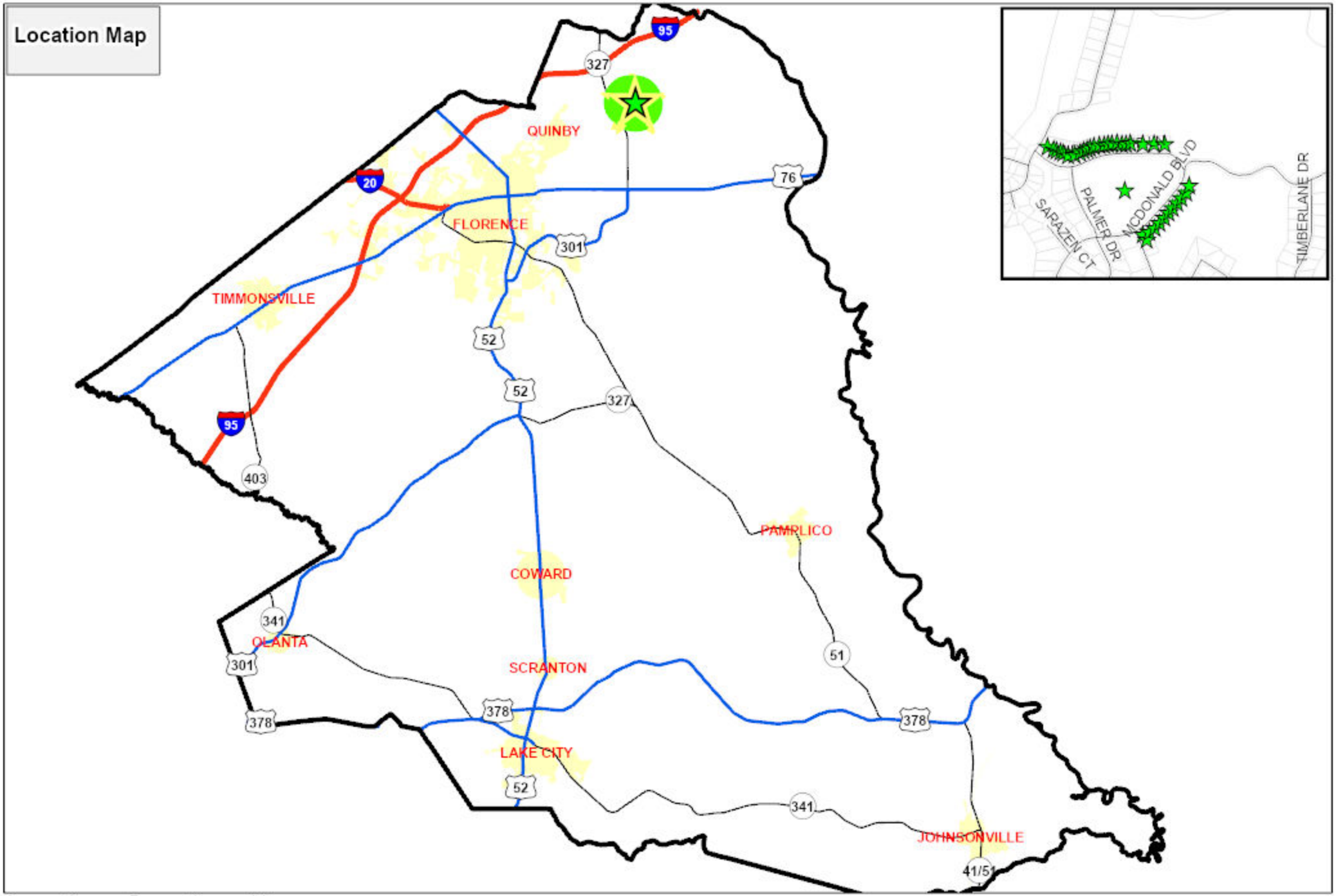
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-3A, Single Family Residential District.

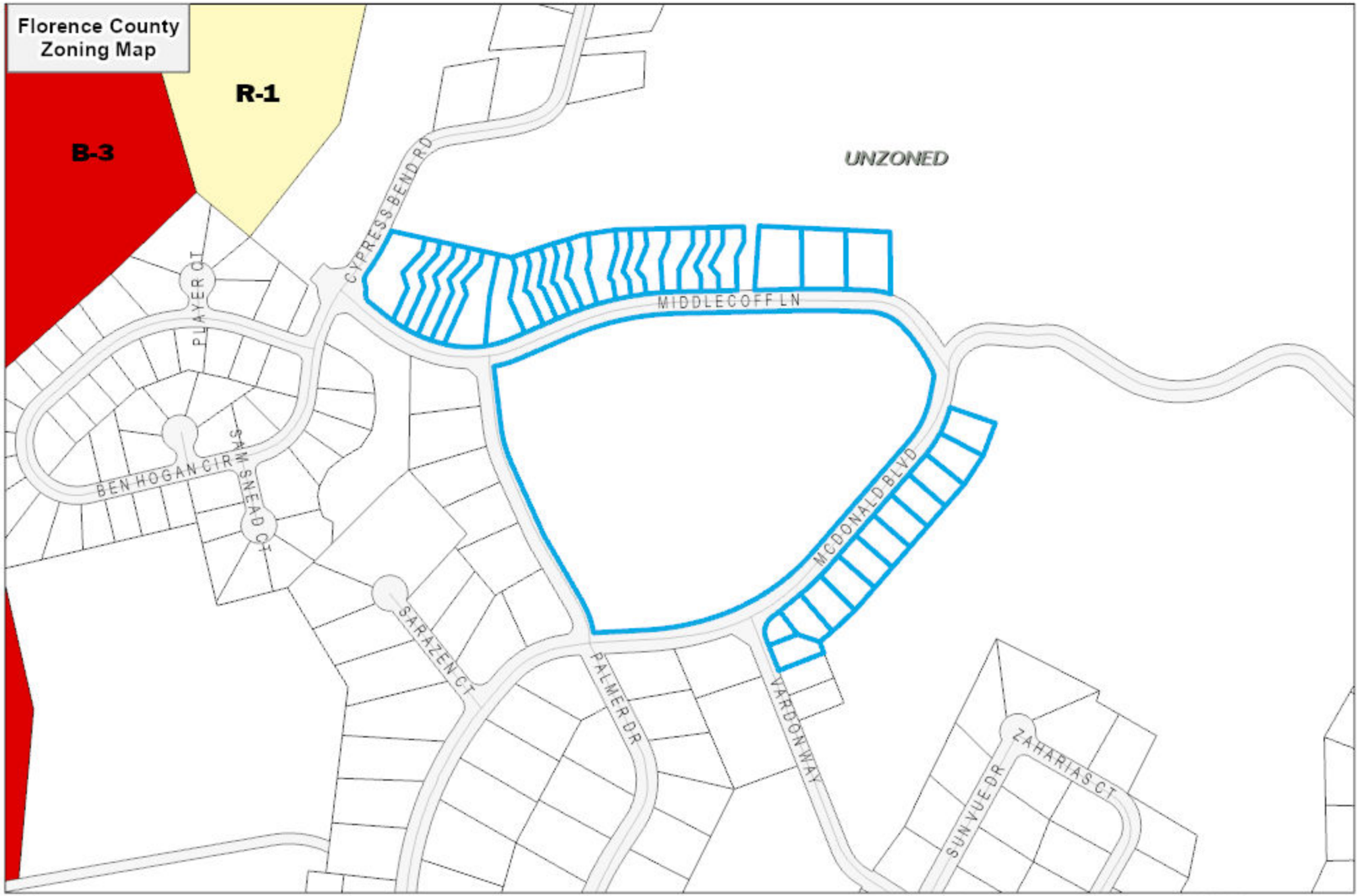
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designations.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 24, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-3A, Single Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
MCDONALD BLVD
PALMER DR
SARAZEN CT
TIMBERLANE DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6
PC#2025-16


Florence County
Zoning Map
R-1
B-3
UNZONED
CYPRESS BEND RD
MIDDLECOFF LN
PLAYER CT
BEN HOGAN CIR
SAM SNEAD CT
SARAZEN CT
PALMER DR
MCDONALD BLVD
VARDON WAY
SUNYUE DR
ZAHARIAS CT
0
360
720 Feet
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 6
PC#2025-16
N

Florence County
Planning Department
Meeting Date:
06/24/2025

Council District 6
PC#2025-16

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 5-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To B-3 General Commercial; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 4)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Rodney Rogers; and,

2. The subject property is currently unzoned with current commercial uses; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 5-2025/26
2. Staff report for PC#2025-17
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: June 24, 2025
Planning Commission Public Hearing	: June 24, 2025
Planning Commission Action	: June 24, 2025[Approved 7-0]
First Reading/Introduction	: July 17, 2025
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: August 21, 2025
Third Reading	: September 18, 2025
Effective Date	: Immediately

I_____, Council Clerk, certify that this Ordinance was advertised for Public Hearing on June 7, 2025 (PC).

ORDINANCE NO. 5-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To B-3 General Commercial; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Rodney Rogers; and,

2. The subject property is currently unzoned with commercial uses; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Property Located Off Of Alligator Road, Florence, SC, As Shown On The Following Tax Maps As: 00077-01-002; Is Hereby Rezoned 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:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
PC#2025-17

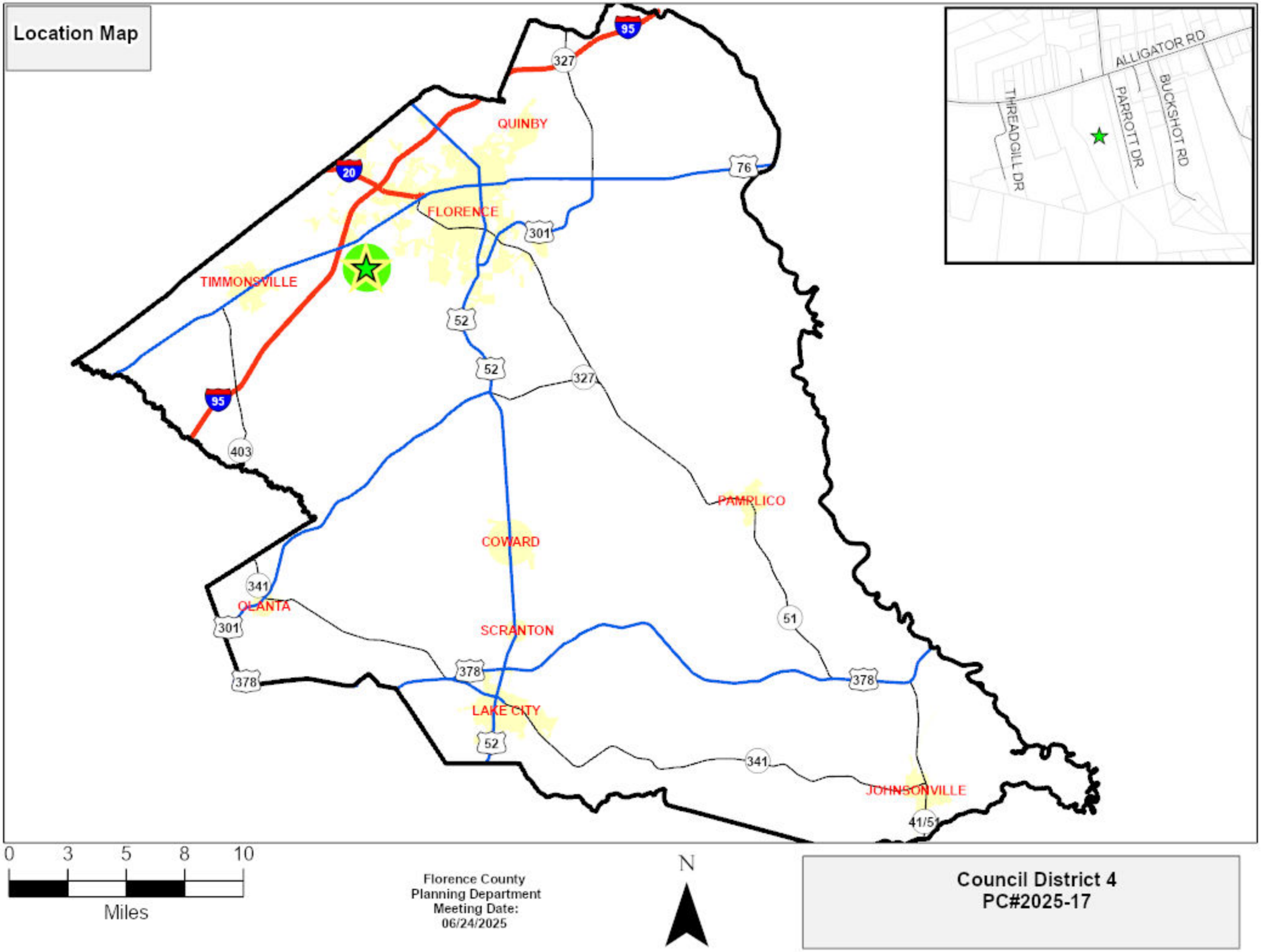
SUBJECT:	Map Amendment Requested By Rodney Rogers To Change The Zoning Designation For Property Of Tax Map Number 00077, Block 01, Parcel 002 Located At 3520 Alligator Road, Florence SC, From Unzoned To **B-3 General Commercial**.
LOCATION:	3520 Alligator Road, Florence SC
TAX MAP NUMBERS:	00077, Block 01, Parcel 002
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Rodney B Rogers
APPLICANT:	Rodney Rogers
ZONING/LAND AREA:	Unzoned / Approximately 11.59 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	Unzoned

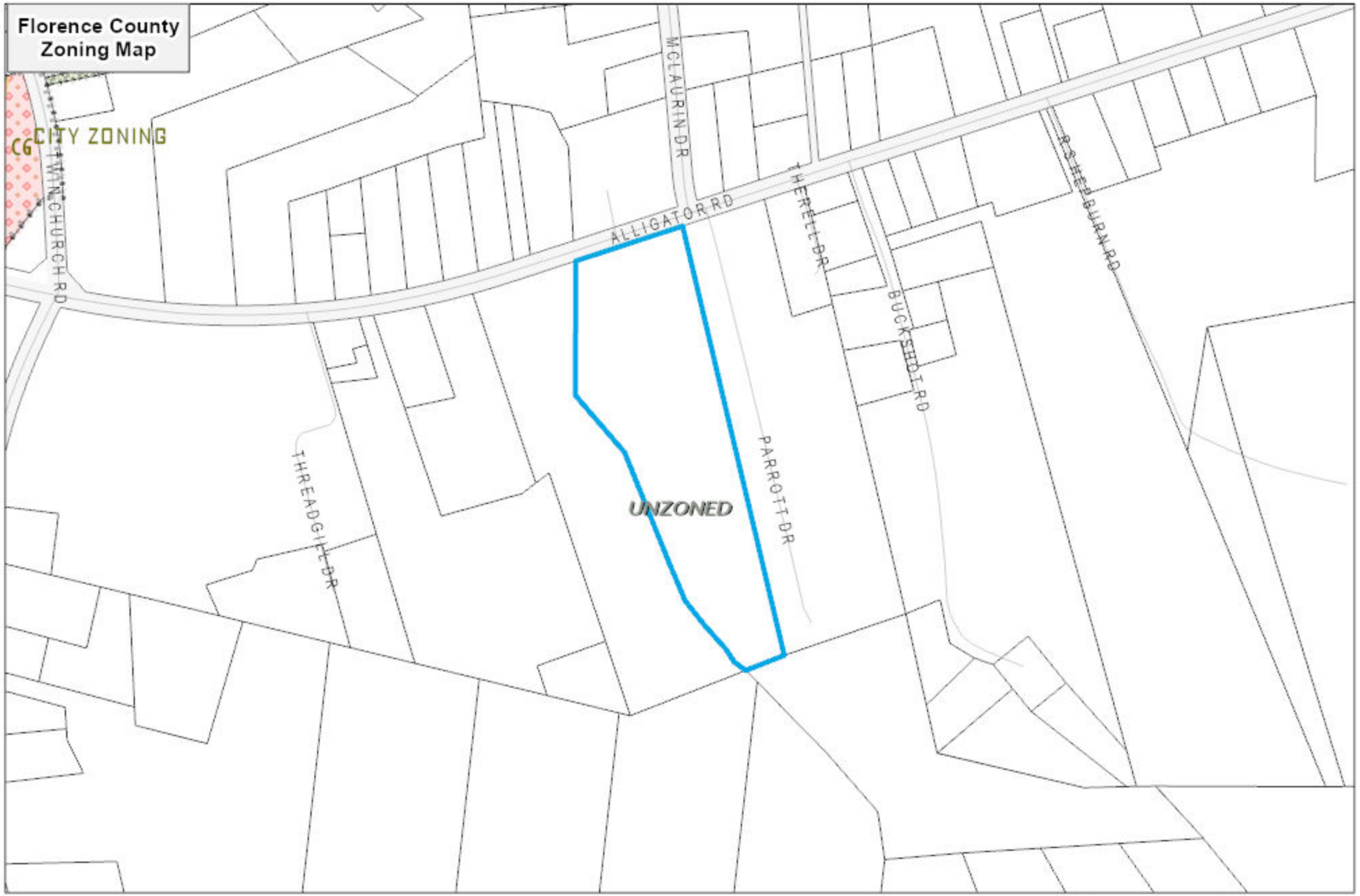
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is commercial and is unzoned.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-3, General Commercial.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Vacant / Unzoned
   West: Florence County / Residential, Vacant / Unzoned
   East: Florence County / Residential / Unzoned
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with subject property future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 24, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to B-3 General Commercial District.


Location Map
ALLIGATOR RD
THREADGILL DR
PARROTT DR
BUCKSHOT RD
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 4
PC#2025-17



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
06/24/2025

Council District 4
PC#2025-17

0 310 620

Feet

Florence County
Planning Department
Meeting Date:
06/24/2025

N

Council District 4
PC#2025-17

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 6-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East McIver Road, Florence SC, From R-1 Single Family Residential District To R-3A Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 1; Council District 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Thomas and Hutton/Walter Warren; and,

2. The subject property is zoned R-1 and currently vacant; and,

3. The surrounding properties are currently zoned RU-1, RU-2, Unzoned, and City of Florence zoning.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 6-2025/26
2. Staff report for PC#2025-18
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: June 24, 2025
Planning Commission Public Hearing	: June 24, 2025
Planning Commission Action	: June 24, 2025[Approved 6-1]
First Reading/Introduction	: July 17, 2025
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: August 21, 2025
Third Reading	: September 18, 2025
Effective Date	: Immediately

I_____, Council Clerk, certify that this Ordinance was advertised for Public Hearing on June 7, 2025 (PC).

ORDINANCE NO. 6-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East McIver Road, Florence SC, From R-1 Single Family Residential District To R-3A Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Thomas and Hutton/Walter Warren; and,

2. The subject property is zoned R-1 and currently vacant; and,

3. The surrounding properties are currently zoned RU-1, RU-2, Unzoned and City of Florence zoning.

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

1. The Subject Property Located Off Of East McIver Road, Florence, SC, As Shown On The Following Tax Maps As: 00175-01-037; Is Hereby Rezoned R-3A 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:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2025
PC#2025-18

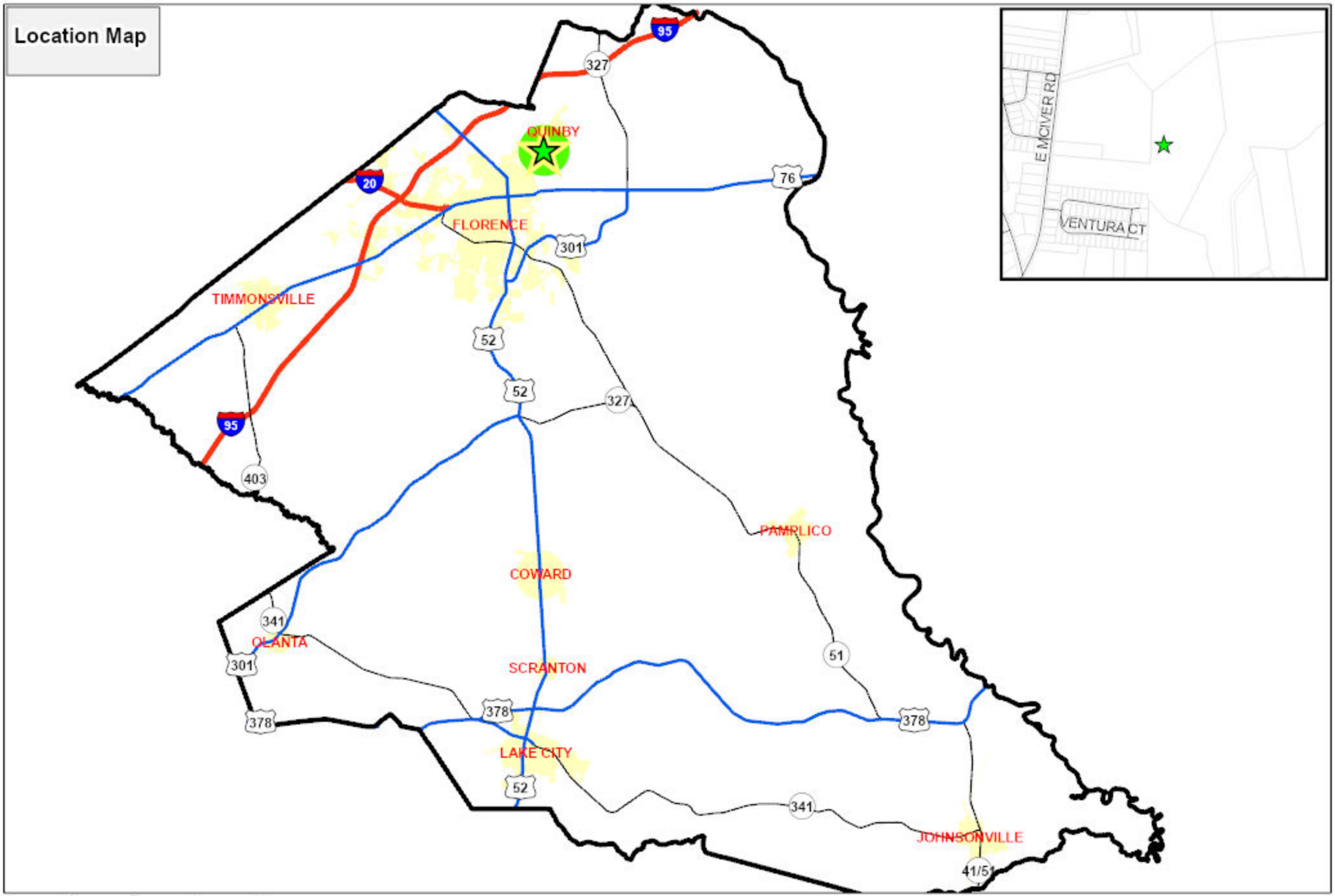
SUBJECT:	Map Amendment Requested By Thomas And Hutton/ Walter Warren To Change The Zoning Designation For Property Of Tax Map Number 00175, Block 01, Parcel 037 Located At East McIver Road, Florence SC, From R-1 Single Family Residential District To **R-3A Single Family Residential District**.
LOCATION:	East McIver Road, Florence SC
TAX MAP NUMBERS:	00175, Block 01, Parcel 037
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	Robyn Jones
APPLICANT:	Thomas and Hutton/ Walter Warren
ZONING/LAND AREA:	R-1 / Approximately 35.88 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ Limited Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-1

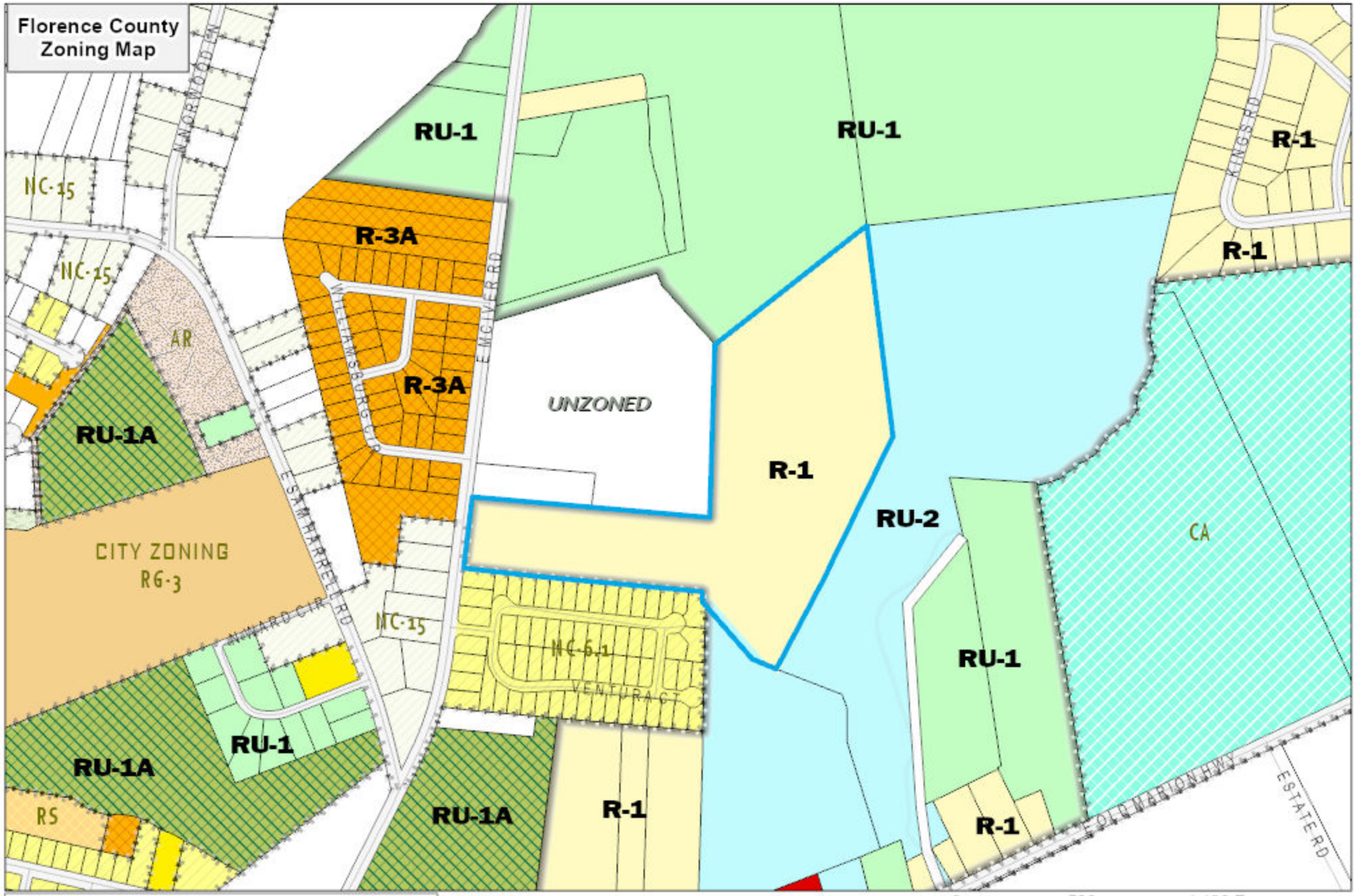
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is zoned R-1 and currently vacant.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to R-3A, Single Family Residential District.
3. Surrounding Land Use and Zoning:
   North: Florence County / Vacant / Unzoned, RU-1
   South: Florence County / Vacant / Unzoned
   West: City of Florence Zoning / Florence County /Vacant / RU-2
   East: Florence County / Residential / RU-2
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with subject property future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 24, 2025:
Seven Planning Commission members voted 6 to 1 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from R-1 Single Family Residential District to R-3A Single Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
E MCIVER RD
VENTURA CT
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 7
PC#2025-18


Florence County
Zoning Map
RU-1
RU-1
R-1
R-1
NC-15
NC-15
R-3A
R-3A
AR
UNZONED
R-1
RU-2
RU-1A
CA
CITY ZONING
RG-3
NC-15
NC-6.1
VENTURA CT
RU-1
RU-1A
RU-1
RS
RU-1A
R-1
R-1
E MCIVER RD
WILLIAMSBURG RD
E SMARRE RD
NORMODEN
KINGS RD
OLD MARION HWY
ESTATE RD
Current County Zoning
B-3 GENERAL
B-5, OFFICE-LIGHT INDUSTRIAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3, SINGLE-FAMILY, SMALL LOTS
R-3A
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
RU-2, RESOURCE
UNZONED
0
590
1,180 Feet
N
Florence County
Planning Department
Meeting Date:
06/24/2025
Council District 7
PC#2025-18

Florence County
Planning Department
Meeting Date:
06/24/2025

N

Council District 7
PC#2025-18

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 7-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 From Commercial Mixed Use (CMU) and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD-25-1); And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by David W. Elliott; and,

2. The subject properties are currently vacant with zoning designations as commercial mixed use and unzoned; and,

3. The surrounding properties are currently zoned as multi-family residential, lower density mixed residential, commercial mixed use and unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 7-2025/26
2. Staff report for PC#2025-26
3. Location Map
4. Zoning Map
5. Aerial Map
6. Sketch Plan

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 22, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: July 22, 2025	this Ordinance was
Planning Commission Action	: July 22, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: August 21, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 7-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 From Commercial Mixed Use (CMU) and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD-25-1); And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by David W. Elliott; and,

2. The subject properties are currently vacant with zoning designations as commercial mixed use and unzoned; and,

3. The surrounding properties are currently zoned as multi-family residential, lower density mixed residential, commercial mixed use and unzoned.

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

1. The Subject Properties Located Off Of East Palmetto Street and South Firetower Road, Florence, SC, As Shown On The Following Tax Maps As 00276-01-021 and 00307-01-011; Are Hereby Rezoned Planned Development District (PD-25-1).

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:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, July 22, 2025
PC#2025-26

SUBJECT:	Map Amendment Requested By David W. Elliott To Change The Zoning Designation For Property Located Off East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00276-01-021 From CMU and 00307-01-001 From Unzoned (UZ) To Planned Development District (PD).
LOCATION:	East Palmetto Street, Florence, SC
TAX MAP NUMBERS:	00276-01-021 & 00307-01-001
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Stoney C Moore
APPLICANT:	David W. Elliot
ZONING/LAND AREA:	CMU approx. 34.72 acres / Unzoned approx. 342.78 acres
WATER/SEWER AVAILABILITY:	00276-01-021: City of Florence 00307-01-001: Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	Zone X
PARCEL ZONING DESIGNATIONS:	CMU/ Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently vacant and the current zoning designation is CMU and unzoned.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to Planned Development.

3. Surrounding Land Use and Zoning:
   North: Florence County/ Vacant, Residential/ R-4, MR, Unzoned
   South: Florence County/ Vacant / Unzoned
   West: Florence County/Recreational / CMU
   East: Florence County/ Vacant, Residential / Unzoned, MR

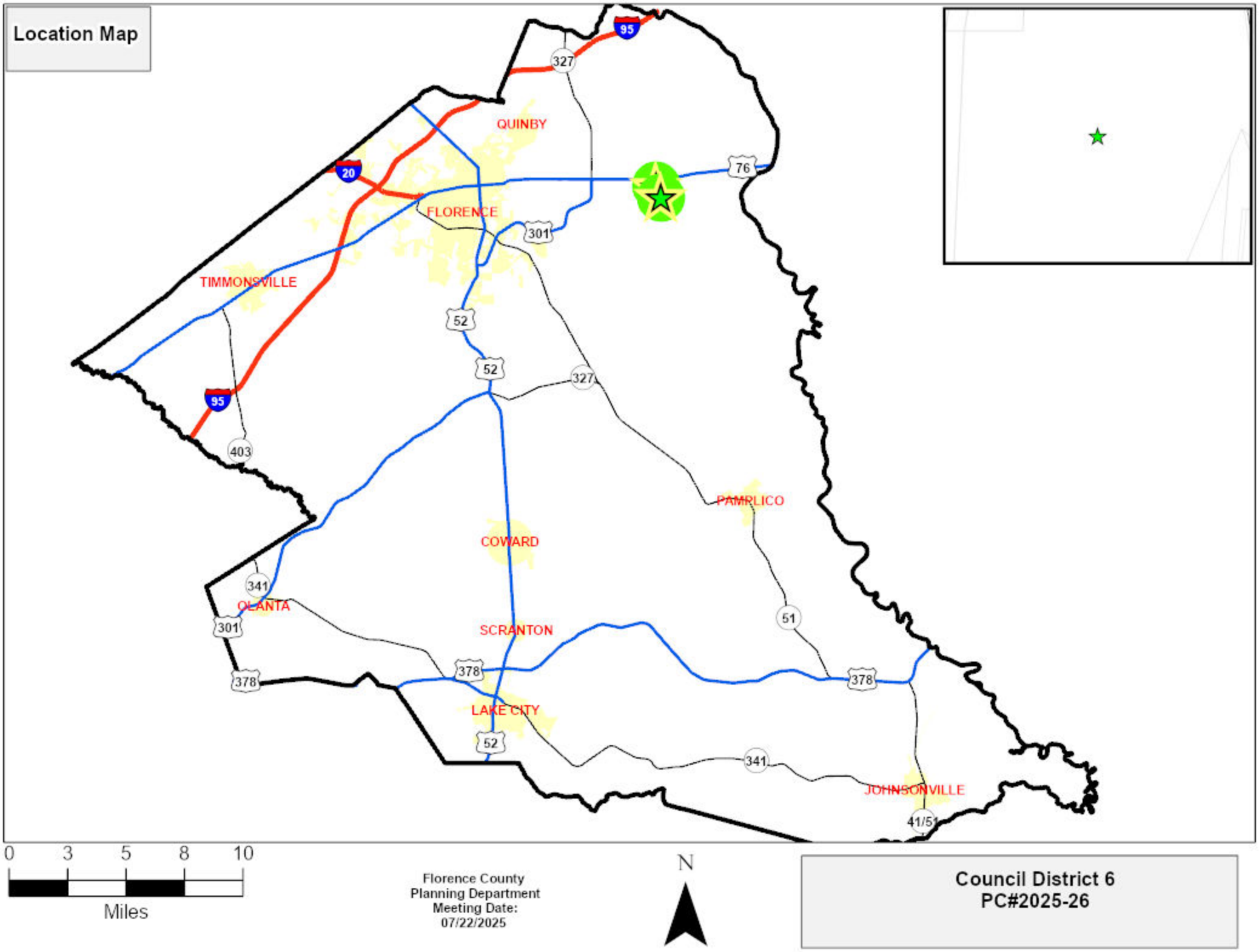
4. Transportation Access and Circulation:
   Present access to these properties is by the way of East Palmetto Street and South Firetower Road in Florence, SC.

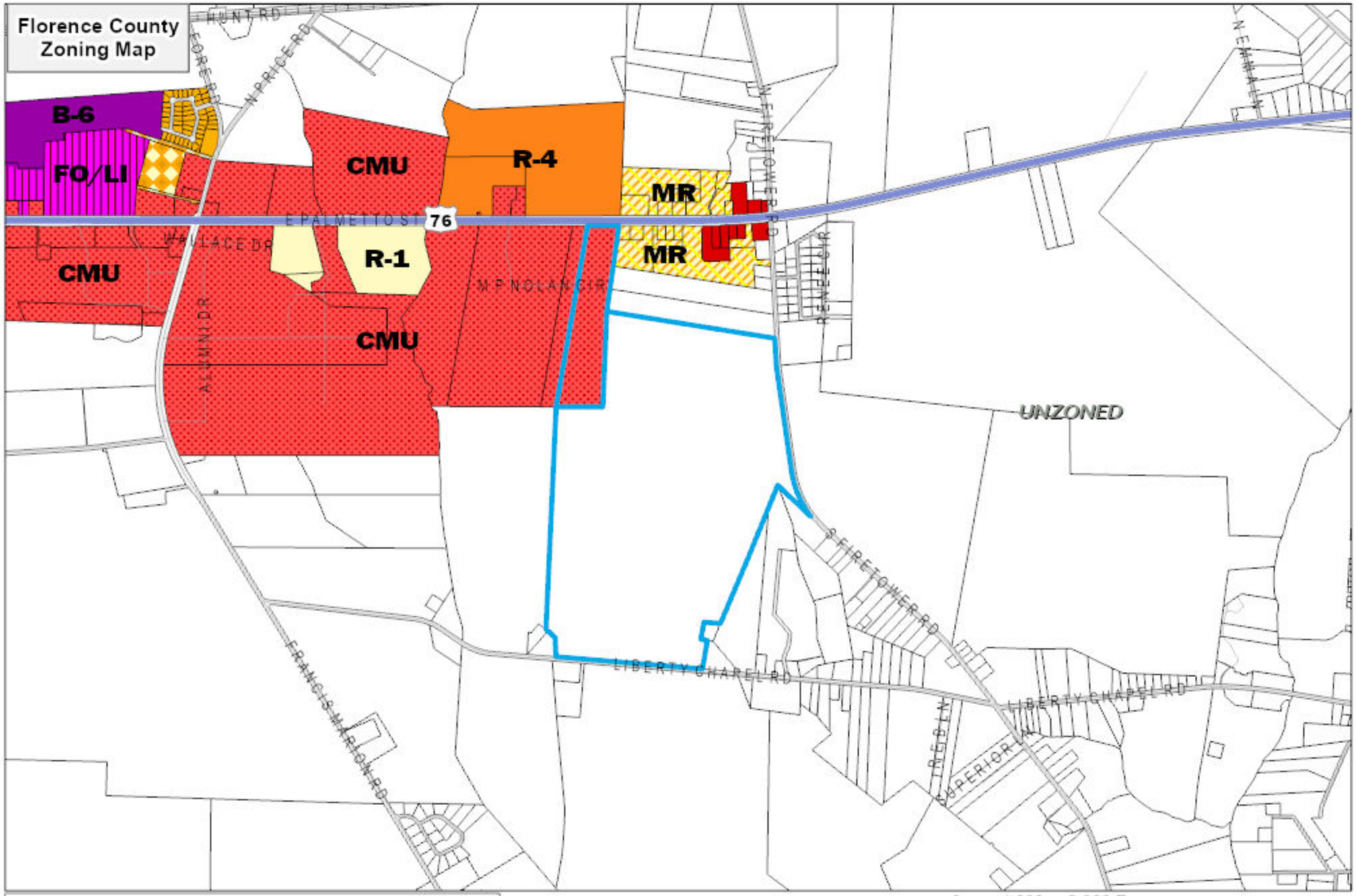
5. Traffic Review:
   The rezoning of these properties from unzoned and CMU to a Planned Development use may have an impact on traffic flow.

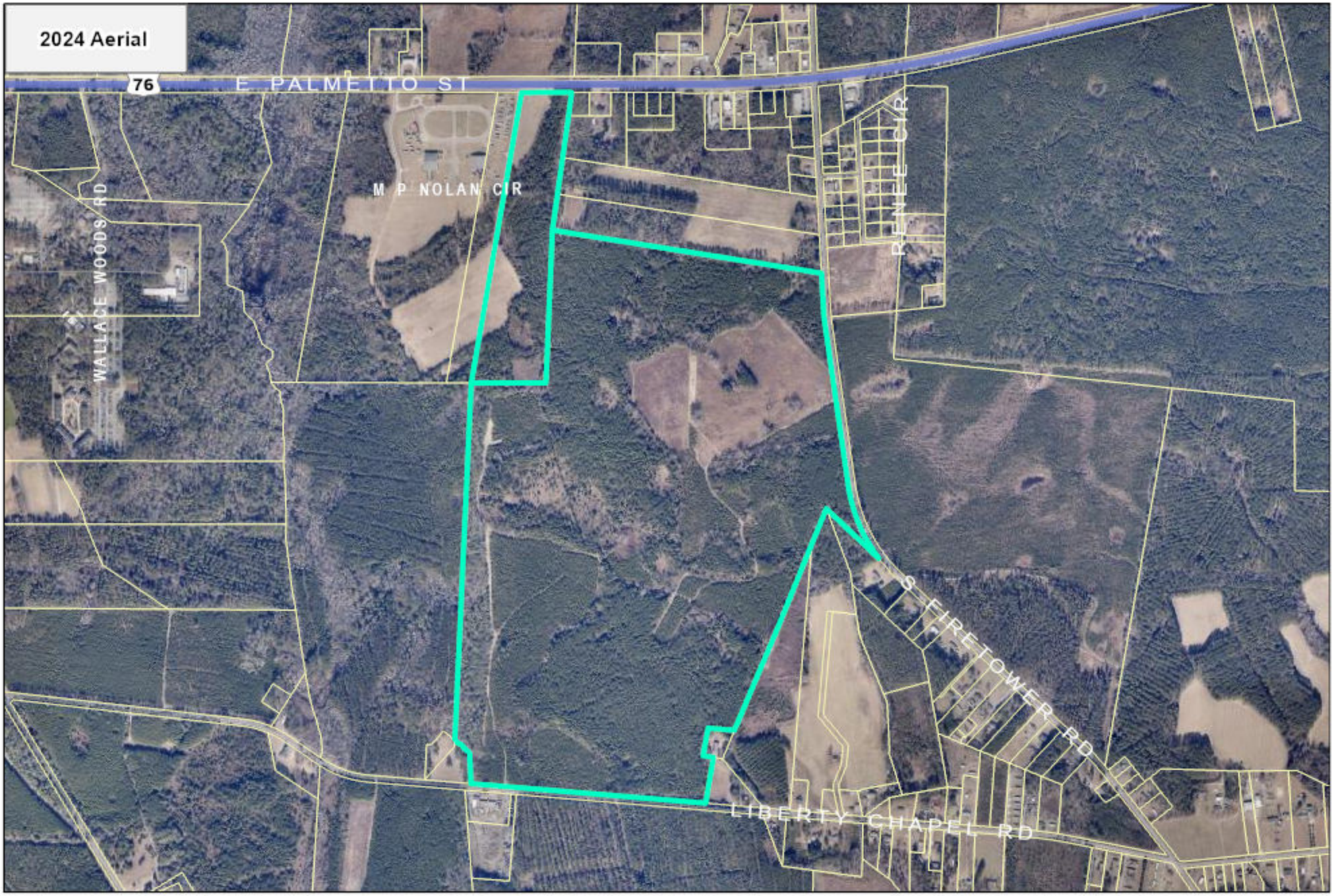
6. Florence County Comprehensive Plan:
   The future land use designation for each property is currently Variable Development District 1. The requested rezoning of the properties are compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 22, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designations from Commercial Mix Use and Unzoned to Planned Development District 25-1.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
07/22/2025
N
Council District 6
PC#2025-26


Florence County
Zoning Map
B-6
FO/LI
CMU
R-4
MR
R-1
CMU
CMU
MR
UNZONED
E PALMETTO ST
76
HUNT RD
N PRICE RD
WALLACE DR
ALUMNI DR
M P NOLAN CIR
FIRETOWER RD
FRANCIS MARION RD
LIBERTY CHAPEL RD
REDEN
SUPERIOR LN
N EWHEEN
0
1,000
2,000 Feet
Current County Zoning
B-3 GENERAL
B-6, INDUSTRIAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
R-1, SINGLE-FAMILY, LARGE LOTS
R-3, SINGLE-FAMILY, SMALL LOTS
R-4, MULTI-FAMILY, LIMITED
TH, TOWNHOME
UNZONED
Florence County
Planning Department
Meeting Date:
07/22/2025
Council District 6
PC#2025-26
N



Florence County
Planning Department
Meeting Date:
07/22/2025

Council District 6
PC#2025-26

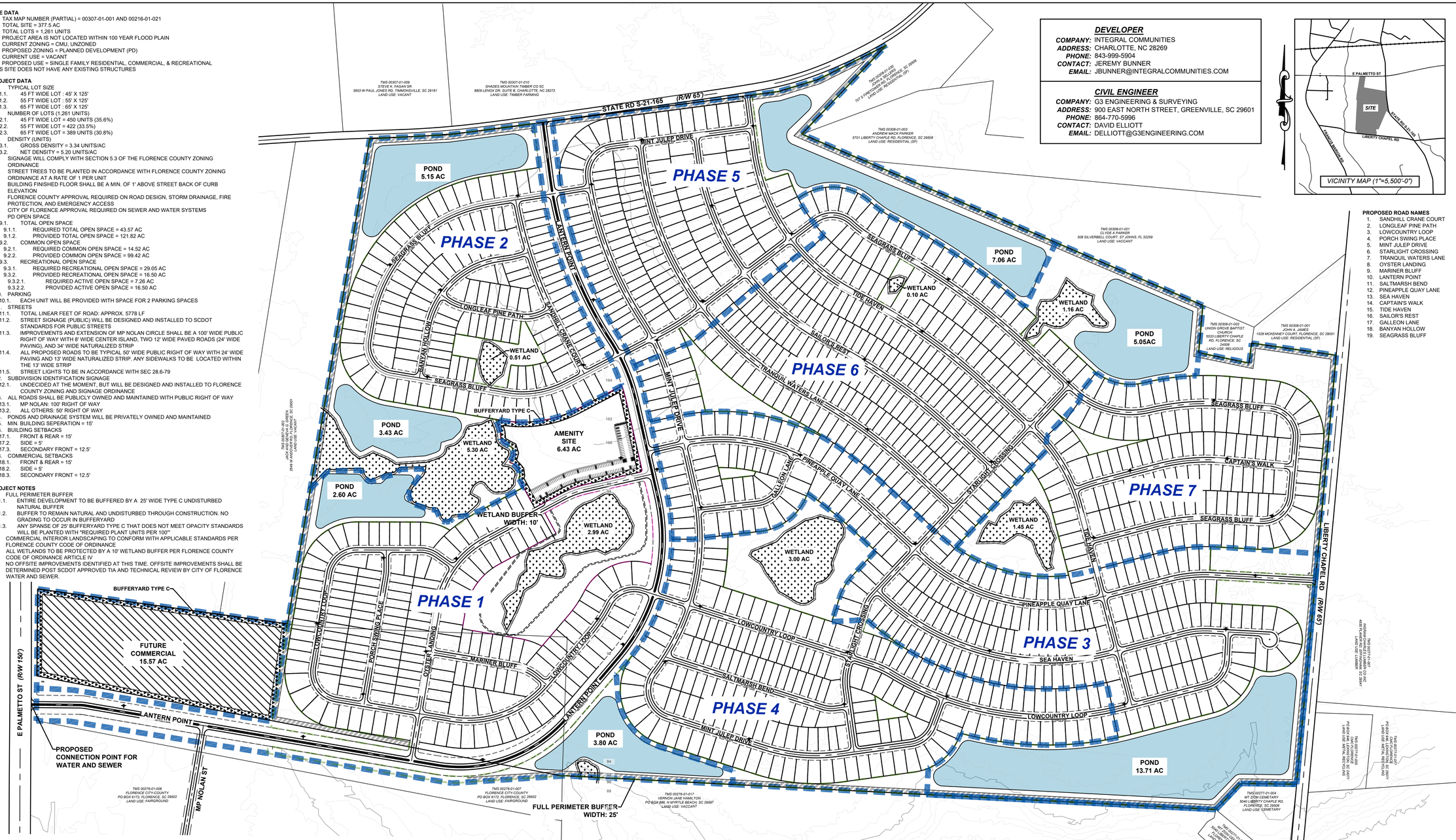
© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.

SITE DATA
1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA
1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

PROJECT NOTES
1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.



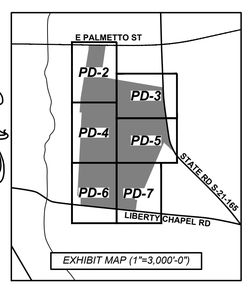
DEVELOPER
COMPANY: INTEGRAL COMMUNITIES
ADDRESS: CHARLOTTE, NC 28269
PHONE: 843-999-5904
CONTACT: JEREMY BUNNER
EMAIL: JBUNNER@INTEGRALCOMMUNITIES.COM

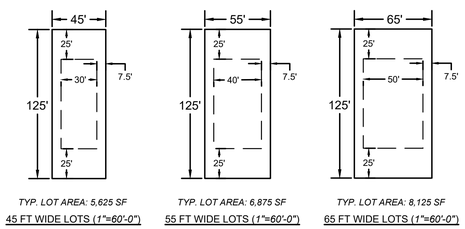
CIVIL ENGINEER
COMPANY: G3 ENGINEERING & SURVEYING
ADDRESS: 900 EAST NORTH STREET, GREENVILLE, SC 29601
PHONE: 864-770-5996
CONTACT: DAVID ELLIOTT
EMAIL: DELLIOTT@G3ENGINEERING.COM

PROPOSED ROAD NAMES
1. SANDHILL CRANE COURT
2. LONGLEAF PINE PATH
3. LOWCOUNTRY LOOP
4. PORCH SWING PLACE
5. MINT JULEP DRIVE
6. STARLIGHT CROSSING
7. TRANQUIL WATERS LANE
8. OYSTER LANDING
9. MARINER BLUFF
10. LANTERN POINT
11. SALTMARSH BEND
12. PINEAPPLE QUAY LANE
13. SEA HAVEN
14. CAPTAIN'S WALK
15. TIDE HAVEN
16. SAILOR'S REST
17. GALLEON LANE
18. BANYAN HOLLOW
19. SEAGRASS BLUFF

PHASING BREAKDOWN INFORMATION		
PHASE	APPROX. ACREAGE	NUMBER OF LOTS
1	84.9	187
2	51.2	146
3	72.5	236
4	48.8	185
5	42.4	133
6	62.3	250
7	38.0	124

FUTURE COMMERCIAL: INFORMATION	
TOTAL AC	APPROX. 15.57 AC
TMS (partial)	00276-01-021

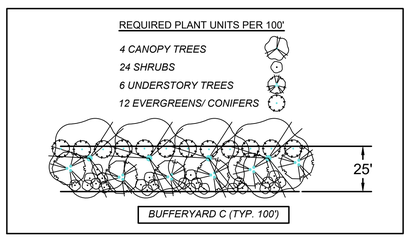


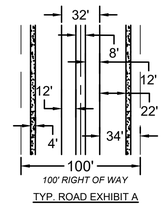


TYP. LOT AREA: 5,625 SF
45 FT WIDE LOTS (*1"=60'-0"*)

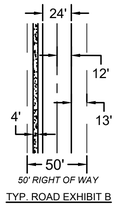
TYP. LOT AREA: 6,875 SF
55 FT WIDE LOTS (*1"=60'-0"*)

TYP. LOT AREA: 8,125 SF
65 FT WIDE LOTS (*1"=60'-0"*)

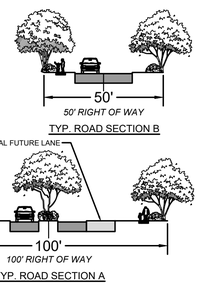




100' RIGHT OF WAY
TYP. ROAD EXHIBIT A



50' RIGHT OF WAY
TYP. ROAD EXHIBIT B



				DATE
				BY
				REVISIONS
				NO.

PRELIMINARY
NOT FOR CONSTRUCTION

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — 10084 — DAVID WAYNE ELLIOTT

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES
PD MASTER PLAN

SCALE: 1"= 250'
0 125' 250' 500'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

SHEET PD-1

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.

SITE DATA

1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

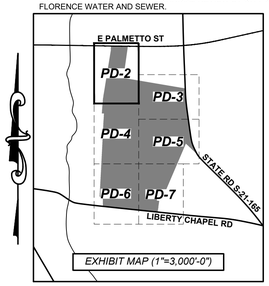
THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

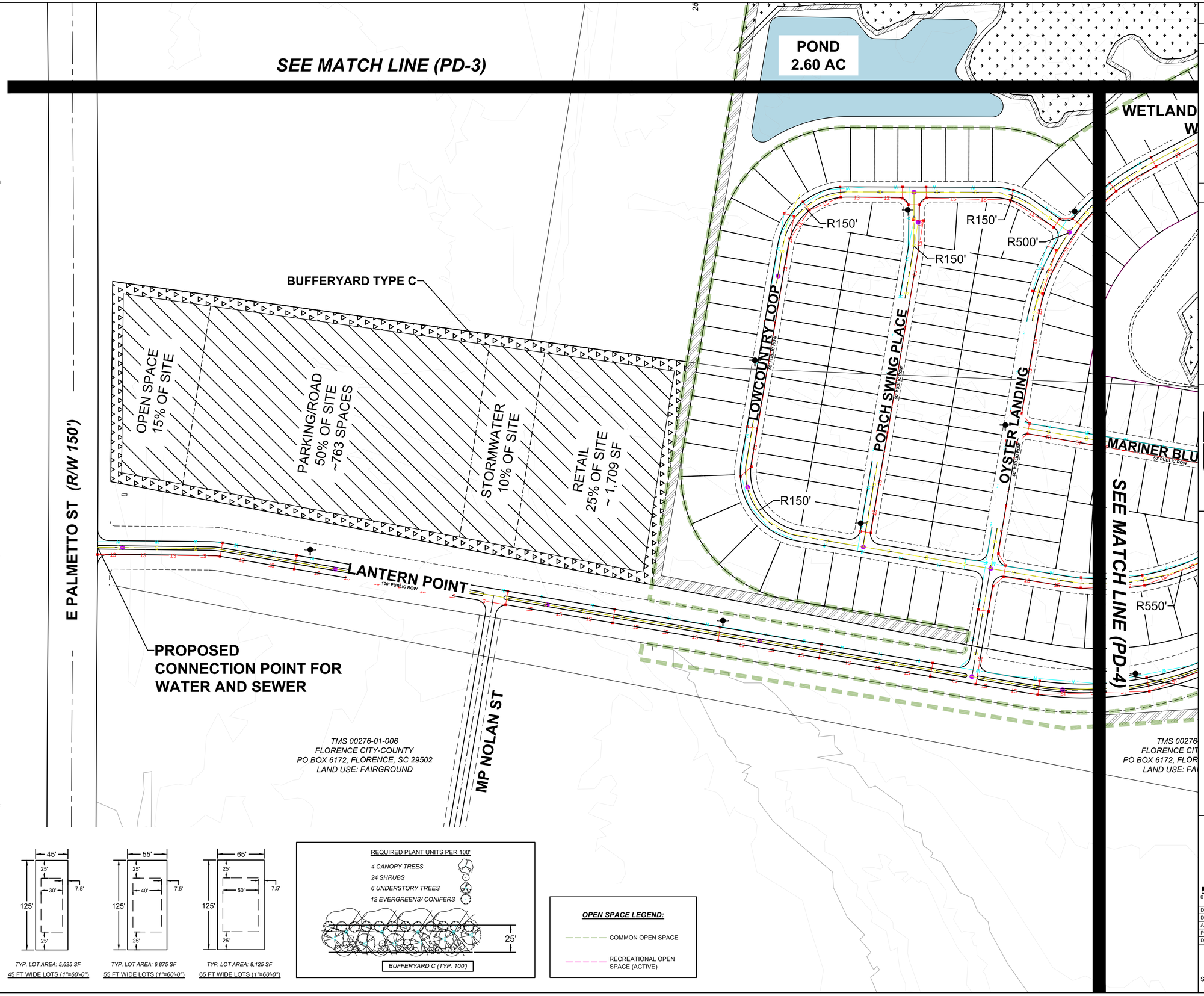
PROJECT NOTES

1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100'"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.



OPEN SPACE LEGEND:

- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)



NO.	REVISIONS	BY	DATE

G3 ENGINEERING & SURVEYING LLC
SOUTH CAROLINA
No. 4357
CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA PROFESSIONAL ENGINEER
10084
WAYNE ELLIOTT
G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3Engineering.org

PRELIMINARY

NOT FOR CONSTRUCTION

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

PD PLAN (EXHIBIT 1 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

SHEET PD-2

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.

VICINITY MAP (1"=5,500'-0")

SITE DATA

1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

PROJECT NOTES

1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.

EXHIBIT MAP (1"=3,000'-0")

TMS 00307-01-002
JACK AND GENEVA G. GREEN
2549 W ANDOVER RD, FLORENCE, SC 29501
LAND USE: VACANT

OPEN SPACE LEGEND:

- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)

REQUIRED PLANT UNITS PER 100'

- *4 CANOPY TREES*
- *24 SHRUBS*
- *6 UNDERSTORY TREES*
- *12 EVERGREENS/ CONIFERS*

BUFFERYARD C (TYP. 100')

TYP. LOT AREA: 5,625 SF
45 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 6,875 SF
55 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 8,125 SF
65 FT WIDE LOTS (1"=60'-0")

SEE MATCH LINE (PD-2)

SEE MATCH LINE (PD-4)

SEE MATCH LINE (PD-5)

POND 2.60 AC

POND 3.43 AC

POND 5.15 AC

WETLAND 5.30 AC

WETLAND 2.99 AC

WETLAND 0.51 AC

WIDTH: 10'

RW 100'

32

BUFFERYARD TYPE C

PARKING & DRIVES
25% OF SITE
~139 SPACES
INTERIOR AMENITY
10% OF SITE

BANYAN HOLLOW
50' PUBLIC ROW

SEAGRASS BLUFF
50' PUBLIC ROW

SEAGRASS BLUFF
50' PUBLIC ROW

LONGLEAF PINE PATH
50' PUBLIC ROW

SANDHILL CRANE COURT
50' PUBLIC ROW

LANTERN POINT
100' PUBLIC ROW

MINT JULEP
50' PUBLIC ROW

STATE RD S-21-165

R150'
R750'
R450'
R250'
R500'
R200'
R1900'

TMS 00307-01-009
STEVE K. FAGAN SR.
3653 W PAUL JONES RD, TIMMONSVILLE, SC 29161
LAND USE: VACANT

TMS 00307-01-010
SHADES MOUNTAIN TIMBER CO SC
8809 LENOX DR, SUITE B, CHARLOTTE, NC 28273
LAND USE: TIMBER FARMING

NO.	REVISIONS	BY	DATE

G3 ENGINEERING & SURVEYING LLC
SOUTH CAROLINA
No. 4357
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

SOUTH CAROLINA PROFESSIONAL ENGINEER
10084
WAYNE ELLIOTT

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3Engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

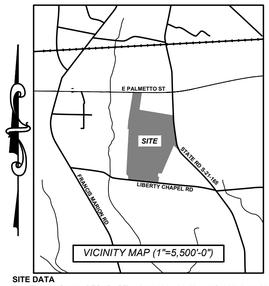
PD PLAN (EXHIBIT 2 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

SHEET PD-3

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.



VICINITY MAP (1"=5,500'-0")

SITE DATA

1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

PROJECT NOTES

1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100'"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.

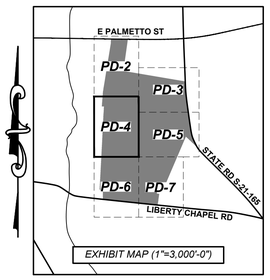
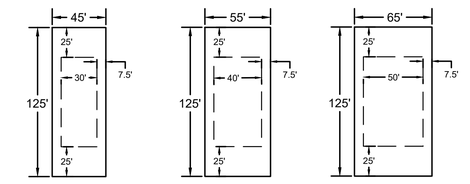


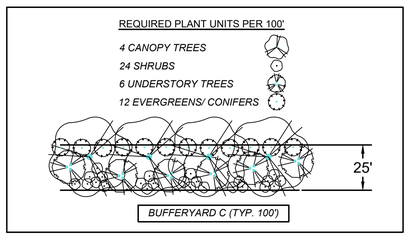
EXHIBIT MAP (1"=3,000'-0")



TYP. LOT AREA: 5,625 SF
45 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 6,875 SF
55 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 8,125 SF
65 FT WIDE LOTS (1"=60'-0")



BUFFERYARD C (TYP. 100')

OPEN SPACE LEGEND:

- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)

SEE MATCH LINE (PD-3)

SEE MATCH LINE (PD-5)

SEE MATCH LINE (PD-2)

SEE MATCH LINE (PD-6)

WETLAND BUFFER WIDTH: 10'

WETLAND 2.99 AC

WETLAND 3.00 AC

POND 3.80 AC

FULL PERIMETER BUFFER

LANDLOCKED PARCEL TO BE PRESERVED AS OPEN SPACE AND CANNOT BE DEVELOPED

TMS 00276-01-007
FLORENCE CITY-COUNTY
PO BOX 6172, FLORENCE, SC 29502
LAND USE: FAIRGROUND

TMS 00276-01-017
VERNON JANE HAMILTON
PO BOX 886, N MYRTLE BEACH, SC 29597
LAND USE: VACCANT

NO.	REVISIONS	BY	DATE

NOT FOR CONSTRUCTION

PRELIMINARY

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA — PROFESSIONAL ENGINEER — 10084 — WAYNE ELLIOTT

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

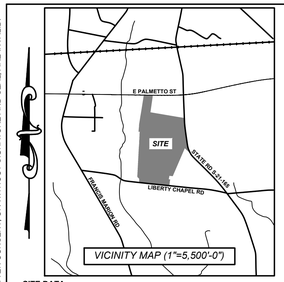
PD PLAN (EXHIBIT 3 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

SHEET PD-4

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.



VICINITY MAP (1"=5,500'-0")

SITE DATA

1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
   CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

PROJECT NOTES

1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100'"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.

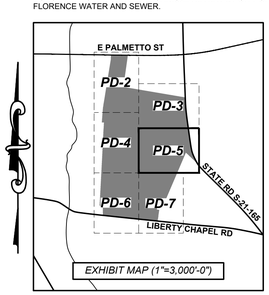
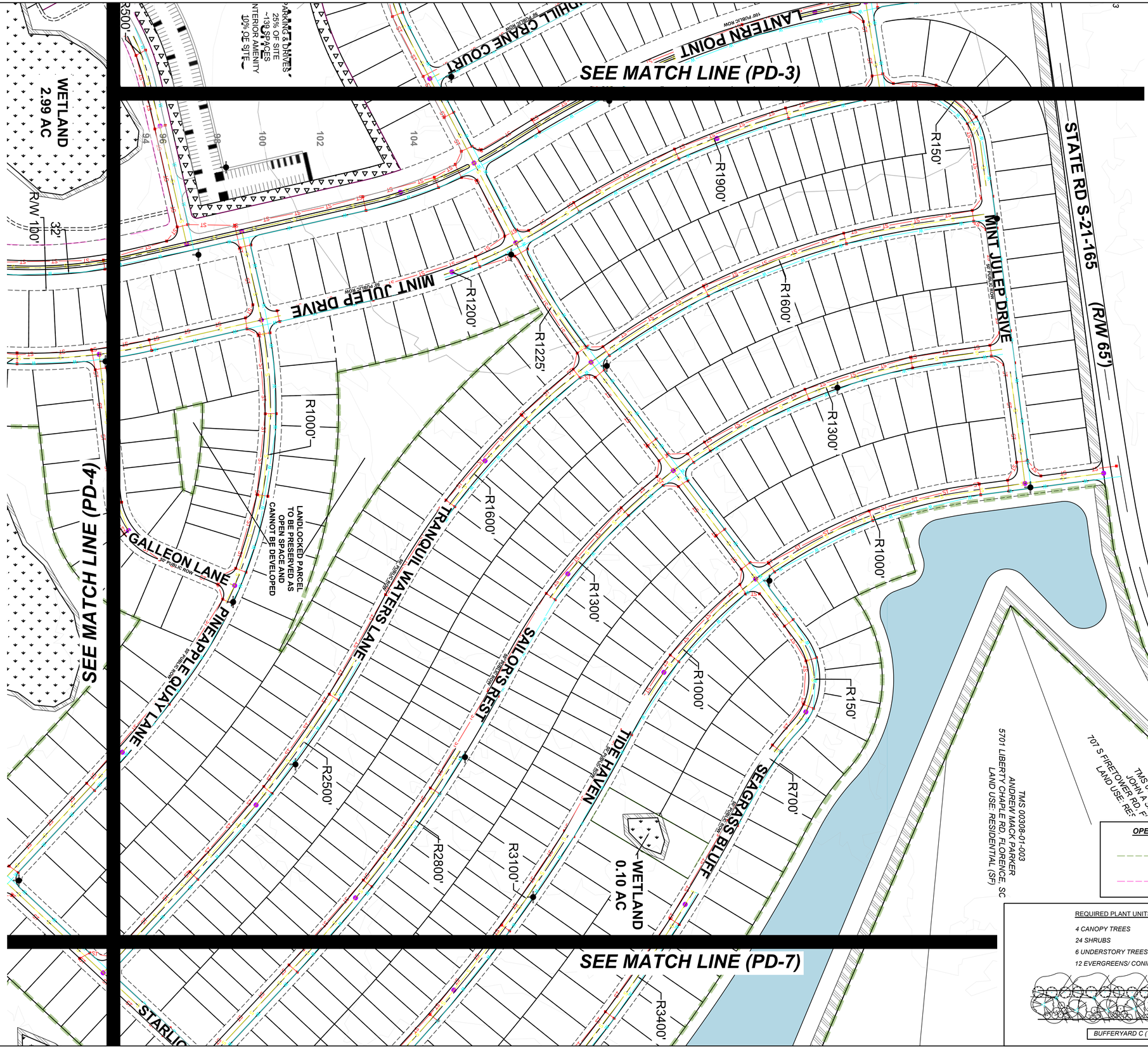
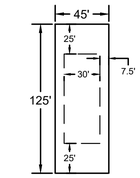
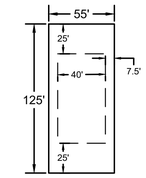


EXHIBIT MAP (1"=3,000'-0")

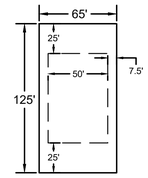




TYP. LOT AREA: 5,625 SF
45 FT WIDE LOTS (1"=60'-0")



TYP. LOT AREA: 6,875 SF
55 FT WIDE LOTS (1"=60'-0")



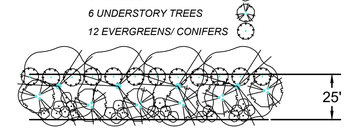
TYP. LOT AREA: 8,125 SF
65 FT WIDE LOTS (1"=60'-0")

OPEN SPACE LEGEND:

- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)

REQUIRED PLANT UNITS PER 100'

- 4 CANOPY TREES
- 24 SHRUBS
- 6 UNDERSTORY TREES
- 12 EVERGREENS/ CONIFERS



BUFFERYARD C (TYP. 100')

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

PRELIMINARY

SOUTH CAROLINA — PROFESSIONAL ENGINEER — 10084 — WAYNE ELLIOTT

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

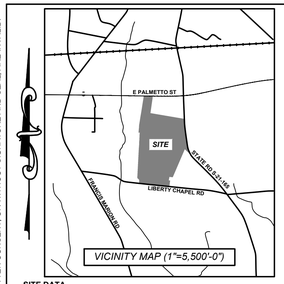
PD PLAN (EXHIBIT 4 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/112025

SHEET PD-5

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.



SITE DATA

1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

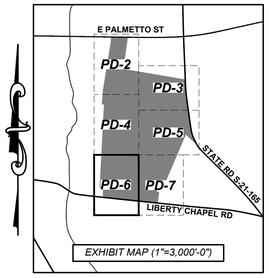
THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA

1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

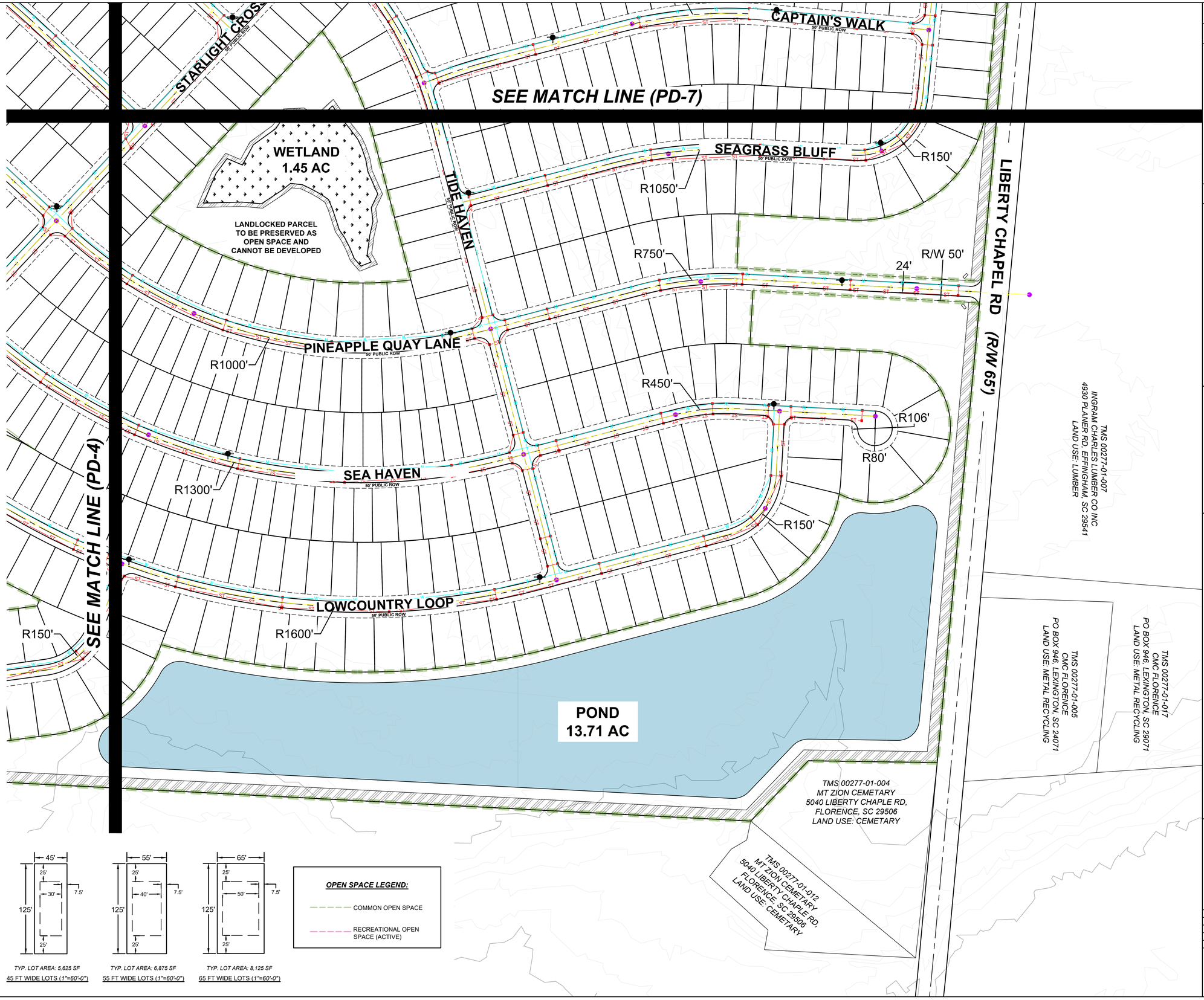
PROJECT NOTES

1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.



OPEN SPACE LEGEND:

- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)



NO.	REVISIONS	BY	DATE

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

SOUTH CAROLINA PROFESSIONAL ENGINEER
10084
WAYNE ELLIOTT

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

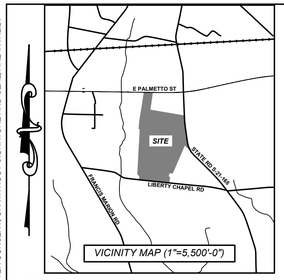
PD PLAN (EXHIBIT 5 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

SHEET PD-6

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL ARE INVALID.



VICINITY MAP (1"=5,500'-0")

SITE DATA
1. TAX MAP NUMBER (PARTIAL) = 00307-01-001 AND 00216-01-021
2. TOTAL SITE = 377.5 AC
3. TOTAL LOTS = 1,261 UNITS
4. PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
5. CURRENT ZONING = CMU, UNZONED
6. PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
7. CURRENT USE = VACANT
8. PROPOSED USE = SINGLE FAMILY RESIDENTIAL, COMMERCIAL, & RECREATIONAL

THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES

PROJECT DATA
1. TYPICAL LOT SIZE
   - 1.1. 45 FT WIDE LOT : 45' X 125'
   - 1.2. 55 FT WIDE LOT : 55' X 125'
   - 1.3. 65 FT WIDE LOT : 65' X 125'
2. NUMBER OF LOTS (1,261 UNITS)
   - 2.1. 45 FT WIDE LOT = 450 UNITS (35.6%)
   - 2.2. 55 FT WIDE LOT = 422 (33.5%)
   - 2.3. 65 FT WIDE LOT = 389 UNITS (30.8%)
3. DENSITY (UNITS)
   - 3.1. GROSS DENSITY = 3.34 UNITS/AC
   - 3.2. NET DENSITY = 5.20 UNITS/AC
4. SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
5. STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
6. BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
7. FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
8. CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
9. PD OPEN SPACE
   - 9.1. TOTAL OPEN SPACE
     - 9.1.1. REQUIRED TOTAL OPEN SPACE = 43.57 AC
     - 9.1.2. PROVIDED TOTAL OPEN SPACE = 121.82 AC
   - 9.2. COMMON OPEN SPACE
     - 9.2.1. REQUIRED COMMON OPEN SPACE = 14.52 AC
     - 9.2.2. PROVIDED COMMON OPEN SPACE = 99.42 AC
   - 9.3. RECREATIONAL OPEN SPACE
     - 9.3.1. REQUIRED RECREATIONAL OPEN SPACE = 29.05 AC
     - 9.3.2. PROVIDED RECREATIONAL OPEN SPACE = 16.50 AC
       - 9.3.2.1. REQUIRED ACTIVE OPEN SPACE = 7.26 AC
       - 9.3.2.2. PROVIDED ACTIVE OPEN SPACE = 16.50 AC
10. PARKING
    - 10.1. EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
11. STREETS
    - 11.1. TOTAL LINEAR FEET OF ROAD: APPROX. 5778 LF
    - 11.2. STREET SIGNAGE (PUBLIC) WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS FOR PUBLIC STREETS
    - 11.3. IMPROVEMENTS AND EXTENSION OF MP NOLAN CIRCLE SHALL BE A 100' WIDE PUBLIC RIGHT OF WAY WITH 8' WIDE CENTER ISLAND, TWO 12' WIDE PAVED ROADS (24' WIDE PAVING), AND 34' WIDE NATURALIZED STRIP
    - 11.4. ALL PROPOSED ROADS TO BE TYPICAL 50' WIDE PUBLIC RIGHT OF WAY WITH 24' WIDE PAVING AND 13' WIDE NATURALIZED STRIP. ANY SIDEWALKS TO BE LOCATED WITHIN THE 13' WIDE STRIP
    - 11.5. STREET LIGHTS TO BE IN ACCORDANCE WITH SEC 28.6-79
12. SUBDIVISION IDENTIFICATION SIGNAGE
    - 12.1. UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
13. ALL ROADS SHALL BE PUBLICLY OWNED AND MAINTAINED WITH PUBLIC RIGHT OF WAY
    - 13.1. MP NOLAN: 100' RIGHT OF WAY
    - 13.2. ALL OTHERS: 50' RIGHT OF WAY
14. PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
15. MIN. BUILDING SEPERATION = 15'
16. BUILDING SETBACKS
    - 17.1. FRONT & REAR = 15'
    - 17.2. SIDE = 5'
    - 17.3. SECONDARY FRONT = 12.5'
18. COMMERCIAL SETBACKS
    - 18.1. FRONT & REAR = 15'
    - 18.2. SIDE = 5'
    - 18.3. SECONDARY FRONT = 12.5'

PROJECT NOTES
1. FULL PERIMETER BUFFER
   - 1.1. ENTIRE DEVELOPMENT TO BE BUFFERED BY A 25' WIDE TYPE C UNDISTURBED NATURAL BUFFER
   - 1.2. BUFFER TO REMAIN NATURAL AND UNDISTURBED THROUGH CONSTRUCTION. NO GRADING TO OCCUR IN BUFFERYARD
   - 1.3. ANY SPANSE OF 25' BUFFERYARD TYPE C THAT DOES NOT MEET OPACITY STANDARDS WILL BE PLANTED WITH "REQUIRED PLANT UNITS PER 100'"
2. COMMERCIAL INTERIOR LANDSCAPING TO CONFORM WITH APPLICABLE STANDARDS PER FLORENCE COUNTY CODE OF ORDINANCE
3. ALL WETLANDS TO BE PROTECTED BY A 10' WETLAND BUFFER PER FLORENCE COUNTY CODE OF ORDINANCE ARTICLE IV
4. NO OFFSITE IMPROVEMENTS IDENTIFIED AT THIS TIME. OFFSITE IMPROVEMENTS SHALL BE DETERMINED POST SCDOT APPROVED TIA AND TECHNICAL REVIEW BY CITY OF FLORENCE WATER AND SEWER.

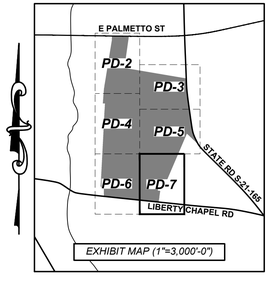
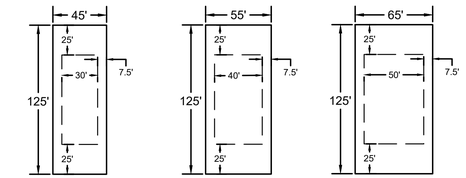


EXHIBIT MAP (1"=3,000'-0")

OPEN SPACE LEGEND:
- COMMON OPEN SPACE
- RECREATIONAL OPEN SPACE (ACTIVE)



TYP. LOT AREA: 5,625 SF
45 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 6,875 SF
55 FT WIDE LOTS (1"=60'-0")

TYP. LOT AREA: 8,125 SF
65 FT WIDE LOTS (1"=60'-0")

TMS 00308-01-021
CLYDE A PARKER
508 SILVERBELL COURT, ST JOHNS, FL 32259
LAND USE: VACCANT

TMS 00308-01-002
UNION GROVE BAPTIST CHURCH
5533 LIBERTY CHAPLE RD, FLORENCE, SC 24506
LAND USE: RELIGOUS

TMS 00308-01-001
JOHN A. JAMES
1528 MCKENNEY COURT, FLORENCE, SC 29051
LAND USE: RESIDENTIAL (SF)

POND 7.06 AC

POND 5.05AC

WETLAND 0.10 AC

WETLAND 1.16 AC

WETLAND 1.45 AC

LANDLOCKED PARCEL TO BE PRESERVED AS OPEN SPACE AND CANNOT BE DEVELOPED

LANDLOCKED PARCEL TO BE PRESERVED AS OPEN SPACE AND CANNOT BE DEVELOPED

SEE MATCH LINE (PD-5)

SEE MATCH LINE (PD-6)

BLUFF

STARLIGHT CROSSING
50' PUBLIC ROW

SEAGRASS BLUFF
50' PUBLIC ROW

CAPTAIN'S WALK
50' PUBLIC ROW

TIDE HAVEN
50' PUBLIC ROW

LIBERTY CHAPEL RD

R3400'
R3100'
R2800'
R850'
R450'
R1300'
R150'
R1000'
R1050'
R750'
R/W 50'
24'

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER
10084
WAYNE ELLIOTT

PRELIMINARY

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
900 E NORTH ST, SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
INTEGRAL COMMUNITIES

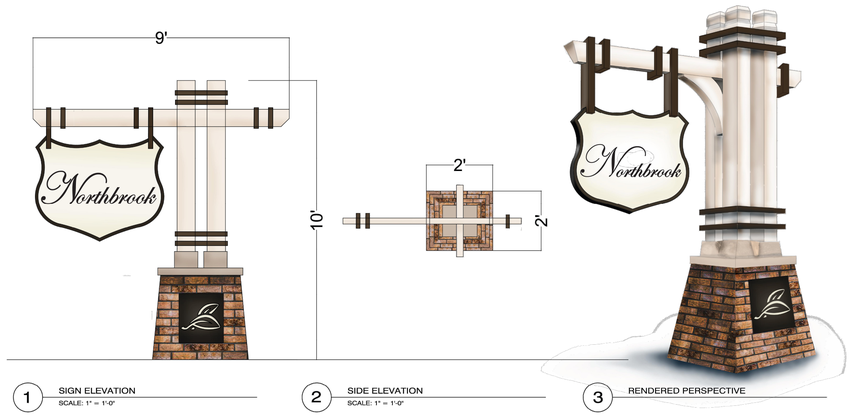
PD PLAN (EXHIBIT 6 OF 6)

SCALE: 1"= 100'
0 50' 100' 200'

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	BD25027
DATE:	7/11/2025

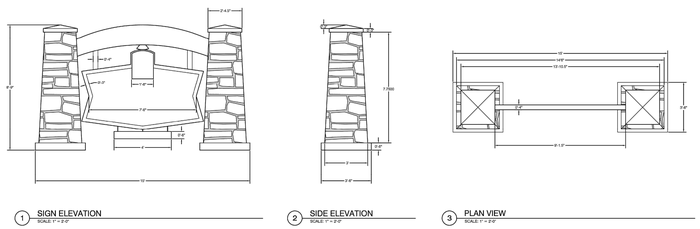
SHEET PD-7

© COPYRIGHT G3 ENGINEERING & SURVEYING, LLC. ANY USE OF THIS PLAN, WHOLE OR IN PART IN ANY FORMAT WITHOUT EXPRESSED WRITTEN CONSENT, OR WITHOUT SIGNATURE AND SEAL, ARE INVALID.



1 SIGN ELEVATION — SCALE: 1" = 1'-0"
2 SIDE ELEVATION — SCALE: 1" = 1'-0"
3 RENDERED PERSPECTIVE

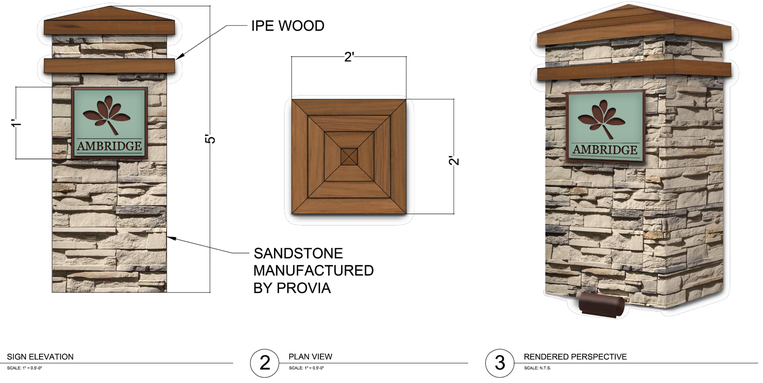
EXHIBIT A: *NORTHBROOK (SHEET SCALE: 1" = 2.5')*



1 SIGN ELEVATION — SCALE: 1" = 2'-0"
2 SIDE ELEVATION — SCALE: 1" = 2'-0"
3 PLAN VIEW — SCALE: 1" = 2'-0"

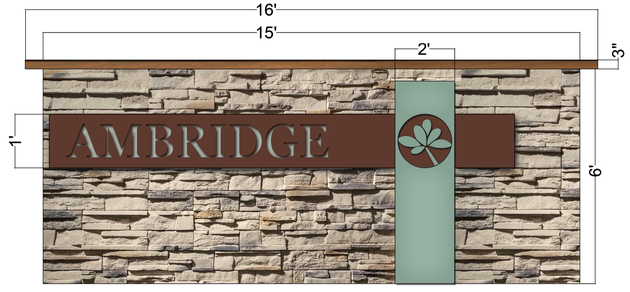
4 SIGN PANEL — SCALE: N.T.S.
5 RENDERED PERSPECTIVE — SCALE: N.T.S.

EXHIBIT B: *SOMERSET (SHEET SCALE: 1" = 2.5')*



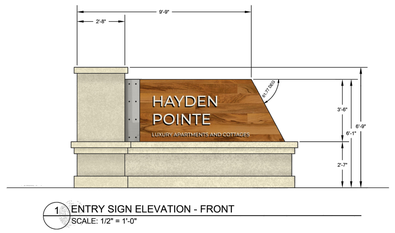
1 SIGN ELEVATION — SCALE: 1" = 2'-0"
2 PLAN VIEW — SCALE: 1" = 2'-0"
3 RENDERED PERSPECTIVE — SCALE: N.T.S.

EXHIBIT C: *AMBRIDGE-SMALL (SHEET SCALE: 1" = 2.5')*

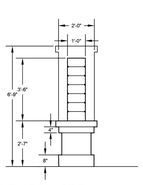


1 SIGN ELEVATION — SCALE: 1" = 1'-0"
2 SIDE ELEVATION — SCALE: 1" = 1'-0"

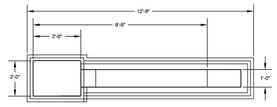
EXHIBIT D: *AMBRIDGE-LARGE (SHEET SCALE: 1" = 2')*



1 ENTRY SIGN ELEVATION - FRONT — SCALE: 1/2" = 1'-0"



2 ENTRY SIGN ELEVATION - SIDE — SCALE: 1/2" = 1'-0"



3 ENTRY SIGN ELEVATION - TOP — SCALE: 1/2" = 1'-0"

EXHIBIT E: *HAYDEN POINTE (SHEET SCALE: 1" = 2.')*

SOUTH CAROLINA STANDARD SIGNS

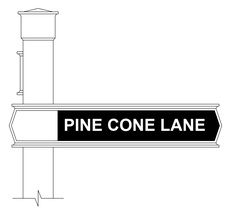
SCALE DRAWINGS OF THESE SIGNS ARE AVAILABLE TO CONTRACTOR FROM THE DIRECTOR OF TRAFFIC ENGINEERING S.C.D.O.T., COLUMBIA, S.C.

REGULATORY

TYPE III REFLECTIVE SHEETING				TYPE II REFLECTIVE SHEETING			
SIGN	NUMBER	SIZE	DESCRIPTION				
STOP	R1-1-30 R1-1-48	30" X 30" 48" X 48"	BACKGROUND: RED REFL. LEG. & BORDER: WHITE-REFL.		0 W2-1-30 W2-1-36	0 30" x 30" 36" x 36"	0 BACKGROUND: YELLOW-REFL. LEGEND & BORDER: BLACK
YIELD	R1-2-36 R1-2-48 R1-2-60	36"x36"x36" 48"x48"x48" 60"x60"x60"	BACKGROUND: WHITE-REFL. LEGEND & BORDER: RED-REFL.		0 W3-1-36 W3-1-48	0 36" x 36" 48" x 48"	0 BACKGROUND: YELLOW-REFL. ARROW AND BORDER: BLACK SYMBOL: WHITE BORDER ON RED BACKGROUND-REFL.
TYPE II REFLECTIVE SHEETING							
SPEED LIMIT 55	R2-1-24-55* R2-1-36-55* R2-1-48-55*	24" x 30" 36" x 48" 48" x 60"	BACKGROUND: WHITE REFL LEG. & BORDER: BLACK		0 W3-2-36 W3-2-48	0 36" x 36" 48" x 48"	0 BACKGROUND: YELLOW-REFL. ARROW AND BORDER: BLACK SYMBOL: WHITE MARGIN, RED BORDER ON WHITE BACKGROUND-REFL.

EXHIBIT F: *SCDOT STANDARD SIGN DETAILS*

NOTES:
1. **OFFICIAL SIGNAGE MONUMENT NOT DECIDED AT THIS TIME.**
2. **OFFICIAL SIGNAGE TO BE PERMITTED THROUGH FLORENCE COUNTY PLANNING PRIOR TO CONSTRUCTION**
3. **SIGNAGE MATERIAL AND CHARACTER TO MATCH MATERIAL AND CHARACTER OF HOUSING AND STRUCTURES WITHIN DEVELOPMENT**
4. **FINAL LIST OF SCDOT SIGNAGE TO BE APPROVED BY SCDOT PRIOR TO PERMITTING AND DEVELOPMENT PACKAGE SUBMITTAL**
5. **NO COMMERCIAL SIGNAGE DECIDED AT THIS TIME**



NOTES:

1. *SIGN SHALL BE IN ACCORDANCE WITH ALL SCDOT REQUIREMENTS. REFER TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)" LATEST EDITION.*
2. *LETTERING SHALL BE COMPOSED OF UPPER-CASE LETTERS AT LEAST 6 INCHES IN HEIGHT. LETTERS SHALL BE WHITE ON GREEN BACKING.*
3. *MOUNTING POST SHALL BE 4"x4" PRESSURE TREATED WOOD. POST SHALL BE SET 3' DEEP, AND ENCASED IN CONCRETE. ORNAMENTAL DETAILS SHALL BE IN ACCORDANCE WITH PREVIOUS PHASES.*
4. *SIGN SHALL BE INSTALLED AT 7 FEET FROM TOP OF GRADE TO BOTTOM OF LOWEST STREET NAME SIGN.*

EXHIBIT G: *STANDARD STREET NAME SIGN DETAILS*

NO.	REVISIONS	BY	DATE

SOUTH CAROLINA — G3 ENGINEERING & SURVEYING LLC — No. 4357 — CERTIFICATE OF AUTHORIZATION

PRELIMINARY

SOUTH CAROLINA — REGISTERED — 10084 — WAYNE ELLIOTT — PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

G3 ENGINEERING & SURVEYING
900 E NORTH ST SUITE 210
GREENVILLE, SC 29601
PHONE: 843.237.1001
www.G3Engineering.org

VALORA
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR:
INTEGRAL COMMUNITIES

SIGNAGE EXHIBITIONS

SCALE: 1"= VARIES
0

DESIGNED:	AJL
DRAWN:	AJL
APPROVED:	DWE
PROJ. NO.	25027
DATE:	7/11/2025

SHEET PD-9

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 8-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011; And Other Matters Related Thereto.] (Planning Commission Approved 4 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 8-2025/26
2. Staff report for PC#2025-22
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 22, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: July 22, 2025	this Ordinance was
Planning Commission Action	: July 22, 2025[Approved 4-0]	advertised for Public
First Reading/Introduction	: August 21, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 8-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Properties Located Off Of McDonald Boulevard, Palmer Drive, Sarazen Court, Byrnes Boulevard, Sun Vue Drive, Vardon Way, and Cypress Bend Road, Florence, SC, As Shown On The Following Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071,

02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011; Are Hereby Rezoned R-1, Single Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, July 22, 2025
PC#2025-22

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009, 02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011.

LOCATION: Country Club of South Carolina, Florence SC

TAX MAP NUMBERS: 00238-01-010, 00238-01-024, 00238-01-032, 00238-01-039, 00238-01-042, 00238-01-061, 00238-01-064, 00238-01-069, 00238-01-071, 02371-01-024, 02371-01-025, 02371-01-026, 02371-01-027, 02371-01-029, 02371-01-030, 02371-01-031, 02371-01-032, 02371-01-033, 02371-01-034, 02371-01-036, 02371-01-037, 02371-01-039, 02371-01-040, 02371-01-041, 02371-01-042, 02371-02-001, 02371-02-002, 02371-02-003, 02371-02-005, 02371-02-006, 02371-02-008, 02371-02-009,

02371-02-012, 02371-02-013, 02381-01-005, 02381-01-006, 02381-01-007, 02381-01-009, 02381-01-010, 02381-01-011, 02381-01-012, 02381-01-013, 02381-01-014, 02381-01-015, 02381-01-016, 02381-01-017, 02381-01-018, 02381-01-019, 02381-01-020, 02381-01-021, 02381-01-022, 02381-02-002, 02381-02-003, 02381-02-004, 02381-02-005, 02381-02-006, 02381-02-007, 02381-02-008, 02381-02-009, 02381-02-010, 02381-02-011, 02381-02-012, 02381-02-013, 02381-02-014, 02381-02-015, 02381-02-016, 02381-03-001, 02381-03-002, 02381-03-003, 02381-03-004, 02381-03-005, 02381-03-006, 02381-03-007, 02381-03-008, 02381-03-009, 02381-03-010, 02381-03-011, 02381-03-012, 02381-03-013, 02381-03-014, 02381-03-015, 02381-03-017, 02381-03-020, 02381-03-021, 02381-03-022, 02381-03-023, 02381-03-024, 02381-03-025, 02381-03-026, 02381-03-029, 02381-03-030, 02382-01-001, 02382-01-002, 02382-01-003, 02382-01-004, 02382-01-005, 02382-01-006, 02382-01-007, 02382-01-008, 02382-01-009, 02382-01-010, 02382-01-011

COUNCIL DISTRICT(S): 6, 7; County Council

APPLICANT: County of Florence

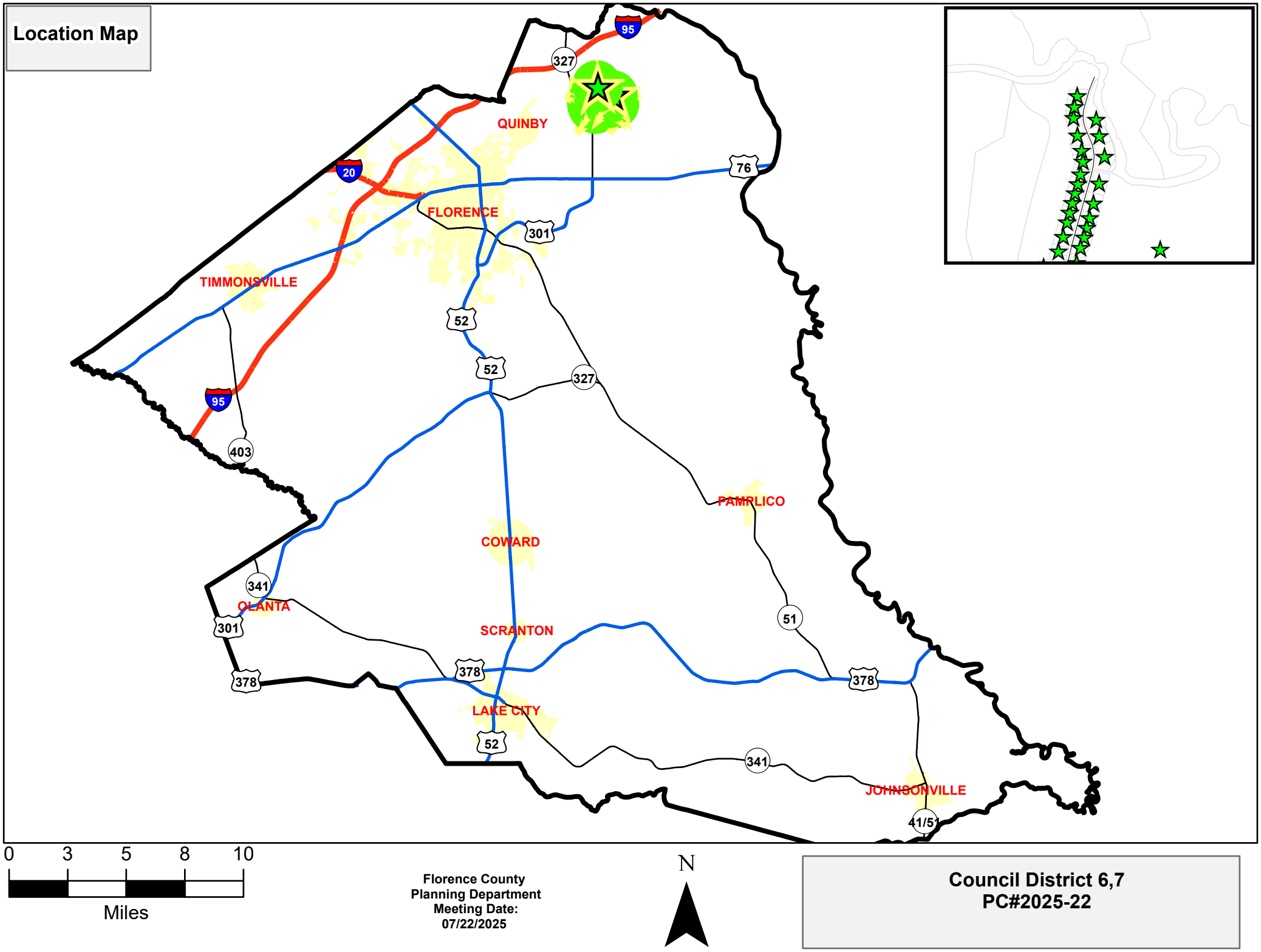
ZONING/LAND AREA: Unzoned

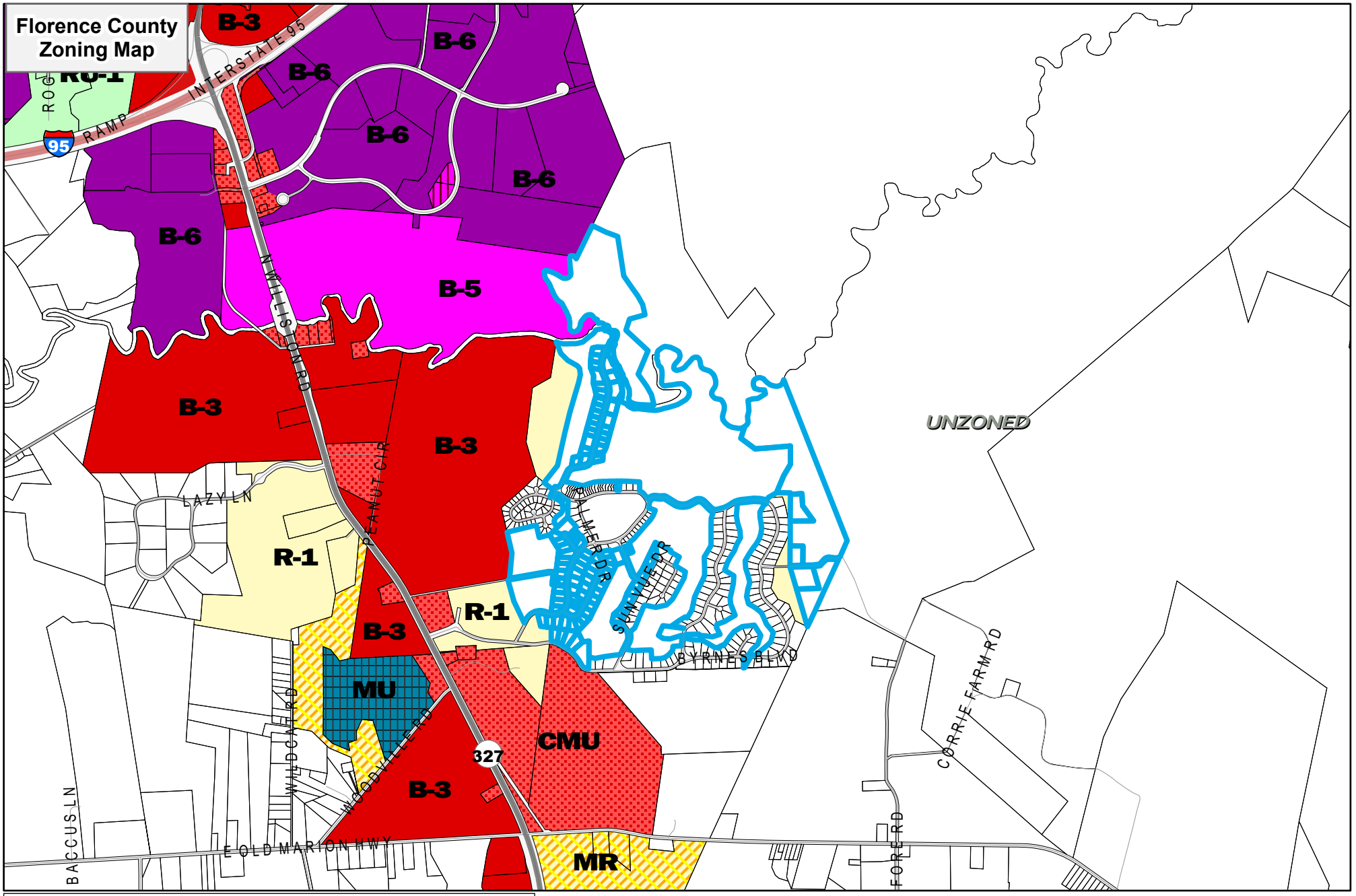
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-1, Single Family Residential District.
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.
4. Florence County Comprehensive Plan:
   The subject properties' future land use designation is Suburban District and the recommended zoning district is compatible.

FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 22, 2025:
Four Planning Commission members voted 4 to 0 to approve the requested zoning map amendment. (Vice-Chairman Dwight Johnson abstained from the voting as he has property within the requested zoning area.)

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-1, Single Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/22/2025
Council District 6,7
PC#2025-22

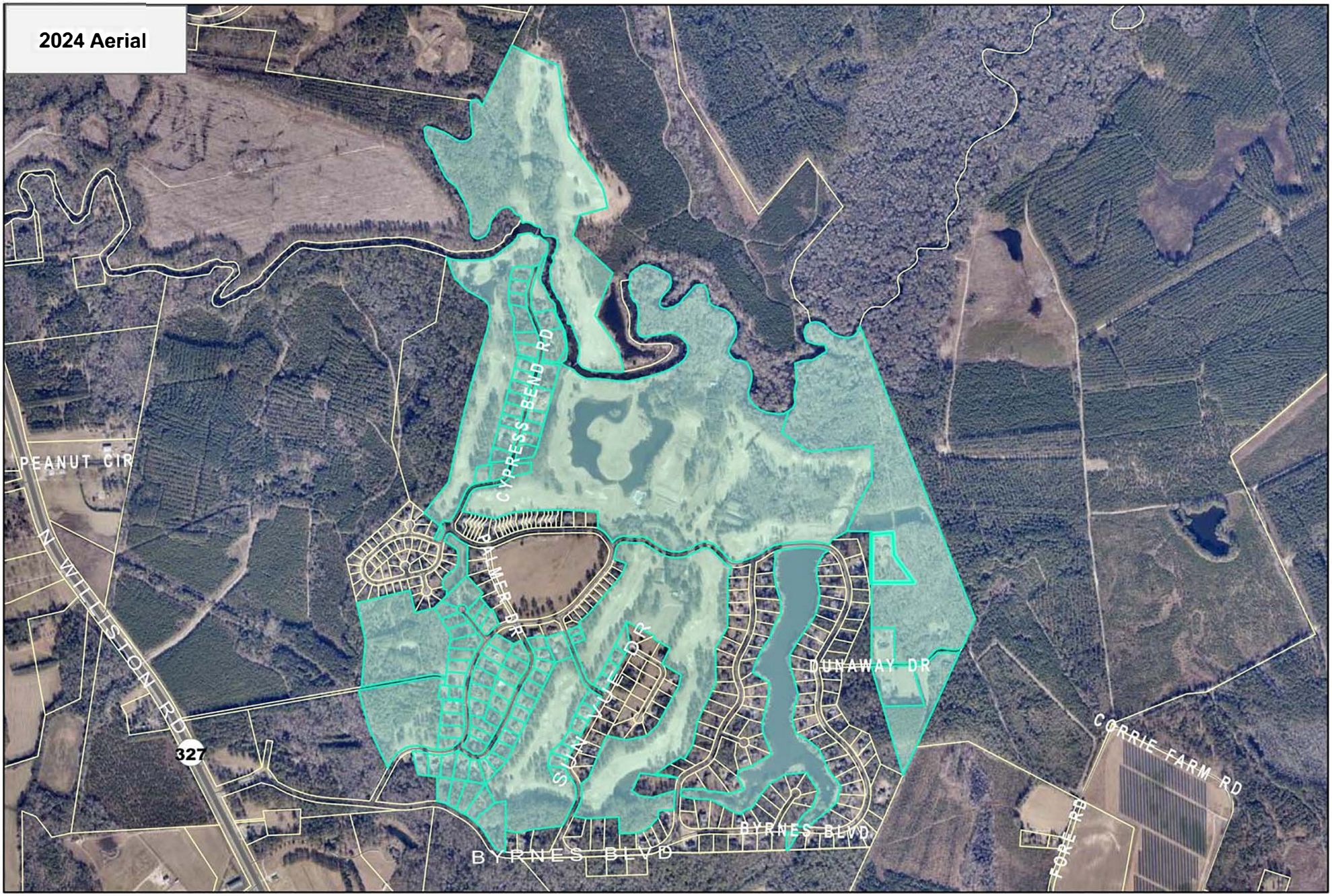


Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- B-6, INDUSTRIAL
- CMU, COMMERCIAL MIXED-USE
- FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
- MR, MIXED RESIDENTIAL, LOW DENSITY
- MU, MIXED USE
- R-1, SINGLE-FAMILY, LARGE LOTS
- RU-1, COMMUNITY
- UNZONED

Florence County
Planning Department
Meeting Date:
07/22/2025

Council District 6,7
PC#2025-22



Florence County
Planning Department
Meeting Date:
07/22/2025

Council District 6,7
PC#2025-22

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 9-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029; And Other Matters Related Thereto.] (Planning Commission Approved 4 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 9-2025/26
2. Staff report for PC#2025-23
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 22, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: July 22, 2025	this Ordinance was
Planning Commission Action	: July 22, 2025[Approved 4-0]	advertised for Public
First Reading/Introduction	: August 21, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 9-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Properties Located Off Of Byrnes Boulevard, Sun Vue Drive, Zaharias Court, Timberlane Drive, and Alston Court, Florence, SC, As Shown On The Following Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-

024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025, 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029; Are Hereby Rezoned R-1, Single Family Residential District.

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

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

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, July 22, 2025
PC#2025-23

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007, 02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025. 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029.

LOCATION: Country Club of South Carolina, Florence SC

TAX MAP NUMBERS: 02382-01-012, 02382-01-014, 02382-01-015, 02382-01-016, 02382-01-017, 02382-01-018, 02382-01-019, 02382-01-020, 02382-01-021, 02382-01-022, 02382-01-023, 02382-01-024, 02382-01-025, 02382-01-026, 02382-01-027, 02382-01-028, 02382-01-029, 02382-01-030, 02382-01-031, 02382-01-032, 02382-01-033, 02382-01-034, 02382-01-035, 02382-01-036, 02382-01-037, 02382-01-038, 02382-02-002, 02382-02-003, 02382-02-004, 02382-03-001, 02382-03-002, 02382-03-003, 02382-03-004, 02382-03-005, 02382-03-006, 02382-03-007,

02382-03-009, 02382-03-010, 02382-03-011, 02382-03-012, 02382-03-013, 02383-01-001, 02383-01-002, 02383-01-003, 02383-01-004, 02383-01-005, 02383-01-006, 02383-01-007, 02383-01-008, 02383-01-009, 02383-01-010, 02383-01-011, 02383-01-012, 02383-01-013, 02383-01-014, 02383-01-015, 02383-01-016, 02383-02-001, 02383-02-002, 02383-02-003, 02383-02-004, 02383-02-005, 02383-02-006, 02383-02-007, 02383-02-008, 02383-02-009, 02383-02-010, 02383-02-011, 02383-02-012, 02383-02-013, 02383-02-014, 02383-02-015, 02383-02-016, 02383-03-001, 02383-03-002, 02383-03-003, 02383-03-004, 02383-03-005, 02383-03-006, 02383-03-007, 02383-03-008, 02383-03-009, 02383-03-010, 02383-03-011, 02383-03-012, 02383-03-013, 02383-03-014, 02383-03-015, 02383-03-016, 02383-03-017, 02383-03-018, 02383-03-019, 02383-03-020, 02383-03-021, 02383-03-022, 02383-03-023, 02383-03-024, 02383-03-025, 02383-03-026, 02383-03-027, 02383-03-028, 02383-03-029

COUNCIL DISTRICT(S): 6, 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.

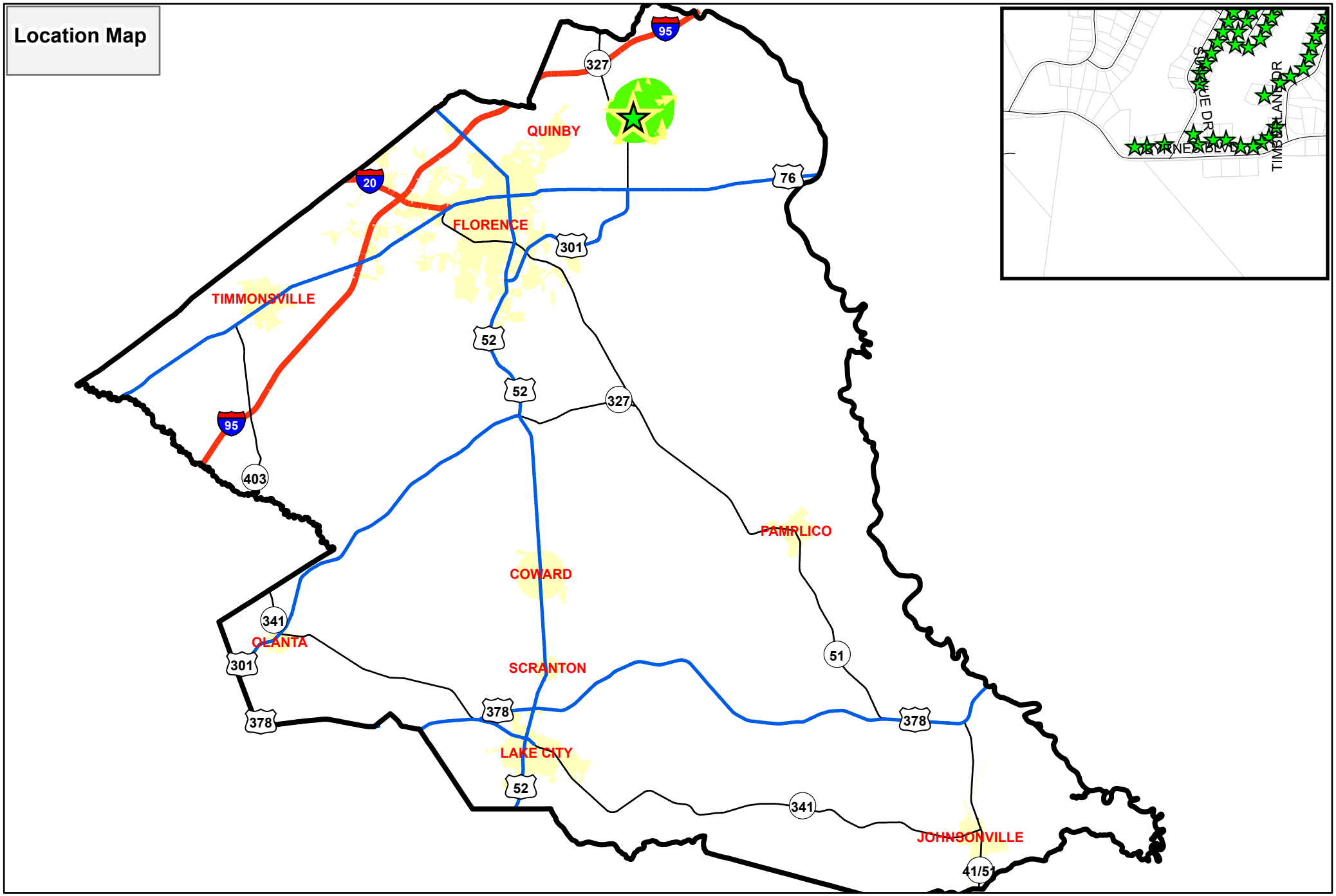
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-1, Single Family Residential District.

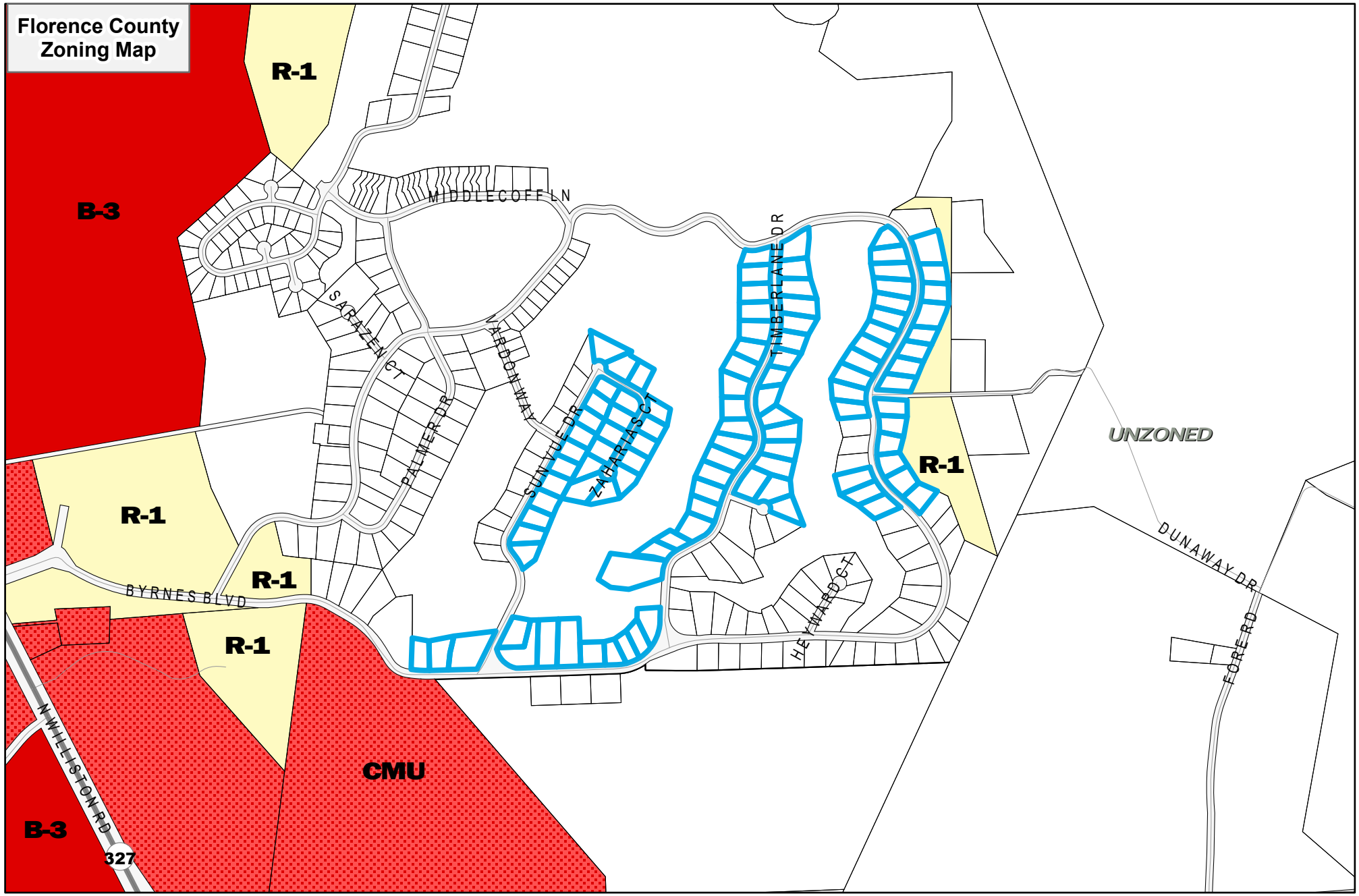
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.

4. Florence County Comprehensive Plan:
   The subject properties' future land use designation is Suburban District and the recommended zoning district is compatible.

FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 22, 2025:
Four Planning Commission members voted 4 to 0 to approve the requested zoning map amendment. (Vice-Chairman Dwight Johnson abstained from the voting as he has property within the requested zoning area.)

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-1, Single Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
SUNRISE DR
TIMBERLAND DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/22/2025
Council District 6
PC#2025-23

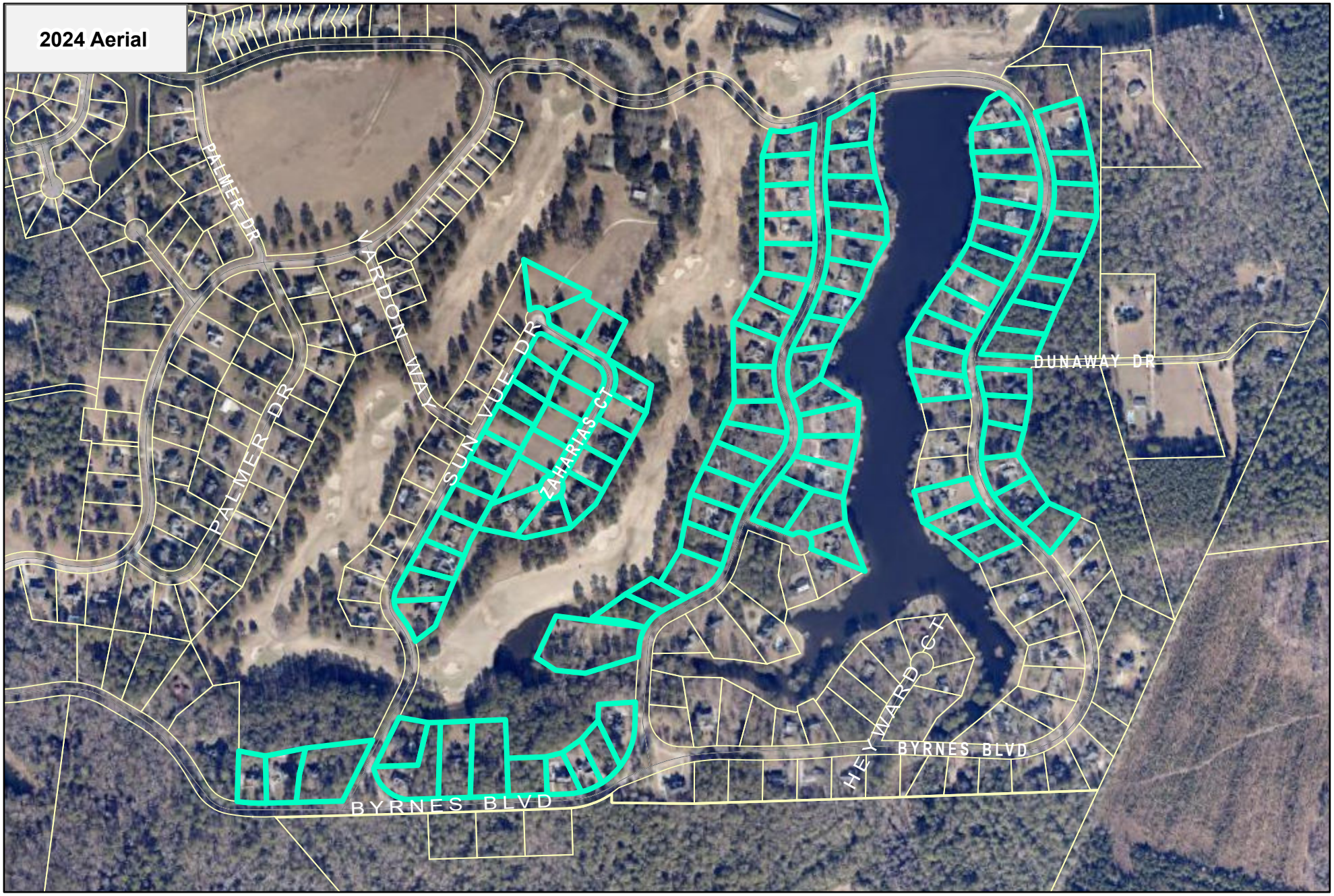


Current County Zoning

- B-3 GENERAL
- CMU, COMMERCIAL MIXED-USE
- R-1, SINGLE-FAMILY, LARGE LOTS
- UNZONED

Florence County
Planning Department
Meeting Date:
07/22/2025

Council District 6
PC#2025-23



0 640 1,280

Feet

Florence County
Planning Department
Meeting Date:
07/22/2025

N

Council District 6
PC#2025-23

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 10-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032, 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062; And Other Matters Related Thereto.] (Planning Commission Approved 4 to 0; Council District 6, 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 10-2025/26
2. Staff report for PC#2025-24
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 22, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: July 22, 2025	this Ordinance was
Planning Commission Action	: July 22, 2025[Approved 4-0]	advertised for Public
First Reading/Introduction	: August 21, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 10-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Florence County; and,

2. The subject properties are currently unzoned with residential uses; and,

3. The surrounding properties are currently unzoned.

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

1. The Subject Properties Located Off Of Byrnes Boulevard, Heyward Court, Timberlane Drive, Ben Hogan Circle, Player Court, Sam Snead Court, Alston Court and Nicklaus Court, Florence, SC, As Shown On The Following Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005,

02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062; Are Hereby Rezoned R-1, Single Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, July 22, 2025
PC#2025-24

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation From Unzoned For The Following Properties As They Are Reflected On The Tax Maps As: 02383-03-030, 02383-03-031, 02383-03-032 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004, 02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062.

LOCATION: Country Club of South Carolina, Florence SC

TAX MAP NUMBERS: 02383-03-030, 02383-03-031, 02383-03-032 02383-03-033, 02384-01-001, 02384-01-002, 02384-01-003, 02384-01-004, 02384-01-005, 02384-01-006 02384-01-007, 02384-01-008, 02384-01-009, 02384-01-010, 02384-01-011, 02384-01-012, 02384-01-013, 02384-01-014, 02384-01-015, 02384-01-017, 02384-01-018, 02384-01-021, 02384-01-022, 02384-01-023, 02384-01-024, 02384-02-002, 02384-02-003, 02384-02-004, 02384-02-005, 02384-02-006 02384-02-007, 02384-02-008, 02384-03-001, 02384-03-002, 02384-03-003, 02384-03-004,

02384-04-002, 02384-04-003, 02384-04-004, 02384-04-005, 02384-04-006, 02384-04-007, 02384-04-008, 02384-04-009, 02384-04-010, 02384-04-011, 02384-04-012, 02384-04-013, 02384-04-014, 02384-04-015, 23806-01-007, 23806-01-008, 23806-01-009, 23806-01-010, 23806-01-011, 23806-01-013, 23806-01-014, 23806-01-015, 23806-01-016, 23806-01-017, 23806-01-018, 23806-01-019, 23806-01-020, 23806-01-021, 23806-01-022, 23806-01-023, 23806-01-024, 23806-01-025, 23806-01-026, 23806-01-027, 23806-01-028, 23806-01-029, 23806-01-030, 23806-01-031, 23806-01-032, 23806-01-034, 23806-01-035, 23806-01-036, 23806-01-037, 23806-01-038, 23806-01-041, 23806-01-042, 23806-01-043, 23806-01-044, 23806-01-045, 23806-01-046, 23806-01-047, 23806-01-048, 23806-01-049, 23806-01-050, 23806-01-051, 23806-01-053, 23806-01-054, 23806-01-055, 23806-01-056, 23806-01-057, 23806-01-058, 23806-01-059, 23806-01-060, 23806-01-061, 23806-01-062

COUNCIL DISTRICT(S): 6, 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.

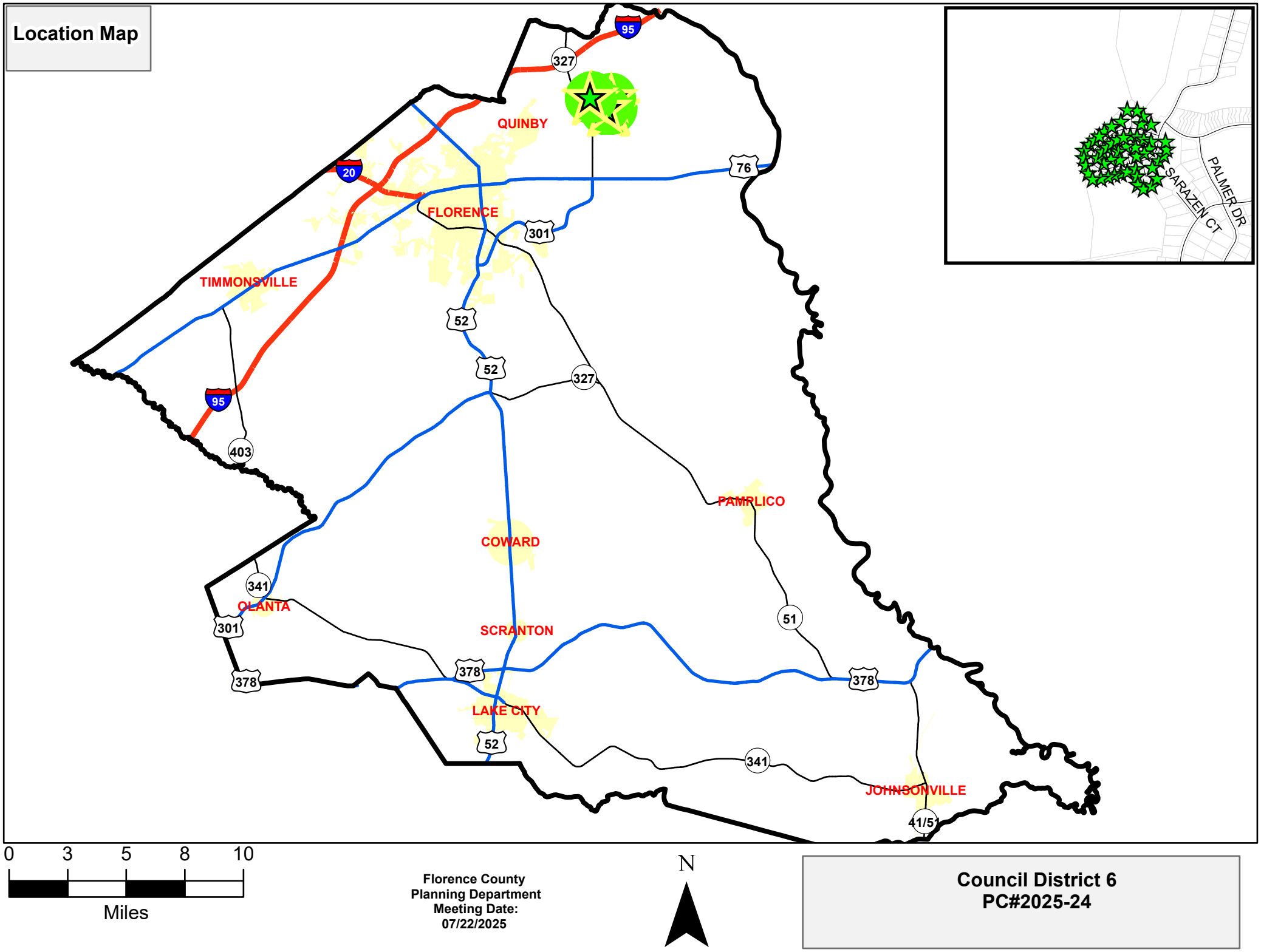
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-1, Single Family Residential District.

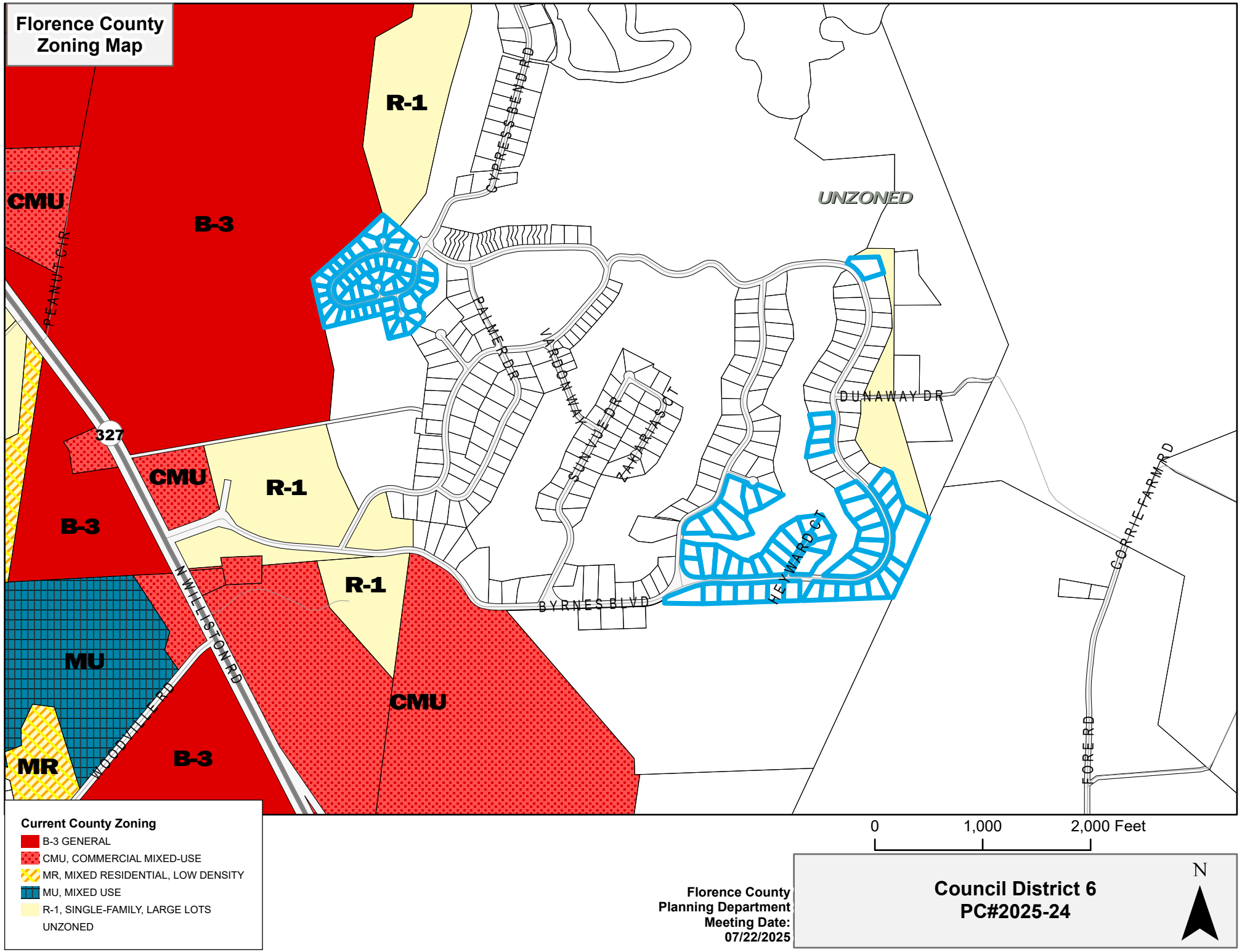
3. Surrounding Land Use and Zoning:
   All surrounding properties are currently unzoned.

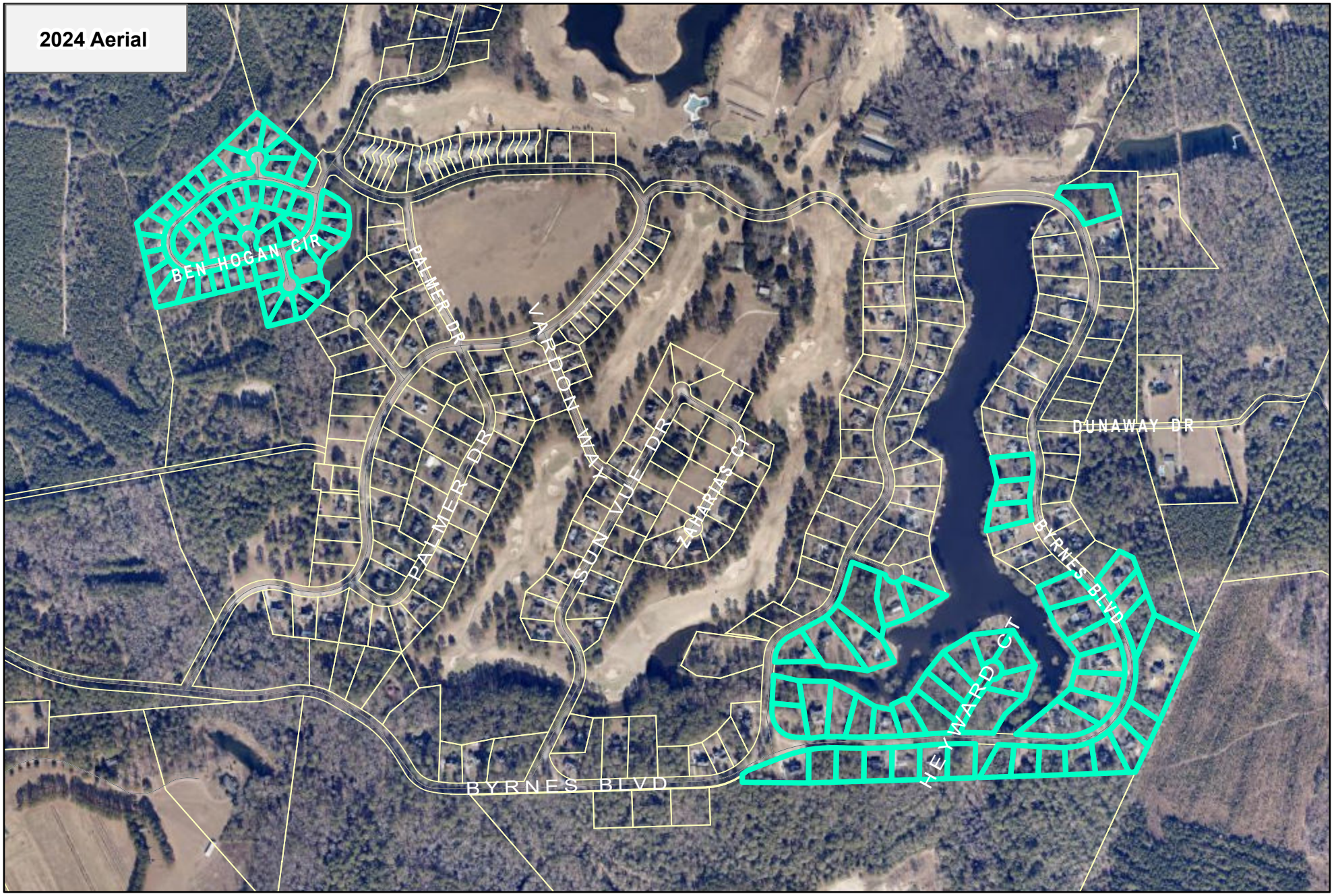
4. Florence County Comprehensive Plan:
   The subject properties' future land use designation is Suburban District and the recommended zoning district is compatible.

FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 22, 2025:
Four Planning Commission members voted 4 to 0 to approve the requested zoning map amendment. (Vice-Chairman Dwight Johnson abstained from the voting as he has property within the requested zoning area.)

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation from Unzoned to R-1, Single Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
PALMER DR
SARAZEN CT
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/22/2025
Council District 6
PC#2025-24


Florence County
Zoning Map
R-1
CMU
B-3
UNZONED
CYPRESS BEND DR
PEANUT CIR
PALMETTO DR
VARDON WAY
SUNLITE DR
ZACHARIA CT
DUNAWAY DR
327
CMU
R-1
B-3
R-1
BYRNES BLVD
HEYWARD CT
CORRIE FARM RD
N WILLISTON RD
MU
CMU
WOODVILLE RD
MR
B-3
FORE RD
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MR, MIXED RESIDENTIAL, LOW DENSITY
MU, MIXED USE
R-1, SINGLE-FAMILY, LARGE LOTS
UNZONED
0
1,000
2,000 Feet
Florence County
Planning Department
Meeting Date:
07/22/2025
Council District 6
PC#2025-24
N



Florence County
Planning Department
Meeting Date:
07/22/2025

Council District 6
PC#2025-24

FLORENCE COUNTY COUNCIL MEETING

Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 11-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11).] (Planning Commission Approved (5 to 0))

POINTS TO CONSIDER:

1. The intent of this text amendment is to update the Florence County Code of Ordinances to allow for the development of townhomes and to provide standards for the development of multi-family housing within unzoned areas.

OPTIONS:

1. Approve As Presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

1. Ordinance No. 11-2025/26 w/mark up
2. Ordinance No. 11-2025/26 w/out markup
3. Staff Report for PC#2025-25

back to top

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: July 22, 2025	
Planning Commission Public Hearing	: July 22, 2025	
Planning Commission Action	: July 22, 2025[Approved 5-0]	
First Reading/Introduction	: August 21, 2025	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 11-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, SEC. 30-111, (10) AND (11); And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Code of Ordinances to allow for the development of townhomes and to provide standards for the development of multi-family housing within unzoned areas.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11); Shall Be Amended And Will Read As Follows:

(10) *Townhome Development in an Unzoned District.*

a. *Approval process.* All townhome developments must comply with this code and all applicable standards. Any townhome developments that include new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Buffer Yards* shall be installed in accordance with Sec. 30-121. – Bufferyards Table VI: Bufferyard Requirements

c. *Development size*. A minimum of 1.0 acres

d. *Minimum lot width* per dwelling unit shall be 18 feet.

e. *Access.* All units must be established on single lots and so arranged to ensure public access. However, 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 Planning Department.

f. *Development standards.*

1. Maximum Floor Area Ratio: 0.30

2. Maximum Density (dwelling unit/acre (du/ac)): 15
3. Sketch Plan Required
4. Development Standards
5. Maximum Height: 38’
6. Maximum Stories: 2
7. Maximum Height of Second Story Finished Floor: 12.5’ above adjacent grade
8. Number of Units per Building: not less than 2 but not more than 8.

g. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25’
2. Side Yards:

i. Adjacent to residential development or residential lot: End units shall be 12.5’ for one story and 15’ for two story.
ii. Adjacent to Commercial developed or commercial zoned properties: 12.5’
iii. Adjacent to Industrial developed or industrial zoned properties: 20’
iv. Adjacent to Vacant property: 10’
v. Separation between buildings within the development: 15’

3. Rear: 25’

h. *Location.* Such developments may only be allowed in a Variable Development District 1 or an Urban District as identified by the Comprehensive Plan.

i. *Sidewalks.* Sidewalks not less than three feet in width shall be provided throughout the development that provides access from each unit to a sidewalk along common parking areas, amenities and roads or the driveway that provides access to the public access road.

j. *Fences and accessory buildings.* Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA (gross floor area).

k. *Parking.* Not less than 1.5 parking spaces shall be provided for each unit. Parking may be permitted within a common area. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways shall be held by the developer/owner or the HOA. The parking area and its driveways must conform to the applicable standards set forth in Sec. 27.57, 28.6-65. Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Parking stall dimensions shall adhere to the requirements set forth in Sec. 30-223. - Design standards.

l. Driveways. All private driveways, even those that provide ingress and egress through parking areas, shall be designed and installed to meet SCDOT standards for a minor street and will be subject to applicable inspections and approval of the Florence County Engineering Division.

m. *Roads.* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec 28.6-75, and in accordance with Sec. 30-111 (10)(a).

n. *Screening.* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

o. *Landscaping.* The development shall conform to the requirements for Multi-family Projects set forth in Sec. 30-123.

p. *Common Open Space.* The development shall conform to the requirements of Sec. 30-124.

(11) *Multi-Family Developments*

a. *Approval process.* All multi-family developments must comply with this code and all applicable standards. Any townhome development that includes new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Bufferyards.* Bufferyards shall be installed in accordance with Sec. 30-121.

1. When the proposed development is adjacent to a single-family residential development, residential zoned district or a single-family residential lot, bufferyards shall be provided in accordance with Table VI, and adhere to Bufferyard B at 20',

c. *Development size.* A minimum of 3.0 acres.

d. *Access.* All buildings must be served by private drives/roads and parking areas. Drives/roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards for minor streets in accordance with Sec 28.6-75.

e. *Maximum Floor Area Ratio (gross floor/lot area)* 0.30

f. *Maximum Height* 38'

g. *Maximum Stories* 3

h. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25’

2. Side and Rear Yards:

i. Adjacent to residential development, or a residential lot, or residential zoned properties: 40’
ii. Adjacent to Commercial developed or commercial zoned properties: 35’
iii. Adjacent to Industrial developed properties or industrial zoned properties: 50’
iv. Adjacent to Vacant property: 25’
v. Separation between buildings within the development: 30’

i. *Where Allowed.* Such developments may only be allowed in a Variable Development 1 District or an Urban District as identified by the Comprehensive Plan.

j. *Sidewalks.* Sidewalks not less than three feet in width, shall be provided throughout the development. Sidewalks shall provide access from each unit to common parking areas, amenities, and driveways/roads and continue to the public access road.

k. *Fences.* Sides and Rear yards shall be enclosed by a six-foot opaque wall or stockade fence.

l. *Parking.* Not less than 1.5 parking spaces shall be provided for each unit.

1. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways/roads shall be held by the developer/owner or the HOA.

2. The parking area and its driveways must conform to the applicable standards as set forth in Sec. 27.57 and 28.6-65.

3. Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines.

4. Parking shall adhere to the requirements set forth in Sec. 30-223 and 30-225.

5. Pavement widths shall adhere to the requirements as set forth in section 28.6-75.

m. *Driveway/Roads.* All private driveways, to include those that provide ingress and egress through parking areas, shall be designed and installed to meet Florence County Code of Ordinances and SCDOT standards for a minor street and will be subject to review, and approval of the Florence County Engineering Division.

n. *Roads.* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and

applicable development standards of Sec 28.6-75. Any new roads shall cause the development plan to be considered for approval through the sketch plan approval process.

o. *Screening.* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

p. *Landscaping.* The development shall conform to the requirements for Multi-family Projects set forth in Sec. 30-123.

q. *Common Open Space.* The development shall conform to the requirements of Sec. 30-124.

r. *Accessory Buildings and Uses.* Not less than two accessory use buildings are required and shall serve as amenities to the residents of the development. A business/rental office shall not be considered as one of the required amenities.

1. An improved playground area shall be allowed to serve as an accessory-use building when accompanied by improved walking trails throughout the development. Sidewalks which are required by this code may serve as a portion of the walking trail, yet alone, shall not be construed to serve as walking trails.

2. Detached automotive garage buildings or storage units shall be allowed to serve as one of the required amenities when the dwelling unit/garage or storage unit is not less than 0.2.

3. No more than two additional accessory buildings shall be permitted, which serve as utilitarian maintenance of the development and shall not exceed a combined gross of 1,200ft^2. In no case shall any accessory use be allowed which serves as a use or persons outside of the development.

s. *Signs.* Ten-foot setback from any property line. This is in addition to the regulations in Article V of the Zoning Ordinance.

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 provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____
Planning Commission Consideration	: July 22, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: July 22, 2025	this Ordinance was
Planning Commission Action	: July 22, 2025[Approved 5-0]	advertised for Public Hearing
First Reading/Introduction	: August 21, 2025	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 11-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, SEC. 30-111, (10) AND (11); And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Code of Ordinances to allow for the development of townhomes and to provide standards for the development of multi-family housing within unzoned areas.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11); Shall Be Amended And Will Read As Follows:

(10) *Townhome Development in an Unzoned District.*

a. *Approval process.* All townhome developments must comply with this code and all applicable standards. Any townhome development that includes new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Buffer Yards* shall be installed in accordance with Sec. 30-121. – Bufferyards Table VI: Bufferyard Requirements

c. *Development size.* A minimum of 1.0 acres

d. *Minimum lot width* per dwelling unit shall be 18 feet.

e. *Access.* All units must be established on single lots and so arranged to ensure public access. However, 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 Planning Department.

f. *Development standards:*

1. Maximum Floor Area Ratio: 0.30
2. Maximum Density (dwelling unit/acre (du/ac)): 15
3. Sketch Plan Required
4. Development Standards
5. Maximum Height: 38'
6. Maximum Stories: 2
7. Maximum Height of Second Story Finished Floor: 12.5' above adjacent grade
8. Number of Units per Building: not less than 2 but not more than 8.

g. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25'
2. Side Yards:

    i. Adjacent to residential development or residential lot: End units shall be 12.5' for one story and 15' for two story.
    ii. Adjacent to Commercial developed or commercial zoned properties: 12.5'
    iii. Adjacent to Industrial developed or industrial zoned properties: 20'
    iv. Adjacent to Vacant property: 10'
    v. Separation between buildings within the development: 15'

3. Rear: 25'

h. *Location*. Such developments may only be allowed in a Variable Development District 1 or an Urban District as identified by the Comprehensive Plan.

i. *Sidewalks.* Sidewalks not less than three feet in width shall be provided throughout the development that provides access from each unit to a sidewalk along common parking areas, amenities and roads or the driveway that provides access to the public access road.

j. *Fences and accessory buildings.* Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA (gross floor area).

k. *Parking*. Not less than 1.5 parking spaces shall be provided for each unit. Parking may be permitted within a common area. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways shall be held by the developer/owner or the HOA. The parking area and its driveways must conform to the applicable standards set forth in Sec. 27.57, 28.6-65.

Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Parking stall dimensions shall adhere to the requirements set forth in Sec. 30-223. - Design standards.

l. *Driveways.* All private driveways, even those that provide ingress and egress through parking areas, shall be designed and installed to meet SCDOT standards for a minor street and will be subject to applicable inspections and approval of the Florence County Engineering Division.

m. *Roads.* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec 28.6-75, and in accordance with Sec. 30-111(10)(a).

n. *Screening.* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

o. *Landscaping.* The development shall conform to the requirements for Multi-family Projects as set forth in Sec. 30-123.

p. *Common Open Space.* The development shall conform to the requirements of Sec. 30- 124.

(11) *Multi-Family Developments*

a. Approval process. All multi-family developments must comply with this code and all applicable standards. Any townhome development that includes new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Bufferyards.* Bufferyards shall be installed in accordance with Sec. 30-121.

1. When the proposed development is adjacent to a single-family residential development, residential zoned district, or a single-family residential lot, bufferyards shall be provided in accordance with Table VI, and adhere to Bufferyard B at 20’.

c. *Development size.* A minimum of 3.0 acres.

d. *Access.* All buildings must be served by private drives/roads and parking areas. Drives/roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards for minor streets in accordance with Sec 28.6-75.

e. *Maximum Floor Area Ratio (gross floor/lot area):* 0.30

f. *Maximum Height*: 38’

g. *Maximum Stories:* 3

h. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25’

2. Side and Rear Yards:

i. Adjacent to residential development, or a residential lot, or residential zoned properties: 40’
ii. Adjacent to commercial developed or commercial zoned properties: 35’
iii. Adjacent to industrial developed properties or industrial zoned properties: 50’
iv. Adjacent to vacant property: 25’
v. Separation between buildings within the development: 30’

i. *Where Allowed:* Such developments may only be allowed in a Variable Development 1 District or an Urban District as identified by the Comprehensive Plan.

j. *Sidewalks.* Sidewalks, not less than three feet in width, shall be provided throughout the development. Sidewalks shall provide access from each unit to common parking areas, amenities, and driveways/roads and continue to the public access road.

k. *Fences:* Sides and rear yards shall be enclosed by a six-foot opaque wall or stockade fence.

l. *Parking*: Not less than 1.5 parking spaces shall be provided for each unit.

1. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways/roads shall be held by the developer/owner or the HOA.

2. The parking area and its driveways must conform to the applicable standards as set forth in Sec. 27.57 and 28.6-65.

3. Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines.

4. Parking shall adhere to the requirements set forth in Sec. 30-223 and 30-225.

5. Pavement widths shall adhere to the requirements as set forth in section 28.6-75.

m. *Driveway/Roads.* All private driveways, to include those that provide ingress and egress through parking areas, shall be designed and installed to meet the Florence County Code of Ordinances and SCDOT standards for a minor street and will be subject to review, and approval of the Florence County Engineering Division.

n. *Roads.* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec 28.6-75. Any new roads shall cause the development plan to be considered for approval through the sketch plan approval process.

o. *Screening.* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

p. *Landscaping.* The development shall conform to the requirements for Multi-family Projects set forth in Sec. 30-123.

q. *Common Open Space.* The development shall conform to the requirements of Sec. 30-124.

r. *Accessory Buildings and Uses.* Not less than two accessory use buildings are required and shall serve as amenities to the residents of the development. A business/rental office shall not be considered as one of the required amenities.

1. An improved playground area shall be allowed to serve as an accessory-use building when accompanied by improved walking trails throughout the development. Sidewalks which are required by this code may serve as a portion of the walking trail, yet alone, shall not be construed to serve as walking trails.

2. Detached automotive garage buildings or storage units shall be allowed to serve as one of the required amenities when the dwelling unit/garage or storage unit is not less than 0.2.

3. No more than two additional accessory buildings shall be permitted, which serve as utilitarian maintenance of the development and shall not exceed a combined gross of 1,200ft^2. In no case shall any accessory use be allowed which serves a use or persons outside of the development.

s. *Signs.* Ten-foot setback from any property line. This is in addition to the regulations in Article V of the Zoning Ordinance.

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 provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
July 12, 2025
PC#2025-25

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11).

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Code of Ordinances to allow for the development of townhomes in unzoned areas and to also provide standards for the development of multifamily housing in unzoned areas.

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec. 30-111, (10) And (11); Shall Be Amended And Will Read As Follows:

(10) *Townhome Development in an Unzoned District.*

a. *Approval process.* All townhome developments must comply with this code and all applicable standards. Any townhome developments that include new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Buffer Yards* shall be installed in accordance with Sec. 30-121. – Bufferyards Table VI: Bufferyard Requirements

c. *Development size.* A minimum of 1.0 acres

d. *Minimum lot width* per dwelling unit shall be 18 feet.

e. *Access:* All units must be established on single lots and so arranged to ensure public access. However, 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 Planning Department.

f. *Development standards:*

1. Maximum Floor Ara Ratio: 0.30

2. Maximum Density (du/ac): 15

3. Sketch Plan Required
4. Development Standards
5. Maximum Height: 38’
6. Maximum Stories: 2
7. Maximum Height of Second Story Finished Floor: 12.5’ above adjacent grade
8. Number of Units per Building: not less than 2 but not more than 8.

g. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25’

2. Side Yards:

i. Adjacent to residential development or residential lot: End units shall be 12.5’ for one story and 15’ for two story.
ii. Adjacent to Commercial developed or commercial zoned properties: 12.5’
iii. Adjacent to Industrial developed or industrial zoned properties: 20’
iv. Adjacent to Vacant property: 10’
v. Separation between buildings within the development: 15’

3. Rear: 25’

(h) *Location*. Such developments may only be allowed in a Variable Development District 1 or an Urban District as identified by the Comprehensive Plan.

(i) *Sidewalks.* Sidewalks not less than three feet in width shall be provided throughout the development that provides access from each unit to a sidewalk along common parking areas, amenities and roads or the driveway that provides access to the public access road.

(j) *Fences and accessory buildings.* Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA (gross floor area).

(k) *Parking*. Not less than 1.5 parking spaces shall be provided for each unit. Parking may be permitted within a common area. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways shall be held by the developer/owner or the HOA. The parking area and its driveways must conform to the applicable standards as for forth in Sec. 27.57, 28.6-65. Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Parking stall dimensions shall adhere to the requirements set forth in Sec. 30-223. - Design standards.

(l) *Driveways.* All private driveways, even those that provide ingress and egress through parking areas, shall be designed and installed to meet SCDOT standards for a minor

street and will be subject to applicable inspections and approval of the Florence County Engineering Dept.

(m) *Roads.* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec 28.6-75, and in accordance with Sec. 30-111 (10)(a).

(n) *Screening.* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

(o) *Landscaping.* The development shall conform to the requirements for Multi-family Projects set forth in Sec. 30-123.

(p) *Common Open Space.* The development shall conform to the requirements of Sec. 30-124.

(11) *Multi-Family Developments*

a. Approval process. All multi-family developments must comply with this code and all applicable standards. Any townhome development that includes new roads or are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Bufferyards:* Bufferyards shall be installed in accordance with Sec. 30-121.

1. When the proposed development is adjacent to a single-family residential development, residential zoned district or a single-family residential lot, bufferyards shall be provided in accordance with Table VI, and adhere to Bufferyard B at 20',

b. *Development size.* A minimum of 3.0 acres

c. *Access:* All buildings must be served by private drives/roads and parking areas. Drives/roads shall be designed, constructed and inspected in accordance with applicable SCDOT standards and applicable development standards for minor streets in accordance with Sec 28.6-75.

d. *Maximum Floor Area Ratio (gross floor/lot area):* 0.30

e. *Maximum Height*: 38'

f. *Maximum Stories:* 3

1. Maximum Height of Third Story Finished Floor: 24’ above adjacent grade

g. *Setbacks.* All projects shall meet the following minimum setbacks:

1. Front yard: 25’

2. Side and Rear Yards:

i. Adjacent to residential development, or a residential lot, or residential zoned properties: 40’
ii. Adjacent to Commercial developed or commercial zoned properties: 35’
iii. Adjacent to Industrial developed properties or industrial zoned properties: 50’
iv. Adjacent to Vacant property: 25’
v. Separation between buildings within the development: 30’

h. *Where Allowed:* Such developments may only be allowed in a Variable Development 1 District or an Urban District as identified by the Comprehensive Plan.

i. *Sidewalks.* Sidewalks not less than three feet in width, shall be provided throughout the development. Sidewalks shall provide access from each unit to common parking areas, amenities and driveways/roads and continue to the public access road.

j. *Fences:* Sides and Rear yards shall be enclosed by a six-foot opaque wall or stockade fence.

k. *Parking*: Not less than 1.5 parking spaces shall be provided for each unit.

1. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways/roads shall be held by the developer/owner or the HOA.

2. The parking area and its driveways must conform to the applicable standards as for forth in Sec. 27.57 and 28.6-65.

3. Parking areas shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines.

4. Parking shall adhere to the requirements set forth in Sec. 30-223 and 30-225.

5. Pavement widths shall adhere to the requirements as set forth in section 28.6-75.

l. *Driveway/Roads:* All private driveways, to include those that provide ingress and egress through parking areas, shall be designed and installed to meet Florence Code of Ordinances and SCDOT standards for a minor street and will be subject to review, and approval of the Florence County Engineering Division.

m. *Roads:* Any proposed road shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec 28.6-75. Any new roads shall cause the development plan to be consider for approval through the sketch plan approval process.

n. *Screening:* Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

o. *Landscaping:* The development shall conform to the requirements for Multi-family Projects set forth in Sec. 30-123.

p. *Common Open Space:* The development shall conform to the requirements of Sec. 30-124.

q. Accessory Buildings and Uses. Not less than two accessory use buildings are required and shall serve as amenities to the residents of the development. A business/rental office shall not be considered as one of the required amenities.

1. An improved playground area shall be allowed to serve as an accessory-use building when accompanied by improved walking trails throughout the development. Sidewalks which are required by this code may serve as a portion of the walking trail, yet alone, shall not be construed to serve as walking trails.

2. Detached automotive garage buildings or storage units shall be allowed to serve as one of the required amenities when the dwelling unit/garage or storage unit is not less than 0.2.

3. Not more than two additional accessory buildings shall be permitted, which serve as utilitarian maintenance of the development and shall not exceed a combined gross of 1,200ft^2. In no case shall any accessory use be allowed which serves a use or persons outside of the development.

r. *Signs.* Ten-foot setback from any property line. This is in addition to the regulations in article V of the Zoning Ordinance.

FLORENCE COUNTY COUNCIL

This item is tentatively scheduled to appear for introduction, Thursday, August 21, 2025 @ 9:00 a.m. at the Florence County Complex, 180 N. Irby Street, Florence, SC 29501

FLORENCE COUNTY PLANNING COMMISSION ACTION July 22, 2025:
Five Planning Commission Members voted 5 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – DEVELOPMENT STANDARDS FOR UNZONED AREAS, Sec.30-111, (10) And (11).

FLORENCE COUNTY COUNCIL MEETING

Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 12-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.] (Planning Commission Approved (5 to 0))

POINTS TO CONSIDER:

1. The intent of this text amendment is to update the Florence County Code of Ordinances for Land Development and Subdivisions.

OPTIONS:

1. Approve As Presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

1. Ordinance No. 12-2025/26 w/mark up
2. Ordinance No. 12-2025/26 w/out markup
3. Staff Report for PC#2025-21

back to top

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: July 22, 2025	
Planning Commission Public Hearing	: July 22, 2025	
Planning Commission Action	: July 22, 2025[Approved 5-0]	
First Reading/Introduction	: August 21, 2025	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 12-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Code of Ordinances for Land Development and Subdivisions.

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

The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE; Shall Be Amended And Will Read As Follows:

Chapter 28.6 LAND DEVELOPMENT AND SUBDIVISION ORDINANCE[1]

ARTICLE I. - IN GENERAL

Sec. 28.6-1. - Title.

This chapter shall be known as the "Land Development and Subdivision Ordinance" of Florence County.

(Ord. No. 38-2006/07, § 1.1, 8-16-07)

Sec. 28.6-2. - Authority.

This chapter is adopted pursuant to the authority granted under the General Statutes of South Carolina, The South Carolina Local Government Comprehensive Planning Enabling Act

of 1994, Sections 6-29-310 through 6-29-~~1200~~ 1640 and the requirements of said Acts supplement this chapter.

(Ord. No. 38-2006/07, § 1.2, 8-16-07)

Sec. 28.6-3. - Purpose.

The purpose of this chapter 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;

(1) To encourage the economically sound, and the stable development of Florence County.

(2) To assure the timely provisions of required streets, utilities, and other facilities and services to new land developments.

(3) To assure the adequate provision of safe traffic access and circulation, both vehicular and pedestrian, in and through new land developments.

(4) 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.

(5) To provide for the wise and timely development of new areas, ~~generally~~ consistent with the ~~Comprehensive Plan for Florence County.~~ Florence County Comprehensive Plan and Zoning Ordinance.

(6) To promote best management practices with respect to stormwater management and the protection of surface water bodies.

(Ord. No. 38-2006/07, § 1.3, 8-16-07)

Sec. 28.6-4. - Jurisdiction.

From the date of adoption, this chapter shall govern all land development projects and new subdivisions of land lying within the territorial jurisdiction of Florence County. At the time of redevelopment, existing developments, where required, will have to comply with certain provisions of this document (e.g., sidewalk requirements, etc.).

(Ord. No. 38-2006/07, § 1.4, 8-16-07)

Sec. 28.6-5. - Application of ordinance.

No plat or the subdivision of any land within the territorial jurisdiction of Florence County shall be filed with or recorded by the Florence County Register of Deeds Office ~~Clerk of Courts~~ until such plat has been submitted to and approved by the P~~p~~lanning C~~c~~ommission, or its staff, in accordance with the procedures set forth in the ordinance. Exceptions to this are as follows:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards or the governing authority.

(2) The division of land into parcels of five acres or more where no new street is involved.

(3) The combination or recombination of entire lots of records where no new street or change in existing streets is involved.

(4) A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed.

(5) Any other exceptions as required by state law.

Plats that are exempt from the application of this ordinance shall be presented to Pplanning Ceommission Sstaff as information and will be stamped stating they are exempt prior to being filed with the Register of Deeds office. A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed, is not required to be presented to Pplanning Ceommission sStaff or stamped prior to filing with the Register of Deeds office.

(Ord. No. 38-2006/07, § 1.5, 8-16-07)

Sec. 28.6-6. - Definitions.

When used in articles II through VIII of this chapter, certain words and terms shall have the meaning as herein defined. Words and terms not herein defined shall have their customary dictionary definitions. The term "shall" ~~means~~means mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

Agent. An authorized person, firm, or corporation acting for or on behalf of a ~~subdivider~~developer~~, developer,~~ or owner.

Alley. A private service road that provides secondary means of access to lots. Parking is not permitted in alleys and through traffic is discouraged. An alley may also be described as a minor way used for service access to the back or side of properties otherwise abutting on a street. An alley shall not serve as the principle means of ingress or egress to a lot or parcel.

Arterial street. See definition for "street."

Block. A parcel of land entirely surrounded by streets, highways, parks, other publicly owned areas, or railroad rights-of-way, and as further defined in this chapter.

Comprehensive plan. The official plan or any part thereof for Florence County and the Pplanning Ceommission, adopted in accordance with the provisions of the 1994 Planning Enabling Act.

Collector street. See definitions for "street."

Conformity/conforming. Meeting all applicable codes and requirements for a proposed development. A proposed development that does not meet applicable codes and requirements shall be determined to be non-conforming.

Cul-de-sac. See definitions for "street."

Developer. The owner and/or ~~subdivider~~developer of property, or his agent, engaged in the subdivision, development, re-development, or improvement of land or the construction of structures upon the land within the territorial jurisdiction of Florence County.

Development. Any physical improvement of real estate under the guidelines and requirements of the codes and ordinances of Florence County; any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, roads, mining, dredging, filling, grading, paving, excavating, other site work, utilities, drilling operations, or permanent storage of materials.

Easement. An interest in real property granted by the property owner to the general public, a corporation, or a certain person or persons of a strip or a parcel of land for use for a specific purpose.

Engineer. A registered engineer in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing, and Regulation.

Expressway. See definition for "streets."

Freeway. See definition for "streets."

Governing body (governing authority). The County Council of Florence County.

Local street (sub-collector street). See definition for "streets."

Looped drive. See definition for "streets."

Lot. A piece, parcel, tract, or plot of land intended as a unit for transfer of ownership or for development. Sizes and categories of lots are further defined in the zoning ordinance.

Major street. See definition for "streets."

Marginal access street. See definition for "streets."

Minor street. See definition for "streets."

Official map. A map or maps showing the location of existing or proposed public street, highway, and public utility rights-of-way, public building sites and public open spaces, maintained by Florence County.

Planning ~~c~~Commission (commission). Shall mean the Pp~~p~~lanning Cc~~c~~ommission designated by county council.

Planning Cc~~c~~ommission, secretary. The term "secretary" of the Pp~~p~~lanning Cc~~c~~ommission refers to that person employed to serve the Florence Planning Commission in a staff capacity.

Plat (plan). A map or drawing upon which the ~~subdivider~~developer's plan for a subdivision is presented.

(1) *Sketch plan:* A conceptual plan drawn in accordance with section 28.6-46 of this chapter.

(2) *Development plan:* Drawings based on an approved sketch plan and prepared in accordance with section 28.6-47 of this chapter, which if approved, shall be used as construction drawings for the subdivision and any related improvements.

(3) *Final plat:* A plat, drawn in accordance with section 28.6-48 of this chapter, depicting the final subdivision boundaries and lot lines which the ~~subdivider~~developer desires to have approved by the Pplanning Ccommission and recorded with the Florence County Register of Deeds Office~~Clerk of Court~~.

Reserved strip. A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public right-of-way.

Re-subdivision. Any combination of previously recorded lots or tracts of contiguous land for the purpose of creating additional lots or revising lot lines, including eliminating lot lines. Re-subdivided lots shall conform to minimum standards of this chapter and the zoning ordinance.

Redevelopment. A modification to an existing developed lot/parcel that will require a building permit.

Regulation(s). The particular requirements contained within an ordinance.

Riparian buffer. An area of trees, shrubs, or other vegetation that borders a watercourse, wetland, or other water body (including open stormwater conveyances) for the purpose of reducing contamination from surface water runoff.

Setback (line). A line parallel to the property line in front of which no part of the structure shall be erected, with the exception of the subsurface projection of footings. Setbacks for each zoning district, and their associated requirements, are established in the zoning ordinance.

Staff.

(1) When used in this chapter, the capitalized term "staff" shall mean both the employees of the Pplanning Ccommission and those County of Florence employees designated to assist the Pplanning Ccommission Sstaff in the technical review of subdivision plans. This shall include, but not be limited to, employees of Florence County Public Works and county fire departments.

(2) Where the terms county staff, public works, and fire department staff are used, such terms shall mean staff of Florence County only.

(3) Where the terms ~~planning commission staff~~, Pplanning Ccommission Sstaff, staff of the Pplanning Ccommission, or Ccommission staff are used, such terms shall mean staff of the Pplanning Ccommission only.

(4) Where the terms Pplanning Ccommission or Ccommission are used in this chapter, such terms shall mean those commissioners who together comprise the Pplanning Ccommission.

Street(s). A public right-of-way affording primary access to abutting property. For the purposes of this chapter, the term "street" shall also mean boulevard, road, lane and other public ways. Streets are divided into the following categories:

(a) *Major streets:* Those streets designated by the Florence Area Transportation Study and those streets designated as major at the time of development as determined by the public works and utilities department and approved by the Pplanning Cecommission. Such streets are designed primarily for the movement of large volumes of traffic from one area to another. Major street includes the terms limited-access highway, freeway, thoroughfare, expressway, arterial street and commercial collector street.

(1) *Arterial streets:* Arterials are the highest order inter-regional streets. They are designed to carry relatively high traffic volumes. The function of arterials is to promote the free flow of traffic. Therefore, parking and direct residential access are usually not available. Collector streets feed arterials, and arterials feed regional roads such as expressways and freeways. Average daily traffic (ADT) for arterials is approximately 3,000—5,000+ vehicles per day (vpd).

(2) *Collector streets (commercial):* The highest order of commercial streets. Distributes traffic between lower-order commercial streets and higher-order streets such as arterials. Average daily traffic (ADT) for commercial collector streets is approximately 3,000—5,000 vehicles per day (vpd).

(3) *Expressways:* Divided highways usually having two or more lanes in each direction, with partial control of access. Preference is given to through traffic, but there may be access connections with selected public roads at the same grade and some driveways.

(4) *Freeways:* Divided highways usually having two or more lanes in each direction, with full control of access. Preference is given to through traffic and access connections with public roads on the same grade is prohibited. Connected driveways are also prohibited.

(5) *Thoroughfares:* Any major street.

(b) *Minor streets:* A street used primarily for providing direct access to and from abutting property (individual lots) that are internal to a subdivision. Minor street includes the terms residential collector street, minor local street, cul-de-sac, marginal access street, alley and looped drive.

(1) *Collector streets (residential):* The highest order of residential streets. Collects and distributes traffic from local residential roadways, such as minor streets or cul-de-sacs, to streets that are designed to carry higher volumes of traffic, such as arterials and other major streets. Carries large traffic volume at fairly high speeds. The function of residential collectors is to promote free traffic flow. Therefore, direct access to homes from this level street should be avoided. Average daily traffic (ADT) for residential collector streets is approximately 2,000—5,000 vehicles per day (vpd).

(2) *Culs-de-sac:* Minor local streets having only one open end and being terminated by a vehicle turnaround. Design of turnaround may vary. Average daily traffic (ADT) is approximately 250 vehicles per day (vpd).

(3) *Local streets (sub-collector streets):* These middle-order facilities are located in subdivisions and neighborhoods and primarily serve abutting land uses. Traffic volumes are typically moderate, with motorists having origin or destination within

the immediate neighborhood. These streets feed into collector streets, which then feed into arterials. Average daily traffic (ADT) is approximately 1,000—2,000 vehicles per day (vpd).

(4) *Looped drive:* A street that terminates on the same road at two different points, or a street that terminates on itself.

(5) *Marginal access streets:* Minor streets which are parallel to and located on the side of an arterial, expressway, freeway, or other major street for service to abutting land uses. Average daily traffic (ADT) is approximately 500—1,000 vehicles per day (vpd).

~~*Subdivider*~~*Developer*. Any person, firm, or corporation who divides or develops any land deemed to be a subdivision as herein defined.

Subdivision. All divisions of a tract or parcel of land into two or more lots for any purpose. This includes all division of land involving a new street or a change in existing streets, re-subdivision and, where appropriate, relates to the process of subdividing, or to the land or area subdivided.

~~The following exception is included within this definition only for the purpose of requiring that the planning commission or its staff be informed, and have record of such subdivision:~~

~~The division of land into parcels of five acres or more where no new streets and/or new utility line extensions are involved, and each individual lot/parcel fronts on a public road.~~

~~Plats of such exceptions shall be received as information by the planning commission, which shall indicate such facts on the plats.~~

Surveyor. A registered land surveyor in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing and Regulation.

Thoroughfare (major street). See definition for "streets."

Thoroughfare plan. The official transportation plan (also known as Florence Area Transportation Study), a part of the Comprehensive Plan for Florence County and the Planning Commission.

Zoning ordinance. The officially adopted zoning ordinance.

(Ord. No. 38-2006/07, §§ 2.1—2.39, 8-16-07)

Secs. 28.6-7—28.6-15. - Reserved.

ARTICLE II. - GENERAL PROVISIONS FOR LAND SUBDIVISION

Sec. 28.6-16. - General requirements for recording of the final plat of a subdivision.

No plat of the subdivision of any land within Florence County shall be filed with the Florence County ~~Clerk of Courts~~Register of Deeds Office until:

(a) A sketch plan and development plan have been prepared by the developer and approved by the Ppplanning Cceommission or its staff, as specified herein.

(b) The required improvements shall have been satisfactorily installed and completed by the ~~subdivider~~developer, or a financial guarantee in lieu of the completed improvements has been posted to secure the same, as provided for in article VI of this chapter.

(c) ~~Acceptance by Florence County and/or the South Carolina State Department of Transportation of the dedication of all public ways or lands or a statement included on the final plat that the appropriate financial guarantees in lieu of the completion of all improvements has been accepted by the governing body or state department of transportation as provided for in article VI of this chapter.~~ Conveyance of all public infrastructure has been accepted by the applicable governing body.

(d) Statement by ~~the~~ Ppplanning Cceommission Sstaff as having received as information, plats identified as exceptions by state law under the definition of a subdivision.

(e) A final plat shall have been approved by the Ppplanning Cceommission or its director, as specified herein.

(f) For applicable situations, the Ppplanning ~~c~~Commission Sstaff has granted summary approval of a final plat as outlined in section 28.6-37 of this chapter.

(g) In order for the above steps to occur all applicable fees shall be paid and all applicable documents must be submitted to staff prior to acceptance and review.

(Ord. No. 38-2006/07, § 3.1, 8-16-07)

Sec. 28.6-17. - Conformity to zoning ordinance and consistency with comprehensive plan.

All proposed subdivision of land shall conform to the applicable portions of the zoning ordinance and be consistent with the Comprehensive Plan for Florence County.

(Ord. No. 38-2006/07, § 3.2, 8-16-07)

Sec. 28.6-18. - Coordination with other laws and codes.

Whenever regulations contained in this chapter are different from regulations contained in other county ordinances, the most restrictive requirements shall prevail.

(Ord. No. 38-2006/07, § 3.3, 8-16-07)

Sec. 28.6-19. - Provisions of public lands.

Where the area being subdivided is of sufficient size or includes lands necessary for the provision of critical public services (e.g., fire stations, potable water facilities, stormwater management facilities), the ~~subdivider~~developer shall indicate the location of such areas on the subdivision plat and shall dedicate said area as provided in section 28.6-67 of this chapter.

(Ord. No. 38-2006/07, § 3.4, 8-16-07)

Secs. 28.6-20—28.6-30. - Reserved.

ARTICLE III. - PROCEDURES FOR SUBDIVISION PLAT APPROVAL

The following is an outline of procedures for obtaining approval of a subdivision of land within the territorial jurisdiction of Florence County.

Sec. 28.6-31. - General summary of procedural steps.

(a) In general, the following procedural steps must be completed:

(1) Submittal, review, and approval of a sketch plan.

(2) Submittal, review, and approval of a development plan.

(3) Installation of required improvements by ~~subdivider~~developer.

(4) Dedication to and acceptance of improvements by the county.

(5) Review and approval of final plat by the P~~p~~lanning C~~c~~ommission or the planning director.

(6) Recording of the final plat by the ~~subdivider~~developer or his agent.

(Ord. No. 38-2006/07, § 4.1, 8-16-07)

Sec. 28.6-32. - Filing fees.

The ~~subdivider~~developer shall pay fees listed on the Florence County Fee Schedule, as approved by county council.

(Ord. No. 38-2006/07, § 4.2, 8-16-07; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-33. - Sketch plan submittal and review process.

(a) *General procedures.*

(1) Preliminary meeting to discuss sketch plan.

a. The staff shall be available to meet with the ~~subdivider~~developer or ~~their~~~~his~~ ~~agent~~their agent ~~for up to one hour~~ to discuss the project that is to be submitted. This meeting is strongly recommended, but not required.

b. If the ~~subdivider~~developer desires such a meeting, it must be scheduled with the Staff at least one week in advance and it must occur prior to, or concurrent with, the sketch plan submittal.

(2) Submittal of sketch plan package.

a. The developer ~~subdivided~~ or ~~their~~~~his~~ agent shall submit one hard copy and one digital ~~copy~~~~three copies of~~copy of a sketch plan submittal package to the staff of the P~~p~~lanning C~~c~~ommission for review and approval.

b. The sketch plan submittal package shall include a sketch plan application, any applicable fees, any variance requests (if applicable), and the sketch plan itself prepared in accordance with article IV of this chapter.

c. The third Tuesday of the previous month is the deadline for an item to be placed on the Planning Commission's agenda. To meet this deadline a sketch plan must first be considered "Agenda Approved." This approval is contingent on the completion of a Technical Review Committee Meeting and the resolution of all outstanding issues. Once these conditions are met, the item is considered "agenda approved," and a date is set for it to appear before the Planning Commission. Staff will then notify the applicant of the meeting date.

(3). Sketch plan review by staff.

a. Upon receipt of the sketch plan submittal, the Pplanning Ccommission Sstaff will notify the applicable agencies appropriate utilities department and fire department so that they are afforded the opportunity to review the sketch plan.

b. The staff(s) shall review the sketch plan and evaluate its conformity with all applicable code requirements.

c. If the county departments have any pertinent review comments, such comments must be submitted to the planning commission staff in written form within 25 calendar days of when the subdividerdeveloper submitted the sketch plan. Applicable agencies shall submit written comments to Pplanning Ccommission Sstaff within ten (10) calendar days.

d. Upon receipt of any written review comments from the reviewing agencies listed above, the planning commission staff shall either: 1) determine that the sketch plan conforms with all applicable codes and ordinances, 2) determine that the sketch plan, with minor changes, will conform with applicable codes and ordinances, or 3) determine that the sketch plan does not conform with applicable codes and ordinances. Upon review by Pplanning Ccommission Sstaff and all applicable agencies, staff shall determine if the plan conforms with all applicable codes and ordinances or if revisions are needed.

e. The Pplanning Ccommission Sstaff shall notify the subdivider of any such ruling in writing within 30 calendar days of when the subdivider submitted the sketch plan. provide the subdividerdeveloper with written feedback within thirty (30) calendar days

(4b) *Process for sketch plan approval.Technical Review Committee Meeting*.

(1) Technical Review Committee Meeting.

a. The staff shall schedule a meeting with the developer and all the applicable agencies to discuss the project prior to being placed on the Pplanning Ccommission's meeting agenda.

b. The purpose of this meeting is to resolve any outstanding comments between Pplanning Ccommission Sstaff, the subdividerdeveloper, and any other applicable agencies.

c. Technical review committee meetings are not considered to be public meetings. While Ppplanning Cecommission members shall have the option to attend the meeting, a quorum shall not be present.

(1~~5~~2) Placement on planning commission meeting agenda.

a. If the staff determines that the sketch plan conforms with all applicable codes and ordinances, or if the staff determines that the sketch plan will conform pending required minor changes or approvable variances, the ~~subdivider~~developer will be notified and the Ppplanning Cecommission Sstaff shall place the sketch plan on the agenda of an upcoming Ppplanning Cecommission meeting so that official action can be taken. As the item is placed on the Ppplanning Cecommission agenda, the parcel(s) included on the sketch plan will be posted with a public notice.

~~(2) Pre-meeting conference.~~

~~a. The staff shall be available to meet with the subdivider and his agent to discuss the project prior to the planning commission meeting for which it is scheduled.~~

~~b. It shall be the responsibility of the subdivider to schedule the pre-meeting conference.~~

6~~3.~~ Public statement of sketch plan conformity.

a. If the sketch plan conforms with all applicable codes and ordinances, the planning director shall make a statement of conformity at the ~~p~~Planning ~~c~~Commission meeting during which the sketch plan is presented for official action.

(b~~c~~) *Process for non-approval of sketch plan and optional appeals.*

(1) If the Ppplanning Cecommission Sstaff notifies the ~~subdivider~~developer that the sketch plan does not conform with applicable codes and ordinances, or if the Ppplanning Cecommission Sstaff notifies the ~~subdivider~~developer that the sketch plan will conform pending required changes with which the ~~subdivider~~developer does not concur, then the ~~subdivider~~developer can either accept the ruling or appeal the ruling to the Ppplanning Cecommission.

a. The ~~subdivider~~developer may also appeal to the Ppplanning Cecommission if the staff does not provide notification of conformity or non-conformity within 30 calendar days.

(2) If the ~~subdivider~~developer defers the right of appeal and elects to ~~modify~~ withdraw a non-conforming sketch plan and re-submit, he or she must re-start the procedural steps by submitting a revised sketch plan package, including payment of additional filing fees.

(3) If the ~~subdivider~~developer elects to appeal the staff's decision or appeal because of failure of the Ppplanning Cecommission Sstaff to provide ~~notification~~ written comments within 30 calendar days, he or she must submit a letter to the chair of the Ppplanning Cecommission requesting placement on the Ppplanning Cecommission's agenda.

a. To place the sketch plan appeal on the Ppplanning Cecommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The chair of the Ppplanning Cecommission must receive the appeal letter at least 1530 days prior to the Ppplanning Cecommission meeting during which the subdividerdeveloper would like his or her sketch plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the subdividerdeveloper feels that the sketch plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the subdividerdeveloper, at least one member of the Ppplanning Cecommission, and any applicable staff must be held prior to the meeting during which the Ppplanning Cecommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Ppplanning Cecommission to schedule this pre-meeting appeal conference. Failure of the subdividerdeveloper to attend the pre-meeting conference shall result in removal of the appeal from the Ppplanning Cecommission agenda.

(cd) *Official action by the Pplanning Cecommission.*

(1) The Ppplanning Cecommission shall take official action regarding the sketch plan (approval, approval with required changes, or disapproval) during the meeting at which it is presented, or within seven calendar days of such planning commission meeting, unless the subdividerdeveloper consents in writing to an extension of this time limit. The decision of the Ppplanning eCommission shall be final.

a. If the Ppplanning Cecommission issues final disapproval of a sketch plan, the project will be closed and the developer will be required to re-start the procedural steps for any re-submittals, including payment of additional filing fees, in order to proceed with the project. However, final disapproval by the Ppplanning Cecommission does not supersede the subdividerdeveloper's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Ppplanning Cecommission approves the sketch plan, approves the sketch plan with required changes, or fails to take action within the specified or agreed upon time limit, the subdividerdeveloper has full authorization to proceed with preparation of a development plan that is in conformity with the approved sketch plan and any attached conditions.

c. All pertinent discussions shall be recorded in the Ppplanning Cecommission's meeting minutes. The subdividerdeveloper shall be provided with a copy of the meeting minutes for his records upon request.

(2) It is expressly understood that the Ppplanning Cecommission shall not act to override the requirements of other agencies. However, the Ppplanning Cecommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the subdividerdeveloper.

(Ord. No. 38-2006/07, § 4.3, 8-16-07; Ord. No. 22-2019/20, § 1, 5-21-20)

Sec. 28.6-34.- Development plan submittal and review process.

(a) *General procedures.*

(1) Submittal of development plan package.

a. Once the ~~subdivider~~developer has an approved sketch plan, their ~~he or his~~ agent may submit ~~seven copies~~ one digital copy and a hard copy upon request of a development plan submittal package to the P~~p~~lanning C~~c~~ommission staff for distribution and review.

b. The development plan submittal package shall include a copy of the development plan application and the development plan itself, prepared in accordance with article IV of this chapter.

(2) Development plan review and comment process.

a. Upon receipt of a development plan submittal package, the P~~p~~lanning C~~c~~ommission staff shall determine if the development plan is in conformity with the approved sketch plan.

b. If the P~~p~~lanning C~~c~~ommission staff determines that the development plan is not in conformity with a previously approved sketch plan, the ~~subdivider~~developer must: 1) revise the development plan so that it conforms with the approved sketch plan and then re-submit, or 2) return to the sketch plan submittal and review process to get an approved sketch plan that incorporates the desired changes.

c. If the P~~p~~lanning C~~c~~ommission S~~s~~taff determines that the development plan is in conformity with an approved sketch plan, it shall forward a copy of the development plan to the appropriate agencies or departments for review.

1. The following entities are responsible for reviewing the development plan, determining if it is in conformity with applicable codes and ordinances, and submitting written statements of conformity or non-conformity to the P~~p~~lanning C~~c~~ommission staff within 20 calendar days of when the ~~subdivider~~developer submitted the development plan:

- County Engineering Division
- Appropriate Utility Departments
- County of Florence Fire Departments
- ~~Appropriate public works utility department.~~
- ~~County of Florence Fire Departments.~~

~~2. The following entities are provided with a copy of the development plan for review only. However, they have the opportunity to comment with 20 calendar days of when the development plan was submitted, if necessary:~~

- ~~Cablevision company.~~
- ~~Gas company.~~
- ~~Power and light company.~~

~~• Telephone company.~~

d. Upon receipt of signed written statements of conformity or non-conformity from the reviewing agencies listed above, the Ppplanning Ccommission Ssstaff will either: 1) approve the development plan, 2) disapprove the development plan and advise the developer of the required changes~~, or 3) approve the development plan pending required changes.~~

e. The Ppplanning Ccommission Ssstaff shall notify the ~~subdivider~~developer of such action in writing within 30 calendar days of the development plan submittal.

(b) *Procedures following development plan approval.*

(1) Upon approval of the development plan or approval with required changes, and subsequent written notification to the ~~subdivider~~developer by the Ppplanning Ccommission Ssstaff, the ~~subdivider~~developer is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

a. The Ppplanning Ccommission Ssstaff shall maintain the official digital stamped and approved development plan set.

b. Any ~~All approved~~requested approved construction plans shall be stapled together and must be reproducible.

c. The phasing of development shall be ~~agreed upon~~ approved by the reviewing agencies~~ and the developer~~. The development plan shall indicate such phasing.

(2) Official action by the Ppplanning Ccommission during one of its meetings is not required if the development plan is approved by the Ppplanning Ccommission Ssstaff.

(c) *Process for non-approval of development plan and optional appeals.*

(1) Based on statements from the reviewing agencies, the Ppplanning Ccommission Ssstaff may ~~disapprove the development plan, or~~disapprove, or approve the development plan ~~pending required changes~~. The ~~subdivider~~developer can accept the ruling or appeal the ruling to the Ppplanning Ccommission.

a. The ~~subdivider~~developer may also appeal to the Ppplanning Ccommission if the staff does not approve or disapprove the development plan within 30 calendar days.

(2) If the ~~subdivider~~developer defers the right of appeal and elects to modify a non-conforming development plan and re-submit, he or she must re-start the development plan submittal and review process by submitting a revised development plan package.

(3) If the ~~subdivider~~developer elects to appeal the staff~~'s~~ decision, or appeal because of failure of the staff to approve or disapprove the development plan within 30 calendar days, he or she must submit a letter to the chair of the Ppplanning Ccommission requesting placement on the Ppplanning Ccommission's agenda.

a. To place the development plan appeal on the Ppplanning Ccommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the Ppplanning Ccommission at least 30~~15~~ days prior to the Ppplanning Ccommission meeting during which the

~~subdivider~~developer would like his or her development plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the ~~subdivider~~developer feels that the development plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the ~~subdivider~~developer, at least one member of the P~~p~~lanning C~~c~~ommission, and any applicable staff must be held prior to the meeting during which the P~~p~~lanning C~~c~~ommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the P~~p~~lanning C~~c~~ommission to schedule this pre-meeting appeal conference. Failure of the ~~subdivider~~developer to attend the pre-meeting conference shall result in removal of the appeal from the P~~p~~lanning C~~c~~ommission agenda.

(d) *Official action by the P~~p~~lanning C~~c~~ommission.*

(1) Official action by the P~~p~~lanning C~~c~~ommission regarding the development plan is required only in the event of an appeal.

(2) If official action by the P~~p~~lanning C~~c~~ommission is required as the result of an appeal, then the P~~p~~lanning C~~c~~ommission shall either approve the development plan, approve the development plan with required changes, or issue final disapproval of the development plan during the meeting at which it is presented, or within seven calendar days of such planning commission meeting unless the ~~subdivider~~developer consents in writing to an extension of this time limit. The decision of the P~~p~~lanning C~~c~~ommission shall be final.

a. If the P~~p~~lanning C~~c~~ommission issues final disapproval of a development plan following an appeal, the developer will be required to re-start the development plan submittal and review process if he or she intends to proceed with the project. However, final disapproval by the P~~p~~lanning C~~c~~ommission does not supersede the ~~subdivider~~developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the P~~p~~lanning C~~c~~ommission approves the development plan following an appeal, or if the P~~p~~lanning C~~c~~ommission fails to take action within the specified or agreed upon time limit, the ~~subdivider~~developer is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

1. The P~~p~~lanning C~~c~~ommission ~~s~~Staff shall maintain the official digital stamped and approved development plan set.

2. Any ~~All approved~~requested approved construction plans shall be stapled together and must be reproducible.

3. The phasing of development shall be ~~agreed upon~~approved by the reviewing agencies ~~and the developer~~. The development plan shall indicate such phasing as identified on the approved sketch plan.

c. Pertinent comments and recommendations shall be noted in the minutes of the Ppplanning Ccommission meeting. The ~~subdivider~~developer shall be provided with a copy of the meeting minutes for his or her records upon request.

(3) It is expressly understood that the Ppplanning Ccommission shall not act to override the requirements of other agencies having jurisdiction. However, the Ppplanning Ccommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the ~~subdivider~~developer.

(Ord. No. 38-2006/07, § 4.4, 8-16-07)

Sec. 28.6-35. - Installation of improvements.

(a) After development plan approval~~, the subdivider may install all required improvements, or use any of the alternate techniques specified in article VI of this chapter in lieu of completion of all improvements in the area covered by the approved development plan or any portion thereof which he proposes to record and develop at the time.~~

~~(b) Prior to the granting of final plat approval by the planning commission, Florence County and the subdivider shall agree upon a deadline for the completion of all required improvements as provided in section 28.6-97 of this chapter.~~

~~(c) Prior to final plat approval by the planning commission, the subdivider shall complete, in a manner satisfactory to Florence County, all improvements required in this chapter and specified in the approved development plan. Where applicable, such improvements shall be dedicated to Florence County.~~ and prior to final plat approval, all required improvements must be completed whether public or private. Improvements shall be considered required if they are shown on either the sketch plan or development plan. Prior to final plat approval, the Planning Director has the authority to require any other improvements, as needed to enforce the intent of this code, or intent of the plan approved by the Planning Commission.

(b) All improvements shall meet the applicable standards required by this code. If no standard is provided by this code the Planning Director shall have authority to determine the necessary standard.

(c) Acceptance techniques in lieu of required improvements shall be governed by Sec. 28.6-98 of this code.

(d) Florence County shall not accept any improvements outside of its jurisdiction and shall also not accept any improvements that fall within the state's right of way or within a municipality's boundaries. Accepting improvements that fall within a utility companies' easement or any private easements shall be at the discretion of the County Administrator.

(e) Sketch plan and development plan approval does not constitute acceptance of required or nonrequired improvements. The County Administrator shall have final authority on acceptance and conveyance of any improvements.

(Ord. No. 38-2006/07, § 4.5, 8-16-07)

Sec. 28.6-36. - Final plat review and approval process.

(a) *General procedures.*

(1) Submittal of final plat package.

a. After completion of the physical development of all or any completed phase of the area shown on the approved development plan, the ~~subdivider~~developer or their~~his~~ agent shall submit four copies of a final plat submittal package to the staff of the P~~p~~lanning C~~c~~ommission for review and approval.

b. Each final plat submittal package shall include a copy of the final plat application, copies of all certificates that may be required, and the final plat itself, prepared in accordance with article IV of this chapter.

c. The final plat will not be accepted or reviewed until all closeout supporting documents have been presented to staff.

(2) Preliminary review of final plat.

a. Upon receipt of a final plat submittal package, the P~~p~~lanning C~~c~~ommission S~~s~~taff shall determine if it is in conformity with the approved development plan.

b. If the P~~p~~lanning C~~c~~ommission S~~s~~taff determines that the final plat is not in conformity with a previously approved development plan, it shall reject the submittal and return it to the applicant. The ~~subdivider~~developer must then either 1) make the necessary physical changes so that it is in conformity with the approved development plan and then re-submit, or 2) ~~return to the development plan submittal and review process in an attempt to obtain approval of a modified development plan that incorporates the changes.~~ return to Planning Commission to obtain approval of a modified sketch plan and development plan that matches the onsite improvements and matches the proposed final plat.

c. If the P~~p~~lanning C~~c~~ommission S~~s~~taff determines that the final plat is in conformity with the approved development plan and all other applicable ordinances via inspections, then it shall forward a copy of the final plat submittal package to ~~the City of Florence Public Works and Utilities Department and~~ County Engineering Division ~~county engineer~~ so that the they can determine (via inspections, review of certifications, etc.) if the improvements shown on the development plan have been properly installed, and where applicable, have been approved and accepted.

(b) *Process for acceptance of required improvements and approval of final plat.*

(1) If the appropriate ~~public works and~~ utilities department and County Engineering Division ~~county engineer~~ determine that all of the improvements have been properly installed, they shall submit a signed and approved closeout document ~~package~~ to the P~~p~~lanning C~~c~~ommission S~~s~~taff stating that the improvements have been properly installed, inspected, and approved~~, and accepted~~ for acceptance by the County Administrator.

(2) Upon receipt of the approved closeout package, but no more than 14 calendar days after the date that the final plat was submitted by the ~~subdivider~~ developer and approved by the County Administrator, the planning staff ~~director~~ shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the ~~subdivider~~developer. It is the responsibility of the developer to obtain approval from the Tax Accessor's Office and record the final plat with the Register of Deeds Office. ~~for recording in the office of the Florence County Clerk of Court.~~

a. Official action by the Pplanning Ccommission during one of its meetings is not required if the final plat has been approved by the planning director.

(c) *Process for non-acceptance of required improvements, plat rejection, and optional appeal.*

(1) If the appropriate ~~public works and/or~~ utilities department(s) and ~~county~~ County Eengineering Division determine that all of the required improvements have not been properly installed, inspected, approved, and accepted, then they shall provide such written or verbal notification to the Pplanning Ccommission Sstaff.

(2) Upon receipt of the notification, but no more than 14 calendar days after the date that the final plat was submitted by the ~~subdivider~~developer, the Pplanning Ccommission Sstaff shall reject the final plat submittal package and return it to the applicant, along with a cover letter stating the reasons for the rejection.

(3) Upon rejection of the final plat, the ~~subdivider~~developer can either accept the ruling or appeal the ruling to the Pplanning Ccommission.

a. The ~~subdivider~~developer may also appeal to the Pplanning Ccommission if the staff does not approve or reject the final plat within 14 calendar days.

(4) If the ~~subdivider~~developer accepts the ruling, he or she must complete the required improvements and then re-start the final plat submittal and review process.

(5) If the ~~subdivider~~developer elects to appeal the staff's decision, or appeal because of failure of the staff to approve or reject the final plat within 14 calendar days, he or she must submit a letter to the chair of the Pplanning Ccommission requesting placement on the Pplanning Ccommission's agenda.

a. To place the final plat appeal on the Pplanning Ccommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the Pplanning Ccommission at least 15 days prior to the Pplanning Ccommission meeting during which the ~~subdivider~~developer would like their~~his~~ final plat to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the ~~subdivider~~developer feels that the final plat should be approved.

d. A pre-meeting conference attended by the ~~subdivider~~developer, at least one member of the Pplanning Ccommission, and any applicable staff must be held prior to the meeting during which the Pplanning Ccommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the

Ppplanning Ccommission to schedule the pre-meeting conference. Failure of the ~~subdivider~~developer to attend the pre-meeting shall result in removal of the appeal from the Ppplanning Ccommission agenda.

(d) *Official action by the Ppplanning Ccommission in the event of a final plat appeal.*

(1) Official action by the Ppplanning Ccommission regarding the final plat is required only in the event of an appeal.

(2) If official action by the Ppplanning Ccommission is required as the result of an appeal, then the Ppplanning Ccommission shall approve or reject the final plat during the meeting at which it is presented, or within seven calendar days of such Ppplanning Ccommission meeting unless the ~~subdivider~~developer consents in writing to an extension of this time limit. The decision of the Ppplanning Ccommission shall be final.

a. If the Ppplanning Ccommission issues final rejection of a final plat following an appeal, the developer must complete the required improvements and then re-start the final plat submittal and review process. However, final disapproval by the Ppplanning Ccommission does not supersede the ~~subdivider~~developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Ppplanning Ccommission approves the final plat as the result of an appeal, or if the Ppplanning Ccommission fails to take action within the specified or agreed upon time limit, the Ppplanning Ddirector shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the ~~subdivider~~developer for recording in the office of the Florence County ~~Clerk of Court~~Register of Deeds Office.

c. Pertinent comments and recommendations regarding the appeal decision shall be noted in the minutes of the Ppplanning Ccommission meeting. The ~~subdivider~~developer shall be provided with a copy of the meeting minutes for their~~his~~ records upon request.

(3) It is expressly understood that the ~~p~~Planning Ccommission shall not act to override the requirements of other agencies. However, the Ppplanning Ccommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the ~~subdivider~~developer.

(Ord. No. 38-2006/07, § 4.6, 8-16-07)

Sec. 28.6-37. - Summary approval of final plat (Summary Plat).

(a) Subdivisions which do not involve the platting, construction, or opening of new streets, water, sewer, or stormwater facilities, or improvements to existing streets, because all necessary public facilities are adequate and existing, shall be accepted by the Ppplanning Ccommission in the form of a final plat. Sketch plans and development plans are not required in such cases.

(b) In cases where such subdivisions involve six or fewer lots, and where those lots and buildings (if any exist) conform to the requirements of its zoning district, ~~and all lots are served by all public infrastructure,~~ the Ppplanning Ccommission authorizes its Ppplanning

Ddirector, at his or her discretion, to accept the final plats. Sketch plans and Ddevelopment plans are not required in such cases. However, such summary plats shall be in accordance with Section 28.6-85.

(c) Prior to summary approval of any final plat, the Ppplanning Ddirector may, at his discretion or upon recommendation of the staff, require improvements or studies (e.g., traffic studies, environmental impact studies, drainage analysis).

(d) Summary plats shall be prepared in accordance with Section 28.6-49 (d)(1-11).

(e) Summary plats shall not be accepted if it does not comply to current building codes and zoning standards.

(Ord. No. 38-2006/07, § 4.7, 8-16-07)

Secs. 28.6-38—28.6-46. - Reserved.

ARTICLE IV. - SUBDIVISION PLAN/PLAT REQUIREMENTS

Plans/plats shall be prepared in accordance with the following requirements:

Sec. 28.6-47. - Sketch plan submittal requirements.

(a) The sketch plan submittal, review, and approval processes isare intended to benefit the developer of a proposed project, and/or theirhis agent, by providing an overview of the proposed development confirming that it meets the basic intent of these regulations prior to the preparation of a more formal and involved development plan submittal.

(b) Developers and their agents are encouraged to provide all pertinent information during the preliminary design phase of a project so that it may be determined if the general layout of the project meets the intent of this and any other applicable ordinances. The subdividerdeveloper shall submit a sketch plan of the entire tract, even if theirhis present plans call for the development of only a part of the property.

(c) The sketch plan shall be drawn at a scale not smaller than 100 feet to one inch. On large subdivisions, match lines shall be used, if necessary, on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements. Sketch plans shall include one page of the overall site plan and include a match line legend when applicable. Additionally, a street section shall be included that illustrates all improvements within the right-of-way.

(d) The sketch plan shall include a vicinity map at a scale not smaller than one mile to one inch showing the relationship of the proposed subdivision to surrounding areas and development.

(e) Sketch plans shall be submitted in electronic format.

(f) At a minimum, the sketch plan shall show:

(1) The total acreage in the tract to be subdivided.

(2) Proposed street arrangements, including any dimensional information such as rights-of-way widths, cul-de-sac lengths, curve radii, etc., that may be necessary to ensure

that the geometric design of the street layout meets the intent of applicable codes and regulations.

(3) Lot arrangements, including typical lot area and approximate number of lots.

(4) Sufficient additional information (e.g., setbacks) to ensure conformance with the zoning ordinance.

(5) City or county boundary lines (if applicable).

(6) Existing and proposed uses of land throughout the subdivision.

(7) Existing parcel boundaries and uses of land surrounding the proposed subdivision.

(8) The approximate location of existing and proposed utilities, including stormwater management facilities.

(9) Contour lines at vertical intervals of not more than two feet~~one foot~~. These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography.

(10) Proposed name of subdivision with name and address of contact person.

(11) Deed record names of adjoining property owners of subdivision.

(12) In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

(13) Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

(14) Location of existing adjoining property lines and buildings on the property to be subdivided.

(15) Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

(g) Projects requiring traffic studies. Early contact with the County of Florence is recommended. 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. Generally, a traffic study is required when a specified threshold within the development is met or if it is determined by the County of Florence that the level of service (LOS) of the existing or proposed road network is unacceptable. The proposed thresholds are as follows and, if met, would typically require a traffic study:

(1) If 500 or more lots in a residential subdivision or are proposed, and/or

(2) If the commercial development proposed is 350,000 square feet or more of retail space, and/or

(3) When sufficient data is known that suggest the possibility that the development may have a negative impact to the level of service on nearby roads, such as that which may be provided in SCDOT documents pertaining to traffic patterns and traffic analyses, SCDPS documents related to vehicular accident data, Florence County Comprehensive

Plan, or in analytical studies relative to how development projects could impact traffic patterns on nearby roads, and/or

(4) The Ppublic Wworks Ddirector is authorized to require traffic studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service, or traffic safety in the vicinity of the proposed development.

(h) General standards and initial study requirements. If a traffic study is required for a project, it shall at least contain the following elements:

(1) A list of roads in the project area showing the function class and traffic counts for each.

(2) An investigation of project impact on the transportation network, including LOS calculations for all affected roads.

(i) Level of service (LOS) and road function class descriptions. The LOS, based on the current traffic on the road (volume) and the ability of the road to handle traffic (capacity), that will be considered acceptable is dependent on the function class of the road and is described by the South Carolina Department of Transportation (SCDOT) as follows:

Levels of Service

LOS A:	This level of service describes completely free-flow conditions. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences
LOS B:	Traffic flow is stable. The presence of other vehicles only slightly restricts freedom to maneuver.
LOS C:	Traffic flow is stable, but the number of bumper-to-bumper groups of vehicles increases due to slow moving vehicles and turning maneuvers.
LOS D:	Unstable traffic flow conditions are approached under LOS D. The desire to pass becomes very high but safe passing opportunities decrease significantly.
LOS E:	Passing is virtually impossible. The slowest moving vehicle controls the travel speed.

LOS F:	Passing is impossible. The slowest moving vehicle controls the travel speed. Very unstable traffic flow conditions exist.

(j) Acceptable level of service based on road function class. The following are considered as minimum acceptable levels of service based on the function class of the road:

1. Local - LOS C
2. Collector - LOS C
3. Arterial - LOS C
4. Expressway - LOS C

The function class of a road is as determined by the SCDOT. If the road is a not state maintained, it shall be considered local.

(k) Certification and other requirements of the study. Traffic studies shall be completed and certified by a registered engineer at the expense of the developer, owner, or applicant (owner). Florence County reserves the right to develop a list of pre-approved transportation engineering firms and require that the owner select from the pre-approved list for any required traffic impact study.

Traffic studies shall meet the criteria of the Institute of Transportation Engineers and shall analyze traffic conditions per the initial study phase. If the initial study shows a LOS of less than C, then the owner shall be required to complete an additional traffic impact study of the full development of the site under the most critical traffic situation expected. This phase of the work must be extended to include a traffic remediation plan that corrects the deficiencies and demonstrates an acceptable LOS on the public roadway(s) for the proposed project. The traffic remediation plan shall include roadway improvements and any traffic control devices necessary to reduce the impacts of the new development.

If the LOS of the existing road network is C or less, then the proposed development may not lower the existing level of service. New roadways within the proposed development must provide (at full development of the site) a LOS not less than C. However, it is recommended for any proposed project that all existing or proposed public roadway systems are improved to a minimum of a LOS C.

For phased projects, the proposed public rights-of-ways shall conform to the traffic remediation plan as detailed in the traffic study.

(l) Review of study. Staff may grant the approval if the traffic generated maintains the accepted LOS for the road where the development is proposed.

However, if the LOS falls below an acceptable level, the applicant shall propose on-site or off-site mitigation, which the staff can also approve. In these cases, if an applicant would like to appeal the decision of staff or develop without mitigation efforts, review by the Pplanning Ccommission would be required. The Pplanning Ccommission may then approve the request, approve with contingencies, or recommend denial of the request unless mitigation efforts are

made. Final decision for denying a request based on traffic study must be made by Florence County Council.

In the event that an applicant would like to appeal the decision of the Pplanning Ccommission, the procedures found in the Florence County Zoning Ordinance or appropriate section of the Florence County Code of Laws, as amended, outline the steps for appeal to the circuit court or to request pre-litigation mediation.

During the review process, staff and/or Pplanning Ccommission may consult the South Carolina Department of Transportation and/or other transportation professionals.

(m) Additional review and oversight. This section is not designed to replace any oversight and/or permitting power from the South Carolina Department of Transportation.

(n) Additional information may be required if it is deemed necessary by the reviewer(s) in order to make a determination of general conformance with the regulations (e.g., environmental impact studies, drainage analysis).

(Ord. No. 38-2006/07, § 5.1, 8-16-07; Ord. No. 21-2019/20, § 1, 5-21-20)

Sec. 28.6-48. - Development plan submittal requirements.

(a) The development plan shall be drawn at a scale not smaller than 100 feet to one inch and submitted in digital format. On large subdivisions, match lines shall be used. If hard copies are requested; the submittal shall be on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements.

(b) The development plan shall adhere to all standards and requirements set forth at the time of sketch plan approval.

(c) At a minimum, the development plan shall include the following information:

(1) *General.*

a. Proposed name of subdivision, and name and address of contact person, and the person or firm preparing the plan.

b. Title, graphic scale, north arrow and date.

c. Vicinity map at a scale not smaller than one mile to one inch showing the relationship of the subdivision to the surrounding area.

d. Acreage and boundaries of the parcel to be subdivided.

e. Development plans shall be signed, dated, and stamped by a registered professional engineer. Original signatures are preferred.

f. All drawing elements shall be submitted referencing South Carolina State Plane (SCSP) Coordinates. Elements referencing SCSP will utilize the North American Datum of 1983-1986 Adjustment (NAD83 [1986]) for horizontal control and be measured in International Feet (not US Survey Foot). Vertical control will reference the North American Vertical Datum of 1988 (NAVD88) and shall

~~include measures using US Survey Foot. Datum information shall be noted on all plan sheets submitted for review purposes.~~ All drawing elements shall reference the South Carolina State Plane Coordinate System (SPCS), single zone Lambert Polyconic Projection designated by the National Geodetic Survey as Zone 3900. The horizontal and vertical datums shall be North American Datum 1983 (NAD83) and North American Vertical Datum 1988 (NAVD88) respectively, or a later datum if applicable. For the purposes of the South Carolina SPCS, the foot is the International Foot with one inch being exactly equal to 2.54 centimeters. Applicable datum information shall be noted on all plan sheets submitted for review purposes.

Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

2. *Existing conditions.*

   a. Contour lines at vertical intervals of not more than ~~one~~ two feet. These contour lines should extend beyond the boundaries of the parcel by 100 feet on all sides, as necessary to show adjacent topography.

   b. The staff reserves the right to require intermediate spot elevations in areas suspected of ~~extremely~~ poor drainage.

   c. Deed record names of adjoining property owners of subdivision.

   d. In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

   e. Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

   f. Location of existing adjoining property lines and buildings on the property to be subdivided.

   g. Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

   h. Size and location of existing sanitary and storm sewers, water mains, drains, culverts of other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades, inverts and ground level elevations of existing sanitary and storm sewers shall be shown.

   i. The acreage of each drainage area affecting the proposed subdivision.

   j. All elevations shall refer to NAVD 88 (North American Vertical Datum of 1988) where public water and/or public sanitary or storm sewers are to be installed. Datum information shall be noted on plans submitted for review purposes.

   k. Location of city limit lines and county lines, if applicable, and indication of existing zoning classification applying to, and proposed use of all land within the subdivision.

3. *Proposed conditions.*

a. Proposed layout of streets, roads, and alleys, with widths, road names, or designations.

b. Construction plans for streets, showing natural and finished grades as well as typical cross-sections. Additional cross-sections may be required due to unusual topography or conditions.

c. Proposed layout of all lots; dimensions of lots; lot numbers, all easements with widths, and proposed use of all lots or tracts of land.

d. All setbacks and all easements.

e. Construction plans for sanitary sewers with grade, pipe size, pipe material, location of manholes, and points of discharge.

f. Construction plans for storm drainage system, in accordance with the requirements of Florence County Drainage and Stormwater Management Ordinance.

g. Construction plans for water supply system with pipe sizes, pipe materials, fittings, and location of hydrants and valves.

h. A grading plan to show proposed contour changes in areas where cut or fill is to be done.

i. Proposed street lighting plan and electrical, telephone, and cable vision wire location plan showing pole locations and underground installations.

j. Proposed sign location plan for all street name and traffic regulatory signs to be installed, plus proposed traffic control lights.

k. Delineation of all riparian buffers, open spaces, and designated natural areas.

l. Proposed street tree arrangement.

(Ord. No. 38-2006/07, § 5.2, 8-16-07)

Sec. 28.6-49. - Final plat submittal requirements.

(a) The final plat shall substantially conform to the approved development plan and it shall meet all requirements set forth in this chapter.

(b) The final plat shall be drawn to scale not smaller than 100 feet to one inch and/or with match sheets no larger than 24" x 36."

(c) Final plats shall be submitted in electronic format.

(d) At a minimum, the final plat shall include the following:

(1) Name of subdivision and ~~subdivider~~developer, and name and address of contact person.

(2) Title, graphic scale, north arrow and date.

(3) Street names, identifying lot numbers, and street addresses for residential subdivisions.

(4) Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, block line, and easements whether curved or straight.

(5) All lot lines, lot dimensions, and building setback lines.

(6) Location and description of all monuments and markers.

(7) Locations of all power lines or power company easements.

(8) All rights-of-way, easements, or other areas that will support required infrastructure or be designed for public use. ~~and areas to be dedicated to public use with the purpose of each stated.~~ It will be the responsibility of the developer to provide all necessary proof of acceptance by the applicable party. The final plat shall also state who the responsible party is for maintenance on all land that is preserved for required infrastructure or land that is preserved for public use. When land that is preserved for public use but not conveyed to a government agency is identified on the final plat, the plat shall state who will retain ownership of the land (i.e. the Developer or the Homeowner's Association.)

(9) Approved driveway zones for corner lots.

(10) ~~All natural~~All-natural features to be preserved, including historical sites/ buildings/markers, scenic spots, water bodies, and significant stands of trees.

(11) All riparian buffers, either pre-existing or newly planted.

(12) The following signed certificates shall appear with the final plat, which is submitted to the P~~p~~lanning C~~c~~ommission S~~s~~taff by the sub-divider (see appendix B for examples).

a. Certificate of ownership, dedication, and taxes paid.

b. Owner's guarantee and warranty in affidavit form.

c. Conveyance of utilities to the appropriate utility provider.

d. Verification of street acceptance by county, or letter of acceptance from SCDOT if an encroachment permit was involved.

e. Other SC DOT certifications (if applicable).

f. Recorded copies of any easements and deeds (if the county needs interest in real property).

g. Certificate of acceptance of physical improvements.

h. Guarantee of repaving.

i. Accuracy of land survey.

j. Engineer's letter/certificate of completion to Florence County.

k. Approved escrow agreement.

l. SC-DES~~HEC~~ certifications/approvals to place into operation.

m. Certificate of approval for recording.

n. Five copies of complete record drawings of all utilities stamped, dated, and signed by the project engineer for accuracy shall be submitted along with an electronic copy (compact disk) in digital format in a form usable (CAD) by Florence County Engineering DivisionOffice.

The completed CAD drawing file shall contain text in standard fonts that can be read without third-party software. No polylines or annotations shall be stored in blocks. All blocks shall be exploded. All components of the drawing must appear on separate layers or levels (i.e. "valves" on a separate layer from "waterlines"). The numbering and/or naming of layers, colors, and line types will be in accordance with the individual engineer's standards, but components of the drawing must be separate and consistent in order for successful translation in order to store, manage, and maintain spatially-related (geographic) data.

All drawing elements shall be submitted referencing South Carolina State Plane (SCSP) Coordinates. Elements referencing SCSP will utilize the North American Datum of 1983-1986 Adjustment (NAD83 [1986]) for horizontal control and be measured in International Feet (not US Survey Foot). Vertical control will reference the North American Vertical Datum of 1988 (NAVD88) and shall include measures using US Survey Foot. Datum information shall be noted on all plan sheets submitted for review purposes. Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

o. The name, seal, signature and registration number of the surveyor shall appear on the final plat.

(Ord. No. 38-2006/07, § 5.3, 8-16-07)

Sec. 28.6-50. - Final plat revisions.

If it should be necessary to revise a final plat due to dimensional error, the subdividerdeveloper's surveyor, upon acceptance and authorization of the Ppplanning Cecommission Ssstaff, shall make the necessary changes and resubmit the final plat to the designated Ppplanning Cecommission Ssstaff member. The designated Ppplanning Cecommission Ssstaff member will then sign, date, and stamp as "approved for recording." The approved plat will then be made available to the developer for recording in the office of the County Register of Deedscounty clerk of court.

(Ord. No. 38-2006/07, § 5.4, 8-16-07)

Secs. 28.6-51—28.6-60. - Reserved.

ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS

Sec. 28.6-61. - Naming and numbering.

(a) *Subdivision and apartment project names.* Subdivision names and apartment project names shall not be duplicated or be confused with existing names. Names are subject to approval by the Pplanning Ccommission Sstaff to eliminate duplicate names.

(b) *Street names.* Proposed streets which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street name, irrespective of the use of suffix and/or prefix. The Uniform Street Naming and Property Numbering System Ordinance of Florence County and the municipality concerned shall govern the assignment of names and property numbers.

(c) *Property numbering.* The staff shall provide appropriate "house numbers" for all lots as specified in the uniform street naming and property numbering system ordinance.

(Ord. No. 38-2006/07, § 6.1, 8-16-07)

Sec. 28.6-62. - Blocks.

(a) *Residential blocks.* Block dimensions and configurations shall be as follows:

(1) *Standard blocks:*

a. Lengths of standard blocks shall not exceed 1,600 feet nor be less than 400 feet on any side.

b. Standard blocks shall consist of at least two lots on all sides.

(2) *Non-standard blocks:*

a. In special situations, where it is necessary to separate residential developments from vehicular traffic or non-residential uses, non-standard blocks may be used. However, the Pplanning Ccommission must approve such configurations and the associated lot depths must be in accordance with the minimum lot dimensions required in the zoning ordinance for the land use area in which it lies.

b. Non-standard blocks may consist of a single lot on one or more sides (single-tier block). The preferred minimum lot depth for single-tier blocks is 150 feet.

c. Where single-tier blocks are approved by the county, driveways will not be allowed on the side of the block with the shortest dimension.

(b) *Commercial and industrial blocks.* The block layout in commercial and industrial areas may vary from the planning criteria detailed in this ordinance if required by the nature of the use. In all cases, however, the criteria and provisions of the zoning ordinance shall be followed in land planning and to provide adequate off-street parking and loading spaces and to insure space for future expansion.

(Ord. No. 38-2006/07, § 6.2, 8-16-07)

Sec. 28.6-63. - Lots.

All lots established hereafter in connection with the development of a subdivision shall comply with the following planning standards:

(a) *Authority of state department of health and environmental control.* Nothing contained in these regulations shall be construed as preventing the state department of health and environmental control, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure the protection of the public health.

(b) *Lot lines and city/county boundary lines.* Lots, insofar as practical, should not be divided by city limit or county boundary lines. Insofar as practical, lot lines shall be at right angles to straight street right-of-way lines and radial to curved street lines.

(c) *Minimum lot dimensions and area.* Minimum lot dimensions and area are governed by the zoning ordinance and applicable health regulations, whichever is most restrictive.

(d) *Corner lots.* Corner lots shall be so designed that a structure built thereon may be oriented to either street and still maintain minimum yard requirements specified by the zoning ordinance. Equal setbacks shall be provided for both the front and side streets based on the front yard setback distance.

(e) *Double frontage.* Double frontage or reverse frontage lots (i.e. lots having street frontage both in front and rear) shall be avoided except where essential to provide separation of residential development from railroad or major street rights-of-way or from non-residential uses. Whenever reverse frontage lots are used, a non-access buffer strip of not less than 20 feet, planted with a vegetation screen shall be provided to separate and protect said lots from the major street.

(f) *Street access.*

1. Every lot hereafter established shall front or abut on a public street which conforms to the requirements of these regulations.
2. Exceptions to this rule are listed in section 28.6-75(c) of this chapter (private streets).
3. Another exception to this rule is in the case of development of a large commercial or industrial parcel, one parcel at a time.
    a. In this case, with the approval of the Pplanning Ccommission, subdivision shall be permitted if the owner ties an adequate permanent easement to a driveway that provides free ingress and egress from the newly subdivided parcel to a public street.
    b. The easement and the driveway must have sufficient width in the view of the Pplanning Ccommission.
    c. Each lot shall satisfy setback requirements as specified in the zoning ordinance.

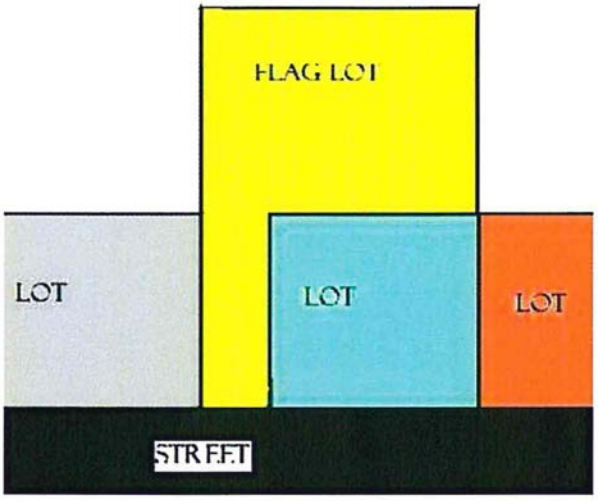
(g) *Lot remnants:* Lot remnants are prohibited on any plat. Lot remnants are those portions of a subdivision of property that typically result in non-conforming parcels for current zoning.

(h) *Flag lots:* Flag lots as a means to develop residential property are permitted if the following conditions are met:

1. Lots must be at least two acres or more.
2. Driveways subject to section 28.6-65. - Private lot driveways.
3. Minimum of 50 feet in width along a public right-of-way (street frontage) and 40 feet from an existing driveway.

(i) The Pplanning Ddirector may approve landlocked parcels or access to property that is considered to be in the best interest of ~~the~~ public welfare. These may include the public utilities, water, towers, etc. The Pplanning Ddirector may choose to have the development reviewed by the Florence County Planning Commission. The Pplanning Ddirector may approve commercial projects that serve as gateways and are paved. Said approvals will be contingent upon conditions regarding location, character and other features of flag lots configured as may be deemed necessary in the best interest of the public welfare.

Figure 1



(Ord. No. 38-2006/07, § 6.3, 8-16-07; Ord. No. 15-2015/16, § 1, 12-10-15)

Sec. 28.6-64. - Markers.

(a) *Permanent markers.* Markers shall be installed in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. Permanent markers shall be a part of the physical improvements covered by financial guarantees.

(b) *Temporary markers.* Temporary markers may be installed by the ~~subdivider~~developer for inspection purposes while the subdivision is under construction. Temporary markers shall be installed with the same accuracy and precision as for permanent markers. The ~~subdivider~~developer is responsible for replacing any markers damaged or disturbed during construction.

(Ord. No. 38-2006/07, § 6.4, 8-16-07)

Sec. 28.6-65. - Private lot driveways.

(a) *General.*

(1) Each proposed lot shall be designated so as to allow the development of a private driveway serving said lot.

(2) Driveways shall be located, designed and constructed so as to provide a relatively level stopping space no less than 20 feet outside the street right-of-way.

(3) Driveways of corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Approved driveway zones for corner lots shall be shown on the final plat.

(4) Adequate vision clearance at the intersection of driveways with street right-of-way lines shall be provided as required in section 28.6-75(l)(7) of this chapter.

(5) Where difficult problems of driveway curvature or excessive grades are likely to be present, the property owner or their~~his~~ agent shall submit for the Florence County Engineering Division staff's ~~planning commission staff engineer's~~ approval the details of driveway location and grades before a building permit is issued.

(b) *Responsibilities of owner and/or developer.* The property owner is responsible for the original installation and permanent maintenance of the connecting segment of pavement located on the right-of-way, between the street pavement and the private driveway on said private lot. This shall be accomplished prior to the final building inspection in those instances when a driveway is paved. It is not a requirement of this chapter that private residential driveways be paved. The owner shall also be responsible for any necessary curb-cut and/or repairs.

(Ord. No. 38-2006/07, § 6.5, 8-16-07)

Sec. 28.6-66. - Building setback lines.

(a) *Minimum setback.* The minimum building setback from the street right-of-way (property line) shall be established by the zoning ordinance for the district in which the lots are located.

(b) *Power lines.*

(1) In no case shall the P~~p~~lanning C~~c~~ommission approve any plat whereby the power company's easement is used to meet the minimum yard requirements established in the zoning ordinance.

(2) The developer must contact the appropriate power company ~~to insure that~~to ensure that any proposed use of a right-of-way meets all of the requirements of said power company.

(3) Standard setbacks established in the zoning ordinance apply to power line rights-of-way.

(4) An alternate design solution is to utilize the area adjacent to the power line easement (not within the easement) for a street right-of-way.

(Ord. No. 38-2006/07, § 6.6, 8-16-07)

Sec. 28.6-67. - Public sites and open space dedication.

(a) Official map ordinance and subdivision development.

(1) The ~~subdivider~~developer is required to make land available for the development of all types of public services that will be required to serve future residents and/or businesses within the proposed subdivision. A site for public facility may also serve an area larger than the proposed subdivision.

(2) The ~~subdivider~~developer or landowner is not required to donate land to the public agency for public facilities; however, the ~~subdivider~~developer or landowner shall make land available as deemed appropriate by Florence County and the P~~p~~lanning C~~c~~ommission.

(3) The official map may include, but is not limited to, future public streets, easements, rights-of-way, public utilities, public building site, parks, playgrounds, schools, and other open space areas.

(b) *Homeowner's association.* The public site may be owned and maintained by homeowner's association for use by the general public rather than dedicating said site to the county. The homeowner's association declaration shall be submitted with proposed legal covenants to the P~~p~~lanning C~~c~~ommission for review prior to approval of the final plat.

(c) *Location.* Such open spaces shall be located adjacent to other such areas in adjacent subdivisions wherever possible in order to provide for the maximum use of the area, and shall be shown on the sketch plan. The P~~p~~lanning C~~c~~ommission shall not approve a site which is undesirable for the proposed use.

(Ord. No. 38-2006/07, § 6.7, 8-16-07)

Sec. 28.6-68. - Natural features and historical landmarks.

(1) The P~~p~~lanning C~~c~~ommission reserves the right to require the preservation of outstanding natural features, historical landmarks/sites/buildings, scenic spots, water bodies, and significant stands of trees.

(2) Existing riparian buffers must be maintained in accordance with the requirements of the zoning ordinance. Where not pre-existing, riparian buffers shall be provided during development or re-development to protect water bodies, in accordance with the requirements of the zoning ordinance.

(Ord. No. 38-2006/07, § 6.8, 8-16-07)

Sec. 28.6-69. - Grading of land and transitions to adjoining property.

Existing and final grading plans shall be approved by the ~~planning commission staff engineer~~Florence County Engineering Division. All changes in the natural grade of the land shall be appropriately sloped to make a gradual ten percent or less slope transition to adjoining property.

(Ord. No. 38-2006/07, § 6.9, 8-16-07)

Sec. 28.6-70. - Street trees.

(a) Street trees shall be provided in proposed subdivisions in order to enhance the appearance of the community.

(1) General standards for newly planted street trees are as follows:

a. Street trees shall be provided at a minimum of one per lot in the public right-of-way and shall be reasonably spaced, with a maximum spacing of 60 feet.

b. Approved large species street trees must be installed. A list of approved large species canopy trees will be maintained by Florence County. Minimum tree size shall be two and one-half inches in diameter upon installation.

c. Trees for entire block should be planted at one time.

d. Newly planted street trees shall be located in such a manner to minimize damage to streets, sidewalks, drainage installations, and utility installations.

e. Trees must be planted in accordance with recognized horticultural guidelines. Planting details will be maintained by Florence County.

f. Newly planted street trees shall be watered and maintained in a healthy manner by the developer through the first growing season.

g. After planting, the developer shall sign a contract for guarantee of replanting street trees. The contract shall legally bind the developer to replant any street tree that is not maintained in a healthy manner through the first growing season.

h. Street trees are required to be installed at the same time as other improvements, and may not be escrowed as an individual item.

(b) In lieu of newly planted street trees, one of the following three alternatives may be used to comply with the street tree requirements.

(1) Acceptable pre-existing trees fronting proposed streets may be maintained in lieu of planting new street trees. While such pre-existing trees do not have to meet all of the requirements of newly planted street trees, the following minimum criteria apply:

a. Spacing and species of trees must be determined to be acceptable by the county staff.

b. In all cases, the number of street trees shall equal or exceed the required number of trees listed above in section 28.6-70(a).

c. Trees must exhibit good health and must be adequately protected during construction in accordance with recognized horticultural guidelines.

(2) At a minimum, acceptable pre-existing stands of trees (>2.5" in diameter) must be maintained on 75 percent of the lots. These trees must be maintained within the rear setback, and the side setbacks up to the front setback, for the required number of lots.

a. These trees must be determined to be acceptable by the county staff.

(3) Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.

a. At a minimum, the landscape plan shall contain a 30-foot depth of sod from edge of street.

b. At a minimum, each lot shall contain one large species tree of at least two and one-half inches in trunk diameter, located within 30 feet of the edge of street. Alternatively, the developer may submit groupings of newly planted trees throughout the subdivision for consideration by the Florence County. In no case may the developer submit less than one tree per lot.

(c) The developer shall cause street trees to be provided as shown on approved plans.

(1) If the required street trees are not present at the time of final plat approval, the developer must provide financial guarantees to ensure installation as required as outlined in article VI of this chapter.

(2) For any new development or re-development, all required street trees must be completed within two years of the final plat recording.

(Ord. No. 38-2006/07, § 6.10, 8-16-07)

Sec. 28.6-71. - Soil suitability.

Where questions exist regarding the suitability of soils for a proposed development, the Pplanning Cecommission reserves the right to require the developer to provide a report and certification of soil suitability from a qualified soils engineer.

(Ord. No. 38-2006/07, § 6.11, 8-16-07)

Sec. 28.6-72. - Storm drainage.

(a) An adequate drainage system shall be provided for the proper drainage of all surface water according to chapter 9.5, drainage and stormwater management. All subdivision proposals shall be consistent with the need to minimize flood damage and the impact that runoff has on adjacent water bodies.

(b) Base flood elevation data shall be provided by the developer's engineer for subdivision proposals and other proposed developments in any instance when the flood insurance rate maps do not provide an identified floodway or contain water surface elevation data on the county's flood insurance rate map or floodway boundary and floodway map. No portion of a subdivision shall be approved which is subject to inundation by a flood of 100-year frequency or less except as otherwise permitted by chapter 9.5, drainage and stormwater management and/or the zoning ordinance.

(c) All subdivision proposals shall have public utilities and facilities including, but not limited to sewer, stormwater, gas, electrical and water systems located and constructed to minimize flood damage.

(d) No subdivision of land shall be approved or variance to this chapter granted by the county or the Ppplanning Cceommission unless it meets all of the requirements for flood hazard protection as specified in zoning ordinance.

(e) Detention and/or retention ponds shall be used to detain and retain the increased and accumulated runoff, which the developed subdivision generates. Water shall be released into watercourses or wetlands at a rate and in a manner that approximates natural predevelopment flow.

(f) Wet ponds shall have irregular shorelines and should ~~compliment~~complement the development's landscape plan.

(Ord. No. 38-2006/07, § 6.12, 8-16-07)

Sec. 28.6-73. - Easements.

All easements shall be designated on all subdivision and individual plats. It is the applicant's responsibility to correctly show any easements. All easements shall be dedicated to the appropriate governing authority at the same time as the other required improvements.

(a) *Drainage easements.*

(1) Where a proposed subdivision is traversed by a new or existing drainage facility, easements shall be provided to Florence County.

(2) All drainage easements must meet the specifications and requirements of the drainage and stormwater management ordinance.

(3) Lake, ponds, creek, swamps, boat ramps, and other similar areas will be accepted only if sufficient land is dedicated as a public site or open space. These areas must constitute a necessary part of the drainage control system. These areas must be approved by Florence County prior to approval of the plat by the Ppplanning Cceommission.

(b) *Utility easements.*

(1) When it is deemed necessary to locate public and/or private utility lines outside of the street right-of-way, adequate areas of suitable size and location shall be allocated for utility easements.

(2) Easements shall be at least 20 feet in width and shall be located along rear and side lot lines. Easements shall be cleared and graded to provide vehicular access. No structures or trees shall be placed within such easements. Fences may be placed with the easement, provided that the county, public or private utility company is not liable to pay the cost of replacing fences which they remove in order to maintain utility lines. Easements shall be maintained by the property owner and may be used to satisfy yard requirements under the zoning ordinance.

(c) *Maintenance of easements.*

(1) The covenant restrictions placed in the deed of a lot which contains an easement shall stipulate that Florence County or utility companies which have lines in such easement shall have full right of access to such easement.

(2) Florence County shall maintain only those easements specifically accepted for public maintenance.

(Ord. No. 38-2006/07, § 6.13, 8-16-07)

Sec. 28.6-74. - Underground wiring.

(a) All wiring including electric, telephone, telegraph, cablevision and all other such lines carrying electrical current shall be placed underground in residential and commercial subdivisions. The street light layout shall be designed to avoid subsequent interference with other utilities and/or street paving. The Pplanning Cecommission may approve above ground wiring in an industrial park or for some unusual commercial or industrial situation.

(b) The developer shall submit a plan to Florence County indicating the proposed location of all wiring, together with any design, drawings and specifications as may be required by the county staff.

(c) The developer shall be required to submit three prints of the proposed subdivision plan to the electric utility, for the purpose of determining street light location. The electric utility and Florence County staff shall be responsible for final determination of the number, type, placement and location of all street lights within the subdivision.

(d) Final construction plans shall be submitted to Florence County showing the location of all underground wiring as constructed, with permanent reference points shown, as a condition of acceptance by Florence County.

(Ord. No. 38-2006/07, § 6.14, 8-16-07)

Sec. 28.6-75. - Streets.

(a) *Conformity to existing maps and plans.* The location and width of all proposed streets shall be in conformity with the official plans and maps of Florence County and the Planning Commission.

(b) *Continuation of adjoining street system.*

(1) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing streets shall be extended and the same name continued.

(2) A traffic study may be required by staff in order to insure the project design promotes public safety and adequate traffic flow.

(c) *Private streets.*

(1) Private streets are allowed only in special projects as provided in the zoning ordinance (townhouses, planned developments, etc.).

(2) In cases where private streets are allowed, there must be a viable homeowner's association (HOA) supported through the adoption of deed restrictions and responsibilities contained within legal restricted covenants to assume ownership and maintenance responsibility of the private street.

(3) Private streets must be designed and constructed in accordance with the development standards established in this ordinance. Utility access and easement requirements also apply.

(4) Private streets must be identified by appropriate signage.

(d) *Reserved strips.* Reserved strips adjacent to street rights-of-way shall be prohibited. Culs-de-sac are required at the terminus of a new street.

(e) *Half streets.* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.

(f) *Looped drives.* The maximum length of a looped drive shall be 800 feet, except where fire truck turnarounds are provided. In such cases where fire truck turnarounds are provided, the maximum length shall be 1,600 feet.

(g) *Culs-de-sac.* Permanent dead-end streets shall not exceed 400 feet in length as measured from the centerline of the perpendicular street to the center of the cul-de-sac, and shall be provided with a turnaround having an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The design must also comply with other applicable codes and regulations.

(1) Pavement width shall be at least 20 feet in the turnaround, but shall be 22 feet in the straight portion.

(2) On-street parking is not allowed in a cul-de-sac and "No Parking" areas shall be marked.

(3) Temporary dead-end streets shall not exceed 400 feet in length and shall be provided with an International Fire Code (IFC) approved turnaround.

(h) *Service alleys.* Service alleys may be permitted in residential, commercial, or industrial developments at the discretion of the Pplanning Ccommission and as recommended by county staff. Where allowed, the following requirements apply:

(1) Service alleys shall be private and privately maintained.

(2) Service alleys shall be located to the rear or side property boundary, but may not be located in a required buffer yard.

(3) Service alleys shall have a minimum 12-foot wide paved surface and a minimum (non-public) right-of-way width of 20 feet.

(4) Any service alley approved by the Pplanning Ccommission shall be open at both ends or be provided with a standard vehicular turnaround (cul-de-sac).

(5) Service alleys may not be used to meet the street access requirements outlined in section 28.6-63(f) of this chapter.

(6) Exceptions to the requirements of subsection (n) may be allowed for service alleys where required by site conditions and where approved by the county staff.

(i) *Minor streets.* Minor streets shall be designed so as to discourage through traffic. However, the provision for the extension and continuation of major streets into and from adjoining areas is required.

(j) *Buffer between the subdivision and major streets.*

(1) When a proposed subdivision abuts upon or contains an existing or proposed major street, the Pplanning Ccommission shall einsure that the street layout provides an appropriate buffer zone in order to protect dwelling units, reduce the number of intersections with the major street, separate local and through traffic, or between developments. Any one of, or combination of the following techniques may be used:

a. A marginal access street running parallel with the major street supplying frontage to lots facing the major street may be used if it is separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

b. Reverse frontage lots which back onto the major street and face a minor street in the subdivision may be used if they are separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

c. Buffer strips with a width of at least 20 feet are allowed between developments.

(k) *Access to adjacent properties—Temporary turnarounds.* It is normally desirable to provide for street access to adjoining property. Proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround with paved radius of 25 feet shall be provided. No street arrangement shall be approved that prevents future access to adjoining undeveloped property.

(l) *Street intersections.*

(1) Not more than two streets shall intersect at any one point.

(2) All streets shall intersect as nearly at right angles as possible. No street shall intersect at less than 85 degrees.

(3) Street jogs shall have a minimum center-line offset of 150 feet.

(4) Intersections of arterial streets shall be a minimum of 800 feet from one another.

(5) Street intersections shall be located at least 150 feet from the right-of-way of any railroad, measured from the center point of the intersection to the railroad right-of-way line nearest the intersection.

(6) Street curb intersections shall be rounded by a tangential arc with a minimum radius as follows:

Intersection Type	Minimum Radius (feet)
Involving major streets	35 feet
Involving minor collector streets	25 feet
Involving only minor streets	20 feet

(7) Adequate vision clearance shall be maintained at all intersections, as required in article VI of the zoning ordinance.

(m) *Street classification and pavement widths.*

(1) *Major streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Limited access highway-expressway	SC DOT specifications	SC DOT specifications
Expressway	SC DOT specifications	SC DOT specifications
Arterial streets (residential & commercial) and commercial collector streets	66 feet for first 2 lanes plus 10 feet for each additional lane	36 feet for first 2 lanes plus 12 feet for each additional lane

(2) *Minor streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Residential collector streets	50 feet	24 feet(1)
Local streets:		
Industrial/comm. area	60 feet	28 feet
Multi-family area	60 feet	24 feet
Single/duplex family area	50 feet	24 feet
Cul-de-sac	50 feet	22 feet
Marginal access street(2)	40 feet	24 feet(1)
Alley(3)	—	—
(1) Where sidewalks are provided, the pavement width may be reduced to 22 feet. (2) For marginal access streets, the Pplanning Ceommission may accept alternate right-of-way widths upon review and recommendation of the staff. (3) See section 28.6-75(h).		

(3) Upon the recommendation of the staff, the Pplanning Ccommission may require additional improvement widths for the purpose of promoting public safety and better traffic flow or to provide parking in industrial, commercial, or high-density residential areas.

(4) Subdivisions developed along existing streets with inadequate right-of-way, shall provide additional right-of-way to meet the minimum specifications contained herein.

(5) When the subdivision abuts a major street, any land needed for widening the major street, including marginal streets and buffer strips, shall be dedicated to the governing body.

(6) Subdivisions with unusual topographic conditions shall provide greater street rights-of-way than herein required and/or provide slope easements for the sloping of banks or fill materials. A slope easement shall be from the toe (bottom) of the slope to the crown (top) of the slope. Setbacks shall be adjusted to reflect the increased easement width.

(n) *Curves and grades.*

(1) Where horizontal street alignment deflects at an angle greater than ten degrees, a curve with the following minimum radii shall be provided.

Classification	Minimum Radii (feet)
Major streets	500 feet
Collector streets	300 feet
Minor collector, minor street, and culs-de-sac	150 feet

(2) Reverse curves in streets shall be connected by tangents not less than the following:

Classification	Minimum Radii (feet)
Major streets	As required by SC DOT
Minor residential streets	100 feet
All other streets	200 feet

(3) The minimum length of any vertical curve connecting two different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade change on the two slopes involved:

Classification	Crest	Sag
Major street	30	35
Collector streets	20	25
Minor collector, minor street, and culs-de-sac	10	15

(4) The longitudinal grade on any proposed street shall be subject to the approval of the ~~planning commission staff engineer~~Florence County Engineering Division. However, the minimum grade on any proposed street shall not be less than one-half percent and the maximum street grade shall be as follows:

Classification	Maximum Street Grade (%)
Major streets	4%
Collector streets	8%
Minor collector, minor street, and culs-de-sac	10%

(5) Where horizontal curves are used, the minimum lineal sight distance shall be as follows:

Classification	Lineal Sight Distance (feet)
Major street	275 feet for two lanes, plus 100 feet for each additional lane not to exceed 500 feet
Minor street	100 feet

(o) *Construction specifications.*

(1) At a minimum, all streets, shoulders, and side slopes shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, six inches of stabilized aggregate base course and two inches of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

a. Commercial collector streets and streets with higher classifications shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, eight inches of stabilized aggregate base course, two inches of type 1 binder course, and an inch and one half (1.5 inches) of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

(2) The ~~planning commission staff engineer~~ Florence County Engineering Division may require higher standards than those shown on the typical drawings or in the South Carolina Department of Transportation Standard Specifications in order to provide adequately for unusual soil conditions, extraordinary traffic volumes, unusual drainage problems, or other abnormal conditions.

(3) All shoulders and side slopes shall be protected from erosion by either sodding or seeding as set forth in the South Carolina Department of Transportation's Standard Specifications. Plans for erosion control shall be a part of the required improvement plans to be submitted by the ~~subdivider~~developer to the ~~planning commission staff engineer~~Florence County Engineering Division for final approval.

(4) At the time of street acceptance by the county, the developer shall sign a contract for guarantee of re-paving.

a. The contract shall legally bind the developer to re-pave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the subdivision.

b. Unless the ~~county engineer~~County Engineering Division determines that the street pavement has failed and officially notifies the developer, the contract shall automatically be fulfilled and terminated when 90 percent of all houses are completed or four years after street acceptance.

(Ord. No. 38-2006/07, § 6.15, 8-16-07; Ord. No. 11-2021/22, § 1, 1-20-22)

Sec. 28.6-76. - Curbs and gutters.

When used, curbs and gutters shall be installed along both sides of all streets. They shall be designed and constructed in accordance with the South Carolina Department of Transportation Standard Specifications, and shall be of the types listed below:

Classification	Type
Major streets	Barrier curb & gutter
Minor collector and local street	Mountable curb & gutter
Minor local-rural (1 acre lots or more)	Mountable curb & gutter
Culs-de-sac, marginals, and alleys(1)	Mountable curb & gutter

(1) See section 28.6-75(h) for exceptions to specifications for alleys.

The transition from one type curb to the other shall be made only at a street intersection, and adequate provision shall be made for driveway entrances.

(Ord. No. 38-2006/07, § 6.16, 8-16-07)

Sec. 28.6-77. - Sidewalks.

(a) In accordance with this regulation, sidewalks shall be installed for all subdivisions that involve the construction of new streets. Such sidewalks shall be installed in the following locations and widths and shall be constructed in accordance with the criteria of the South Carolina Department of Transportation Standard Specifications. If physical condition(s) exists, or alternate means of pedestrian access and movement are provided, which render sidewalks impractical or unnecessary, an exception may be specifically granted by the P~~p~~lanning C~~c~~ommission upon recommendation of Florence County Planning Staff. Where it is deemed necessary by the P~~p~~lanning C~~c~~ommission, additional sidewalks or wider sidewalks than those listed below may be required. The P~~p~~lanning C~~c~~ommission is required to specify in the minutes of the meeting the reason(s) for any exception/change to the sidewalk requirement.

Street Classification[(1)]	Sidewalk Width and Location
Expressways/arterial streets/commercial collectors	5 feet on both sides
Residential collector streets*	4 feet one side
Minor streets along commercial frontage	4 feet on both sides
Minor streets along school frontage	4 feet on both sides
Minor streets along duplex residential frontage*	4 feet on one side
Minor streets along multi-family residential frontage*	4 feet on both sides
Minor streets along single-family residential frontage*	4 feet on one side

(1) Note: The various street types are defined in section 28.6-6 of this chapter (definitions).

~~* Sidewalks are optional for these street classifications.~~

(b) All utilities such as poles, fire hydrants, transformers, telephone, and data boxes, etc. shall be located outside the required width.

(c) Where sidewalks are required on only one side of a street, and the development is located on each side of the street, the single sidewalk shall generally be located on the northern and/or western sides of the street. If it is determined that locating the sidewalk on the northern or western side presents connectivity issues with adjacent sidewalks, then the sidewalk shall be placed on the side of the street that provides the greatest degree of continuity and connectivity.

(d) Where sidewalks are required on only one side of the street, and the development is located on only one side of the street, the sidewalk shall be located on the same side as the development, regardless of whether it is the northern/western side of the street.

(e) If a development encompasses an entire county block, or if the development encompasses a portion of a county block that is entirely owned by the developer, then sidewalks may be provided on all block frontage.

(f) Grass strips, a minimum of two feet in width, should be located between curb and sidewalk.

(g) Trails or pedestrian paths that are not on road frontage and that meet the requirements of section 28.6-78 may be considered by the county, in lieu of the sidewalk requirements presented herein.

(h) The developer shall construct, or cause to be constructed, all required sidewalks as shown on the approved plans.

(1) If the required sidewalks are not completed at the time of final plat approval, the developer must provide financial guarantees to ensure completion of the sidewalks as outlined in article VI of this chapter.

(2) For any new development or re-development, all required sidewalks must be completed within two years of the final plat recording.

(3) For any new development or re-development, required sidewalks must be completed on an individual lot prior to the issuance of a certificate of occupancy of a building on the subject lot. Sidewalks shall be permitted to terminate at the lot line but shall be located and constructed to allow the readily extension of the sidewalk onto the adjoining lots.

(Ord. No. 38-2006/07, § 6.17, 8-16-07)

Sec. 28.6-78. - Pedestrian paths.

Pedestrian paths may be used in lieu of sidewalks, or as indicated in section 28.6-77(h) of this chapter. Where provided, pedestrian paths must meet the following minimum specifications/requirements:

(1) The walking surface must be at least six feet wide and it must be constructed with asphalt, concrete, hard-packed gravel, or approved alternate material.

(2) The path must meet the specific design criteria illustrated by the detail shown in the appendix.

(3) Where the path is behind or between lots, there must be at least seven feet of vegetated buffering space on each side of the path, measured perpendicularly from the edge of the path. Where the path runs adjacent to and parallel to a street, there must be at least four feet of vegetated buffering space between the edge of the path and the hard surface of the street.

(4) As with sidewalks, completed pedestrian paths must be transferred to and accepted by Florence County for maintenance and ownership.

(Ord. No. 38-2006/07, § 6.18, 8-16-07)

Sec. 28.6-79. - Street lights.

Appropriate street lights are required in all subdivisions. The placement of such lights shall meet the specifications of Florence County (reference section 28.6-74(c)).

(Ord. No. 38-2006/07, § 6.19, 8-16-07)

Sec. 28.6-80. - Water and sewer systems for new subdivisions.

(a) *Connection to public water and sewer systems.* The subdivision shall be served by public water and sewer systems whenever they are available, in accordance with South Carolina Department of ~~Health and~~ Environmental Services~~Control~~ (SCDES)~~DHEC) Regulations~~. The subdivision development plan shall be accompanied by satisfactory plans for water and sewer construction. The plans for construction shall be prepared by a registered engineer and approved in writing by the public water and sewer provider and/or SCDES.~~DHEC.~~

(b) *Privately-owned community systems.* A privately-owned community water and/or sewer system may be used only if services are not available from the public system within a reasonable period of time. Proposed plans of the system shall be prepared by a registered engineer and subsequently reviewed by Florence County to evaluate future compatibility

with the public system. Approved plans shall then be submitted to and approved in writing by the SCDES~~state department of health and environmental control~~ and the public service commission prior to P~~p~~lanning C~~c~~ommission approval of the development plan.

(c) *Individual wells and septic systems.*

(1) In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. The developer, through the local service provider, shall indicate, in writing, to the P~~p~~lanning C~~c~~ommission when such a situation exists. The developer shall obtain from SCDES ~~--state department of health and environmental control~~ approval, in writing, for all individual wells and septic systems prior to the P~~p~~lanning C~~c~~ommission's approval of the development plan.

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

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

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

(Ord. No. 38-2006/07, § 6.20, 8-16-07; Ord. No. 02-2008/09, § 1, 9-18-08)

Sec. 28.6-81. - Non-electrical traffic control signs and devices.

Permanent traffic control signs and devices, including street name signs, shall be provided and installed by the developer. Such signs and devices shall conform to County of Florence specifications and the South Carolina Manual on Uniform Traffic Control Devices for Streets and Highways.

(Ord. No. 38-2006/07, § 6.21, 8-16-07)

Sec. 28.6-82. - Parking.

Parking requirements for each individual lot must be met when existing lots are subdivided. Parking requirements are specified in the zoning ordinance.

(Ord. No. 38-2006/07, § 6.22, 8-16-07)

Sec. 28.6-83. - Signs, mailboxes, driveways, etc. in public right-of-way.

(a) *Privately owned signs are not allowed in public right-of-way.*

(b) *Mailboxes.*

(1) The county reserves the right to remove, or require the removal of, privately owned brick, masonry, or concrete mailboxes or newspaper boxes, or fixtures that have been constructed in a county-owned public right-of-way. For the purposes of this section,

right-of-way includes any easement right-of-way, right of ingress/egress, or other property interest owned by the county.

(2) At the time of repair to, or replacement of, mailboxes located in the right-of-way, the county is required to re-establish only a serviceable mailbox in accordance with United States Postal Service guidelines.

(b) *Driveways.*

(1) The county reserves the right to remove, or require the removal of, these driveways for purposes of right-of-way maintenance or for utility installation/maintenance.

(2) At the time of repair to, or replacement of, driveways located in the right-of-way, the county is required to re-establish only a hard surface driveway (i.e., concrete for concrete, asphalt for asphalt, or hard-packed gravel for hard packed gravel). Decorative driveways will not be replaced with like material unless specifically approved as a part of the county's encroachment permit process.

(Ord. No. 38-2006/07, § 6.23, 8-16-07)

Sec. 28.6-84. - Entrances and exits.

(a) *Number of entrances and exits.* All newly constructed residential subdivisions shall have at least one main entrance/exit and, where determined practical by staff, at least one additional entrance/exit. Additional entrance/exits may be required by the Pp~~p~~lanning Cc~~c~~ommission.

(b) *Connecting to existing/adjacent subdivisions.* All newly constructed residential subdivisions are encouraged to make provisions for future connection to directly adjacent subdivisions (if any) by a pedestrian path. Connecting streets are encouraged but not required by this ordinance in every case. However, connecting streets and pedestrian paths may be required by the Pp~~p~~lanning Cc~~c~~ommission.

(Ord. No. 38-2006/07, § 6.24, 8-16-07)

Sec. 28.6-85. - Summary plats with six lots or less. ~~Small family and private developments (six lots or less).~~

(a) *Roadways.* ~~All~~ Unless served by an existing public road, all roads shall be privately maintained and shall be the property of the homeowner's association or sole responsibility of the affected property owners. If the developer proposes a new public road which will be conveyed to the County, the developer must adhere to article IV of this chapter. Private ~~The~~ roadways shall be held in common and an easement ~~assessment~~ must be established for the perpetual maintenance of the roadway and improvements. Property lines for lots that adjoin the easement must connect within the center of the easement, to avoid the easement being separated from any adjoining property. The easement cannot be made of a standalone parcel. The easement must be at least 50 feet wide, and the roadway must be at least 18 feet wide and have a three-inch slag or stone base. The ~~This~~ surface layer provision is waived for family developments and for subdivisions of land that will not result in the roadway serving more than two lots. All roadways shall originate at a public road at one end only, to eliminate through traffic. ~~If the roadway ties to a county-maintained road a 50-foot-wide~~

~~access easement is required.~~ In unzoned areas, a 30-foot-wide easement may be accepted by P~~p~~lanning C~~c~~ommission S~~s~~taff where such roads serve only a single-family lot not to exceed one acre. In any case, every parcel shall have a minimum width of 50 feet on the side that fronts the easement/roadway. If it ties to a state road it must comply with the standards of the state department of transportation. For private roads, prior to issuing addresses, the Florence County Engineering Division will inspect the road to ensure it is in compliance with this code.

(b) *Recordable plats.* The plat must conform with Section 28.6-49 (d~~)~~(1-11). ~~Recordable plats shall be required showing the development lot layout, tax parcel being derived from wetlands and/or natural drainage ways.~~ The plat shall contain the following statement:

"The road or driveway providing access to the lots in the development is private and not maintained by the C~~c~~ounty. Property owners must maintain access suitable for emergency vehicles."

(1) Plats which are developed for single lots, whereas only one lot is allowed to be served by a 30-foot-wide easement, the plat shall contain the following statement:

"The road or driveway providing access to the single lot is private and not maintained by Florence County. The property owners must maintain access suitable for emergency vehicles. This road/easement shall serve only one single parcel, not more than one acre in size and no further subdivision or addition to such parcel will be permitted."

(c) *Setbacks.* ~~Setbacks outline designated open spaces on the lot. These spaces are to be linear distances measured from property lines inward. Building or other principle structures comprising the activity of the lot may not intrude on this area. Two types of setbacks exist for this lot; either a road right-of-way at the front lot line, or at the side lot property line. A setback may accept an accessory activity such as parking unless otherwise provided in the chapter. Lot road frontage lengths are to be a minimum of 50 feet measured from the front line. Except as may be permitted in accordance with section 28.6-85. Setbacks shall meet the applicable prescriptive requirements as prescribed for the applicable zoning district as defined in section 30-30 for zoned districts and section 30-111 for all properties in unzoned districts.~~ All setbacks requirements shall comply with Chapter 30 of the Florence County Code of Ordinances. On the portion of the lot which is burdened by the easement, the setback line shall be established by measuring from the easement inward.

(d) *Lots.* Each lot may contain only one single-family residence. Lots that have access to public utilities (water and/or sewer) are required to have a written statement from the appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the state department of ~~health and~~ environmental services ~~control~~, however if no percolation test is provided the plat will be stamped with the following:

"NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."

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

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

(e) *Signage.* On private roads, ~~T~~ the ~~owner~~owners shall conspicuously place a sign on the driveway near the entrance stating the E-911 street name~~address~~. Prior to addresses being issued, the sign must be in place and in accordance with the County's street sign standards.

(f) *Small family developments.* Small family developments are those where a subdivision occurs for the dispersion of land amongst family members and the potential development thereof. Florence County makes no guarantee nor bears any responsibility for any improvements or the lack thereof. Each plat seeking the small family development exemption shall be legibly marked by the surveyor of record with the following statement:

"SMALL DEVELOPMENT ONLY."

(g) *Private Developments.* Private developments are subdivisions whose lots are intended for sale, trade or transfer whether public or private. The owner, agent or developer seeking approval of a private development subdivision shall provide an analysis from a South Carolina Licensed Engineer (SCLE). The SCLE shall determine whether the development of said land with the allowed uses will not cause storm drainage concerns for the properties being developed or the surrounding properties. Such concerns are, but not limited to, improper drainage that would impact building construction, sewage disposal, site flooding, or off-site run-off that exceeds pre-development rates.

(1) If the SCLE finds that improvements are necessary, the improvements must be completed prior to the approval of the subdivision's plat.

(2) In lieu of the completion of all improvements, the SCLE may provide a plan that includes the phasing of improvements that coincide with the progression of the site's development and home construction. Such plans must be approved by Pp~~p~~lanning C~~c~~ommission S~~s~~taff. Planning C~~c~~ommission ~~s~~Staff shall have the right to require additional information from the SCLE when the land's topography, flood hazards, or other drainage concerns warrant such additional information.

a. If the subdivision's plat is approved with these given conditions, building permits and other development-related permits shall be withheld until such improvements are made in accordance with the approved phased plan.

b. The scope and details of such SCLE analysis and/or plan will be determined by the specifics of each site.

(3) Subdivision plats that are approved with phased improvement requirements shall be legibly marked by the surveyor of record with the following statement:

"THIS SUBDIVISION IS APPROVED WITH CONDITIONS ON THE ISSUANCE OF BUILDING PERMITS AND OTHER DEVELOPMENT RELATED PERMITS. RECORD OF SUCH CONDITIONS MAY BE INCLUDED IN THE TITLE/DEED OF SAID PROPERTY AND SHALL BE RETAINED ON FILE WITH THE FLORENCE COUNTY PLANNING COMMISSION OFFICE."

(Ord. No. 38-2006/07, § 6.25, 8-16-07; Ord. No. 27-2007/08, § 1, 5-1-08; Ord. No. 02-2008/09, § 2, 9-18-08; Ord. No. 14-2021/22, § 1, 12-9-21; Ord. No. 10-2023/24, § 1, 10-19-23)

Sec. 28.6-86. - Restrictive covenants.

(a) Restrictive covenants shall provide that its provisions shall not be amended or modified except by written consent of the Ppplanning Cccommission and all property owners in the subdivision.

(b) Restrictive covenants shall require that any deed conveying interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the guarantee(s) acknowledge name.

"The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictions covenants provide, among other things, a financial commitment to maintain a community driveway. These restrictive covenants are specifically acknowledged by the guarantee(s)."

(Ord. No. 38-2006/07, § 6.26, 8-16-07)

Secs. 28.6-87—28.6-95. - Reserved.

ARTICLE VI. - SUBDIVISION IMPROVEMENTS AND GUARANTEES

Sec. 28.6-96. - General.

One of the following techniques may be selected by the county administrator as an appropriate method of ensuring that the required subdivision improvements set forth in this chapter shall be constructed.

(Ord. No. 38-2006/07, § 7.1, 8-16-07)

Sec. 28.6-97. - Completion of improvements.

Prior to final plat approval, the ~~subdivider~~developer shall complete, in a manner satisfactory to the ~~planning commission staff engineer~~Florence County Engineering Division and the Cccounty Aaadministrator, all improvements required in this ordinance specified in the approved subdivision development plan, and as otherwise approved by the Ppplanning Cccommission, and shall dedicate same to the county. Final plat approval shall not be granted by the Ppplanning Cccommission until the dedication of said improvements has been accepted by the county administrator.

(Ord. No. 38-2006/07, § 7.2, 8-16-07)

Sec. 28.6-98. - Acceptance techniques in lieu of completion of all improvements.

(a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary, and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before

the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.

(b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.

(1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:

a. Storm drainage systems and erosion control measures.

b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.

c. Street monuments.

d. Street intersection lighting.

(2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the Eengineering Ddivision will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.

(c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.

(1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:

a. Be equal to 125 percent of the approved cost estimate.

b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.

c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.

d. Be payable to Florence County.

e. Be for no less than $10,000.00 of construction.

f. Substantially conform to the format shown in appendix B.

(d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the Eengineering Ddivision showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case-by-case basis.

(Ord. No. 38-2006/07, § 7.3, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 89-2022/23, § 1, 7-20-23)

Sec. 28.6-99. - Inspection and certification of subdivision improvements.

(a) *Inspection requirements.*

(1) The registered professional engineer who designed the project is also responsible for providing periodic inspections during the entire construction phase. Inspection frequency must be sufficient to allow the design engineer to certify that the improvements have been completed in accordance with the approved project plans and specifications. However, the engineer must provide adequate weekly on-site construction observation for the duration of active construction.

(2) The ~~planning commission staff engineer~~Florence County Engineering Division, or other knowledgeable official as specified by the county, shall conduct a final inspection of the required improvements.

(3) For streets that will become publicly owned, formal inspections and written certifications by both the developer's design engineer and the ~~planning commission staff engineer~~Florence County Engineering Division are required at three times during the construction process. The test shall include a "proof roll" with a contractor provided tandem axle truck loaded to a gross weight of 50,000 pounds for completing the test. Each inspection listed hereafter must be conducted prior to beginning the next phase of construction. If the next phase of construction is not started within three weeks or a rainfall event of one inch or greater, then another proof roll may be required by the staff engineer.

a. Prior to installation of the curbing.

b. After completion of the subbase.

c. After completion of the base.

(4) A minimum 24-hour (one working day) notice to the ~~planning commission staff engineer~~Florence County Engineering Division is required for scheduling the inspections listed in section 28.6-99(a)(3)a.—~~d~~c.

(5) If a developer/design engineer fails to adhere to the inspection procedure outlined above in section 28.6-99(a)(3)a.—c~~d~~., the ~~planning commission staff engineer~~ Florence County Engineering Division may require such soils and asphalt tests as he or she deems necessary to ensure that the construction is satisfactory. Testing in this instance shall be by an independent laboratory acceptable to the county. Any deficiencies revealed by this testing must be corrected to the county's satisfaction. All costs for such testing and corrections shall be borne by the developer.

(b) *Certification requirements.*

(1) Upon completion of these improvements, the project engineer shall file with the county a statement either certifying that the improvements have been completed in accordance with approved plans and specifications, or deviations from those approved plans and specifications.

(2) Upon completion of the improvements, the project engineer or ~~subdivider~~developer shall file with the county a statement stipulating the following:

a. That all required improvements are complete;

b. That the engineer has provided sufficient and effective construction observation for the duration of active construction;

c. That these improvements are in compliance with the minimum standards specified by the P~~p~~planning C~~c~~ommission for their construction;

d. That the ~~subdivider~~developer knows of no defects from any cause, in these improvements; and

e. That these improvements are free and clear of any encumbrance or lien.

(3) For streets that will become publicly owned, written certifications from the four inspections required above under section 28.6-99(a)(3)a.—c~~d~~. must be furnished by the developer as part of the final plat approval process. Streets will not be accepted without this documentation.

(c) *Approval and acceptance.*

(1) The regulatory body must submit in writing within 15 days of review of project, their approval or disapproval.

(2) If the Florence County Engineering Division ~~planning commission staff engineer~~ has certified that the contracted improvements are complete and free from defect, then, upon receipt of the other statements and agreements detailed above, the county administrator shall accept the dedication of any portion of the required improvements, provided that all statements and agreements specified above have been received for that portion of the improvements.

(Ord. No. 38-2006/07, § 7.4, 8-16-07)

Sec. 28.6-100. - Setup, extensions, and reduction of guarantee.

(a) The fees listed on the fee schedule, as approved by county council will apply to letters of credit established with Florence County or extended before their expiration. All fees shall be paid at the time of guarantee submittal or prior to the guarantee's expiration. Payment shall not be a portion of the guarantee amount and will be in the form of a cashier's check made payable to Florence County.

(b) A developer may reduce a financial guarantee during the initial coverage period. A request to reduce the financial guarantee shall be submitted to the planning department and include a revised construction cost estimate. The planning department will forward the revised cost estimate to the Florence County Engineering Division for review. Reductions of financial guarantees will not be allowed within six months of any previous reduction request and the financial guarantees shall be no less than the greater of 25 percent or $10,000.00 of the revised construction cost estimate. The fees are listed on the Florence County Fee Schedule, as approved by county council and shall be charged for any letter of credit that is authorized for reduction before its expiration. Requests involving both the reduction and extension of a letter of credit shall be subject to the extension fees.

(Ord. No. 38-2006/07, § 7.5, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-101. - Release and draw of guarantee.

(a) The planning department may draw a letter of credit when it has been determined that the improvements for which the financial guarantee were posted will not be completed in accordance with these regulations. Any unexpended funds, once construction is complete, shall be released to the financial institution or responsible entity that posted the guarantee.

(b) The Florence County Engineering Division shall authorize the planning department to release guarantees to the financial institution or responsible entity. Authorization will occur once all improvements have been installed, received final inspection and a warranty financial guarantee (when applicable) has been submitted and approved by the Florence County Engineering Division. In addition, the developer's engineer shall furnish the Eengineering Ddivision a letter certifying that all non-county owned or maintained improvements have been completed and accepted by the applicable entities who will own or maintain such improvements. Such letter shall be on company letterhead with an original signature and professional seal.

(Ord. No. 38-2006/07, § 7.6, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13)

Secs. 28.6-102—28.6-110. - Reserved.

ARTICLE VII. - UNUSUAL DEVELOPMENTS, PLANNED DEVELOPMENT DISTRICTS, AND MOBILE HOME SUBDIVISIONS

Sec. 28.6-111. - Intent.

It is not the intent of this ordinance to freeze new developments into any single type of design. It is, however, the intent of this chapter to ensure that all new developments shall contribute to the building of economically sound and desirable living areas within the community with all-necessary services and facilities.

(Ord. No. 38-2006/07, § 8.1, 8-16-07)

Sec. 28.6-112. - Authority to modify standards.

In order to provide the ~~subdivider~~developer with maximum flexibility in the design and character of new residential developments, the P~~p~~lanning C~~c~~ommission is hereby authorized to modify the standards and requirements of this chapter in the case of a plan for an unusual planned development district (PDD) or mobile home subdivision. When in the judgment of the P~~p~~lanning C~~c~~ommission such developments provide adequate public spaces for traffic circulation, recreation, light, air and service needs of the subdivision when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the spirit and intent of this chapter, an unusual development may be approved.

(Ord. No. 38-2006/07, § 8.2, 8-16-07)

Sec. 28.6-113. - Maintenance of spirit of regulations.

Any development or subdivision approved under this section shall maintain the objectives, purpose, and intent of this chapter. It is noted that the zoning ordinance set certain development criteria, and that the P~~p~~lanning C~~c~~ommission does not have the authority to grant permission to violate the zoning ordinance.

(Ord. No. 38-2006/07, § 8.3, 8-16-07)

Sec. 28.6-114. - Planned development district.

All planned development districts shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.4, 8-16-07)

Sec. 28.6-115. - Low impact development techniques.

Proposed developments that incorporate low impact development (LID) techniques in lieu of the minimum land planning standards outlined in article V of this chapter are encouraged by Florence County, and will be considered on a case-by-case basis. However, such developments are subject to review and approval by county staff.

(Ord. No. 38-2006/07, § 8.5, 8-16-07)

Sec. 28.6-116. - Mobile home subdivisions.

All mobile home subdivisions, trailer parks, modular home subdivisions, etc. shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.6, 8-16-07)

Secs. 28.6-117—28.6-125. - Reserved.

ARTICLE VIII. - APPLICATION AND ENFORCEMENT OF THIS CHAPTER

Sec. 28.6-126. - Inspections.

All subdivisions within the territorial jurisdiction of the ~~p~~Planning C~~c~~ommission shall be inspected by a registered professional engineer authorized by the governing authority, prior to approval of the final plat. Sufficient inspections shall be made to e~~i~~nsure compliance with the specifications set forth in this chapter. A registered engineer in good standing with the county, employed by the developer may certify in writing to the county administrator, that he has inspected each phase of the development as provided in section 28.6-99 of this chapter.

(Ord. No. 38-2006/07, § 9.1, 8-16-07)

Sec. 28.6-127. - Recording of final plat.

No plat of the subdivision of any land within the territorial jurisdiction of the P~~p~~lanning C~~c~~ommission shall be filed with or recorded by the Florence County Register of Deeds Office ~~Clerk of Court~~ until such plat shall have been submitted to and approved by the P~~p~~lanning C~~c~~ommission according to the procedures set forth in this chapter.

(Ord. No. 38-2006/07, § 9.2, 8-16-07)

Sec. 28.6-128. - Selling of lots.

Subsequent to the filing and recordation of the approval of the final plat, the ~~subdivider~~developer or their~~his~~ agent may sell lots.

(Ord. No. 38-2006/07, § 9.3, 8-16-07)

Sec. 28.6-129. - Dedication of land and improvements.

The dedication of land and improvements to the county shall be accomplished by a deed or other legal instrument of conveyance as determined by the county's attorney.

(Ord. No. 38-2006/07, § 9.4, 8-16-07)

Sec. 28.6-130. - Building permits.

No building permit shall be issued for any buildings in any subdivision established hereafter unless a final plat of such subdivision has been approved by the Ppplanning Ccommission, or by other lawful means granted by this chapter. No building permit shall be issued for any building until appropriate water and sewer tap fees have been paid.

(Ord. No. 38-2006/07, § 9.5, 8-16-07)

Sec. 28.6-131. - Variations and exceptions to this chapter.

(a) Whenever strict compliance with this chapter would result in extraordinary hardship or injustice to the subdividerdeveloper because of unusual topography, unusual size or shape of the property, or unusual conditions in surrounding property or development, the Ppplanning Ccommission, acting with the concurrence of the planning commission staff engineerFlorence County Engineering Division, may modify, vary or waive such regulations in order that the subdividerdeveloper may subdivide theirhis property in a reasonable manner, provided that such modification, variation or waiver will not nullify the intent or purpose of this chapter and that the public welfare, interest of the county and the surrounding area shall be protected. Any such variance, together with reasons therefore, shall be entered upon the minutes of the Ppplanning Ccommission.

(b) In granting modifications, variance or waiver, the Ppplanning Ccommission may impose such other reasonable conditions as well, which, in its judgment, justify such modifications, variations, or waiver and still maintain the objectives of this chapter.

(c) Each modification, variation, or waiver of this chapter sought by a subdividerdeveloper shall be applied for specifically on forms supplied by the planning commission staff engineerFlorence County Engineering Division.

(Ord. No. 38-2006/07, § 9.6, 8-16-07)

Sec. 28.6-132. - Amendments to this chapter.

The county council may amend the regulations or provisions of this chapter only after study and report by the Ppplanning Ccommission and the holding of a public hearing as required by law.

(Ord. No. 38-2006/07, § 9.7, 8-16-07)

Sec. 28.6-133. - Enforcement.

(a) No part of any subdivision shall be recorded in the office of the Register of Deeds Clerk of Courts of Florence County, or shall have any validity until it has been approved in the manner prescribed herein.

(b) It shall be unlawful for the owner, or the agent or any owner to transfer or sell any land by reference to or by other use of a plat unless such plat has been approved as prescribed herein. The governing body may enjoin such transfer, sale, or agreement by appropriate legal action.

(c) In case of any violation of this chapter, the secretary or other appropriate official as may be designated by the Ppplanning Cceommission is authorized and directed to institute action to put an end to such violations.

(Ord. No. 38-2006/07, § 9.8, 8-16-07)

Sec. 28.6-134. - Penalty.

Any violation of this chapter will be a misdemeanor and upon conviction is punishable as provided by law.

(Ord. No. 38-2006/07, § 9.9, 8-16-07)

Sec. 28.6-135. - Separability and severability.

Should any article, section or provision of this chapter be, or any reason held void or invalid, it shall not affect the validity of any other article, section or provision hereof which is not itself void or invalid.

(Ord. No. 38-2006/07, § 9.10, 8-16-07)

Sec. 28.6-136. - Interpretation and conflict.

Interpretation of the general intent and/or specific meaning of any portion of the chapter text shall be the responsibility of the county administrator or theirhis designee. In interpreting and applying the provisions of this chapter, the provisions shall be held to be minimum requirements necessary to uphold the purpose of the chapter. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants, or other agreements between parties. However, where this ordinance imposes greater restriction on the subdivision and/or use of building or land, or requires more open spaces or more stringent development standards than required by other resolutions, ordinances, rules or regulations, or by easements, covenants, or agreements, the provisions of this chapter shall govern. When the provisions of any other statute require more restrictive standards than are required by the regulations of this chapter, the provisions of such statute shall govern.

(Ord. No. 38-2006/07, § 9.11, 8-16-07)

Sec. 28.6-137. - Effective date.

This chapter shall take effect and be in force from and after the date of its adoption by the County Council of Florence County, as indicated on the cover [September 1, 2007].

(Ord. No. 38-2006/07, § 9.12, 8-16-07)

APPENDIX A - Planning Commission Staff shall be responsible for providing applicable applications and checklists. Staff will also make such documents readily available to the public.

SUBDIVISION CHECKLISTS FOR SUMMARY PLATS, DEVELOPMENT PLATS AND FINAL PLAT

~~Summary Plat Checklist For Small Private Developments~~

~~Date_____~~

~~Name on Plat: ACRES~~

~~Tax Map, Block, and Parcel Number:~~

~~Name of Contact Person:~~

~~Telephone Number: Location~~

~~_____1. All roads shall be privately maintained.~~

~~_____2. Is this proposed lot in a zoned area? Does it meet minimum requirements?~~

~~_____3. Each lot is to contain one single family residence.~~

~~_____4. All roadways shall be the property of the Homeowners Association or sole responsibility of the affected property owners held in common and assessment made for the perpetual maintenance of the roadways and improvements.~~

~~_____5. All roadways shall originate at a public road at one end only, to eliminate through traffic.~~

~~_____6. An access easement fronting a county maintained road shall be 50 feet wide. Except as may be permitted in accordance with Sec. 28.6-85.~~

~~_____7. The access easement fronting a state maintained road will comply with DOT standards.~~

~~_____8. Sign: the owner shall conspicuously place on the driveway near the entrance, a sign stating: "Private Road not County Maintained"~~

~~Small private developments shall abut county and state roads and the plat shall contain the following statement:~~

~~"The road or driveway providing access to the lots in the development is private and not maintained by Florence County. Property owner must maintain access suitable for emergency vehicles".~~

~~_____9. The road must be 18 feet wide and have a three-inch slag or stone base. This provision is waived for family developments.~~

~~_____10. Recordable plats shall be required showing the development lot layout, tax parcel being derived form, wetlands, and/or natural drainage ways.~~

~~_____11. If two disturbed acres or more total, including lots and roadways, are involved in development, storm water permits shall be required from DHEC.~~

~~_____12. Setbacks: Lot road frontage lengths are to be a minimum of 50 feet. Setbacks for lots shall meet the prescriptive requirements of Sec. 30-30 for all zoned properties and 30.111 for all unzoned properties.~~

~~_____13. Check distance from proposed access to county and state maintained road intersections.~~

~~_____14. Septic tank approval by DHEC or proof of public sewer accessibility.~~

~~_____15. Verify the north arrow, scale accuracy and county boundary.~~

_____16. Check for existing address and structures on orthophoto.

_____17. Check for FEMA certification.

_____18. Check for surveyor's raised seal and signature.

_____19. Stamp summary plat and make copies of pertinent paperwork.

_____20. Complete summary chart and file in the folder.

All plats are subject to the Land Subdivision Regulations Ordinance.

(Ord. No. 14-2021/22, § 1, 12-9-21)

SKETCH PLAN CHECKLIST

Name of proposed subdivision:

Name of Contact/ Company:

Water: City Well Sewer: City DHEC Storm Drainage: City County

Current Tax Map Block & Parcel # Zoned:

Property Owner's Name (as listed on tax records):

Total Number of Proposed Lots:

Total Amount of Review Fee $ Date Paid: _____

(This fee is due at time of submittal of plan)

Contents of Plat Y - Yes N - No N/A - Not Applicable

The sketch plan shall be drawn at a scale not smaller than one hundred (100) feet to one (1) inch. On large subdivisions, match sheets shall be used or sheets no larger than 24" x 36".

The sketch plan shall show:

_____Numbers of Copies two (2)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Total acreage of the tract to be subdivided;

_____Proposed street and lot arrangements;

_____Approximate right-of-way;

_____Typical lot area and approximate number of lots;

DEVELOPMENT PLAN CHECKLIST

Name of Contact/Company

Current Tax Map Block & Parcel #:

Zoned: _____

Name of proposed Subdivision

Property Owner's Name (as listed on tax records)

Total Number of Proposed Lots

Type Water: _____ Type Sewer: _____ Storm Drainage: _____

Total Amount of Review Fee _____ Date Paid _____

CONTENTS OF PLAT Y - YES N - NO N/A - NOT APPLICABLE

_____Numbers of Copies (minimum of 3)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Does the plans show all existing land traits (lakes, swamps, flood lines, etc.)? Note if not applicable

_____Does the plans show all adjoining property, owners, and usage?

_____Does the plans show total acreage to be subdivided?

_____Does the plans show the setbacks for each lot?

_____Does the plans show the dimensions for the build able area for each lot?

_____Does the lots meet minimum requirement for Zoning District?

_____Does the plans show all proposed/ existing streets?

_____Are proposed new street names noted?

_____Advisement to developers of street signs (Height Requirement and Sign Replacement by County)?

_____Are the lengths and radius of the cul-de-sacs in compliance?

_____Utilities' location are indicated, including easements/right-of-way?

_____Is topography at 5-ft intervals and elevations listed?

_____Is the size and location of existing sanitary and storm sewers, etc. showing?

_____Does the drainage area, if any, reflect acreage?

_____Are city limits, if applicable, reflected?

_____Is zoning, where pertinent, shown? When in a zoned area, verify lot sizes.

_____Are either construction plans or executed agreement for sewer services included?

_____Does the plan reflect compliance with the Florence County Code, Appendix D concerning Flood Damage Prevention?

_____SCDOT Curb Cut Approval?

_____DHEC Permits on Water, Wastewater, and Storm Drainage?

_____Copy of Development Plat & Developer & Subdivision Engineer Name/Address to County Water Department.

_____Written Verification from County Water Department that Developer has been advised of Impact Fees.

_____Submittal of an 8½ x 14 copy of the plat for E-911 addressing.

FINAL PLAT CHECKLIST

Name of Proposed Subdivision

Date of Development Plat Approval

Name of Contact/Company

Current Tax Map, Block & Parcel # Zoned:

Property Owner's Name (as listed on tax records):

Total Number of Proposed Lots

Type Water: _____ Type Sewer: _____ Storm Drainage: _____

Contents of Plat Y - Yes N - No N/A - Not Applicable

_____Number of Copies (Minimum of 5)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Are close out documents complete?

_____Are escrow funds involved?

_____Have escrow funds been received and agreement signed?

_____Is zoning district shown?

_____Are setbacks shown according to development plat?

_____Verify no revisions on final plat from development plat stage.

_____Verify that County Water has all required documents/plans.

_____Book and Page # Subdivision recorded in from Developer.

_____Parcel #'s for E-911 Addressing from Developer.

_____8½ x 14 copy of plat for E-911 Addressing received and addresses are assigned.

_____Approved Plat Stamped by Planning & forwarded to Subdivision Engineer, City/County Water, City/County Engineering.

APPENDIX B - REQUIRED FINAL PLAT CERTIFICATIONS

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID (Must Accompany the Final Plat)

I hereby certify that I am the owner of the property shown and described hereon as _____Subdivision, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, public and private use as noted. I also certify that all current state, county and city taxes or other assessments relative to this property have been paid.

_____ Date	_____ Owner
_____ Date	_____ Owner

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

MEMORANDUM OF AGREEMENT AND ACCEPTANCE

GRANTOR

GRANTEE

WHEREAS, _____ desire to dedicate certain roads herein below described to the County of Florence; and

WHEREAS, the County of Florence is willing to accept the grant of those roads as set out herein; now therefore,

KNOW ALL MEN BY THESE PRESENTS, that _____ in the State aforesaid, for and in consideration of the mutual covenants herein described, do hereby agree to the following:

This is to certify that Florence County has accepted in part the roads, streets, and drainage system in _____ as shown and indicated on the Plat of _____ recorded in the Office of the Register of Deeds ~~Clerk of Court~~ for Florence County in Plat Book _____ at page(s) _____, and as provided for in the deed and/or Right-of-Way Agreement, a copy of which is attached hereto. More specifically those streets accepted are as follows: _____.

CERTIFICATE OF ACCURACY OF LAND SURVEY
(Must Accompany the Final Plat)

I hereby certify that the plan shown and described hereon for _____ subdivision/property/plat represents a true and correct survey, that the monuments and markers shown have been placed in accordance with specifications set forth in the Florence County Land Development Regulations, and that the survey was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A Survey.

_____ Date	_____ Surveyor
_____ Date	_____ Owner

Surveyor's Signature and Number

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

CONVEYANCE

WHEREAS, pursuant to the provisions of and subject to the terms of a County Ordinance adopted November 9, 1976, entitled "Land Subdivision Ordinance for the Florence County Planning Commission", _____ does hereby wish to convey unto the County of Florence the following:

NOW, THEREFORE, Know All Men by These Presents, that for and in consideration of the sum of _____ dollars paid by the County of Florence, in the State of South Carolina, to _____, Grantor, the Grantor has and by these presents does hereby release, set over and convey unto the County of Florence, its successors and assigns forever:

All of its right, title, and interest in and to: (the easements, all streets, water system improvements, sewer system improvements, storm drainage improvements, and traffic control devices) in the subdivision known as _____, dated _____, which is attached hereto and made a part and parcel hereof.

DATED this _____ day of _____, 20___, by the

Signed, Sealed and Delivered in the presence of:

WITNESSETH:

GRANTOR

WITNESS

COUNTY OF FLORENCE
CONTRACT
GUARANTEE OF REPAVING

The undersigned Developer, _____, hereby agrees to repave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the _____ Subdivision/Property, in the event that it is necessary for the Developer to pave the subdivision streets prior to construction of sixty-six percent (66%) of the houses.

It is agreed that this Contract shall automatically be fulfilled and terminated when ninety percent (90%) of all houses are built and lots sold, or after four (4) years of the date of Final Plat Approval unless the County Engineering Division- determines that the street pavement has failed, in which event the Developer shall be officially notified.

DATED THIS _____ day of _____, 20___.

Developer

Subdivision ~~Engineer County~~Engineer

County Subdivision Inspector

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

OWNER'S GUARANTEE AND WARRANTY

Personally appeared before me _____ who being duly sworn deposes and says he or she is the president of _____ and that he or she warrants materials, equipment and construction of the water system, sewer system and water and sewer service appurtenances to serve ___ residential lots as shown on plans by _____ for _____ Subdivision, located in the County of Florence, South Carolina on Tax Map _____.

This warranty is to Florence County against any failure of the equipment and construction of said water and sewer systems for a period of twelve months from date of this warranty.

Further, he or she warrants that all fees have been paid in connection with the water and sewer systems of said project and that there are no outstanding debts and he or she agrees to hold Florence County harmless in each instance. These warranties are given pursuant to Section 12-106 and 12-186 of the Florence Code.

OWNER

Sworn to before me this _____
day of _____, 20___.

DATE

Notary Public for South Carolina

My Commission Expires:_____

CERTIFICATE OF NON-REVISION VERIFICATION

I hereby certify that the plan shown and described hereon for _____

Subdivision/property/plat represents no revisions from development plat to final plat stage and that the final plat is submitted in accordance with the specifications set forth in the Florence County Land Development Regulations.

_____ Date	_____ Subdivision Surveyor
_____ Date	_____ Owner

APPENDIX C - SUBDIVISION SIGNAGE

INSPECTIONS ARE REQUIRED FOR STREETS THAT WILL BE OWNED BY FLORENCE COUNTY

SUBDIVISION SIGNAGE:

All required signage will be installed by developer before County acceptance of streets.

1. Approved Florence County E-911 street signage. Includes signs and hardware.
2. Stop signs-minimum: 30" High Intensity Grade

SIGN SPECIFICATIONS

DIMENSIONS:

A. Width - Nine (9) inches

B. Length -

18"————)

20"————)

24"————) Installed on single post

30"————)

36"————)

C. Thickness: 080 gauge

i. Material: Anodized Aluminum

ii. Color of Background: Green, 3M street sign reflective, high intensity grade, ten (10) or more years of useful life.

iii. Signs are to be two (2) sided.

LETTERING SPECIFICATIONS

1. DIMENSIONS & STYLE:

A. "Road Names" - Six (6) inches, standard alphabet "C" Series - upper case letters

B. "Prefixes & Suffixes" - three (3) inches, standard alphabet "C" Series - upper case letters

C. "Block Numbers" - three (3) inches, standard alphabet "C" Series - upper case letters

D. "Border" - 0.75 inch border around sign blank - Color White-Silver

2. Materials - 3M reflective, high intensity grade, ten (10) or more useful life.

3. Color of lettering: White-Silver

POST SPECIFICATIONS

1. Dimensions

A. Length

1. E-911 Street Signage — Ten (10) feet or longer if required to stabilize sign. Bottom of sign 8' from ground

2. Stop Sign — Twelve (12) feet or longer if required to stabilize sign. Bottom of stop sign 7' from ground

B. Flange/width — three and one-half (3 ½) inches

C. Thickness/weight — two (2) pounds per foot

2. Style/Shape - "U" channel, hot rolled steel conforming to physical properties of ASTM A 499, Grade 60 and to physical properties of ASTM A 1 for 91 pounds steel and larger.

3. Finish - Hot dipped galvanized after fabrication in accordance with ASTM A123

CAP & SPACER SPECIFICATION

1. Materials - die cast, high-strength aluminum alloy

2. Hardware

A. Brackets: NU180-Supr-lok (391UX) and vandal-pruf "2" pin head

Bolt with 5/32" center pin (#BH 76)

B. Spacer: UPA12 - Supr-lok (#9-90) cross with vanal-pruf set

Screw with 5/32" center pin (#PRP38)

APPENDIX D
FORMAT FOR LETTER OF CREDIT

[Bank/Issuer name, address and telephone number]

[Date] Letter of Credit Number _____

Amount: $_____U.S.

To: The County of Florence, South Carolina

Re: Irrevocable Letter of Credit issued on behalf of [Name of developer]

Dear Sirs:

The Issuer opens its Irrevocable Letter of Credit in your favor available in the following manner and on the following terms:

1. Issuer:	[name of bank/issuer]
2. Beneficiary:	The County of Florence, South Carolina, a political subdivision of the State of South Carolina
3. Customer:	[name of developer]
4. Project:	[name of project, site, subdivision]
5. Obligation of Issuer:	The Credit is irrevocable.
6. Transferability:	The Credit is to be non-transferable.
7. Total:	The sum total of the Credit is $_____U.S.

8. Purpose: To provide surety for a developer's bond required by County Code Section 28.6-98 to ensure construction of required public improvements at [name of project, site, subdivision] to include installation of [list of public facilities to be constructed/installed] in accordance with the specifications of the County of Florence, South Carolina.

9. Default: In the event that any or all of the above-stated public improvements are not constructed and/or installed in accordance with the specifications of the County of Florence within twelve (12) months from this date, the Beneficiary may upon written notice to Issuer and Customer at the addresses noted herein demand and receive payment from the Issuer in cash in the entire amount of $_____ if one of the required public improvements have been constructed and/or installed or in such lesser amount as may be required to complete construction and/or installation of the aforesaid improvements if said improvements have been partially constructed and/or installed. All drafts drawn under this Letter of Credit shall contain the clause "Drawn under [name of Issuer] Letter of Credit Number _____." This letter of Credit is based on an Engineers Estimate for construction; if cost of construction or repair exceeds the amount of funds designated by this Letter of Credit the owner/developer shall remit those additional funds immediately to the County. By this letter the County of Florence reserves the right to recover any excess costs for completion of the required public improvements from the owner/developer by any legal means necessary.

   The Issuer shall have ninety (90) days from the receipt of said notice to effect a cure by procuring completion of construction and/or installation of the aforesaid public

improvements in accordance with the specifications of the County of Florence, South Carolina, and thereby receive a refund of any sum paid in default.

10. Addresses:

Issuer:	
	[name of Issuer]
	[street address]
	[city, state, zip]
Customer:	
	[name of Customer]
	[street address]
	[city, state, zip]
	Beneficiary:
	County of Florence, South Carolina
	c/o County Administrator
	City-County Complex
	180 North Irby Street MSC-G
	Florence, SC 29501

11. Termination: This is a continuing agreement and shall remain in full force and effect until written notice is received by the County of Florence that it has been terminated and revoked.

12. Miscellaneous: This Letter of Credit and the terms hereof shall be binding upon the respective parties, heirs, executors, administrators, successors and assigns. None of the terms of this agreement or its provisions may be waived, altered, modified or amended except in writing signed by the Beneficiary and the Issuer.

13. Applicable Law: This Letter of Credit is to be governed by the Uniform Commercial Code of the State of South Carolina.

Given under our hands this _____ day of _____, 20___.

[Issuer Bank name], Issued By:

_____

[Title]

Seen: _____

Customer

County of Florence, South Carolina, Beneficiary

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 provision of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: July 22, 2025	
Planning Commission Public Hearing	: July 22, 2025	
Planning Commission Action	: July 22, 2025[Approved 5-0]	
First Reading/Introduction	: August 21, 2025	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 12-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Code of Ordinances for Land Development and Subdivisions.

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

The Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE; Shall Be Amended And Will Read As Follows:

Chapter 28.6 - LAND DEVELOPMENT AND SUBDIVISION ORDINANCE[1]

ARTICLE I. - IN GENERAL

Sec. 28.6-1. - Title.

This chapter shall be known as the "Land Development and Subdivision Ordinance" of Florence County.

(Ord. No. 38-2006/07, § 1.1, 8-16-07)

Sec. 28.6-2. - Authority.

This chapter is adopted pursuant to the authority granted under the General Statutes of South Carolina, The South Carolina Local Government Comprehensive Planning Enabling Act

of 1994, Sections 6-29-310 through 6-29 - 1640 and the requirements of said Acts supplement this chapter.

(Ord. No. 38-2006/07, § 1.2, 8-16-07)

Sec. 28.6-3. - Purpose.

The purpose of this chapter 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;

(1) To encourage the economically sound, and the stable development of Florence County.

(2) To assure the timely provisions of required streets, utilities, and other facilities and services to new land developments.

(3) To assure the adequate provision of safe traffic access and circulation, both vehicular and pedestrian, in and through new land developments.

(4) 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.

(5) To provide for the wise and timely development of new areas, consistent with the Florence County Comprehensive Plan and Zoning Ordinance.

(6) To promote best management practices with respect to stormwater management and the protection of surface water bodies.

(Ord. No. 38-2006/07, § 1.3, 8-16-07)

Sec. 28.6-4. - Jurisdiction.

From the date of adoption, this chapter shall govern all land development projects and new subdivisions of land lying within the territorial jurisdiction of Florence County. At the time of redevelopment, existing developments, where required, will have to comply with certain provisions of this document (e.g., sidewalk requirements, etc.).

(Ord. No. 38-2006/07, § 1.4, 8-16-07)

Sec. 28.6-5. - Application of ordinance.

No plat or the subdivision of any land within the territorial jurisdiction of Florence County shall be filed with or recorded by the Florence County Register of Deeds Office until such plat has been submitted to and approved by the Planning Commission, or its staff, in accordance with the procedures set forth in the ordinance. Exceptions to this are as follows:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards or the governing authority.

(2) The division of land into parcels of five acres or more where no new street is involved.

(3) The combination or recombination of entire lots of records where no new street or change in existing streets is involved.

(4) A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed.

(5) Any other exceptions as required by state law.

Plats that are exempt from the application of this ordinance shall be presented to Planning Commission Staff as information and will be stamped stating they are exempt prior to being filed with the Register of Deeds office. A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed, is not required to be presented to Planning Commission Staff or stamped prior to filing with the Register of Deeds office.

(Ord. No. 38-2006/07, § 1.5, 8-16-07)

Sec. 28.6-6. - Definitions.

When used in articles II through VIII of this chapter, certain words and terms shall have the meaning as herein defined. Words and terms not herein defined shall have their customary dictionary definitions. The term "shall" means mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

Agent. An authorized person, firm, or corporation acting for or on behalf of a developer or owner.

Alley. A private service road that provides secondary means of access to lots. Parking is not permitted in alleys and through traffic is discouraged. An alley may also be described as a minor way used for service access to the back or side of properties otherwise abutting on a street. An alley shall not serve as the principle means of ingress or egress to a lot or parcel.

Arterial street. See definition for "street."

Block. A parcel of land entirely surrounded by streets, highways, parks, other publicly owned areas, or railroad rights-of-way, and as further defined in this chapter.

Comprehensive plan. The official plan or any part thereof for Florence County and the Planning Commission, adopted in accordance with the provisions of the 1994 Planning Enabling Act.

Collector street. See definitions for "street."

Conformity/conforming. Meeting all applicable codes and requirements for a proposed development. A proposed development that does not meet applicable codes and requirements shall be determined to be non-conforming.

Cul-de-sac. See definitions for "street."

Developer. The owner and/or developer of property, or his agent, engaged in the subdivision, development, re-development, or improvement of land or the construction of structures upon the land within the territorial jurisdiction of Florence County.

Development. Any physical improvement of real estate under the guidelines and requirements of the codes and ordinances of Florence County; any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, roads, mining, dredging, filling, grading, paving, excavating, other site work, utilities, drilling operations, or permanent storage of materials.

Easement. An interest in real property granted by the property owner to the general public, a corporation, or a certain person or persons of a strip or a parcel of land for use for a specific purpose.

Engineer. A registered engineer in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing, and Regulation.

Expressway. See definition for "streets."

Freeway. See definition for "streets."

Governing body (governing authority). The County Council of Florence County.

Local street (sub-collector street). See definition for "streets."

Looped drive. See definition for "streets."

Lot. A piece, parcel, tract, or plot of land intended as a unit for transfer of ownership or for development. Sizes and categories of lots are further defined in the zoning ordinance.

Major street. See definition for "streets."

Marginal access street. See definition for "streets."

Minor street. See definition for "streets."

Official map. A map or maps showing the location of existing or proposed public street, highway, and public utility rights-of-way, public building sites and public open spaces, maintained by Florence County.

Planning Commission (commission). Shall mean the Planning Commission designated by county council.

Planning Commission, secretary. The term "secretary" of the Planning Commission refers to that person employed to serve the Florence Planning Commission in a staff capacity.

Plat (plan). A map or drawing upon which the developer's plan for a subdivision is presented.

(1) *Sketch plan:* A conceptual plan drawn in accordance with section 28.6-46 of this chapter.

(2) *Development plan:* Drawings based on an approved sketch plan and prepared in accordance with section 28.6-47 of this chapter, which if approved, shall be used as construction drawings for the subdivision and any related improvements.

(3) *Final plat:* A plat, drawn in accordance with section 28.6-48 of this chapter, depicting the final subdivision boundaries and lot lines which the developer desires to have approved by the Planning Commission and recorded with the Florence County Register of Deeds Office.

Reserved strip. A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public right-of-way.

Re-subdivision. Any combination of previously recorded lots or tracts of contiguous land for the purpose of creating additional lots or revising lot lines, including eliminating lot lines. Re-subdivided lots shall conform to minimum standards of this chapter and the zoning ordinance.

Redevelopment. A modification to an existing developed lot/parcel that will require a building permit.

Regulation(s). The particular requirements contained within an ordinance.

Riparian buffer. An area of trees, shrubs, or other vegetation that borders a watercourse, wetland, or other water body (including open stormwater conveyances) for the purpose of reducing contamination from surface water runoff.

Setback (line). A line parallel to the property line in front of which no part of the structure shall be erected, with the exception of the subsurface projection of footings. Setbacks for each zoning district, and their associated requirements, are established in the zoning ordinance.

Staff.

(1) When used in this chapter, the capitalized term "staff" shall mean both the employees of the Planning Commission and those County of Florence employees designated to assist the Planning Commission Staff in the technical review of subdivision plans. This shall include, but not be limited to, employees of Florence County Public Works and county fire departments.

(2) Where the terms county staff, public works, and fire department staff are used, such terms shall mean staff of Florence County only.

(3) Where the terms, Planning Commission Staff, staff of the Planning Commission, or Commission staff are used, such terms shall mean staff of the Planning Commission only.

(4) Where the terms Planning Commission or Commission are used in this chapter, such terms shall mean those commissioners who together comprise the Planning Commission.

Street(s). A public right-of-way affording primary access to abutting property. For the purposes of this chapter, the term "street" shall also mean boulevard, road, lane and other public ways. Streets are divided into the following categories:

(a) *Major streets:* Those streets designated by the Florence Area Transportation Study and those streets designated as major at the time of development as determined by the public works and utilities department and approved by the Planning Commission. Such streets are designed primarily for the movement of large volumes of traffic from one area to another. Major street includes the terms limited-access highway, freeway, thoroughfare, expressway, arterial street and commercial collector street.

(1) *Arterial streets:* Arterials are the highest order inter-regional streets. They are designed to carry relatively high traffic volumes. The function of arterials is to promote the free flow of traffic. Therefore, parking and direct residential access

are usually not available. Collector streets feed arterials, and arterials feed regional roads such as expressways and freeways. Average daily traffic (ADT) for arterials is approximately 3,000—5,000+ vehicles per day (vpd).

(2) *Collector streets (commercial):* The highest order of commercial streets. Distributes traffic between lower-order commercial streets and higher-order streets such as arterials. Average daily traffic (ADT) for commercial collector streets is approximately 3,000—5,000 vehicles per day (vpd).

(3) *Expressways:* Divided highways usually having two or more lanes in each direction, with partial control of access. Preference is given to through traffic, but there may be access connections with selected public roads at the same grade and some driveways.

(4) *Freeways:* Divided highways usually having two or more lanes in each direction, with full control of access. Preference is given to through traffic and access connections with public roads on the same grade is prohibited. Connected driveways are also prohibited.

(5) *Thoroughfares:* Any major street.

(b) *Minor streets:* A street used primarily for providing direct access to and from abutting property (individual lots) that are internal to a subdivision. Minor street includes the terms residential collector street, minor local street, cul-de-sac, marginal access street, alley and looped drive.

(1) *Collector streets (residential):* The highest order of residential streets. Collects and distributes traffic from local residential roadways, such as minor streets or cul-de-sacs, to streets that are designed to carry higher volumes of traffic, such as arterials and other major streets. Carries large traffic volume at fairly high speeds. The function of residential collectors is to promote free traffic flow. Therefore, direct access to homes from this level street should be avoided. Average daily traffic (ADT) for residential collector streets is approximately 2,000—5,000 vehicles per day (vpd).

(2) *Culs-de-sac:* Minor local streets having only one open end and being terminated by a vehicle turnaround. Design of turnaround may vary. Average daily traffic (ADT) is approximately 250 vehicles per day (vpd).

(3) *Local streets (sub-collector streets):* These middle-order facilities are located in subdivisions and neighborhoods and primarily serve abutting land uses. Traffic volumes are typically moderate, with motorists having origin or destination within the immediate neighborhood. These streets feed into collector streets, which then feed into arterials. Average daily traffic (ADT) is approximately 1,000—2,000 vehicles per day (vpd).

(4) *Looped drive:* A street that terminates on the same road at two different points, or a street that terminates on itself.

(5) *Marginal access streets:* Minor streets which are parallel to and located on the side of an arterial, expressway, freeway, or other major street for service to

abutting land uses. Average daily traffic (ADT) is approximately 500—1,000 vehicles per day (vpd).

Developer. Any person, firm, or corporation who divides or develops any land deemed to be a subdivision as herein defined.

Subdivision. All divisions of a tract or parcel of land into two or more lots for any purpose. This includes all division of land involving a new street or a change in existing streets, re-subdivision and, where appropriate, relates to the process of subdividing, or to the land or area subdivided.

Surveyor. A registered land surveyor in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing and Regulation.

Thoroughfare (major street). See definition for "streets."

Thoroughfare plan. The official transportation plan (also known as Florence Area Transportation Study), a part of the Comprehensive Plan for Florence County and the Planning Commission.

Zoning ordinance. The officially adopted zoning ordinance.

(Ord. No. 38-2006/07, §§ 2.1—2.39, 8-16-07)

Secs. 28.6-7—28.6-15. - Reserved.

ARTICLE II. - GENERAL PROVISIONS FOR LAND SUBDIVISION

Sec. 28.6-16. - General requirements for recording of the final plat of a subdivision.

No plat of the subdivision of any land within Florence County shall be filed with the Florence County Register of Deeds Office until:

(a) A sketch plan and development plan have been prepared by the developer and approved by the Planning Commission or its staff, as specified herein.

(b) The required improvements shall have been satisfactorily installed and completed by the developer, or a financial guarantee in lieu of the completed improvements has been posted to secure the same, as provided for in article VI of this chapter.

(c) Conveyance of all public infrastructure has been accepted by the applicable governing body.

(d) Statement by Planning Commission Staff as having received as information, plats identified as exceptions by state law under the definition of a subdivision.

(e) A final plat shall have been approved by the Planning Commission or its director, as specified herein.

(f) For applicable situations, the Planning Commission Staff has granted summary approval of a final plat as outlined in section 28.6-37 of this chapter.

(g) In order for the above steps to occur all applicable fees shall be paid and all applicable documents must be submitted to staff prior to acceptance and review.

(Ord. No. 38-2006/07, § 3.1, 8-16-07)

Sec. 28.6-17. - Conformity to zoning ordinance and consistency with comprehensive plan.

All proposed subdivision of land shall conform to the applicable portions of the zoning ordinance and be consistent with the Comprehensive Plan for Florence County.

(Ord. No. 38-2006/07, § 3.2, 8-16-07)

Sec. 28.6-18. - Coordination with other laws and codes.

Whenever regulations contained in this chapter are different from regulations contained in other county ordinances, the most restrictive requirements shall prevail.

(Ord. No. 38-2006/07, § 3.3, 8-16-07)

Sec. 28.6-19. - Provisions of public lands.

Where the area being subdivided is of sufficient size or includes lands necessary for the provision of critical public services (e.g., fire stations, potable water facilities, stormwater management facilities), the developer shall indicate the location of such areas on the subdivision plat and shall dedicate said area as provided in section 28.6-67 of this chapter.

(Ord. No. 38-2006/07, § 3.4, 8-16-07)

Secs. 28.6-20—28.6-30. - Reserved.

ARTICLE III. - PROCEDURES FOR SUBDIVISION PLAT APPROVAL

The following is an outline of procedures for obtaining approval of a subdivision of land within the territorial jurisdiction of Florence County.

Sec. 28.6-31. - General summary of procedural steps.

(a) In general, the following procedural steps must be completed:

(1) Submittal, review, and approval of a sketch plan.

(2) Submittal, review, and approval of a development plan.

(3) Installation of required improvements by developer.

(4) Dedication to and acceptance of improvements by the county.

(5) Review and approval of final plat by the Planning Commission or the planning director.

(6) Recording of the final plat by the developer or his agent.

(Ord. No. 38-2006/07, § 4.1, 8-16-07)

Sec. 28.6-32. - Filing fees.

The developer shall pay fees listed on the Florence County Fee Schedule, as approved by county council.

(Ord. No. 38-2006/07, § 4.2, 8-16-07; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-33. - Sketch plan submittal and review process.

(a) *General procedures*.

(1) Preliminary meeting to discuss sketch plan.

a. The staff shall be available to meet with the developer or their agent to discuss the project that is to be submitted. This meeting is strongly recommended, but not required.

b. If the developer desires such a meeting, it must be scheduled with the Staff at least one week in advance and it must occur prior to, or concurrent with, the sketch plan submittal.

(2) Submittal of sketch plan package.

a. The developer or their agent shall submit one hard copy and one digital copy of a sketch plan submittal package to the staff of the Planning Commission for review and approval.

b. The sketch plan submittal package shall include a sketch plan application, any applicable fees, any variance requests (if applicable), and the sketch plan itself prepared in accordance with article IV of this chapter.

c. The third Tuesday of the previous month is the deadline for an item to be placed on the Planning Commission's agenda. To meet this deadline a sketch plan must first be considered "Agenda Approved." This approval is contingent on the completion of a Technical Review Committee Meeting and the resolution of all outstanding issues. Once these conditions are met, the item is considered "agenda approved," and a date is set for it to appear before the Planning Commission. Staff will then notify the applicant of the meeting date.

(3) Sketch plan review by staff.

a. Upon receipt of the sketch plan submittal, the Planning Commission Staff will notify the applicable agencies so that they are afforded the opportunity to review the sketch plan.

b. The staff(s) shall review the sketch plan and evaluate its conformity with all applicable code requirements.

c. Applicable agencies shall submit written comments to Planning Commission Staff within ten (10) calendar days.

d. Upon review by Planning Commission Staff and all applicable agencies, staff shall determine if the plan conforms with all applicable codes and ordinances or if revisions are needed.

e. The Planning Commission Staff shall provide the developer with written feedback within thirty (30) calendar days

(4) Technical Review Committee Meeting.

a. The staff shall schedule a meeting with the developer and all the applicable agencies to discuss the project prior to being placed on the Planning Commission's meeting agenda.

b. The purpose of this meeting is to resolve any outstanding comments between Planning Commission Staff, the developer, and any other applicable agencies.

c. Technical review committee meetings are not considered to be public meetings. While Planning Commission members shall have the option to attend the meeting, a quorum shall not be present.

(5) Placement on planning commission meeting agenda.

a. If the staff determines that the sketch plan conforms with all applicable codes and ordinances, or if the staff determines that the sketch plan will conform pending required minor changes or approvable variances, the developer will be notified and the Planning Commission Staff shall place the sketch plan on the agenda of an upcoming Planning Commission meeting so that official action can be taken. As the item is placed on the Planning Commission agenda, the parcel(s) included on the sketch plan will be posted with a public notice.

(6) Public statement of sketch plan conformity.

a. If the sketch plan conforms with all applicable codes and ordinances, the planning director shall make a statement of conformity at the Planning Commission meeting during which the sketch plan is presented for official action.

(b) *Process for non-approval of sketch plan and optional appeals*.

(1) If the Planning Commission Staff notifies the developer that the sketch plan does not conform with applicable codes and ordinances, or if the Planning Commission Staff notifies the developer that the sketch plan will conform pending required changes with which the developer does not concur, then the developer can either accept the ruling or appeal the ruling to the Planning Commission.

a. The developer may also appeal to the Planning Commission if the staff does not provide notification of conformity or non-conformity within 30 calendar days.

(2) If the developer defers the right of appeal and elects to withdraw a non-conforming sketch plan and re-submit, he or she must re-start the procedural steps by submitting a revised sketch plan package, including payment of additional filing fees.

(3) If the developer elects to appeal the staff's decision or appeal because of failure of the Planning Commission Staff to provide written comments within 30 calendar days, he

or she must submit a letter to the chair of the Planning Commission requesting placement on the Planning Commission's agenda.

a. To place the sketch plan appeal on the Planning Commission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The chair of the Planning Commission must receive the appeal letter at least 30 days prior to the Planning Commission meeting during which the developer would like his or her sketch plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the developer feels that the sketch plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the developer, at least one member of the Planning Commission, and any applicable staff must be held prior to the meeting during which the Planning Commission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Planning Commission to schedule this pre-meeting appeal conference. Failure of the developer to attend the pre-meeting conference shall result in removal of the appeal from the Planning Commission agenda.

(c) *Official action by the Planning Commission*.

(1) The Planning Commission shall take official action regarding the sketch plan (approval, approval with required changes, or disapproval) during the meeting at which it is presented, or within seven calendar days of such planning commission meeting, unless the developer consents in writing to an extension of this time limit. The decision of the Planning Commission shall be final.

a. If the Planning Commission issues final disapproval of a sketch plan, the project will be closed and the developer will be required to re-start the procedural steps for any re-submittals, including payment of additional filing fees, in order to proceed with the project. However, final disapproval by the Planning Commission does not supersede the developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Planning Commission approves the sketch plan, approves the sketch plan with required changes, or fails to take action within the specified or agreed upon time limit, the developer has full authorization to proceed with preparation of a development plan that is in conformity with the approved sketch plan and any attached conditions.

c. All pertinent discussions shall be recorded in the Planning Commission's meeting minutes. The developer shall be provided with a copy of the meeting minutes for his records upon request.

(2) It is expressly understood that the Planning Commission shall not act to override the requirements of other agencies. However, the Planning Commission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the developer.

(Ord. No. 38-2006/07, § 4.3, 8-16-07; Ord. No. 22-2019/20, § 1, 5-21-20)

Sec. 28.6-34. - Development plan submittal and review process.

(a) *General procedures*.

(1) Submittal of development plan package.

a. Once the developer has an approved sketch plan, their agent may submit one digital copy and a hard copy upon request of a development plan submittal package to the Planning Commission staff for distribution and review.

b. The development plan submittal package shall include a copy of the development plan application and the development plan itself, prepared in accordance with article IV of this chapter.

(2) Development plan review and comment process.

a. Upon receipt of a development plan submittal package, the Planning Commission staff shall determine if the development plan is in conformity with the approved sketch plan.

b. If the Planning Commission staff determines that the development plan is not in conformity with a previously approved sketch plan, the developer must: 1) revise the development plan so that it conforms with the approved sketch plan and then re-submit, or 2) return to the sketch plan submittal and review process to get an approved sketch plan that incorporates the desired changes.

c. If the Planning Commission Staff determines that the development plan is in conformity with an approved sketch plan, it shall forward a copy of the development plan to the appropriate agencies or departments for review.

1. The following entities are responsible for reviewing the development plan, determining if it is in conformity with applicable codes and ordinances, and submitting written statements of conformity or non-conformity to the Planning Commission staff within 20 calendar days of when the developer submitted the development plan:

- County Engineering Division
- Appropriate Utility Departments
- County of Florence Fire Departments

d. Upon receipt of signed written statements of conformity or non-conformity from the reviewing agencies listed above, the Planning Commission Staff will either: 1) approve the development plan, 2) disapprove the development plan and advise the developer of the required changes

e. The Planning Commission Staff shall notify the developer of such action in writing within 30 calendar days of the development plan submittal.

(b) *Procedures following development plan approval*.

(1) Upon approval of the development plan or approval with required changes, and subsequent written notification to the developer by the Planning Commission Staff, the

developer is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

a. The Planning Commission Staff shall maintain the official digital stamped and approved development plan set.

b. Any requested approved construction plans shall be stapled together and must be reproducible.

c. The phasing of development shall be approved by the reviewing agencies. The development plan shall indicate such phasing.

(2) Official action by the Planning Commission during one of its meetings is not required if the development plan is approved by the Planning Commission Staff.

(c) *Process for non-approval of development plan and optional appeals*.

(1) Based on statements from the reviewing agencies, the Planning Commission Staff may disapprove, or approve the development plan. The developer can accept the ruling or appeal the ruling to the Planning Commission.

a. The developer may also appeal to the Planning Commission if the staff does not approve or disapprove the development plan within 30 calendar days.

(2) If the developer defers the right of appeal and elects to modify a non-conforming development plan and re-submit, he or she must re-start the development plan submittal and review process by submitting a revised development plan package.

(3) If the developer elects to appeal the staff's decision, or appeal because of failure of the staff to approve or disapprove the development plan within 30 calendar days, he or she must submit a letter to the chair of the Planning Commission requesting placement on the Planning Commission's agenda.

a. To place the development plan appeal on the Planning Commission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the Planning Commission at least 30 days prior to the Planning Commission meeting during which the developer would like his or her development plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the developer feels that the development plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the developer, at least one member of the Planning Commission, and any applicable staff must be held prior to the meeting during which the Planning Commission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Planning Commission to schedule this pre-meeting appeal conference. Failure of the developer to attend the pre-meeting conference shall result in removal of the appeal from the Planning Commission agenda.

(d) *Official action by the Planning Commission*.

(1) Official action by the Planning Commission regarding the development plan is required only in the event of an appeal.

(2) If official action by the Planning Commission is required as the result of an appeal, then the Planning Commission shall either approve the development plan, approve the development plan with required changes, or issue final disapproval of the development plan during the meeting at which it is presented, or within seven calendar days of such planning commission meeting unless the developer consents in writing to an extension of this time limit. The decision of the Planning Commission shall be final.

a. If the Planning Commission issues final disapproval of a development plan following an appeal, the developer will be required to re-start the development plan submittal and review process if he or she intends to proceed with the project. However, final disapproval by the Planning Commission does not supersede the developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Planning Commission approves the development plan following an appeal, or if the Planning Commission fails to take action within the specified or agreed upon time limit, the developer is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

1. The Planning Commission Staff shall maintain the official digital stamped and approved development plan set.

2. Any requested approved construction plans shall be stapled together and must be reproducible.

3. The phasing of development shall be approved by the reviewing agencies. The development plan shall indicate such phasing as identified on the approved sketch plan.

c. Pertinent comments and recommendations shall be noted in the minutes of the Planning Commission meeting. The developer shall be provided with a copy of the meeting minutes for his or her records upon request.

(3) It is expressly understood that the Planning Commission shall not act to override the requirements of other agencies having jurisdiction. However, the Planning Commission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the developer.

(Ord. No. 38-2006/07, § 4.4, 8-16-07)

Sec. 28.6-35. - Installation of improvements.

(a) After development plan approval and prior to final plat approval, all required improvements must be completed whether public or private. Improvements shall be considered required if they are shown on either the sketch plan or development plan. Prior to final plat approval, the Planning Director has the authority to require any other improvements, as needed to enforce the intent of this code, or intent of the plan approved by the Planning Commission.

(b) All improvements shall meet the applicable standards required by this code. If no standard is provided by this code the Planning Director shall have authority to determine the necessary standard.

(c) Acceptance techniques in lieu of required improvements shall be governed by Sec. 28.6-98 of this code.

(d) Florence County shall not accept any improvements outside of its jurisdiction and shall also not accept any improvements that fall within the state's right of way or within a municipality's boundaries. Accepting improvements that fall within a utility companies' easement or any private easements shall be at the discretion of the County Administrator.

(e) Sketch plan and development plan approval does not constitute acceptance of required or nonrequired improvements. The County Administrator shall have final authority on acceptance and conveyance of any improvements.

(Ord. No. 38-2006/07, § 4.5, 8-16-07)

Sec. 28.6-36. - Final plat review and approval process.

(a) *General procedures.*

(1) Submittal of final plat package.

a. After completion of the physical development of all or any completed phase of the area shown on the approved development plan, the developer or their agent shall submit four copies of a final plat submittal package to the staff of the Planning Commission for review and approval.

b. Each final plat submittal package shall include a copy of the final plat application, copies of all certificates that may be required, and the final plat itself, prepared in accordance with article IV of this chapter.

c. The final plat will not be accepted or reviewed until all closeout supporting documents have been presented to staff.

(2) Preliminary review of final plat.

a. Upon receipt of a final plat submittal package, the Planning Commission Staff shall determine if it is in conformity with the approved development plan.

b. If the Planning Commission Staff determines that the final plat is not in conformity with a previously approved development plan, it shall reject the submittal and return it to the applicant. The developer must then either 1) make the necessary physical changes so that it is in conformity with the approved development plan and then re-submit, or 2) return to Planning Commission to obtain approval of a modified sketch plan and development plan that matches the onsite improvements and matches the proposed final plat.

c. If the Planning Commission Staff determines that the final plat is in conformity with the approved development plan and all other applicable ordinances via inspections, then it shall forward a copy of the final plat submittal package to County Engineering Division so that the they can determine (via inspections,

review of certifications, etc.) if the improvements shown on the development plan have been properly installed, and where applicable, have been approved and accepted.

(b) *Process for acceptance of required improvements and approval of final plat.*

(1) If the appropriate utilities department and County Engineering Division determine that all of the improvements have been properly installed, they shall submit a signed and approved closeout document to the Planning Commission Staff stating that the improvements have been properly installed, inspected, and approved for acceptance by the County Administrator.

(2) Upon receipt of the approved closeout package, but no more than 14 calendar days after the date that the final plat was submitted by the developer and approved by the County Administrator, the planning staff shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the developer. It is the responsibility of the developer to obtain approval from the Tax Accessor's Office and record the final plat with the Register of Deeds Office.

a. Official action by the Planning Commission during one of its meetings is not required if the final plat has been approved by the planning director.

(c) *Process for non-acceptance of required improvements, plat rejection, and optional appeal.*

(1) If the appropriate utilities department(s) and County Engineering Division determine that all of the required improvements have not been properly installed, inspected, approved, and accepted, then they shall provide such written or verbal notification to the Planning Commission Staff.

(2) Upon receipt of the notification, but no more than 14 calendar days after the date that the final plat was submitted by the developer, the Planning Commission Staff shall reject the final plat submittal package and return it to the applicant, along with a cover letter stating the reasons for the rejection.

(3) Upon rejection of the final plat, the developer can either accept the ruling or appeal the ruling to the Planning Commission.

a. The developer may also appeal to the Planning Commission if the staff does not approve or reject the final plat within 14 calendar days.

(4) If the developer accepts the ruling, he or she must complete the required improvements and then re-start the final plat submittal and review process.

(5) If the developer elects to appeal the staff's decision, or appeal because of failure of the staff to approve or reject the final plat within 14 calendar days, he or she must submit a letter to the chair of the Planning Commission requesting placement on the Planning Commission's agenda.

a. To place the final plat appeal on the Planning Commission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the Planning Commission at least 15 days prior to the Planning Commission meeting during which the developer would like their final plat to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the developer feels that the final plat should be approved.

d. A pre-meeting conference attended by the developer, at least one member of the Planning Commission, and any applicable staff must be held prior to the meeting during which the Planning Commission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Planning Commission to schedule the pre-meeting conference. Failure of the developer to attend the pre-meeting shall result in removal of the appeal from the Planning Commission agenda.

(d) *Official action by the Planning Commission in the event of a final plat appeal.*

(1) Official action by the Planning Commission regarding the final plat is required only in the event of an appeal.

(2) If official action by the Planning Commission is required as the result of an appeal, then the Planning Commission shall approve or reject the final plat during the meeting at which it is presented, or within seven calendar days of such Planning Commission meeting unless the developer consents in writing to an extension of this time limit. The decision of the Planning Commission shall be final.

a. If the Planning Commission issues final rejection of a final plat following an appeal, the developer must complete the required improvements and then re-start the final plat submittal and review process. However, final disapproval by the Planning Commission does not supersede the developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Planning Commission approves the final plat as the result of an appeal, or if the Planning Commission fails to take action within the specified or agreed upon time limit, the Planning Director shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the developer for recording in the office of the Florence County Register of Deeds Office.

c. Pertinent comments and recommendations regarding the appeal decision shall be noted in the minutes of the Planning Commission meeting. The developer shall be provided with a copy of the meeting minutes for their records upon request.

(3) It is expressly understood that the Planning Commission shall not act to override the requirements of other agencies. However, the Planning Commission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the developer.

(Ord. No. 38-2006/07, § 4.6, 8-16-07)

Sec. 28.6-37. - Summary approval of final plat (Summary Plat).

(a) Subdivisions which do not involve the platting, construction, or opening of new streets, water, sewer, or stormwater facilities, or improvements to existing streets, because all necessary public facilities are adequate and existing, shall be accepted by the Planning

Commission in the form of a final plat. Sketch plans and development plans are not required in such cases.

(b) In cases where such subdivisions involve six or fewer lots, and where those lots and buildings (if any exist) conform to the requirements of its zoning district, the Planning Commission authorizes its Planning Director, at his or her discretion, to accept the final plats. Sketch plans and Development plans are not required in such cases. However, such summary plats shall be in accordance with Section 28.6-85.

(c) Prior to summary approval of any final plat, the Planning Director may, at his discretion or upon recommendation of the staff, require improvements or studies (e.g., traffic studies, environmental impact studies, drainage analysis).

(d) Summary plats shall be prepared in accordance with Section 28.6-49(d)(1-11).

(e) Summary plats shall not be accepted if it does not comply to current building codes and zoning standards.

(Ord. No. 38-2006/07, § 4.7, 8-16-07)

Secs. 28.6-38—28.6-46. - Reserved.

ARTICLE IV. - SUBDIVISION PLAN/PLAT REQUIREMENTS

Plans/plats shall be prepared in accordance with the following requirements:

Sec. 28.6-47. - Sketch plan submittal requirements.

(a) The sketch plan submittal, review, and approval processes are intended to benefit the developer of a proposed project, and/or their agent, by providing an overview of the proposed development confirming that it meets the basic intent of these regulations prior to the preparation of a more formal and involved development plan submittal.

(b) Developers and their agents are encouraged to provide all pertinent information during the preliminary design phase of a project so that it may be determined if the general layout of the project meets the intent of this and any other applicable ordinances. The developer shall submit a sketch plan of the entire tract, even if their present plans call for the development of only a part of the property.

(c) The sketch plan shall be drawn at a scale not smaller than 100 feet to one inch. On large subdivisions, match lines shall be used, if necessary, on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements. Sketch plans shall include one page of the overall site plan and include a match line legend when applicable. Additionally, a street section shall be included that illustrates all improvements within the right-of-way.

(d) The sketch plan shall include a vicinity map at a scale not smaller than one mile to one inch showing the relationship of the proposed subdivision to surrounding areas and development.

(e) Sketch plans shall be submitted in electronic format.

(f) At a minimum, the sketch plan shall show:

(1) The total acreage in the tract to be subdivided.

(2) Proposed street arrangements, including any dimensional information such as rights-of-way widths, cul-de-sac lengths, curve radii, etc., that may be necessary to ensure that the geometric design of the street layout meets the intent of applicable codes and regulations.

(3) Lot arrangements, including typical lot area and approximate number of lots.

(4) Sufficient additional information (e.g., setbacks) to ensure conformance with the zoning ordinance.

(5) City or county boundary lines (if applicable).

(6) Existing and proposed uses of land throughout the subdivision.

(7) Existing parcel boundaries and uses of land surrounding the proposed subdivision.

(8) The approximate location of existing and proposed utilities, including stormwater management facilities.

(9) Contour lines at vertical intervals of not more than two feet. These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography.

(10) Proposed name of subdivision with name and address of contact person.

(11) Deed record names of adjoining property owners of subdivision.

(12) In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

(13) Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

(14) Location of existing adjoining property lines and buildings on the property to be subdivided.

(15) Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

(g) Projects requiring traffic studies. Early contact with the County of Florence is recommended. 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. Generally, a traffic study is required when a specified threshold within the development is met or if it is determined by the County of Florence that the level of service (LOS) of the existing or proposed road network is unacceptable. The proposed thresholds are as follows and, if met, would typically require a traffic study:

(1) If 500 or more lots in a residential subdivision or are proposed, and/or

(2) If the commercial development proposed is 350,000 square feet or more of retail space, and/or

(3) When sufficient data is known that suggest the possibility that the development may have a negative impact to the level of service on nearby roads, such as that which may

be provided in SCDOT documents pertaining to traffic patterns and traffic analyses, SCDPS documents related to vehicular accident data, Florence County Comprehensive Plan, or in analytical studies relative to how development projects could impact traffic patterns on nearby roads, and/or

(4) The Public Works Director is authorized to require traffic studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service, or traffic safety in the vicinity of the proposed development.

(h) General standards and initial study requirements. If a traffic study is required for a project, it shall at least contain the following elements:

(1) A list of roads in the project area showing the function class and traffic counts for each.

(2) An investigation of project impact on the transportation network, including LOS calculations for all affected roads.

(i) Level of service (LOS) and road function class descriptions. The LOS, based on the current traffic on the road (volume) and the ability of the road to handle traffic (capacity), that will be considered acceptable is dependent on the function class of the road and is described by the South Carolina Department of Transportation (SCDOT) as follows:

Levels of Service

LOS A:	This level of service describes completely free-flow conditions. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences
LOS B:	Traffic flow is stable. The presence of other vehicles only slightly restricts freedom to maneuver.
LOS C:	Traffic flow is stable, but the number of bumper-to-bumper groups of vehicles increases due to slow moving vehicles and turning maneuvers.
LOS D:	Unstable traffic flow conditions are approached under LOS D. The desire to pass becomes very high but safe passing opportunities decrease significantly.

LOS E:	Passing is virtually impossible. The slowest moving vehicle controls the travel speed.
LOS F:	Passing is impossible. The slowest moving vehicle controls the travel speed. Very unstable traffic flow conditions exist.

(j) Acceptable level of service based on road function class. The following are considered as minimum acceptable levels of service based on the function class of the road:

1. Local - LOS C
2. Collector - LOS C
3. Arterial - LOS C
4. Expressway - LOS C

The function class of a road is as determined by the SCDOT. If the road is not state maintained, it shall be considered local.

(k) Certification and other requirements of the study. Traffic studies shall be completed and certified by a registered engineer at the expense of the developer, owner, or applicant (owner). Florence County reserves the right to develop a list of pre-approved transportation engineering firms and require that the owner select from the pre-approved list for any required traffic impact study.

Traffic studies shall meet the criteria of the Institute of Transportation Engineers and shall analyze traffic conditions per the initial study phase. If the initial study shows a LOS of less than C, then the owner shall be required to complete an additional traffic impact study of the full development of the site under the most critical traffic situation expected. This phase of the work must be extended to include a traffic remediation plan that corrects the deficiencies and demonstrates an acceptable LOS on the public roadway(s) for the proposed project. The traffic remediation plan shall include roadway improvements and any traffic control devices necessary to reduce the impacts of the new development.

If the LOS of the existing road network is C or less, then the proposed development may not lower the existing level of service. New roadways within the proposed development must provide (at full development of the site) a LOS not less than C. However, it is recommended for any proposed project that all existing or proposed public roadway systems are improved to a minimum of a LOS C.

For phased projects, the proposed public rights-of-ways shall conform to the traffic remediation plan as detailed in the traffic study.

(l) Review of study. Staff may grant the approval if the traffic generated maintains the accepted LOS for the road where the development is proposed.

However, if the LOS falls below an acceptable level, the applicant shall propose on-site or off-site mitigation, which the staff can also approve. In these cases, if an applicant would like to appeal the decision of staff or develop without mitigation efforts, review by the Planning

Commission would be required. The Planning Commission may then approve the request, approve with contingencies, or recommend denial of the request unless mitigation efforts are made. Final decision for denying a request based on traffic study must be made by Florence County Council.

In the event that an applicant would like to appeal the decision of the Planning Commission, the procedures found in the Florence County Zoning Ordinance or appropriate section of the Florence County Code of Laws, as amended, outline the steps for appeal to the circuit court or to request pre-litigation mediation.

During the review process, staff and/or Planning Commission may consult the South Carolina Department of Transportation and/or other transportation professionals.

(m) Additional review and oversight. This section is not designed to replace any oversight and/or permitting power from the South Carolina Department of Transportation.

(n) Additional information may be required if it is deemed necessary by the reviewer(s) in order to make a determination of general conformance with the regulations (e.g., environmental impact studies, drainage analysis).

(Ord. No. 38-2006/07, § 5.1, 8-16-07; Ord. No. 21-2019/20, § 1, 5-21-20)

Sec. 28.6-48. - Development plan submittal requirements.

(a) The development plan shall be drawn at a scale not smaller than 100 feet to one inch and submitted in digital format. On large subdivisions, match lines shall be used. If hard copies are requested; the submittal shall be on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements.

(b) The development plan shall adhere to all standards and requirements set forth at the time of sketch plan approval.

(c) At a minimum, the development plan shall include the following information:

(1) *General.*

a. Proposed name of subdivision, and name and address of contact person, and the person or firm preparing the plan.

b. Title, graphic scale, north arrow and date.

c. Vicinity map at a scale not smaller than one mile to one inch showing the relationship of the subdivision to the surrounding area.

d. Acreage and boundaries of the parcel to be subdivided.

e. Development plans shall be signed, dated, and stamped by a registered professional engineer. Original signatures are preferred.

f. All drawing elements shall reference the South Carolina State Plane Coordinate System (SPCS), single zone Lambert Polyconic Projection designated by the National Geodetic Survey as Zone 3900. The horizontal and vertical datums shall be North American Datum 1983 (NAD83) and North American Vertical Datum 1988 (NAVD88) respectively, or a later datum if applicable. For the purposes of

the South Carolina SPCS, the foot is the International Foot with one inch being exactly equal to 2.54 centimeters. Applicable datum information shall be noted on all plan sheets submitted for review purposes.

Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

2. *Existing conditions.*

   a. Contour lines at vertical intervals of not more than two feet. These contour lines should extend beyond the boundaries of the parcel by 100 feet on all sides, as necessary to show adjacent topography.

   b. The staff reserves the right to require intermediate spot elevations in areas suspected of poor drainage.

   c. Deed record names of adjoining property owners of subdivision.

   d. In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

   e. Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

   f. Location of existing adjoining property lines and buildings on the property to be subdivided.

   g. Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

   h. Size and location of existing sanitary and storm sewers, water mains, drains, culverts of other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades, inverts and ground level elevations of existing sanitary and storm sewers shall be shown.

   i. The acreage of each drainage area affecting the proposed subdivision.

   j. All elevations shall refer to NAVD 88 (North American Vertical Datum of 1988) where public water and/or public sanitary or storm sewers are to be installed. Datum information shall be noted on plans submitted for review purposes.

   k. Location of city limit lines and county lines, if applicable, and indication of existing zoning classification applying to, and proposed use of all land within the subdivision.

3. *Proposed conditions.*

   a. Proposed layout of streets, roads, and alleys, with widths, road names, or designations.

   b. Construction plans for streets, showing natural and finished grades as well as typical cross-sections. Additional cross-sections may be required due to unusual topography or conditions.

c. Proposed layout of all lots; dimensions of lots; lot numbers, all easements with widths, and proposed use of all lots or tracts of land.

d. All setbacks and all easements.

e. Construction plans for sanitary sewers with grade, pipe size, pipe material, location of manholes, and points of discharge.

f. Construction plans for storm drainage system, in accordance with the requirements of Florence County Drainage and Stormwater Management Ordinance.

g. Construction plans for water supply system with pipe sizes, pipe materials, fittings, and location of hydrants and valves.

h. A grading plan to show proposed contour changes in areas where cut or fill is to be done.

i. Proposed street lighting plan and electrical, telephone, and cable vision wire location plan showing pole locations and underground installations.

j. Proposed sign location plan for all street name and traffic regulatory signs to be installed, plus proposed traffic control lights.

k. Delineation of all riparian buffers, open spaces, and designated natural areas.

l. Proposed street tree arrangement.

(Ord. No. 38-2006/07, § 5.2, 8-16-07)

Sec. 28.6-49. - Final plat submittal requirements.

(a) The final plat shall substantially conform to the approved development plan and it shall meet all requirements set forth in this chapter.

(b) The final plat shall be drawn to scale not smaller than 100 feet to one inch and/or with match sheets no larger than 24" x 36."

(c) Final plats shall be submitted in electronic format.

(d) At a minimum, the final plat shall include the following:

(1) Name of subdivision and developer, and name and address of contact person.

(2) Title, graphic scale, north arrow and date.

(3) Street names, identifying lot numbers, and street addresses for residential subdivisions.

(4) Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, block line, and easements whether curved or straight.

(5) All lot lines, lot dimensions, and building setback lines.

(6) Location and description of all monuments and markers.

(7) Locations of all power lines or power company easements.

(8) All rights-of-way, easements, or other areas that will support required infrastructure or be designed for public use. It will be the responsibility of the developer to provide all necessary proof of acceptance by the applicable party. The final plat shall also state who the responsible party is for maintenance on all land that is preserved for required infrastructure or land that is preserved for public use. When land that is preserved for public use but not conveyed to a government agency is identified on the final plat, the plat shall state who will retain ownership of the land (i.e. the Developer or the Homeowner's Association.)

(9) Approved driveway zones for corner lots.

(10) All-natural features to be preserved, including historical sites/ buildings/markers, scenic spots, water bodies, and significant stands of trees.

(11) All riparian buffers, either pre-existing or newly planted.

(12) The following signed certificates shall appear with the final plat, which is submitted to the Planning Commission Staff by the sub-divider (see appendix B for examples).

a. Certificate of ownership, dedication, and taxes paid.

b. Owner's guarantee and warranty in affidavit form.

c. Conveyance of utilities to the appropriate utility provider.

d. Verification of street acceptance by county, or letter of acceptance from SCDOT if an encroachment permit was involved.

e. Other SC DOT certifications (if applicable).

f. Recorded copies of any easements and deeds (if the county needs interest in real property).

g. Certificate of acceptance of physical improvements.

h. Guarantee of repaving.

i. Accuracy of land survey.

j. Engineer's letter/certificate of completion to Florence County.

k. Approved escrow agreement.

l. SCDES certifications/approvals to place into operation.

m. Certificate of approval for recording.

n. Five copies of complete record drawings of all utilities stamped, dated, and signed by the project engineer for accuracy shall be submitted along with an electronic copy (compact disk) in digital format in a form usable (CAD) by Florence County Engineering Division.

The completed CAD drawing file shall contain text in standard fonts that can be read without third-party software. No polylines or annotations shall be stored in blocks. All blocks shall be exploded. All components of the drawing must appear on separate layers or levels (i.e. "valves" on a separate layer from "waterlines"). The numbering and/or naming of layers, colors, and line types will be in

accordance with the individual engineer's standards, but components of the drawing must be separate and consistent in order for successful translation in order to store, manage, and maintain spatially-related (geographic) data.

All drawing elements shall be submitted referencing South Carolina State Plane (SCSP) Coordinates. Elements referencing SCSP will utilize the North American Datum of 1983-1986 Adjustment (NAD83 [1986]) for horizontal control and be measured in International Feet (not US Survey Foot). Vertical control will reference the North American Vertical Datum of 1988 (NAVD88) and shall include measures using US Survey Foot. Datum information shall be noted on all plan sheets submitted for review purposes. Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

o. The name, seal, signature and registration number of the surveyor shall appear on the final plat.

(Ord. No. 38-2006/07, § 5.3, 8-16-07)

Sec. 28.6-50. - Final plat revisions.

If it should be necessary to revise a final plat due to dimensional error, the developer's surveyor, upon acceptance and authorization of the Planning Commission Staff, shall make the necessary changes and resubmit the final plat to the designated Planning Commission Staff member. The designated Planning Commission Staff member will then sign, date, and stamp as "approved for recording." The approved plat will then be made available to the developer for recording in the office of the County Register of Deeds.

(Ord. No. 38-2006/07, § 5.4, 8-16-07)

Secs. 28.6-51—28.6-60. - Reserved.

ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS

Sec. 28.6-61. - Naming and numbering.

(a) *Subdivision and apartment project names.* Subdivision names and apartment project names shall not be duplicated or be confused with existing names. Names are subject to approval by the Planning Commission Staff to eliminate duplicate names.

(b) *Street names.* Proposed streets which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street name, irrespective of the use of suffix and/or prefix. The Uniform Street Naming and Property Numbering System Ordinance of Florence County and the municipality concerned shall govern the assignment of names and property numbers.

(c) *Property numbering.* The staff shall provide appropriate "house numbers" for all lots as specified in the uniform street naming and property numbering system ordinance.

(Ord. No. 38-2006/07, § 6.1, 8-16-07)

Sec. 28.6-62. - Blocks.

(a) *Residential blocks.* Block dimensions and configurations shall be as follows:

(1) *Standard blocks:*

a. Lengths of standard blocks shall not exceed 1,600 feet nor be less than 400 feet on any side.

b. Standard blocks shall consist of at least two lots on all sides.

(2) *Non-standard blocks:*

a. In special situations, where it is necessary to separate residential developments from vehicular traffic or non-residential uses, non-standard blocks may be used. However, the Planning Commission must approve such configurations and the associated lot depths must be in accordance with the minimum lot dimensions required in the zoning ordinance for the land use area in which it lies.

b. Non-standard blocks may consist of a single lot on one or more sides (single-tier block). The preferred minimum lot depth for single-tier blocks is 150 feet.

c. Where single-tier blocks are approved by the county, driveways will not be allowed on the side of the block with the shortest dimension.

(b) *Commercial and industrial blocks.* The block layout in commercial and industrial areas may vary from the planning criteria detailed in this ordinance if required by the nature of the use. In all cases, however, the criteria and provisions of the zoning ordinance shall be followed in land planning and to provide adequate off-street parking and loading spaces and to ensure space for future expansion.

(Ord. No. 38-2006/07, § 6.2, 8-16-07)

Sec. 28.6-63. - Lots.

All lots established hereafter in connection with the development of a subdivision shall comply with the following planning standards:

(a) *Authority of state department of health and environmental control.* Nothing contained in these regulations shall be construed as preventing the state department of health and environmental control, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure the protection of the public health.

(b) *Lot lines and city/county boundary lines.* Lots, insofar as practical, should not be divided by city limit or county boundary lines. Insofar as practical, lot lines shall be at right angles to straight street right-of-way lines and radial to curved street lines.

(c) *Minimum lot dimensions and area.* Minimum lot dimensions and area are governed by the zoning ordinance and applicable health regulations, whichever is most restrictive.

(d) *Corner lots.* Corner lots shall be so designed that a structure built thereon may be oriented to either street and still maintain minimum yard requirements specified by the zoning ordinance. Equal setbacks shall be provided for both the front and side streets based on the front yard setback distance.

(e) *Double frontage.* Double frontage or reverse frontage lots (i.e. lots having street frontage both in front and rear) shall be avoided except where essential to provide separation of residential development from railroad or major street rights-of-way or from non-residential uses. Whenever reverse frontage lots are used, a non-access buffer strip of not less than 20 feet, planted with a vegetation screen shall be provided to separate and protect said lots from the major street.

(f) *Street access.*

1. Every lot hereafter established shall front or abut on a public street which conforms to the requirements of these regulations.
2. Exceptions to this rule are listed in section 28.6-75(c) of this chapter (private streets).
3. Another exception to this rule is in the case of development of a large commercial or industrial parcel, one parcel at a time.
    a. In this case, with the approval of the Planning Commission, subdivision shall be permitted if the owner ties an adequate permanent easement to a driveway that provides free ingress and egress from the newly subdivided parcel to a public street.
    b. The easement and the driveway must have sufficient width in the view of the Planning Commission.
    c. Each lot shall satisfy setback requirements as specified in the zoning ordinance.

(g) *Lot remnants:* Lot remnants are prohibited on any plat. Lot remnants are those portions of a subdivision of property that typically result in non-conforming parcels for current zoning.

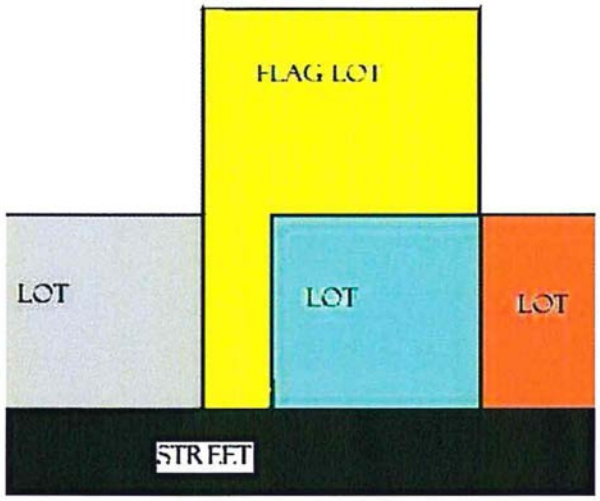
(h) *Flag lots:* Flag lots as a means to develop residential property are permitted if the following conditions are met:

1. Lots must be at least two acres or more.
2. Driveways subject to section 28.6-65. - Private lot driveways.
3. Minimum of 50 feet in width along a public right-of-way (street frontage) and 40 feet from an existing driveway.

(i) The Planning Director may approve landlocked parcels or access to property that is considered to be in the best interest of public welfare. These may include the public utilities, water, towers, etc. The Planning Director may choose to have the

development reviewed by the Florence County Planning Commission. The Planning Director may approve commercial projects that serve as gateways and are paved. Said approvals will be contingent upon conditions regarding location, character and other features of flag lots configured as may be deemed necessary in the best interest of the public welfare.

Figure 1



(Ord. No. 38-2006/07, § 6.3, 8-16-07; Ord. No. 15-2015/16, § 1, 12-10-15)

Sec. 28.6-64. - Markers.

(a) *Permanent markers.* Markers shall be installed in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. Permanent markers shall be a part of the physical improvements covered by financial guarantees.

(b) *Temporary markers.* Temporary markers may be installed by the developer for inspection purposes while the subdivision is under construction. Temporary markers shall be installed with the same accuracy and precision as for permanent markers. The developer is responsible for replacing any markers damaged or disturbed during construction.

(Ord. No. 38-2006/07, § 6.4, 8-16-07)

Sec. 28.6-65. - Private lot driveways.

(a) *General.*

(1) Each proposed lot shall be designated so as to allow the development of a private driveway serving said lot.

(2) Driveways shall be located, designed and constructed so as to provide a relatively level stopping space no less than 20 feet outside the street right-of-way.

(3) Driveways of corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Approved driveway zones for corner lots shall be shown on the final plat.

(4) Adequate vision clearance at the intersection of driveways with street right-of-way lines shall be provided as required in section 28.6-75(l)(7) of this chapter.

(5) Where difficult problems of driveway curvature or excessive grades are likely to be present, the property owner or their agent shall submit for the Florence County Engineering Division staff's approval the details of driveway location and grades before a building permit is issued.

(b) *Responsibilities of owner and/or developer*. The property owner is responsible for the original installation and permanent maintenance of the connecting segment of pavement located on the right-of-way, between the street pavement and the private driveway on said private lot. This shall be accomplished prior to the final building inspection in those instances when a driveway is paved. It is not a requirement of this chapter that private residential driveways be paved. The owner shall also be responsible for any necessary curb-cut and/or repairs.

(Ord. No. 38-2006/07, § 6.5, 8-16-07)

Sec. 28.6-66. - Building setback lines.

(a) *Minimum setback.* The minimum building setback from the street right-of-way (property line) shall be established by the zoning ordinance for the district in which the lots are located.

(b) *Power lines.*

(1) In no case shall the Planning Commission approve any plat whereby the power company's easement is used to meet the minimum yard requirements established in the zoning ordinance.

(2) The developer must contact the appropriate power company to ensure that any proposed use of a right-of-way meets all of the requirements of said power company.

(3) Standard setbacks established in the zoning ordinance apply to power line rights-of-way.

(4) An alternate design solution is to utilize the area adjacent to the power line easement (not within the easement) for a street right-of-way.

(Ord. No. 38-2006/07, § 6.6, 8-16-07)

Sec. 28.6-67. - Public sites and open space dedication.

(a) Official map ordinance and subdivision development.

(1) The developer is required to make land available for the development of all types of public services that will be required to serve future residents and/or businesses within

the proposed subdivision. A site for public facility may also serve an area larger than the proposed subdivision.

(2) The developer or landowner is not required to donate land to the public agency for public facilities; however, the developer or landowner shall make land available as deemed appropriate by Florence County and the Planning Commission.

(3) The official map may include, but is not limited to, future public streets, easements, rights-of-way, public utilities, public building site, parks, playgrounds, schools, and other open space areas.

(b) *Homeowner's association.* The public site may be owned and maintained by homeowner's association for use by the general public rather than dedicating said site to the county. The homeowner's association declaration shall be submitted with proposed legal covenants to the Planning Commission for review prior to approval of the final plat.

(c) *Location.* Such open spaces shall be located adjacent to other such areas in adjacent subdivisions wherever possible in order to provide for the maximum use of the area, and shall be shown on the sketch plan. The Planning Commission shall not approve a site which is undesirable for the proposed use.

(Ord. No. 38-2006/07, § 6.7, 8-16-07)

Sec. 28.6-68. - Natural features and historical landmarks.

(1) The Planning Commission reserves the right to require the preservation of outstanding natural features, historical landmarks/sites/buildings, scenic spots, water bodies, and significant stands of trees.

(2) Existing riparian buffers must be maintained in accordance with the requirements of the zoning ordinance. Where not pre-existing, riparian buffers shall be provided during development or re-development to protect water bodies, in accordance with the requirements of the zoning ordinance.

(Ord. No. 38-2006/07, § 6.8, 8-16-07)

Sec. 28.6-69. - Grading of land and transitions to adjoining property.

Existing and final grading plans shall be approved by the Florence County Engineering Division. All changes in the natural grade of the land shall be appropriately sloped to make a gradual ten percent or less slope transition to adjoining property.

(Ord. No. 38-2006/07, § 6.9, 8-16-07)

Sec. 28.6-70. - Street trees.

(a) Street trees shall be provided in proposed subdivisions in order to enhance the appearance of the community.

(1) General standards for newly planted street trees are as follows:

a. Street trees shall be provided at a minimum of one per lot in the public right-of-way and shall be reasonably spaced, with a maximum spacing of 60 feet.

b. Approved large species of street trees must be installed. A list of approved large species of canopy trees will be maintained by Florence County. Minimum tree size shall be two and one-half inches in diameter upon installation.

c. Trees for entire block should be planted at one time.

d. Newly planted street trees shall be located in such a manner to minimize damage to streets, sidewalks, drainage installations, and utility installations.

e. Trees must be planted in accordance with recognized horticultural guidelines. Planting details will be maintained by Florence County.

f. Newly planted street trees shall be watered and maintained in a healthy manner by the developer through the first growing season.

g. After planting, the developer shall sign a contract for guarantee of replanting street trees. The contract shall legally bind the developer to replant any street tree that is not maintained in a healthy manner through the first growing season.

h. Street trees are required to be installed at the same time as other improvements, and may not be escrowed as an individual item.

(b) In lieu of newly planted street trees, one of the following three alternatives may be used to comply with the street tree requirements.

(1) Acceptable pre-existing trees fronting proposed streets may be maintained in lieu of planting new street trees. While such pre-existing trees do not have to meet all of the requirements of newly planted street trees, the following minimum criteria apply:

a. Spacing and species of trees must be determined to be acceptable by the county staff.

b. In all cases, the number of street trees shall equal or exceed the required number of trees listed above in section 28.6-70(a).

c. Trees must exhibit good health and must be adequately protected during construction in accordance with recognized horticultural guidelines.

(2) At a minimum, acceptable pre-existing stands of trees (>2.5" in diameter) must be maintained on 75 percent of the lots. These trees must be maintained within the rear setback, and the side setbacks up to the front setback, for the required number of lots.

a. These trees must be determined to be acceptable by the county staff.

(3) Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.

a. At a minimum, the landscape plan shall contain a 30-foot depth of sod from edge of street.

b. At a minimum, each lot shall contain one large species tree of at least two and one-half inches in trunk diameter, located within 30 feet of the edge of street. Alternatively, the developer may submit groupings of newly planted trees throughout the subdivision for consideration by the Florence County. In no case may the developer submit less than one tree per lot.

(c) The developer shall cause street trees to be provided as shown on approved plans.

(1) If the required street trees are not present at the time of final plat approval, the developer must provide financial guarantees to ensure installation as required as outlined in article VI of this chapter.

(2) For any new development or re-development, all required street trees must be completed within two years of the final plat recording.

(Ord. No. 38-2006/07, § 6.10, 8-16-07)

Sec. 28.6-71. - Soil suitability.

Where questions exist regarding the suitability of soils for a proposed development, the Planning Commission reserves the right to require the developer to provide a report and certification of soil suitability from a qualified soils engineer.

(Ord. No. 38-2006/07, § 6.11, 8-16-07)

Sec. 28.6-72. - Storm drainage.

(a) An adequate drainage system shall be provided for the proper drainage of all surface water according to chapter 9.5, drainage and stormwater management. All subdivision proposals shall be consistent with the need to minimize flood damage and the impact that runoff has on adjacent water bodies.

(b) Base flood elevation data shall be provided by the developer's engineer for subdivision proposals and other proposed developments in any instance when the flood insurance rate maps do not provide an identified floodway or contain water surface elevation data on the county's flood insurance rate map or floodway boundary and floodway map. No portion of a subdivision shall be approved which is subject to inundation by a flood of 100-year frequency or less except as otherwise permitted by chapter 9.5, drainage and stormwater management and/or the zoning ordinance.

(c) All subdivision proposals shall have public utilities and facilities including, but not limited to sewer, stormwater, gas, electrical and water systems located and constructed to minimize flood damage.

(d) No subdivision of land shall be approved or variance to this chapter granted by the county or the Planning Commission unless it meets all of the requirements for flood hazard protection as specified in zoning ordinance.

(e) Detention and/or retention ponds shall be used to detain and retain the increased and accumulated runoff, which the developed subdivision generates. Water shall be released

into watercourses or wetlands at a rate and in a manner that approximates natural predevelopment flow.

(f) Wet ponds shall have irregular shorelines and should complement the development's landscape plan.

(Ord. No. 38-2006/07, § 6.12, 8-16-07)

Sec. 28.6-73. - Easements.

All easements shall be designated on all subdivision and individual plats. It is the applicant's responsibility to correctly show any easements. All easements shall be dedicated to the appropriate governing authority at the same time as the other required improvements.

(a) *Drainage easements.*

(1) Where a proposed subdivision is traversed by a new or existing drainage facility, easements shall be provided to Florence County.

(2) All drainage easements must meet the specifications and requirements of the drainage and stormwater management ordinance.

(3) Lake, ponds, creek, swamps, boat ramps, and other similar areas will be accepted only if sufficient land is dedicated as a public site or open space. These areas must constitute a necessary part of the drainage control system. These areas must be approved by Florence County prior to approval of the plat by the Planning Commission.

(b) *Utility easements.*

(1) When it is deemed necessary to locate public and/or private utility lines outside of the street right-of-way, adequate areas of suitable size and location shall be allocated for utility easements.

(2) Easements shall be at least 20 feet in width and shall be located along rear and side lot lines. Easements shall be cleared and graded to provide vehicular access. No structures or trees shall be placed within such easements. Fences may be placed with the easement, provided that the county, public or private utility company is not liable to pay the cost of replacing fences which they remove in order to maintain utility lines. Easements shall be maintained by the property owner and may be used to satisfy yard requirements under the zoning ordinance.

(c) *Maintenance of easements.*

(1) The covenant restrictions placed in the deed of a lot which contains an easement shall stipulate that Florence County or utility companies which have lines in such easement shall have full right of access to such easement.

(2) Florence County shall maintain only those easements specifically accepted for public maintenance.

(Ord. No. 38-2006/07, § 6.13, 8-16-07)

Sec. 28.6-74. - Underground wiring.

(a) All wiring including electric, telephone, telegraph, cablevision and all other such lines carrying electrical current shall be placed underground in residential and commercial subdivisions. The street light layout shall be designed to avoid subsequent interference with other utilities and/or street paving. The Planning Commission may approve above ground wiring in an industrial park or for some unusual commercial or industrial situation.

(b) The developer shall submit a plan to Florence County indicating the proposed location of all wiring, together with any design, drawings and specifications as may be required by the county staff.

(c) The developer shall be required to submit three prints of the proposed subdivision plan to the electric utility, for the purpose of determining street light location. The electric utility and Florence County staff shall be responsible for final determination of the number, type, placement and location of all street lights within the subdivision.

(d) Final construction plans shall be submitted to Florence County showing the location of all underground wiring as constructed, with permanent reference points shown, as a condition of acceptance by Florence County.

(Ord. No. 38-2006/07, § 6.14, 8-16-07)

Sec. 28.6-75. - Streets.

(a) *Conformity to existing maps and plans.* The location and width of all proposed streets shall be in conformity with the official plans and maps of Florence County and the Planning Commission.

(b) *Continuation of adjoining street system.*

(1) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing streets shall be extended and the same name continued.

(2) A traffic study may be required by staff in order to ensure the project design promotes public safety and adequate traffic flow.

(c) *Private streets.*

(1) Private streets are allowed only in special projects as provided in the zoning ordinance (townhouses, planned developments, etc.).

(2) In cases where private streets are allowed, there must be a viable homeowner's association (HOA) supported through the adoption of deed restrictions and responsibilities contained within legal restricted covenants to assume ownership and maintenance responsibility of the private street.

(3) Private streets must be designed and constructed in accordance with the development standards established in this ordinance. Utility access and easement requirements also apply.

(4) Private streets must be identified by appropriate signage.

(d) *Reserved strips.* Reserved strips adjacent to street rights-of-way shall be prohibited. Culs-de-sac are required at the terminus of a new street.

(e) *Half streets.* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.

(f) *Looped drives.* The maximum length of a looped drive shall be 800 feet, except where fire truck turnarounds are provided. In such cases where fire truck turnarounds are provided, the maximum length shall be 1,600 feet.

(g) *Culs-de-sac.* Permanent dead-end streets shall not exceed 400 feet in length as measured from the centerline of the perpendicular street to the center of the cul-de-sac, and shall be provided with a turnaround having an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The design must also comply with other applicable codes and regulations.

(1) Pavement width shall be at least 20 feet in the turnaround, but shall be 22 feet in the straight portion.

(2) On-street parking is not allowed in a cul-de-sac and "No Parking" areas shall be marked.

(3) Temporary dead-end streets shall not exceed 400 feet in length and shall be provided with an International Fire Code (IFC) approved turnaround.

(h) *Service alleys.* Service alleys may be permitted in residential, commercial, or industrial developments at the discretion of the Planning Commission and as recommended by county staff. Where allowed, the following requirements apply:

(1) Service alleys shall be private and privately maintained.

(2) Service alleys shall be located to the rear or side property boundary, but may not be located in a required buffer yard.

(3) Service alleys shall have a minimum 12-foot wide paved surface and a minimum (non-public) right-of-way width of 20 feet.

(4) Any service alley approved by the Planning Commission shall be open at both ends or be provided with a standard vehicular turnaround (cul-de-sac).

(5) Service alleys may not be used to meet the street access requirements outlined in section 28.6-63(f) of this chapter.

(6) Exceptions to the requirements of subsection (n) may be allowed for service alleys where required by site conditions and where approved by the county staff.

(i) *Minor streets.* Minor streets shall be designed so as to discourage through traffic. However, the provision for the extension and continuation of major streets into and from adjoining areas is required.

(j) *Buffer between the subdivision and major streets.*

(1) When a proposed subdivision abuts upon or contains an existing or proposed major street, the Planning Commission shall ensure that the street layout provides an appropriate buffer zone in order to protect dwelling units, reduce the number of

intersections with the major street, separate local and through traffic, or between developments. Any one of, or combination of the following techniques may be used:

a. A marginal access street running parallel with the major street supplying frontage to lots facing the major street may be used if it is separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

b. Reverse frontage lots which back onto the major street and face a minor street in the subdivision may be used if they are separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

c. Buffer strips with a width of at least 20 feet are allowed between developments.

(k) *Access to adjacent properties—Temporary turnarounds.* It is normally desirable to provide for street access to adjoining property. Proposed streets shall be extended by dedication to the boundary of such property and a temporary turnaround with paved radius of 25 feet shall be provided. No street arrangement shall be approved that prevents future access to adjoining undeveloped property.

(l) *Street intersections.*

(1) Not more than two streets shall intersect at any one point.

(2) All streets shall intersect as nearly at right angles as possible. No street shall intersect at less than 85 degrees.

(3) Street jogs shall have a minimum center-line offset of 150 feet.

(4) Intersections of arterial streets shall be a minimum of 800 feet from one another.

(5) Street intersections shall be located at least 150 feet from the right-of-way of any railroad, measured from the center point of the intersection to the railroad right-of-way line nearest the intersection.

(6) Street curb intersections shall be rounded by a tangential arc with a minimum radius as follows:

Intersection Type	Minimum Radius (feet)
Involving major streets	35 feet
Involving minor collector streets	25 feet
Involving only minor streets	20 feet

(7) Adequate vision clearance shall be maintained at all intersections, as required in article VI of the zoning ordinance.

(m) *Street classification and pavement widths.*

(1) *Major streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Limited access highway-expressway	SC DOT specifications	SC DOT specifications
Expressway	SC DOT specifications	SC DOT specifications
Arterial streets (residential & commercial) and commercial collector streets	66 feet for first 2 lanes plus 10 feet for each additional lane	36 feet for first 2 lanes plus 12 feet for each additional lane

(2) *Minor streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Residential collector streets	50 feet	24 feet(1)
Local streets:		
Industrial/comm. area	60 feet	28 feet
Multi-family area	60 feet	24 feet
Single/duplex family area	50 feet	24 feet
Cul-de-sac	50 feet	22 feet
Marginal access street(2)	40 feet	24 feet(1)
Alley(3)	—	—

(1) Where sidewalks are provided, the pavement width may be reduced to 22 feet.
(2) For marginal access streets, the Planning Commission may accept alternate right-of-way widths upon review and recommendation of the staff.
(3) See section 28.6-75(h).

(3) Upon the recommendation of the staff, the Planning Commission may require additional improvement widths for the purpose of promoting public safety and better traffic flow or to provide parking in industrial, commercial, or high-density residential areas.

(4) Subdivisions developed along existing streets with inadequate right-of-way, shall provide additional right-of-way to meet the minimum specifications contained herein.

(5) When the subdivision abuts a major street, any land needed for widening the major street, including marginal streets and buffer strips, shall be dedicated to the governing body.

(6) Subdivisions with unusual topographic conditions shall provide greater street rights-of-way than herein required and/or provide slope easements for the sloping of banks or fill materials. A slope easement shall be from the toe (bottom) of the slope to the crown (top) of the slope. Setbacks shall be adjusted to reflect the increased easement width.

(n) *Curves and grades.*

(1) Where horizontal street alignment deflects at an angle greater than ten degrees, a curve with the following minimum radii shall be provided.

Classification	Minimum Radii (feet)
Major streets	500 feet
Collector streets	300 feet
Minor collector, minor street, and culs-de-sac	150 feet

(2) Reverse curves in streets shall be connected by tangents not less than the following:

Classification	Minimum Radii (feet)
Major streets	As required by SC DOT
Minor residential streets	100 feet
All other streets	200 feet

(3) The minimum length of any vertical curve connecting two different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade change on the two slopes involved:

Classification	Crest	Sag
Major street	30	35
Collector streets	20	25
Minor collector, minor street, and culs-de-sac	10	15

(4) The longitudinal grade on any proposed street shall be subject to the approval of the Florence County Engineering Division. However, the minimum grade on any proposed street shall not be less than one-half percent and the maximum street grade shall be as follows:

Classification	Maximum Street Grade (%)
Major streets	4%
Collector streets	8%
Minor collector, minor street, and culs-de-sac	10%

(5) Where horizontal curves are used, the minimum lineal sight distance shall be as follows:

Classification	Lineal Sight Distance (feet)
Major street	275 feet for two lanes, plus 100 feet for each additional

	lane not to exceed 500 feet
Minor street	100 feet

(o) *Construction specifications.*

(1) At a minimum, all streets, shoulders, and side slopes shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, six inches of stabilized aggregate base course and two inches of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

a. Commercial collector streets and streets with higher classifications shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, eight inches of stabilized aggregate base course, two inches of type 1 binder course, and an inch and one half (1.5 inches) of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

(2) The Florence County Engineering Division may require higher standards than those shown on the typical drawings or in the South Carolina Department of Transportation Standard Specifications in order to provide adequately for unusual soil conditions, extraordinary traffic volumes, unusual drainage problems, or other abnormal conditions.

(3) All shoulders and side slopes shall be protected from erosion by either sodding or seeding as set forth in the South Carolina Department of Transportation's Standard Specifications. Plans for erosion control shall be a part of the required improvement plans to be submitted by the developer to the Florence County Engineering Division for final approval.

(4) At the time of street acceptance by the county, the developer shall sign a contract for guarantee of re-paving.

a. The contract shall legally bind the developer to re-pave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the subdivision.

b. Unless the County Engineering Division determines that the street pavement has failed and officially notifies the developer, the contract shall automatically be fulfilled and terminated when 90 percent of all houses are completed or four years after street acceptance.

(Ord. No. 38-2006/07, § 6.15, 8-16-07; Ord. No. 11-2021/22, § 1, 1-20-22)

Sec. 28.6-76. - Curbs and gutters.

When used, curbs and gutters shall be installed along both sides of all streets. They shall be designed and constructed in accordance with the South Carolina Department of Transportation Standard Specifications, and shall be of the types listed below:

Classification	Type
Major streets	Barrier curb & gutter
Minor collector and local street	Mountable curb & gutter
Minor local-rural (1 acre lots or more)	Mountable curb & gutter
Culs-de-sac, marginals, and alleys[(1)]	Mountable curb & gutter

(1) See section 28.6-75(h) for exceptions to specifications for alleys.

The transition from one type curb to the other shall be made only at a street intersection, and adequate provision shall be made for driveway entrances.

(Ord. No. 38-2006/07, § 6.16, 8-16-07)

Sec. 28.6-77. - Sidewalks.

(a) In accordance with this regulation, sidewalks shall be installed for all subdivisions that involve the construction of new streets. Such sidewalks shall be installed in the following locations and widths and shall be constructed in accordance with the criteria of the South Carolina Department of Transportation Standard Specifications. If physical condition(s) exists, or alternate means of pedestrian access and movement are provided, which render sidewalks impractical or unnecessary, an exception may be specifically granted by the Planning Commission upon recommendation of Florence County Planning Staff. Where it is deemed necessary by the Planning Commission, additional sidewalks or wider sidewalks than those listed below may be required. The Planning Commission is required to specify in the minutes of the meeting the reason(s) for any exception/change to the sidewalk requirement.

Street Classification[(1)]	Sidewalk Width and Location
Expressways/arterial streets/commercial collectors	5 feet on both sides
Residential collector streets	4 feet one side
Minor streets along commercial frontage	4 feet on both sides
Minor streets along school frontage	4 feet on both sides
Minor streets along duplex residential frontage	4 feet on one side
Minor streets along multi-family residential frontage	4 feet on both sides
Minor streets along single-family residential frontage	4 feet on one side

[(1)] Note: The various street types are defined in section 28.6-6 of this chapter (definitions).

(b) All utilities such as poles, fire hydrants, transformers, telephone, and data boxes, etc. shall be located outside the required width.

(c) Where sidewalks are required on only one side of a street, and the development is located on each side of the street, the single sidewalk shall generally be located on the northern and/or western sides of the street. If it is determined that locating the sidewalk on the northern or western side presents connectivity issues with adjacent sidewalks, then the sidewalk shall be placed on the side of the street that provides the greatest degree of continuity and connectivity.

(d) Where sidewalks are required on only one side of the street, and the development is located on only one side of the street, the sidewalk shall be located on the same side as the development, regardless of whether it is the northern/western side of the street.

(e) If a development encompasses an entire county block, or if the development encompasses a portion of a county block that is entirely owned by the developer, then sidewalks may be provided on all block frontage.

(f) Grass strips, a minimum of two feet in width, should be located between curb and sidewalk.

(g) Trails or pedestrian paths that are not on road frontage and that meet the requirements of section 28.6-78 may be considered by the county, in lieu of the sidewalk requirements presented herein.

(h) The developer shall construct, or cause to be constructed, all required sidewalks as shown on the approved plans.

(1) If the required sidewalks are not completed at the time of final plat approval, the developer must provide financial guarantees to ensure completion of the sidewalks as outlined in article VI of this chapter.

(2) For any new development or re-development, all required sidewalks must be completed within two years of the final plat recording.

(3) For any new development or re-development, required sidewalks must be completed on an individual lot prior to the issuance of a certificate of occupancy of a building on the subject lot. Sidewalks shall be permitted to terminate at the lot line but shall be located and constructed to allow the readily extension of the sidewalk onto the adjoining lots.

(Ord. No. 38-2006/07, § 6.17, 8-16-07)

Sec. 28.6-78. - Pedestrian paths.

Pedestrian paths may be used in lieu of sidewalks, or as indicated in section 28.6-77(h) of this chapter. Where provided, pedestrian paths must meet the following minimum specifications/requirements:

(1) The walking surface must be at least six feet wide and it must be constructed with asphalt, concrete, hard-packed gravel, or approved alternate material.

(2) The path must meet the specific design criteria illustrated by the detail shown in the appendix.

(3) Where the path is behind or between lots, there must be at least seven feet of vegetated buffering space on each side of the path, measured perpendicularly from the edge of

the path. Where the path runs adjacent to and parallel to a street, there must be at least four feet of vegetated buffering space between the edge of the path and the hard surface of the street.

(4) As with sidewalks, completed pedestrian paths must be transferred to and accepted by Florence County for maintenance and ownership.

(Ord. No. 38-2006/07, § 6.18, 8-16-07)

Sec. 28.6-79. - Street lights.

Appropriate street lights are required in all subdivisions. The placement of such lights shall meet the specifications of Florence County (reference section 28.6-74(c)).

(Ord. No. 38-2006/07, § 6.19, 8-16-07)

Sec. 28.6-80. - Water and sewer systems for new subdivisions.

(a) *Connection to public water and sewer systems.* The subdivision shall be served by public water and sewer systems whenever they are available, in accordance with South Carolina Department of Environmental Services (SCDES). The subdivision development plan shall be accompanied by satisfactory plans for water and sewer construction. The plans for construction shall be prepared by a registered engineer and approved in writing by the public water and sewer provider and/or SCDES.

(b) *Privately-owned community systems.* A privately-owned community water and/or sewer system may be used only if services are not available from the public system within a reasonable period of time. Proposed plans of the system shall be prepared by a registered engineer and subsequently reviewed by Florence County to evaluate future compatibility with the public system. Approved plans shall then be submitted to and approved in writing by the SCDES and the public service commission prior to Planning Commission approval of the development plan.

(c) *Individual wells and septic systems.*

(1) In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. The developer, through the local service provider, shall indicate, in writing, to the Planning Commission when such a situation exists. The developer shall obtain from SCDES -- approval, in writing, for all individual wells and septic systems prior to the Planning Commission's approval of the development plan.

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

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

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

(Ord. No. 38-2006/07, § 6.20, 8-16-07; Ord. No. 02-2008/09, § 1, 9-18-08)

Sec. 28.6-81. - Non-electrical traffic control signs and devices.

Permanent traffic control signs and devices, including street name signs, shall be provided and installed by the developer. Such signs and devices shall conform to County of Florence specifications and the South Carolina Manual on Uniform Traffic Control Devices for Streets and Highways.

(Ord. No. 38-2006/07, § 6.21, 8-16-07)

Sec. 28.6-82. - Parking.

Parking requirements for each individual lot must be met when existing lots are subdivided. Parking requirements are specified in the zoning ordinance.

(Ord. No. 38-2006/07, § 6.22, 8-16-07)

Sec. 28.6-83. - Signs, mailboxes, driveways, etc. in public right-of-way.

(a) *Privately owned signs are not allowed in public right-of-way.*

(b) *Mailboxes.*

(1) The county reserves the right to remove, or require the removal of, privately owned brick, masonry, or concrete mailboxes or newspaper boxes, or fixtures that have been constructed in a county-owned public right-of-way. For the purposes of this section, right-of-way includes any easement right-of-way, right of ingress/egress, or other property interest owned by the county.

(2) At the time of repair to, or replacement of, mailboxes located in the right-of-way, the county is required to re-establish only a serviceable mailbox in accordance with United States Postal Service guidelines.

(b) *Driveways.*

(1) The county reserves the right to remove, or require the removal of, these driveways for purposes of right-of-way maintenance or for utility installation/maintenance.

(2) At the time of repair to, or replacement of, driveways located in the right-of-way, the county is required to re-establish only a hard surface driveway (i.e., concrete for concrete, asphalt for asphalt, or hard-packed gravel for hard packed gravel). Decorative driveways will not be replaced with like material unless specifically approved as a part of the county's encroachment permit process.

(Ord. No. 38-2006/07, § 6.23, 8-16-07)

Sec. 28.6-84. - Entrances and exits.

(a) *Number of entrances and exits.* All newly constructed residential subdivisions shall have at least one main entrance/exit and, where determined practical by staff, at least one additional entrance/exit. Additional entrance/exits may be required by the Planning Commission.

(b) *Connecting to existing/adjacent subdivisions.* All newly constructed residential subdivisions are encouraged to make provisions for future connection to directly adjacent subdivisions (if any) by a pedestrian path. Connecting streets are encouraged but not required by this ordinance in every case. However, connecting streets and pedestrian paths may be required by the Planning Commission.

(Ord. No. 38-2006/07, § 6.24, 8-16-07)

Sec. 28.6-85. - Summary plats with six lots or less.

(a) *Roadways.* Unless served by an existing public road, all roads shall be privately maintained and shall be the property of the homeowner's association or sole responsibility of the affected property owners. If the developer proposes a new public road which will be conveyed to the County, the developer must adhere to article IV of this chapter. Private roadways shall be held in common and an easement must be established for the perpetual maintenance of the roadway and improvements. Property lines for lots that adjoin the easement must connect within the center of the easement, to avoid the easement being separated from any adjoining property. The easement cannot be made of a standalone parcel. The easement must be at least 50 feet wide, and the roadway must be at least 18 feet wide and have a three-inch slag or stone base. The surface layer provision is waived for family developments and for subdivisions of land that will not result in the roadway serving more than two lots. All roadways shall originate at a public road at one end only, to eliminate through traffic. In unzoned areas, a 30-foot-wide easement may be accepted by Planning Commission Staff where such roads serve only a single-family lot not to exceed one acre. In any case, every parcel shall have a minimum width of 50 feet on the side that fronts the easement/roadway. If it ties to a state road it must comply with the standards of the state department of transportation. For private roads, prior to issuing addresses, the Florence County Engineering Division will inspect the road to ensure it is in compliance with this code.

(b) *Recordable plats.* The plat must conform with Section 28.6-49(d)(1-11). The plat shall contain the following statement:

"The road or driveway providing access to the lots in the development is private and not maintained by the County. Property owners must maintain access suitable for emergency vehicles."

(1) Plats which are developed for single lots, whereas only one lot is allowed to be served by a 30-foot-wide easement, the plat shall contain the following statement:

"The road or driveway providing access to the single lot is private and not maintained by Florence County. The property owners must maintain access suitable for emergency vehicles. This road/easement shall serve only one single parcel, not more

than one acre in size and no further subdivision or addition to such parcel will be permitted."

(c) *Setbacks.* All setbacks requirements shall comply with Chapter 30 of the Florence County Code of Ordinances. On the portion of the lot which is burdened by the easement, the setback line shall be established by measuring from the easement inward.

(d) *Lots.* Each lot may contain only one single-family residence. Lots that have access to public utilities (water and/or sewer) are required to have a written statement from the appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the state department of environmental services, however if no percolation test is provided the plat will be stamped with the following:

"NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."

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

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

(e) *Signage.* On private roads, the owners shall conspicuously place a sign on the driveway near the entrance stating the E-911 street name. Prior to addresses being issued, the sign must be in place and in accordance with the County's street sign standards.

(f) *Small family developments.* Small family developments are those where a subdivision occurs for the dispersion of land amongst family members and the potential development thereof. Florence County makes no guarantee nor bears any responsibility for any improvements or the lack thereof. Each plat seeking the small family development exemption shall be legibly marked by the surveyor of record with the following statement:

"SMALL DEVELOPMENT ONLY."

(g) *Private Developments.* Private developments are subdivisions whose lots are intended for sale, trade or transfer whether public or private. The owner, agent or developer seeking approval of a private development subdivision shall provide an analysis from a South Carolina Licensed Engineer (SCLE). The SCLE shall determine whether the development of said land with the allowed uses will not cause storm drainage concerns for the properties being developed or the surrounding properties. Such concerns are, but not limited to, improper drainage that would impact building construction, sewage disposal, site flooding, or off-site run-off that exceeds pre-development rates.

(1) If the SCLE finds that improvements are necessary, the improvements must be completed prior to the approval of the subdivision's plat.

(2) In lieu of the completion of all improvements, the SCLE may provide a plan that includes the phasing of improvements that coincide with the progression of the site's development and home construction. Such plans must be approved by Planning Commission Staff. Planning Commission Staff shall have the right to require additional information from the SCLE when the land's topography, flood hazards, or other drainage concerns warrant such additional information.

a. If the subdivision's plat is approved with these given conditions, building permits and other development-related permits shall be withheld until such improvements are made in accordance with the approved phased plan.

b. The scope and details of such SCLE analysis and/or plan will be determined by the specifics of each site.

(3) Subdivision plats that are approved with phased improvement requirements shall be legibly marked by the surveyor of record with the following statement:

"THIS SUBDIVISION IS APPROVED WITH CONDITIONS ON THE ISSUANCE OF BUILDING PERMITS AND OTHER DEVELOPMENT RELATED PERMITS. RECORD OF SUCH CONDITIONS MAY BE INCLUDED IN THE TITLE/DEED OF SAID PROPERTY AND SHALL BE RETAINED ON FILE WITH THE FLORENCE COUNTY PLANNING COMMISSION OFFICE."

(Ord. No. 38-2006/07, § 6.25, 8-16-07; Ord. No. 27-2007/08, § 1, 5-1-08; Ord. No. 02-2008/09, § 2, 9-18-08; Ord. No. 14-2021/22, § 1, 12-9-21; Ord. No. 10-2023/24, § 1, 10-19-23)

Sec. 28.6-86. - Restrictive covenants.

(a) Restrictive covenants shall provide that its provisions shall not be amended or modified except by written consent of the Planning Commission and all property owners in the subdivision.

(b) Restrictive covenants shall require that any deed conveying interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the guarantee(s) acknowledge name.

"The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictions provide, among other things, a financial commitment to maintain a community driveway. These restrictive covenants are specifically acknowledged by the guarantee(s)."

(Ord. No. 38-2006/07, § 6.26, 8-16-07)

Secs. 28.6-87—28.6-95. - Reserved.

ARTICLE VI. - SUBDIVISION IMPROVEMENTS AND GUARANTEES

Sec. 28.6-96. - General.

One of the following techniques may be selected by the county administrator as an appropriate method of ensuring that the required subdivision improvements set forth in this chapter shall be constructed.

(Ord. No. 38-2006/07, § 7.1, 8-16-07)

Sec. 28.6-97. - Completion of improvements.

Prior to final plat approval, the developer shall complete, in a manner satisfactory to the Florence County Engineering Division and the County Administrator, all improvements required in this ordinance specified in the approved subdivision development plan, and as otherwise approved by the Planning Commission, and shall dedicate same to the county. Final plat approval shall not be granted by the Planning Commission until the dedication of said improvements has been accepted by the county administrator.

(Ord. No. 38-2006/07, § 7.2, 8-16-07)

Sec. 28.6-98. - Acceptance techniques in lieu of completion of all improvements.

(a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary, and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.

(b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.

    (1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:

        a. Storm drainage systems and erosion control measures.

        b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.

        c. Street monuments.

        d. Street intersection lighting.

    (2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the Engineering Division will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.

(c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.

(1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:

a. Be equal to 125 percent of the approved cost estimate.

b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.

c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.

d. Be payable to Florence County.

e. Be for no less than $10,000.00 of construction.

f. Substantially conform to the format shown in appendix B.

(d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the Engineering Division showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case-by-case basis.

(Ord. No. 38-2006/07, § 7.3, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 89-2022/23, § 1, 7-20-23)

Sec. 28.6-99. - Inspection and certification of subdivision improvements.

(a) *Inspection requirements.*

(1) The registered professional engineer who designed the project is also responsible for providing periodic inspections during the entire construction phase. Inspection frequency must be sufficient to allow the design engineer to certify that the improvements have been completed in accordance with the approved project plans and specifications. However, the engineer must provide adequate weekly on-site construction observation for the duration of active construction.

(2) The Florence County Engineering Division, or other knowledgeable official as specified by the county, shall conduct a final inspection of the required improvements.

(3) For streets that will become publicly owned, formal inspections and written certifications by both the developer's design engineer and the Florence County Engineering Division are required at three times during the construction process. The test shall include a "proof roll" with a contractor provided tandem axle truck loaded to a gross weight of 50,000 pounds for completing the test. Each inspection listed hereafter must be conducted prior to beginning the next phase of construction. If the next phase of construction is not started within three weeks or a rainfall event of one inch or greater, then another proof roll may be required by the staff engineer.

a. Prior to installation of the curbing.

b. After completion of the subbase.

c. After completion of the base.

(4) A minimum 24-hour (one working day) notice to the Florence County Engineering Division is required for scheduling the inspections listed in section 28.6-99(a)(3)a.-c.

(5) If a developer/design engineer fails to adhere to the inspection procedure outlined above in section 28.6-99(a)(3)a.-c., the Florence County Engineering Division may require such soils and asphalt tests as he or she deems necessary to ensure that the construction is satisfactory. Testing in this instance shall be by an independent laboratory acceptable to the county. Any deficiencies revealed by this testing must be corrected to the county's satisfaction. All costs for such testing and corrections shall be borne by the developer.

(b) *Certification requirements.*

(1) Upon completion of these improvements, the project engineer shall file with the county a statement either certifying that the improvements have been completed in accordance with approved plans and specifications, or deviations from those approved plans and specifications.

(2) Upon completion of the improvements, the project engineer or developer shall file with the county a statement stipulating the following:

a. That all required improvements are complete;

b. That the engineer has provided sufficient and effective construction observation for the duration of active construction;

c. That these improvements are in compliance with the minimum standards specified by the Planning Commission for their construction;

d. That the developer knows of no defects from any cause, in these improvements; and

e. That these improvements are free and clear of any encumbrance or lien.

(3) For streets that will become publicly owned, written certifications from the four inspections required above under section 28.6-99(a)(3)a.-c. must be furnished by the

developer as part of the final plat approval process. Streets will not be accepted without this documentation.

(c) *Approval and acceptance.*

(1) The regulatory body must submit in writing within 15 days of review of project, their approval or disapproval.

(2) If the Florence County Engineering Division has certified that the contracted improvements are complete and free from defect, then, upon receipt of the other statements and agreements detailed above, the county administrator shall accept the dedication of any portion of the required improvements, provided that all statements and agreements specified above have been received for that portion of the improvements.

(Ord. No. 38-2006/07, § 7.4, 8-16-07)

Sec. 28.6-100. - Setup, extensions, and reduction of guarantee.

(a) The fees listed on the fee schedule, as approved by county council will apply to letters of credit established with Florence County or extended before their expiration. All fees shall be paid at the time of guarantee submittal or prior to the guarantee's expiration. Payment shall not be a portion of the guarantee amount and will be in the form of a cashier's check made payable to Florence County.

(b) A developer may reduce a financial guarantee during the initial coverage period. A request to reduce the financial guarantee shall be submitted to the planning department and include a revised construction cost estimate. The planning department will forward the revised cost estimate to the Florence County Engineering Division for review. Reductions of financial guarantees will not be allowed within six months of any previous reduction request and the financial guarantees shall be no less than the greater of 25 percent or $10,000.00 of the revised construction cost estimate. The fees are listed on the Florence County Fee Schedule, as approved by county council and shall be charged for any letter of credit that is authorized for reduction before its expiration. Requests involving both the reduction and extension of a letter of credit shall be subject to the extension fees.

(Ord. No. 38-2006/07, § 7.5, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-101. - Release and draw of guarantee.

(a) The planning department may draw a letter of credit when it has been determined that the improvements for which the financial guarantee were posted will not be completed in accordance with these regulations. Any unexpended funds, once construction is complete, shall be released to the financial institution or responsible entity that posted the guarantee.

(b) The Florence County Engineering Division shall authorize the planning department to release guarantees to the financial institution or responsible entity. Authorization will occur once all improvements have been installed, received final inspection and a warranty financial guarantee (when applicable) has been submitted and approved by the Florence

County Engineering Division. In addition, the developer's engineer shall furnish the Engineering Division a letter certifying that all non-county owned or maintained improvements have been completed and accepted by the applicable entities who will own or maintain such improvements. Such letter shall be on company letterhead with an original signature and professional seal.

(Ord. No. 38-2006/07, § 7.6, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13)

Secs. 28.6-102—28.6-110. - Reserved.

ARTICLE VII. - UNUSUAL DEVELOPMENTS, PLANNED DEVELOPMENT DISTRICTS, AND MOBILE HOME SUBDIVISIONS

Sec. 28.6-111. - Intent.

It is not the intent of this ordinance to freeze new developments into any single type of design. It is, however, the intent of this chapter to ensure that all new developments shall contribute to the building of economically sound and desirable living areas within the community with all-necessary services and facilities.

(Ord. No. 38-2006/07, § 8.1, 8-16-07)

Sec. 28.6-112. - Authority to modify standards.

In order to provide the developer with maximum flexibility in the design and character of new residential developments, the Planning Commission is hereby authorized to modify the standards and requirements of this chapter in the case of a plan for an unusual planned development district (PDD) or mobile home subdivision. When in the judgment of the Planning Commission such developments provide adequate public spaces for traffic circulation, recreation, light, air and service needs of the subdivision when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the spirit and intent of this chapter, an unusual development may be approved.

(Ord. No. 38-2006/07, § 8.2, 8-16-07)

Sec. 28.6-113. - Maintenance of spirit of regulations.

Any development or subdivision approved under this section shall maintain the objectives, purpose, and intent of this chapter. It is noted that the zoning ordinance set certain development criteria, and that the Planning Commission does not have the authority to grant permission to violate the zoning ordinance.

(Ord. No. 38-2006/07, § 8.3, 8-16-07)

Sec. 28.6-114. - Planned development district.

All planned development districts shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.4, 8-16-07)

Sec. 28.6-115. - Low impact development techniques.

Proposed developments that incorporate low impact development (LID) techniques in lieu of the minimum land planning standards outlined in article V of this chapter are encouraged by Florence County, and will be considered on a case-by-case basis. However, such developments are subject to review and approval by county staff.

(Ord. No. 38-2006/07, § 8.5, 8-16-07)

Sec. 28.6-116. - Mobile home subdivisions.

All mobile home subdivisions, trailer parks, modular home subdivisions, etc. shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.6, 8-16-07)

Secs. 28.6-117—28.6-125. - Reserved.

ARTICLE VIII. - APPLICATION AND ENFORCEMENT OF THIS CHAPTER

Sec. 28.6-126. - Inspections.

All subdivisions within the territorial jurisdiction of the Planning Commission shall be inspected by a registered professional engineer authorized by the governing authority, prior to approval of the final plat. Sufficient inspections shall be made to ensure compliance with the specifications set forth in this chapter. A registered engineer in good standing with the county, employed by the developer may certify in writing to the county administrator, that he has inspected each phase of the development as provided in section 28.6-99 of this chapter.

(Ord. No. 38-2006/07, § 9.1, 8-16-07)

Sec. 28.6-127. - Recording of final plat.

No plat of the subdivision of any land within the territorial jurisdiction of the Planning Commission shall be filed with or recorded by the Florence County Register of Deeds Office until such plat shall have been submitted to and approved by the Planning Commission according to the procedures set forth in this chapter.

(Ord. No. 38-2006/07, § 9.2, 8-16-07)

Sec. 28.6-128. - Selling of lots.

Subsequent to the filing and recordation of the approval of the final plat, the developer or their agent may sell lots.

(Ord. No. 38-2006/07, § 9.3, 8-16-07)

Sec. 28.6-129. - Dedication of land and improvements.

The dedication of land and improvements to the county shall be accomplished by a deed or other legal instrument of conveyance as determined by the county's attorney.

(Ord. No. 38-2006/07, § 9.4, 8-16-07)

Sec. 28.6-130. - Building permits.

No building permit shall be issued for any buildings in any subdivision established hereafter unless a final plat of such subdivision has been approved by the Planning Commission, or by other lawful means granted by this chapter. No building permit shall be issued for any building until appropriate water and sewer tap fees have been paid.

(Ord. No. 38-2006/07, § 9.5, 8-16-07)

Sec. 28.6-131. - Variations and exceptions to this chapter.

(a) Whenever strict compliance with this chapter would result in extraordinary hardship or injustice to the developer because of unusual topography, unusual size or shape of the property, or unusual conditions in surrounding property or development, the Planning Commission, acting with the concurrence of the Florence County Engineering Division, may modify, vary or waive such regulations in order that the developer may subdivide their property in a reasonable manner, provided that such modification, variation or waiver will not nullify the intent or purpose of this chapter and that the public welfare, interest of the county and the surrounding area shall be protected. Any such variance, together with reasons therefore, shall be entered upon the minutes of the Planning Commission.

(b) In granting modifications, variance or waiver, the Planning Commission may impose such other reasonable conditions as well, which, in its judgment, justify such modifications, variations, or waiver and still maintain the objectives of this chapter.

(c) Each modification, variation, or waiver of this chapter sought by a developer shall be applied for specifically on forms supplied by the Florence County Engineering Division.

(Ord. No. 38-2006/07, § 9.6, 8-16-07)

Sec. 28.6-132. - Amendments to this chapter.

The county council may amend the regulations or provisions of this chapter only after study and report by the Planning Commission and the holding of a public hearing as required by law.

(Ord. No. 38-2006/07, § 9.7, 8-16-07)

Sec. 28.6-133. - Enforcement.

(a) No part of any subdivision shall be recorded in the office of the Register of Deeds of Florence County, or shall have any validity until it has been approved in the manner prescribed herein.

(b) It shall be unlawful for the owner, or the agent or any owner to transfer or sell any land by reference to or by other use of a plat unless such plat has been approved as prescribed herein. The governing body may enjoin such transfer, sale, or agreement by appropriate legal action.

(c) In case of any violation of this chapter, the secretary or other appropriate official as may be designated by the Planning Commission is authorized and directed to institute action to put an end to such violations.

(Ord. No. 38-2006/07, § 9.8, 8-16-07)

Sec. 28.6-134. - Penalty.

Any violation of this chapter will be a misdemeanor and upon conviction is punishable as provided by law.

(Ord. No. 38-2006/07, § 9.9, 8-16-07)

Sec. 28.6-135. - Separability and severability.

Should any article, section or provision of this chapter be, or any reason held void or invalid, it shall not affect the validity of any other article, section or provision hereof which is not itself void or invalid.

(Ord. No. 38-2006/07, § 9.10, 8-16-07)

Sec. 28.6-136. - Interpretation and conflict.

Interpretation of the general intent and/or specific meaning of any portion of the chapter text shall be the responsibility of the county administrator or their designee. In interpreting and applying the provisions of this chapter, the provisions shall be held to be minimum requirements necessary to uphold the purpose of the chapter. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants, or other agreements between parties. However, where this ordinance imposes greater restriction on the subdivision and/or use of building or land, or requires more open spaces or more stringent development standards than required by other resolutions, ordinances, rules or regulations, or by easements, covenants, or agreements, the provisions of this chapter shall govern. When the provisions of any other statute require more restrictive standards than are required by the regulations of this chapter, the provisions of such statute shall govern.

(Ord. No. 38-2006/07, § 9.11, 8-16-07)

Sec. 28.6-137. - Effective date.

This chapter shall take effect and be in force from and after the date of its adoption by the County Council of Florence County, as indicated on the cover [September 1, 2007].

(Ord. No. 38-2006/07, § 9.12, 8-16-07)

APPENDIX A - Planning Commission Staff shall be responsible for providing applicable applications and checklists. Staff will also make such documents readily available to the public.

APPENDIX B - REQUIRED FINAL PLAT CERTIFICATIONS

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID (Must Accompany the Final Plat)

I hereby certify that I am the owner of the property shown and described hereon as _____Subdivision, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, public and private use as noted. I also certify that all current state, county and city taxes or other assessments relative to this property have been paid.

_____ Date	_____ Owner
_____ Date	_____ Owner

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

MEMORANDUM OF AGREEMENT AND ACCEPTANCE

GRANTOR

GRANTEE

WHEREAS, _____ desire to dedicate certain roads herein below described to the County of Florence; and

WHEREAS, the County of Florence is willing to accept the grant of those roads as set out herein; now therefore,

KNOW ALL MEN BY THESE PRESENTS, that _____ in the State aforesaid, for and in consideration of the mutual covenants herein described, do hereby agree to the following:

This is to certify that Florence County has accepted in part the roads, streets, and drainage system in _____ as shown and indicated on the Plat of _____ recorded in the Office of the Register of Deeds for Florence County in Plat Book _____ at page(s) _____, and as provided for in the deed and/or Right-of-Way Agreement, a copy of which is attached hereto. More specifically those streets accepted are as follows: _____.

CERTIFICATE OF ACCURACY OF LAND SURVEY
(Must Accompany the Final Plat)

I hereby certify that the plan shown and described hereon for _____ subdivision/property/plat represents a true and correct survey, that the monuments and markers shown have been placed in accordance with specifications set forth in the Florence County Land Development Regulations, and that the survey was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A Survey.

_____ Date	_____ Surveyor
_____ Date	_____ Owner

Surveyor's Signature and Number

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

CONVEYANCE

WHEREAS, pursuant to the provisions of and subject to the terms of a County Ordinance adopted November 9, 1976, entitled "Land Subdivision Ordinance for the Florence County Planning Commission", _____ does hereby wish to convey unto the County of Florence the following:

NOW, THEREFORE, Know All Men by These Presents, that for and in consideration of the sum of _____ dollars paid by the County of Florence, in the State of South Carolina, to _____, Grantor, the Grantor has and by these presents does hereby release, set over and convey unto the County of Florence, its successors and assigns forever:

All of its right, title, and interest in and to: (the easements, all streets, water system improvements, sewer system improvements, storm drainage improvements, and traffic control devices) in the subdivision known as _____, dated _____, which is attached hereto and made a part and parcel hereof.

DATED this _____ day of _____, 20___, by the

Signed, Sealed and Delivered in the presence of:

WITNESSETH:

GRANTOR

WITNESS

COUNTY OF FLORENCE
CONTRACT
GUARANTEE OF REPAVING

The undersigned Developer, _____, hereby agrees to repave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the _____ Subdivision/Property, in the event that it is necessary for the Developer to pave the subdivision streets prior to construction of sixty-six percent (66%) of the houses.

It is agreed that this Contract shall automatically be fulfilled and terminated when ninety percent (90%) of all houses are built and lots sold, or after four (4) years of the date of Final Plat Approval unless the County Engineering Division determines that the street pavement has failed, in which event the Developer shall be officially notified.

DATED THIS _____ day of _____, 20___.

Developer

Subdivision Engineer

County Subdivision Inspector

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

OWNER'S GUARANTEE AND WARRANTY

Personally appeared before me _____ who being duly sworn deposes and says he or she is the president of _____ and that he or she warrants materials, equipment and construction of the water system, sewer system and water and sewer service appurtenances to serve _____ residential lots as shown on plans by _____ for _____ Subdivision, located in the County of Florence, South Carolina on Tax Map _____.

This warranty is to Florence County against any failure of the equipment and construction of said water and sewer systems for a period of twelve months from date of this warranty.

Further, he or she warrants that all fees have been paid in connection with the water and sewer systems of said project and that there are no outstanding debts and he or she agrees to hold Florence County harmless in each instance. These warranties are given pursuant to Section 12-106 and 12-186 of the Florence Code.

OWNER

Sworn to before me this _____
day of _____, 20___.

DATE

Notary Public for South Carolina

My Commission Expires:_____

CERTIFICATE OF NON-REVISION VERIFICATION

I hereby certify that the plan shown and described hereon for _____

Subdivision/property/plat represents no revisions from development plat to final plat stage and that the final plat is submitted in accordance with the specifications set forth in the Florence County Land Development Regulations.

_____ Date	_____ Subdivision Surveyor
_____ Date	_____ Owner

APPENDIX C - SUBDIVISION SIGNAGE

INSPECTIONS ARE REQUIRED FOR STREETS THAT WILL BE OWNED BY FLORENCE COUNTY

SUBDIVISION SIGNAGE:

All required signage will be installed by developer before County acceptance of streets.

1. Approved Florence County E-911 street signage. Includes signs and hardware.
2. Stop signs-minimum: 30" High Intensity Grade

SIGN SPECIFICATIONS

DIMENSIONS:

A. Width - Nine (9) inches

B. Length -

18"————)

20"————)

24"————) Installed on single post

30"————)

36"————)

C. Thickness: 080 gauge

i. Material: Anodized Aluminum

ii. Color of Background: Green, 3M street sign reflective, high intensity grade, ten (10) or more years of useful life.

iii. Signs are to be two (2) sided.

LETTERING SPECIFICATIONS

1. DIMENSIONS & STYLE:
   A. "Road Names" - Six (6) inches, standard alphabet "C" Series - upper case letters
   B. "Prefixes & Suffixes" - three (3) inches, standard alphabet "C" Series - upper case letters
   C. "Block Numbers" - three (3) inches, standard alphabet "C" Series - upper case letters
   D. "Border" - 0.75 inch border around sign blank - Color White-Silver
2. Materials - 3M reflective, high intensity grade, ten (10) or more useful life.
3. Color of lettering: White-Silver

POST SPECIFICATIONS

1. Dimensions
   A. Length
      1. E-911 Street Signage — Ten (10) feet or longer if required to stabilize sign. Bottom of sign 8' from ground
      2. Stop Sign — Twelve (12) feet or longer if required to stabilize sign. Bottom of stop sign 7' from ground
   B. Flange/width — three and one-half (3 ½) inches
   C. Thickness/weight — two (2) pounds per foot
2. Style/Shape - "U" channel, hot rolled steel conforming to physical properties of ASTM A 499, Grade 60 and to physical properties of ASTM A 1 for 91 pounds steel and larger.
3. Finish - Hot dipped galvanized after fabrication in accordance with ASTM A123

CAP & SPACER SPECIFICATION

1. Materials - die cast, high-strength aluminum alloy
2. Hardware
   A. Brackets: NU180-Supr-lok (391UX) and vandal-pruf "2" pin head

      Bolt with 5/32" center pin (#BH 76)
   B. Spacer: UPA12 - Supr-lok (#9-90) cross with vanal-pruf set

      Screw with 5/32" center pin (#PRP38)

APPENDIX D
FORMAT FOR LETTER OF CREDIT

[Bank/Issuer name, address and telephone number]

[Date] Letter of Credit Number _____

Amount: $_____U.S.

To: The County of Florence, South Carolina

Re: Irrevocable Letter of Credit issued on behalf of [Name of developer]

Dear Sirs:

The Issuer opens its Irrevocable Letter of Credit in your favor available in the following manner and on the following terms:

1. Issuer:	[name of bank/issuer]
2. Beneficiary:	The County of Florence, South Carolina, a political subdivision of the State of South Carolina
3. Customer:	[name of developer]
4. Project:	[name of project, site, subdivision]
5. Obligation of Issuer:	The Credit is irrevocable.
6. Transferability:	The Credit is to be non-transferable.
7. Total:	The sum total of the Credit is $_____U.S.

8. Purpose: To provide surety for a developer's bond required by County Code Section 28.6-98 to ensure construction of required public improvements at [name of project, site, subdivision] to include installation of [list of public facilities to be constructed/installed] in accordance with the specifications of the County of Florence, South Carolina.

9. Default: In the event that any or all of the above-stated public improvements are not constructed and/or installed in accordance with the specifications of the County of Florence within twelve (12) months from this date, the Beneficiary may upon written notice to Issuer and Customer at the addresses noted herein demand and receive payment from the Issuer in cash in the entire amount of $_____ if one of the required public improvements have been constructed and/or installed or in such lesser amount as may be required to complete construction and/or installation of the aforesaid improvements if said improvements have been partially constructed and/or installed. All drafts drawn under this Letter of Credit shall contain the clause "Drawn under [name of Issuer] Letter of Credit Number _____." This letter of Credit is based on an Engineers Estimate for construction; if cost of construction or repair exceeds the amount of funds designated by this Letter of Credit the owner/developer shall remit those additional funds immediately to the County. By this letter the County of Florence reserves the right to recover any excess costs for completion of the required public improvements from the owner/developer by any legal means necessary.

   The Issuer shall have ninety (90) days from the receipt of said notice to effect a cure by procuring completion of construction and/or installation of the aforesaid public

improvements in accordance with the specifications of the County of Florence, South Carolina, and thereby receive a refund of any sum paid in default.

10. Addresses:

Issuer:	
	[name of Issuer]
	[street address]
	[city, state, zip]
Customer:	
	[name of Customer]
	[street address]
	[city, state, zip]
	Beneficiary:
	County of Florence, South Carolina
	c/o County Administrator
	City-County Complex
	180 North Irby Street MSC-G
	Florence, SC 29501

11. Termination: This is a continuing agreement and shall remain in full force and effect until written notice is received by the County of Florence that it has been terminated and revoked.

12. Miscellaneous: This Letter of Credit and the terms hereof shall be binding upon the respective parties, heirs, executors, administrators, successors and assigns. None of the terms of this agreement or its provisions may be waived, altered, modified or amended except in writing signed by the Beneficiary and the Issuer.

13. Applicable Law: This Letter of Credit is to be governed by the Uniform Commercial Code of the State of South Carolina.

Given under our hands this _____ day of _____, 20___.

[Issuer Bank name], Issued By:

_____

[Title]

Seen: _____

Customer

County of Florence, South Carolina, Beneficiary

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 provision of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
July 22, 2025
PC#2025-21

SUBJECT: Request For Text Amendments To The Florence County Code of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Code of Ordinances.

Chapter 28.6 LAND DEVELOPMENT AND SUBDIVISION ORDINANCE[1]

ARTICLE I. IN GENERAL

Sec. 28.6-1. Title.

This chapter shall be known as the "Land Development and Subdivision Ordinance" of Florence County.

(Ord. No. 38-2006/07, § 1.1, 8-16-07)

Sec. 28.6-2. Authority.

This chapter is adopted pursuant to the authority granted under the General Statutes of South Carolina, The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310 through 6-29-~~1200~~ 1640 and the requirements of said Acts supplement this chapter.

(Ord. No. 38-2006/07, § 1.2, 8-16-07)

Sec. 28.6-3. Purpose.

The purpose of this chapter 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;

(1) To encourage the economically sound, and the stable development of Florence County.

(2) To assure the timely provisions of required streets, utilities, and other facilities and services to new land developments.

(3) To assure the adequate provision of safe traffic access and circulation, both vehicular and pedestrian, in and through new land developments.

(4) 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.

(5) To provide for the wise and timely development of new areas, ~~generally~~ consistent with the ~~Comprehensive Plan for Florence County.~~ Florence County Comprehensive Plan and Zoning Ordinance.

(6) To promote best management practices with respect to stormwater management and the protection of surface water bodies.

(Ord. No. 38-2006/07, § 1.3, 8-16-07)

Sec. 28.6-4. Jurisdiction.

From the date of adoption, this chapter shall govern all land development projects and new subdivisions of land lying within the territorial jurisdiction of Florence County. At the time of redevelopment, existing developments, where required, will have to comply with certain provisions of this document (e.g., sidewalk requirements, etc.).

(Ord. No. 38-2006/07, § 1.4, 8-16-07)

Sec. 28.6-5. Application of ordinance.

No plat or the subdivision of any land within the territorial jurisdiction of Florence County shall be filed with or recorded by the Florence County Register of Deeds Office ~~Clerk of Courts~~ until such plat has been submitted to and approved by the P~~p~~lanning C~~c~~ommission, or its staff, in accordance with the procedures set forth in the ordinance. Exceptions to this are as follows:

(1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards or the governing authority.

(2) The division of land into parcels of five acres or more where no new street is involved.

(3) The combination or recombination of entire lots of records where no new street or change in existing streets is involved.

(4) A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed.

(5) Any other exceptions as required by state law.

Plats that are that are exempt from the application of this ordinance shall be presented to P~~p~~lanning C~~c~~ommission S~~s~~taff as information and will be stamped stating they are exempt prior to being filed with the Register of Deeds office. A plat where the sole purpose is to identify and show existing parcel boundaries and no new street or change is proposed, is not required to be

presented to Pplanning Ccommission sStaff or stamped prior to filing with the Register of Deeds office.

(Ord. No. 38-2006/07, § 1.5, 8-16-07)

Sec. 28.6-6. Definitions.

When used in articles II through VIII of this chapter, certain words and terms shall have the meaning as herein defined. Words and terms not herein defined shall have their customary dictionary definitions. The term "shall" meansmean mandatory. When not inconsistent with the context, words used in the singular number include the plural and those used in the plural number include the singular. Words used in the present tense include the future.

Agent. An authorized person, firm, or corporation acting for or on behalf of a subdividerdeveloper, developer, or owner.

Alley. A private service road that provides secondary means of access to lots. Parking is not permitted in alleys and through traffic is discouraged. An alley may also be described as a minor way used for service access to the back or side of properties otherwise abutting on a street. An alley shall not serve as the principle means of ingress or egress to a lot or parcel.

Arterial street. See definition for "street."

Block. A parcel of land entirely surrounded by streets, highways, parks, other publicly owned areas, or railroad rights-of-way, and as further defined in this chapter.

Comprehensive plan. The official plan or any part thereof for Florence County and the Pplanning Ccommission, adopted in accordance with the provisions of the 1994 Planning Enabling Act.

Collector street. See definitions for "street."

Conformity/conforming. Meeting all applicable codes and requirements for a proposed development. A proposed development that does not meet applicable codes and requirements shall be determined to be non-conforming.

Cul-de-sac. See definitions for "street."

Developer. The owner and/or subdividerdeveloper of property, or his agent, engaged in the subdivision, development, re-development, or improvement of land or the construction of structures upon the land within the territorial jurisdiction of Florence County.

Development. Any physical improvement of real estate under the guidelines and requirements of the codes and ordinances of Florence County; any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, roads, mining, dredging, filling, grading, paving, excavating, other site work, utilities, drilling operations, or permanent storage of materials.

Easement. An interest in real property granted by the property owner to the general public, a corporation, or a certain person or persons of a strip or a parcel of land for use for a specific purpose.

Engineer. A registered engineer in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing, and Regulation.

Expressway. See definition for "streets."

Freeway. See definition for "streets."

Governing body (governing authority). The County Council of Florence County.

Local street (sub-collector street). See definition for "streets."

Looped drive. See definition for "streets."

Lot. A piece, parcel, tract, or plot of land intended as a unit for transfer of ownership or for development. Sizes and categories of lots are further defined in the zoning ordinance.

Major street. See definition for "streets."

Marginal access street. See definition for "streets."

Minor street. See definition for "streets."

Official map. A map or maps showing the location of existing or proposed public street, highway, and public utility rights-of-way, public building sites and public open spaces, maintained by Florence County.

Planning ~~c~~Commission (commission). Shall mean the Pplanning Cecommission designated by county council.

Planning Cecommission, secretary. The term "secretary" of the Pplanning Cecommission refers to that person employed to serve the Florence Planning Commission in a staff capacity.

Plat (plan). A map or drawing upon which the ~~subdivider~~developer's plan for a subdivision is presented.

(1) *Sketch plan:* A conceptual plan drawn in accordance with section 28.6-46 of this chapter.

(2) *Development plan:* Drawings based on an approved sketch plan and prepared in accordance with section 28.6-47 of this chapter, which if approved, shall be used as construction drawings for the subdivision and any related improvements.

(3) *Final plat:* A plat, drawn in accordance with section 28.6-48 of this chapter, depicting the final subdivision boundaries and lot lines which the ~~subdivider~~developer desires to have approved by the Pplanning Cecommission and recorded with the Florence County Register of Deeds Office~~Clerk of Court~~.

Reserved strip. A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public right-of-way.

Re-subdivision. Any combination of previously recorded lots or tracts of contiguous land for the purpose of creating additional lots or revising lot lines, including eliminating lot lines. Re-subdivided lots shall conform to minimum standards of this chapter and the zoning ordinance.

Redevelopment. A modification to an existing developed lot/parcel that will require a building permit.

Regulation(s). The particular requirements contained within an ordinance.

Riparian buffer. An area of trees, shrubs, or other vegetation that borders a watercourse, wetland, or other water body (including open stormwater conveyances) for the purpose of reducing contamination from surface water runoff.

Setback (line). A line parallel to the property line in front of which no part of the structure shall be erected, with the exception of the subsurface projection of footings. Setbacks for each zoning district, and their associated requirements, are established in the zoning ordinance.

Staff.

(1) When used in this chapter, the capitalized term "staff" shall mean both the employees of the Pplanning Ccommission and those County of Florence employees designated to assist the Pplanning Ccommission Sstaff in the technical review of subdivision plans. This shall include, but not be limited to, employees of Florence County Public Works and county fire departments.

(2) Where the terms county staff, public works, and fire department staff are used, such terms shall mean staff of Florence County only.

(3) Where the terms ~~planning commission staff~~, Pplanning Ccommission Sstaff, staff of the Pplanning Ccommission, or Ccommission staff are used, such terms shall mean staff of the Pplanning Ccommission only.

(4) Where the terms Pplanning Ccommission or Ccommission are used in this chapter, such terms shall mean those commissioners who together comprise the Pplanning Ccommission.

Street(s). A public right-of-way affording primary access to abutting property. For the purposes of this chapter, the term "street" shall also mean boulevard, road, lane and other public ways. Streets are divided into the following categories:

(a) *Major streets:* Those streets designated by the Florence Area Transportation Study and those streets designated as major at the time of development as determined by the public works and utilities department and approved by the Pplanning Ccommission. Such streets are designed primarily for the movement of large volumes of traffic from one area to another. Major street includes the terms limited-access highway, freeway, thoroughfare, expressway, arterial street and commercial collector street.

(1) *Arterial streets:* Arterials are the highest order inter-regional streets. They are designed to carry relatively high traffic volumes. The function of arterials is to promote the free flow of traffic. Therefore, parking and direct residential access are usually not available. Collector streets feed arterials, and arterials feed regional roads such as expressways and freeways. Average daily traffic (ADT) for arterials is approximately 3,000—5,000+ vehicles per day (vpd).

(2) *Collector streets (commercial):* The highest order of commercial streets. Distributes traffic between lower-order commercial streets and higher-order streets such as arterials. Average daily traffic (ADT) for commercial collector streets is approximately 3,000—5,000 vehicles per day (vpd).

(3) *Expressways:* Divided highways usually having two or more lanes in each direction, with partial control of access. Preference is given to through traffic, but there may be access connections with selected public roads at the same grade and some driveways.

(4) *Freeways:* Divided highways usually having two or more lanes in each direction, with full control of access. Preference is given to through traffic and access connections with public roads on the same grade is prohibited. Connected driveways are also prohibited.

(5) *Thoroughfares:* Any major street.

(b) *Minor streets:* A street used primarily for providing direct access to and from abutting property (individual lots) that are internal to a subdivision. Minor street includes the terms residential collector street, minor local street, cul-de-sac, marginal access street, alley and looped drive.

(1) *Collector streets (residential):* The highest order of residential streets. Collects and distributes traffic from local residential roadways, such as minor streets or cul-de-sacs, to streets that are designed to carry higher volumes of traffic, such as arterials and other major streets. Carries large traffic volume at fairly high speeds. The function of residential collectors is to promote free traffic flow. Therefore, direct access to homes from this level street should be avoided. Average daily traffic (ADT) for residential collector streets is approximately 2,000—5,000 vehicles per day (vpd).

(2) *Culs-de-sac:* Minor local streets having only one open end and being terminated by a vehicle turnaround. Design of turnaround may vary. Average daily traffic (ADT) is approximately 250 vehicles per day (vpd).

(3) *Local streets (sub-collector streets):* These middle-order facilities are located in subdivisions and neighborhoods and primarily serve abutting land uses. Traffic volumes are typically moderate, with motorists having origin or destination within the immediate neighborhood. These streets feed into collector streets, which then feed into arterials. Average daily traffic (ADT) is approximately 1,000—2,000 vehicles per day (vpd).

(4) *Looped drive:* A street that terminates on the same road at two different points, or a street that terminates on itself.

(5) *Marginal access streets:* Minor streets which are parallel to and located on the side of an arterial, expressway, freeway, or other major street for service to abutting land uses. Average daily traffic (ADT) is approximately 500—1,000 vehicles per day (vpd).

~~*Subdivider*~~*Developer*. Any person, firm, or corporation who divides or develops any land deemed to be a subdivision as herein defined.

Subdivision. All divisions of a tract or parcel of land into two or more lots for any purpose. This includes all division of land involving a new street or a change in existing streets, re-subdivision and, where appropriate, relates to the process of subdividing, or to the land or area subdivided.

~~The following exception is included within this definition only for the purpose of requiring that the planning commission or its staff be informed, and have record of such subdivision:~~

~~The division of land into parcels of five acres or more where no new streets and/or new utility line extensions are involved, and each individual lot/parcel fronts on a public road.~~

~~Plats of such exceptions shall be received as information by the planning commission, which shall indicate such facts on the plats.~~

Surveyor. A registered land surveyor in good standing with the South Carolina Board of Engineers and Land Surveyors and the South Carolina Department of Labor, Licensing and Regulation.

Thoroughfare (major street). See definition for "streets."

Thoroughfare plan. The official transportation plan (also known as Florence Area Transportation Study), a part of the Comprehensive Plan for Florence County and the Planning Commission.

Zoning ordinance. The officially adopted zoning ordinance.

(Ord. No. 38-2006/07, §§ 2.1—2.39, 8-16-07)

Secs. 28.6-7—28.6-15. Reserved.

ARTICLE II. GENERAL PROVISIONS FOR LAND SUBDIVISION

Sec. 28.6-16. General requirements for recording of the final plat of a subdivision.

No plat of the subdivision of any land within Florence County shall be filed with the Florence County ~~Clerk of Courts~~Register of Deeds Office until:

(a) A sketch plan and development plan have been prepared by the developer and approved by the P~~p~~lanning C~~c~~ommission or its staff, as specified herein.

(b) The required improvements shall have been satisfactorily installed and completed by the ~~subdivider~~developer, or a financial guarantee in lieu of the completed improvements has been posted to secure the same, as provided for in article VI of this chapter.

(c) ~~Acceptance by Florence County and/or the South Carolina State Department of Transportation of the dedication of all public ways or lands or a statement included on the final plat that the appropriate financial guarantees in lieu of the completion of all improvements has been accepted by the governing body or state department of transportation as provided for in article VI of this chapter.~~ Conveyance of all public infrastructure has been accepted by the applicable governing body.

(d) Statement by ~~the~~ P~~p~~lanning C~~c~~ommission S~~s~~taff as having received as information, plats identified as exceptions by state law under the definition of a subdivision.

(e) A final plat shall have been approved by the P~~p~~lanning C~~c~~ommission or its director, as specified herein.

(f) For applicable situations, the Ppplanning ccCommission Ssstaff has granted summary approval of a final plat as outlined in section 28.6-37 of this chapter.

(g) In order for the above steps to occur all applicable fees shall be paid and all applicable documents must be submitted to staff prior to acceptance and review.

(Ord. No. 38-2006/07, § 3.1, 8-16-07)

Sec. 28.6-17. Conformity to zoning ordinance and consistency with comprehensive plan.

All proposed subdivision of land shall conform to the applicable portions of the zoning ordinance and be consistent with the Comprehensive Plan for Florence County.

(Ord. No. 38-2006/07, § 3.2, 8-16-07)

Sec. 28.6-18. Coordination with other laws and codes.

Whenever regulations contained in this chapter are different from regulations contained in other county ordinances, the most restrictive requirements shall prevail.

(Ord. No. 38-2006/07, § 3.3, 8-16-07)

Sec. 28.6-19. Provisions of public lands.

Where the area being subdivided is of sufficient size or includes lands necessary for the provision of critical public services (e.g., fire stations, potable water facilities, stormwater management facilities), the ~~subdivider~~developer shall indicate the location of such areas on the subdivision plat and shall dedicate said area as provided in section 28.6-67 of this chapter.

(Ord. No. 38-2006/07, § 3.4, 8-16-07)

Secs. 28.6-20—28.6-30. Reserved.

ARTICLE III. PROCEDURES FOR SUBDIVISION PLAT APPROVAL

The following is an outline of procedures for obtaining approval of a subdivision of land within the territorial jurisdiction of Florence County.

Sec. 28.6-31. General summary of procedural steps.

(a) In general, the following procedural steps must be completed:

(1) Submittal, review, and approval of a sketch plan.

(2) Submittal, review, and approval of a development plan.

(3) Installation of required improvements by ~~subdivider~~developer.

(4) Dedication to and acceptance of improvements by the county.

(5) Review and approval of final plat by the Ppplanning Cc~~c~~ommission or the planning director.

(6) Recording of the final plat by the ~~subdivider~~developer or his agent.

(Ord. No. 38-2006/07, § 4.1, 8-16-07)

Sec. 28.6-32. Filing fees.

The ~~subdivider~~developer shall pay fees listed on the Florence County Fee Schedule, as approved by county council.

(Ord. No. 38-2006/07, § 4.2, 8-16-07; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-33. Sketch plan submittal and review process.

(a) *General procedures.*

(1) Preliminary meeting to discuss sketch plan.

a. The staff shall be available to meet with the ~~subdivider~~developer or ~~their~~~~his~~ ~~agent~~their agent ~~for up to one hour~~ to discuss the project that is to be submitted. This meeting is strongly recommended, but not required.

b. If the ~~subdivider~~developer desires such a meeting, it must be scheduled with the Staff at least one week in advance and it must occur prior to, or concurrent with, the sketch plan submittal.

(2) Submittal of sketch plan package.

a. The developer ~~subdivided~~ or ~~their~~~~his~~ agent shall submit one hard copy and one digital ~~copy~~~~three copies of~~copy of a sketch plan submittal package to the staff of the P~~p~~lanning C~~c~~ommission for review and approval.

b. The sketch plan submittal package shall include a sketch plan application, any applicable fees, any variance requests (if applicable), and the sketch plan itself prepared in accordance with article IV of this chapter.

c. The third Tuesday of the previous month is the deadline for an item to be placed on the Planning Commission's agenda. To meet this deadline a sketch plan must first be considered "Agenda Approved." This approval is contingent on the completion of a Technical Review Committee Meeting and the resolution of all outstanding issues. Once these conditions are met, the item is considered "agenda approved," and a date is set for it to appear before the Planning Commission. Staff will then notify the applicant of the meeting date.

(3)~~.~~ Sketch plan review by staff.

a. Upon receipt of the sketch plan submittal, the P~~p~~lanning C~~c~~ommission S~~s~~taff will notify the applicable agencies ~~appropriate utilities department and fire department~~ so that they are afforded the opportunity to review the sketch plan.

b. The staff(s) shall review the sketch plan and evaluate its conformity with all applicable code requirements.

c. ~~If the county departments have any pertinent review comments, such comments must be submitted to the planning commission staff in written form within 25~~

~~calendar days of when the subdivider~~developer ~~submitted the sketch plan.~~ Applicable agencies shall submit written comments to P~~p~~lanning C~~c~~ommission S~~s~~taff within ten (10) calendar days.

d. ~~Upon receipt of any written review comments from the reviewing agencies listed above, the planning commission staff shall either: 1) determine that the sketch plan conforms with all applicable codes and ordinances, 2) determine that the sketch plan, with minor changes, will conform with applicable codes and ordinances, or 3) determine that the sketch plan does not conform with applicable codes and ordinances.~~ Upon review by P~~p~~lanning C~~c~~ommission S~~s~~taff and all applicable agencies, staff shall determine if the plan conforms with all applicable codes and ordinances or if revisions are needed.

e. The P~~p~~lanning C~~c~~ommission S~~s~~taff shall ~~notify the subdivider of any such ruling in writing within 30 calendar days of when the subdivider submitted the sketch plan.~~ provide the ~~subdivider~~developer with written feedback within thirty (30) calendar days

(4~~b~~) ~~*Process for sketch plan approval.*~~*Technical Review Committee Meeting*

~~(1) Technical Review Committee Meeting.~~

a. The staff shall schedule a meeting with the developer and all the applicable agencies to discuss the project prior to being placed on the P~~p~~lanning C~~c~~ommission meeting agenda.

b. The purpose of this meeting is to resolve any outstanding comments between P~~p~~lanning C~~c~~ommission S~~s~~taff, the ~~subdivider~~developer, and any other applicable agencies.

c. Technical review committee meetings are not considered to be public meetings. While P~~p~~lanning C~~c~~ommission members shall have the option to attend the meeting, a quorum shall not be present.

(~~1~~52) Placement on planning commission meeting agenda.

a. If the staff determines that the sketch plan conforms with all applicable codes and ordinances, or if the staff determines that the sketch plan will conform pending required minor changes or approvable variances, the ~~subdivider~~developer will be notified and the P~~p~~lanning C~~c~~ommission S~~s~~taff shall place the sketch plan on the agenda of an upcoming P~~p~~lanning C~~c~~ommission meeting so that official action can be taken. As the item is placed on the P~~p~~lanning C~~c~~ommission agenda, the parcel(s) included on the sketch plan will be posted with a public notice.

~~(2) Pre-meeting conference.~~

~~a. The staff shall be available to meet with the subdivider and his agent to discuss the project prior to the planning commission meeting for which it is scheduled.~~

~~b. It shall be the responsibility of the subdivider to schedule the pre-meeting conference.~~

(6)3. Public statement of sketch plan conformity.

a. If the sketch plan conforms with all applicable codes and ordinances, the planning director shall make a statement of conformity at the pPlanning cCommission meeting during which the sketch plan is presented for official action.

(c) *Process for non-approval of sketch plan and optional appeals.*

(1) If the Ppplanning Ccommission Sstaff notifies the subdividerdeveloper that the sketch plan does not conform with applicable codes and ordinances, or if the Ppplanning Ccommission Sstaff notifies the subdividerdeveloper that the sketch plan will conform pending required changes with which the subdividerdeveloper does not concur, then the subdividerdeveloper can either accept the ruling or appeal the ruling to the Ppplanning Ccommission.

a. The subdividerdeveloper may also appeal to the Ppplanning Ccommission if the staff does not provide notification of conformity or non-conformity within 30 calendar days.

(2) If the subdividerdeveloper defers the right of appeal and elects to modify withdraw a non-conforming sketch plan and re-submit, he or she must re-start the procedural steps by submitting a revised sketch plan package, including payment of additional filing fees.

(3) If the subdividerdeveloper elects to appeal the staff's decision or appeal because of failure of the Ppplanning Ccommission Sstaff to provide notification written comments within 30 calendar days, he must submit a letter to the chair of the Ppplanning Ccommission requesting placement on the Ppplanning Ccommission's agenda.

a. To place the sketch plan appeal on the Ppplanning Ccommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The chair of the Ppplanning Ccommission must receive the appeal letter at least 1530 days prior to the Ppplanning Ccommission meeting during which the subdividerdeveloper would like his sketch plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the subdividerdeveloper feels that the sketch plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the subdividerdeveloper, at least one member of the Ppplanning Ccommission, and any applicable staff must be held prior to the meeting during which the Ppplanning Ccommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Ppplanning Ccommission to schedule this pre-meeting appeal conference. Failure of the subdividerdeveloper to attend the pre-meeting conference shall result in removal of the appeal from the Ppplanning Ccommission agenda.

(d) *Official action by the Ppplanning Ccommission.*

(1) The Ppplanning Ccommission shall take official action regarding the sketch plan (approval, approval with required changes, or disapproval) during the meeting at which it is presented, or within seven calendar days of such planning commission meeting,

unless the ~~subdivider~~developer consents in writing to an extension of this time limit. The decision of the P~~p~~lanning ~~c~~Commission shall be final.

a. If the P~~p~~lanning C~~c~~ommission issues final disapproval of a sketch plan, the project will be closed and the developer will be required to re-start the procedural steps for any re-submittals, including payment of additional filing fees, in order to proceed with the project. However, final disapproval by the P~~p~~lanning C~~c~~ommission does not supersede the ~~subdivider~~developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the P~~p~~lanning C~~c~~ommission approves the sketch plan, approves the sketch plan with required changes, or fails to take action within the specified or agreed upon time limit, the ~~subdivider~~developer has full authorization to proceed with preparation of a development plan that is in conformity with the approved sketch plan and any attached conditions.

c. All pertinent discussions shall be recorded in the P~~p~~lanning C~~c~~ommission's meeting minutes. The ~~subdivider~~developer shall be provided with a copy of the meeting minutes for his records upon request.

(2) It is expressly understood that the P~~p~~lanning C~~c~~ommission shall not act to override the requirements of other agencies. However, the P~~p~~lanning C~~c~~ommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the ~~subdivider~~developer.

(Ord. No. 38-2006/07, § 4.3, 8-16-07; Ord. No. 22-2019/20, § 1, 5-21-20)

Sec. 28.6-34. Development plan submittal and review process.

(a) *General procedures.*

(1) Submittal of development plan package.

a. Once the ~~subdivider~~developer has an approved sketch plan, their ~~he or his~~ agent may submit ~~seven copies~~ one digital copy and a hard copy upon request of a development plan submittal package to the P~~p~~lanning C~~c~~ommission staff for distribution and review.

b. The development plan submittal package shall include a copy of the development plan application and the development plan itself, prepared in accordance with article IV of this chapter.

(2) Development plan review and comment process.

a. Upon receipt of a development plan submittal package, the P~~p~~lanning C~~c~~ommission staff shall determine if the development plan is in conformity with the approved sketch plan.

b. If the P~~p~~lanning C~~c~~ommission staff determines that the development plan is not in conformity with a previously approved sketch plan, the ~~subdivider~~developer must 1) revise the development plan so that it conforms with the approved sketch plan and then re-submit, or 2) return to the sketch plan submittal and review process to get an approved sketch plan that incorporates the desired changes.

c. If the Ppplanning Cecommission Ssstaff determines that the development plan is in conformity with an approved sketch plan, it shall forward a copy of the development plan to the appropriate agencies or departments for review.

1. The following entities are responsible for reviewing the development plan, determining if it is in conformity with applicable codes and ordinances, and submitting written statements of conformity or non-conformity to the Ppplanning Cecommission staff within 20 calendar days of when the ~~subdivider~~developer submitted the development plan:

- County Engineering Division
- Appropriate utility departments
- County of Florence Fire Departments

~~• Appropriate public works utility department.~~

~~• County of Florence Fire Departments.~~

2. ~~The following entities are provided with a copy of the development plan for review only. However, they have the opportunity to comment with 20 calendar days of when the development plan was submitted, if necessary:~~

~~• Cablevision company.~~

~~• Gas company.~~

~~• Power and light company.~~

~~• Telephone company.~~

d. Upon receipt of signed written statements of conformity or non-conformity from the reviewing agencies listed above, the Ppplanning Cecommission Ssstaff will either: 1) approve the development plan, 2) disapprove the development plan and advise the developer of the required changes~~, or 3) approve the development plan pending required changes.~~

e. The Ppplanning Cecommission Ssstaff shall notify the ~~subdivider~~developer of such action in writing within 30 calendar days of the development plan submittal.

(b) *Procedures following development plan approval.*

(1) Upon approval of the development plan or approval with required changes, and subsequent written notification to the ~~subdivider~~developer by the Ppplanning Cecommission Ssstaff, the ~~subdivider~~developer is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

a. The Ppplanning Cecommission Ssstaff shall maintain the official digital stamped and approved development plan set.

b. Any ~~All approved~~requested approved construction plans shall be stapled together and must be reproducible.

c. The phasing of development shall be ~~agreed upon~~ approved by the reviewing agencies ~~and the developer~~. The development plan shall indicate such phasing.

(2) Official action by the Pplanning Ccommission during one of its meetings is not required if the development plan is approved by the Pplanning Ccommission Sstaff.

(c) *Process for non-approval of development plan and optional appeals.*

(1) Based on statements from the reviewing agencies, the Pplanning Ccommission Sstaff may disapprove the development plan, ordisapprove, or approve the development plan pending required changes. The subdividerdeveloper can accept the ruling or appeal the ruling to the Pplanning Ccommission.

a. The subdividerdeveloper may also appeal to the Pplanning Ccommission if the staff does not approve or disapprove the development plan within 30 calendar days.

(2) If the subdividerdeveloper defers the right of appeal and elects to modify a non-conforming development plan and re-submit, he or she must re-start the development plan submittal and review process by submitting a revised development plan package.

(3) If the subdividerdeveloper elects to appeal the staff's decision, or appeal because of failure of the staff to approve or disapprove the development plan within 30 calendar days, he must submit a letter to the chair of the Pplanning Ccommission requesting placement on the Pplanning Ccommission's agenda.

a. To place the development plan appeal on the Pplanning Ccommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the Pplanning Ccommission at least 3015 days prior to the Pplanning Ccommission meeting during which the subdividerdeveloper would like his development plan to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the subdividerdeveloper feels that the development plan conforms to all applicable codes and ordinances.

d. A pre-meeting conference attended by the subdividerdeveloper, at least one member of the Pplanning Ccommission, and any applicable staff must be held prior to the meeting during which the Pplanning Ccommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the Pplanning Ccommission to schedule this pre-meeting appeal conference. Failure of the subdividerdeveloper to attend the pre-meeting conference shall result in removal of the appeal from the Pplanning Ccommission agenda.

(d) *Official action by the Pplanning Ccommission.*

(1) Official action by the Pplanning Ccommission regarding the development plan is required only in the event of an appeal.

(2) If official action by the Pplanning Ccommission is required as the result of an appeal, then the Pplanning Ccommission shall either approve the development plan, approve the development plan with required changes, or issue final disapproval of the development plan during the meeting at which it is presented, or within seven calendar days of such planning commission meeting unless the subdividerdeveloper consents in

writing to an extension of this time limit. The decision of the Pplanning Ccommission shall be final.

a. If the Pplanning Ccommission issues final disapproval of a development plan following an appeal, the developer will be required to re-start the development plan submittal and review process if he or she intends to proceed with the project. However, final disapproval by the Pplanning Ccommission does not supersede the subdividerdeveloper's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the Pplanning Ccommission approves the development plan following an appeal, or if the Pplanning Ccommission fails to take action within the specified or agreed upon time limit, the subdividerdeveloper is authorized to proceed with construction of the required improvements under supervision of the engineer of record.

1. The Pplanning Ccommission sStaff shall maintain the official digital stamped and approved development plan set.

2. Any All approvedrequested approved construction plans shall be stapled together and must be reproducible.

3. The phasing of development shall be agreed uponapproved by the reviewing agencies and the developer. The development plan shall indicate such phasing as identified on the approved sketch plan.

c. Pertinent comments and recommendations shall be noted in the minutes of the Pplanning Ccommission meeting. The subdividerdeveloper shall be provided with a copy of the meeting minutes for his or her records upon request.

(3) It is expressly understood that the Pplanning Ccommission shall not act to override the requirements of other agencies having jurisdiction. However, the Pplanning Ccommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the subdividerdeveloper.

(Ord. No. 38-2006/07, § 4.4, 8-16-07)

Sec. 28.6-35. Installation of improvements.

(a) After development plan approval, the subdivider may install all required improvements, or use any of the alternate techniques specified in article VI of this chapter in lieu of completion of all improvements in the area covered by the approved development plan or any portion thereof which he proposes to record and develop at the time.

(b) Prior to the granting of final plat approval by the planning commission, Florence County and the subdivider shall agree upon a deadline for the completion of all required improvements as provided in section 28.6-97 of this chapter.

(c) Prior to final plat approval by the planning commission, the subdivider shall complete, in a manner satisfactory to Florence County, all improvements required in this chapter and specified in the approved development plan. Where applicable, such improvements shall be dedicated to Florence County. and prior to final plat approval, all required improvements

must be completed whether public or private. Improvements shall be considered required if they are shown on either the sketch plan or development plan. Prior to final plat approval, the Planning Director has the authority to require any other improvements, as needed to enforce the intent of this code, or intent of the plan approved by Planning Commission.

(b) All improvements shall meet the applicable standards required by this code. If no standard is provided by this code the Planning Director shall have authority to determine the necessary standard.

(c) Acceptance techniques in lieu of required improvements shall be governed by Sec. 28.6-98 of this code.

(d) Florence County shall not accept any improvements outside of its jurisdiction and shall also not accept any improvements that fall within the state's right of way or within a municipality's boundaries. Accepting improvements that fall within a utility companies' easement or any private easements shall be at the discretion of the County Administrator.

(e) Sketch plan and development plan approval does not constitute acceptance of required or nonrequired improvements. The County Administrator shall have final authority on acceptance and conveyance of any improvements.

(Ord. No. 38-2006/07, § 4.5, 8-16-07)

Sec. 28.6-36. Final plat review and approval process.

(a) *General procedures.*

(1) Submittal of final plat package.

a. After completion of the physical development of all or any completed phase of the area shown on the approved development plan, the ~~subdivider~~developer or their~~his~~ agent shall submit four copies of a final plat submittal package to the staff of the P~~p~~lanning C~~c~~ommission for review and approval.

b. Each final plat submittal package shall include a copy of the final plat application, copies of all certificates that may be required, and the final plat itself, prepared in accordance with article IV of this chapter.

c. The final plat will not be accepted or reviewed until all closeout supporting documents have been presented to staff.

(2) Preliminary review of final plat.

a. Upon receipt of a final plat submittal package, the P~~p~~lanning C~~c~~ommission S~~s~~taff shall determine if it is in conformity with the approved development plan.

b. If the P~~p~~lanning C~~c~~ommission S~~s~~taff determines that the final plat is not in conformity with a previously approved development plan, it shall reject the submittal and return it to the applicant. The ~~subdivider~~developer must then either 1) make the necessary physical changes so that it is in conformity with the approved development plan and then re-submit, or 2) ~~return to the development plan submittal and review process in an attempt to obtain approval of a modified development plan that incorporates the changes.~~ return to Planning Commission

to obtain approval of a modified sketch plan and development plan that matches the onsite improvements and matches the proposed final plat.

c. If the Ppplanning Ccommission Ssstaff determines that the final plat is in conformity with the approved development plan and all other applicable ordinances via inspections, then it shall forward a copy of the final plat submittal package to the City of Florence Public Works and Utilities Department and County Engineering Division county engineer so that the they can determine (via inspections, review of certifications, etc.) if the improvements shown on the development plan have been properly installed, and where applicable, have been approved and accepted.

(b) *Process for acceptance of required improvements and approval of final plat.*

(1) If the appropriate public works and utilities department and County Engineering Division county engineer determines that all of the improvements have been properly installed, they shall submit a signed and approved closeout document package to the Ppplanning Ccommission Ssstaff stating that the improvements have been properly installed, inspected, and approved, and accepted for acceptance by the County Administrator.

(2) Upon receipt of the approved closeout package, but no more than 14 calendar days after the date that the final plat was submitted by the subdivider developer and approved by the County Administrator, the planning staff director shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the subdividerdeveloper. It is the responsibility of the developer to obtain approval from the Tax Accessor's Office and record the final plat with the Register of Deeds Office. for recording in the office of the Florence County Clerk of Court.

a. Official action by the Ppplanning Ccommission during one of its meetings is not required if the final plat has been approved by the planning director.

(c) *Process for non-acceptance of required improvements, plat rejection, and optional appeal.*

(1) If the appropriate public works and/or utilities department(s) and county County Eengineering Division determines that all of the required improvements have not been properly installed, inspected, approved, and accepted, then they shall provide such written or verbal notification to the Ppplanning Ccommission Ssstaff.

(2) Upon receipt of the notification, but no more than 14 calendar days after the date that the final plat was submitted by the subdividerdeveloper, the Ppplanning Ccommission Ssstaff shall reject the final plat submittal package and return it to the applicant, along with a cover letter stating the reasons for the rejection.

(3) Upon rejection of the final plat, the subdividerdeveloper can either accept the ruling or appeal the ruling to the Ppplanning Ccommission.

a. The subdividerdeveloper may also appeal to the Ppplanning Ccommission if the staff does not approve or reject the final plat within 14 calendar days.

(4) If the subdividerdeveloper accepts the ruling, he or she must complete the required improvements and then re-start the final plat submittal and review process.

(5) If the ~~subdivider~~developer elects to appeal the staff's decision, or appeal because of failure of the staff to approve or reject the final plat within 14 calendar days, he or she must submit a letter to the chair of the P~~p~~lanning C~~c~~ommission requesting placement on the P~~p~~lanning C~~c~~ommission's agenda.

a. To place the final plat appeal on the P~~p~~lanning C~~c~~ommission's meeting agenda, the referenced project must have met all project submittal requirements.

b. The appeal letter must be received by the chair of the P~~p~~lanning C~~c~~ommission at least 15 days prior to the P~~p~~lanning C~~c~~ommission meeting during which the ~~subdivider~~developer would like their~~his~~ final plat to be presented for official action.

c. The appeal letter must outline and document the reasons and facts as to why the ~~subdivider~~developer feels that the final plat should be approved.

d. A pre-meeting conference attended by the ~~subdivider~~developer, at least one member of the P~~p~~lanning C~~c~~ommission, and any applicable staff must be held prior to the meeting during which the P~~p~~lanning C~~c~~ommission is scheduled to take action regarding the appeal. It shall be the responsibility of the chair of the P~~p~~lanning C~~c~~ommission to schedule the pre-meeting conference. Failure of the ~~subdivider~~developer to attend the pre-meeting shall result in removal of the appeal from the P~~p~~lanning C~~c~~ommission agenda.

(d) *Official action by the P~~p~~lanning C~~c~~ommission in the event of a final plat appeal.*

(1) Official action by the P~~p~~lanning C~~c~~ommission regarding the final plat is required only in the event of an appeal.

(2) If official action by the P~~p~~lanning C~~c~~ommission is required as the result of an appeal, then the P~~p~~lanning C~~c~~ommission shall approve or reject the final plat during the meeting at which it is presented, or within seven calendar days of such P~~p~~lanning C~~c~~ommission meeting unless the ~~subdivider~~developer consents in writing to an extension of this time limit. The decision of the P~~p~~lanning C~~c~~ommission shall be final.

a. If the P~~p~~lanning C~~c~~ommission issues final rejection of a final plat following an appeal, the developer must complete the required improvements and then re-start the final plat submittal and review process. However, final disapproval by the P~~p~~lanning C~~c~~ommission does not supersede the ~~subdivider~~developer's right to appeal as defined in the 1994 Planning Enabling Act.

b. If the P~~p~~lanning C~~c~~ommission approves the final plat as the result of an appeal, or if the P~~p~~lanning C~~c~~ommission fails to take action within the specified or agreed upon time limit, the P~~p~~lanning D~~d~~irector shall sign, date, and stamp the final plat as "approved for recording." The approved final plat will then be made available to the ~~subdivider~~developer for recording in the office of the Florence County ~~Clerk of Court~~Register of Deeds Office.

c. Pertinent comments and recommendations regarding the appeal decision shall be noted in the minutes of the P~~p~~lanning C~~c~~ommission meeting. The ~~subdivider~~developer shall be provided with a copy of the meeting minutes for their~~his~~ records upon request.

(3) It is expressly understood that the ~~p~~Planning C~~c~~ommission shall not act to override the requirements of other agencies. However, the P~~p~~lanning C~~c~~ommission may seek to bring agreement in cases of conflicts between one or more reviewing agencies and the ~~subdivider~~developer.

(Ord. No. 38-2006/07, § 4.6, 8-16-07)

Sec. 28.6-37. Summary approval of final plat (Summary Plat).

(a) Subdivisions which do not involve the platting, construction, or opening of new streets, water, sewer, or stormwater facilities, or improvements to existing streets, because all necessary public facilities are adequate and existing, shall be accepted by the P~~p~~lanning C~~c~~ommission in the form of a final plat. Sketch plans and development plans are not required in such cases.

(b) In cases where such subdivisions involve six or fewer lots, and where those lots and buildings (if any exist) conform to the requirements of its zoning district, ~~and all lots are served by all public infrastructure,~~ the P~~p~~lanning C~~c~~ommission authorizes its P~~p~~lanning D~~d~~irector, at his or her discretion, to accept the final plats. Sketch plans and D~~d~~evelopment plans are not required in such cases. However, such summary plats shall be in accordance with Section 28.6-85.

(c) Prior to summary approval of any final plat, the P~~p~~lanning D~~d~~irector may, at his discretion or upon recommendation of the staff, require improvements or studies (e.g., traffic studies, environmental impact studies, drainage analysis).

(d) Summary plats shall be prepared in accordance with Section 28.6-49 (d~~)~~(~~(~~) (1-11).

(e) Summary plats shall not be accepted if it does not comply to current building codes and zoning standards.

(Ord. No. 38-2006/07, § 4.7, 8-16-07)

Secs. 28.6-38—28.6-46. Reserved.

ARTICLE IV. SUBDIVISION PLAN/PLAT REQUIREMENTS

Plans/plats shall be prepared in accordance with the following requirements:

Sec. 28.6-47. Sketch plan submittal requirements.

(a) The sketch plan submittal, review, and approval process ~~is~~are intended to benefit the developer of a proposed project, and/or their~~his~~ agent, by providing an overview of the proposed development confirming that it meets the basic intent of these regulations prior to the preparation of a more formal and involved development plan submittal.

(b) Developers and their agents are encouraged to provide all pertinent information during the preliminary design phase of a project so that it may be determined if the general layout of the project meets the intent of this and any other applicable ordinances. The

~~subdivider~~developer shall submit a sketch plan of the entire tract, even if their~~his~~ present plans call for the development of only a part of the property.

(c) The sketch plan shall be drawn at a scale not smaller than 100 feet to one inch. On large subdivisions, match lines shall be used, if necessary, on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements. Sketch plans shall include one page of the overall site plan and include a match line legend when applicable. Additionally, a street section shall be included that illustrates all improvements within the right-of-way.

(d) The sketch plan shall include a vicinity map at a scale not smaller than one mile to one inch showing the relationship of the proposed subdivision to surrounding areas and development.

(e) Sketch plans shall be submitted in electronic format.

(f) At a minimum, the sketch plan shall show:

(1) The total acreage in the tract to be subdivided.

(2) Proposed street arrangements, including any dimensional information such as rights-of-way widths, cul-de-sac lengths, curve radii, etc., that may be necessary to ensure that the geometric design of the street layout meets the intent of applicable codes and regulations.

(3) Lot arrangements, including typical lot area and approximate number of lots.

(4) Sufficient additional information (e.g., setbacks) to ensure conformance with the zoning ordinance.

(5) City or county boundary lines (if applicable).

(6) Existing and proposed uses of land throughout the subdivision.

(7) Existing parcel boundaries and uses of land surrounding the proposed subdivision.

(8) The approximate location of existing and proposed utilities, including stormwater management facilities.

(9) Contour lines at vertical intervals of not more than one foot. These contour lines should extend beyond the boundaries of the parcel by a minimum of 100 feet on all sides, or as necessary to show adjacent topography.

(10) Proposed name of subdivision with name and address of contact person.

(11) Deed record names of adjoining property owners of subdivision.

(12) In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

(13) Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

(14) Location of existing adjoining property lines and buildings on the property to be subdivided.

(15) Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

(g) Projects requiring traffic studies. Early contact with the County of Florence is recommended. 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. Generally, a traffic study is required when a specified threshold within the development is met or if it is determined by the County of Florence that the level of service (LOS) of the existing or proposed road network is unacceptable. The proposed thresholds are as follows and, if met, would typically require a traffic study:

(1) If 500 or more lots in a residential subdivision or are proposed, and/or

(2) If the commercial development proposed is 350,000 square feet or more of retail space, and/or

(3) When sufficient data is known that suggest the possibility that the development may have a negative impact to the level of service on nearby roads, such as that which may be provided in SCDOT documents pertaining to traffic patterns and traffic analyses, SCDPS documents related to vehicular accident data, Florence County Comprehensive Plan, or in analytical studies relative to how development projects could impact traffic patterns on nearby roads, and/or

(4) The public works director is authorized to require traffic studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service, or traffic safety in the vicinity of the proposed development.

(h) General standards and initial study requirements. If a traffic study is required for a project, it shall at least contain the following elements:

(1) A list of roads in the project area showing the function class and traffic counts for each.

(2) An investigation of project impact on the transportation network, including LOS calculations for all affected roads.

(i) Level of service (LOS) and road function class descriptions. The LOS, based on the current traffic on the road (volume) and the ability of the road to handle traffic (capacity), that will be considered acceptable is dependent on the function class of the road and is described by the South Carolina Department of Transportation (SCDOT) as follows:

Levels of Service

LOS A:	This level of service describes completely free-flow conditions. Desired speed and movements are virtually unaffected by the presence of other vehicles and constrained only by the geometric features of the roadway and driver preferences

LOS B:	Traffic flow is stable. The presence of other vehicles only slightly restricts freedom to maneuver.
LOS C:	Traffic flow is stable, but the number of bumper-to-bumper groups of vehicles increases due to slow moving vehicles and turning maneuvers.
LOS D:	Unstable traffic flow conditions are approached under LOS D. The desire to pass becomes very high but safe passing opportunities decrease significantly.
LOS E:	Passing is virtually impossible. The slowest moving vehicle controls the travel speed.
LOS F:	Passing is impossible. The slowest moving vehicle controls the travel speed. Very unstable traffic flow conditions exist.

(j) Acceptable level of service based on road function class. The following are considered as minimum acceptable levels of service based on the function class of the road:

1. Local - LOS C
2. Collector - LOS C
3. Arterial - LOS C
4. Expressway - LOS C

The function class of a road is as determined by the SCDOT. If the road is a not state maintained, it shall be considered local.

(k) Certification and other requirements of the study. Traffic studies shall be completed and certified by a registered engineer at the expense of the developer, owner, or applicant (owner). Florence County reserves the right to develop a list of pre-approved transportation engineering firms and require that the owner select from the pre-approved list for any required traffic impact study.

Traffic studies shall meet the criteria of the Institute of Transportation Engineers and shall analyze traffic conditions per the initial study phase. If the initial study shows a LOS of less than C, then the owner shall be required to complete an additional traffic impact study of the full development of the site under the most critical traffic situation expected. This phase of the work must be extended to include a traffic remediation plan that corrects the deficiencies and demonstrates an acceptable LOS on the public roadway(s) for the proposed project. The traffic remediation plan shall include roadway improvements and any traffic control devices necessary to reduce the impacts of the new development.

If the LOS of the existing road network is C or less, then the proposed development may not lower the existing level of service. New roadways within the proposed development must provide (at full development of the site) a LOS not less than C. However, it is recommended for any proposed project that all existing or proposed public roadway systems are improved to a minimum of a LOS C.

For phased projects, the proposed public rights-of-ways shall conform to the traffic remediation plan as detailed in the traffic study.

(l) Review of study. Staff may grant the approval if the traffic generated maintains the accepted LOS for the road where the development is proposed.

However, if the LOS falls below an acceptable level, the applicant shall propose on-site or off-site mitigation, which the staff can also approve. In these cases, if an applicant would like to appeal the decision of staff or develop without mitigation efforts, review by the Pplanning Ccommission would be required. The planning commission may then approve the request, approve with contingencies, or recommend denial of the request unless mitigation efforts are made. Final decision for denying a request based on traffic study must be made by Florence County Council.

In the event that an applicant would like to appeal the decision of the Pplanning Ccommission, the procedures found in the Florence County Zoning Ordinance or appropriate section of the Florence County Code of Laws, as amended, outline the steps for appeal to the circuit court or to request pre-litigation mediation.

During the review process, staff and/or Pplanning Ccommission may consult the South Carolina Department of Transportation and/or other transportation professionals.

(m) Additional review and oversight. This section is not designed to replace any oversight and/or permitting power from the South Carolina Department of Transportation.

(n) Additional information may be required if it is deemed necessary by the reviewer(s) in order to make a determination of general conformance with the regulations (e.g., environmental impact studies, drainage analysis).

(Ord. No. 38-2006/07, § 5.1, 8-16-07; Ord. No. 21-2019/20, § 1, 5-21-20)

Sec. 28.6-48. Development plan submittal requirements.

(a) The development plan shall be drawn at a scale not smaller than 100 feet to one inch and submitted in digital format. On large subdivisions, match lines shall be used. If hard copies are requested; the submittal shall be on sheets no larger than 30" x 42". Sheets measuring 24" x 36" are preferred in order to conform with the final plat submittal requirements.

(b) The development plan shall adhere to all standards and requirements set forth at the time of sketch plan approval.

(c) At a minimum, the development plan shall include the following information:

(1) *General.*

a. Proposed name of subdivision, and name and address of contact person, and the person or firm preparing the plan.

b. Title, graphic scale, north arrow and date.

c. Vicinity map at a scale not smaller than one mile to one inch showing the relationship of the subdivision to the surrounding area.

d. Acreage and boundaries of the parcel to be subdivided.

e. Development plans shall be signed, dated, and stamped by a registered professional engineer. Original signatures are preferred.

f. ~~All drawing elements shall be submitted referencing South Carolina State Plane (SCSP) Coordinates. Elements referencing SCSP will utilize the North American Datum of 1983-1986 Adjustment (NAD83 [1986]) for horizontal control and be measured in International Feet (not US Survey Foot). Vertical control will reference the North American Vertical Datum of 1988 (NAVD88) and shall include measures using US Survey Foot. Datum information shall be noted on all plan sheets submitted for review purposes.~~ All drawing elements shall reference the South Carolina State Plane Coordinate System (SPCS), single zone Lambert Polyconic Projection designated by the National Geodetic Survey as Zone 3900. The horizontal and vertical datums shall be North American Datum 1983 (NAD83) and North American Vertical Datum 1988 (NAVD88) respectively, or a later datum if applicable. For the purposes of the South Carolina SPCS, the foot is the International Foot with one inch being exactly equal to 2.54 centimeters. Applicable datum information shall be noted on all plan sheets submitted for review purposes.

Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

2. *Existing conditions.*

a. Contour lines at vertical intervals of not more than ~~one~~ two feet. These contour lines should extend beyond the boundaries of the parcel by 100 feet on all sides, as necessary to show adjacent topography.

b. The staff reserves the right to require intermediate spot elevations in areas suspected of ~~extremely~~ poor drainage.

c. Deed record names of adjoining property owners of subdivision.

d. In case of re-subdivision, a copy of existing plat with proposed re-subdivision superimposed thereon.

e. Location of all streams, lakes, swamps, as well as land subject to a one percent annual chance flood.

f. Location of existing adjoining property lines and buildings on the property to be subdivided.

g. Location and rights-of-way of streets, roads, railroads and utility lines either on or adjacent to the property to be subdivided. Specify whether utility lines are in easements or rights-of-way and show location of poles or towers.

h. Size and location of existing sanitary and storm sewers, water mains, drains, culverts of other underground facilities within the street or within the right-of-way of streets or roads adjoining the tract. Grades, inverts and ground level elevations of existing sanitary and storm sewers shall be shown.

i. The acreage of each drainage area affecting the proposed subdivision.

j. All elevations shall refer to NAVD 88 (North American Vertical Datum of 1988) where public water and/or public sanitary or storm sewers are to be installed. Datum information shall be noted on plans submitted for review purposes.

k. Location of city limit lines and county lines, if applicable, and indication of existing zoning classification applying to, and proposed use of all land within the subdivision.

3. *Proposed conditions.*

a. Proposed layout of streets, roads, and alleys, with widths, road names, or designations.

b. Construction plans for streets, showing natural and finished grades as well as typical cross-sections. Additional cross-sections may be required due to unusual topography or conditions.

c. Proposed layout of all lots; dimensions of lots; lot numbers, all easements with widths, and proposed use of all lots or tracts of land.

d. All setbacks and all easements.

e. Construction plans for sanitary sewers with grade, pipe size, pipe material, location of manholes, and points of discharge.

f. Construction plans for storm drainage system, in accordance with the requirements of Florence County Drainage and Stormwater Management Ordinance.

g. Construction plans for water supply system with pipe sizes, pipe materials, fittings, and location of hydrants and valves.

h. A grading plan to show proposed contour changes in areas where cut or fill is to be done.

i. Proposed street lighting plan and electrical, telephone, and cable vision wire location plan showing pole locations and underground installations.

j. Proposed sign location plan for all street name and traffic regulatory signs to be installed, plus proposed traffic control lights.

k. Delineation of all riparian buffers, open spaces, and designated natural areas.

l. Proposed street tree arrangement.

(Ord. No. 38-2006/07, § 5.2, 8-16-07)

Sec. 28.6-49. Final plat submittal requirements.

(a) The final plat shall substantially conform to the approved development plan and it shall meet all requirements set forth in this chapter.

(b) The final plat shall be drawn to scale not smaller than 100 feet to one inch and/or with match sheets no larger than 24" x 36."

(c) Final plats shall be submitted in electronic format.

(d) At a minimum, the final plat shall include the following:

(1) Name of subdivision and ~~subdivider~~developer, and name and address of contact person.

(2) Title, graphic scale, north arrow and date.

(3) Street names, identifying lot numbers, and street addresses for residential subdivisions.

(4) Sufficient data to determine readily and reproduce on the ground the location, bearing and length of every road centerline, subdivision boundary line, block line, and easements whether curved or straight.

(5) All lot lines, lot dimensions, and building setback lines.

(6) Location and description of all monuments and markers.

(7) Locations of all power lines or power company easements.

(8) All rights-of-way, easements, or other areas that will support required infrastructure or be designed for public use. ~~and areas to be dedicated to public use with the purpose of each stated.~~ It will be the responsibility of the developer to provide all necessary proof of acceptance by the applicable party. The final plat shall also state who the responsible party is for maintenance on all land that is preserved for required infrastructure or land that is preserved for public use. When land that is preserved for public use but not conveyed to a government agency is identified on the final plat, the plat shall state who will retain ownership of the land (i.e. the Developer or the Homeowner's Association.)

(9) Approved driveway zones for corner lots.

(10) ~~All natural~~All-natural features to be preserved, including historical sites/ buildings/markers, scenic spots, water bodies, and significant stands of trees.

(11) All riparian buffers, either pre-existing or newly planted.

(12) The following signed certificates shall appear with the final plat, which is submitted to the P~~p~~lanning C~~c~~ommission S~~s~~taff by the sub-divider (see appendix B for examples).

a. Certificate of ownership, dedication, and taxes paid.

b. Owner's guarantee and warranty in affidavit form.

c. Conveyance of utilities to the appropriate utility provider.

d. Verification of street acceptance by county, or letter of acceptance from SCDOT if an encroachment permit was involved.

e. Other SC DOT certifications (if applicable).

f. Recorded copies of any easements and deeds (if the county needs interest in real property).

g. Certificate of acceptance of physical improvements.

h. Guarantee of repaving.

i. Accuracy of land survey.

j. Engineer's letter/certificate of completion to Florence County.

k. Approved escrow agreement.

l. SC DHEC certifications/approvals to place into operation.

m. Certificate of approval for recording.

n. Five copies of complete record drawings of all utilities stamped, dated, and signed by the project engineer for accuracy shall be submitted along with an electronic copy (compact disk) in digital format in a form usable (CAD) by Florence County Engineering DivisionOffice.

The completed CAD drawing file shall contain text in standard fonts that can be read without third-party software. No polylines or annotations shall be stored in blocks. All blocks shall be exploded. All components of the drawing must appear on separate layers or levels (i.e. "valves" on a separate layer from "waterlines"). The numbering and/or naming of layers, colors, and line types will be in accordance with the individual engineer's standards, but components of the drawing must be separate and consistent in order for successful translation in order to store, manage, and maintain spatially-related (geographic) data.

All drawing elements shall be submitted referencing South Carolina State Plane (SCSP) Coordinates. Elements referencing SCSP will utilize the North American Datum of 1983-1986 Adjustment (NAD83 [1986]) for horizontal control and be measured in International Feet (not US Survey Foot). Vertical control will reference the North American Vertical Datum of 1988 (NAVD88) and shall include measures using US Survey Foot. Datum information shall be noted on all plan sheets submitted for review purposes. Control of plan features may be tied to the SCSP system using traditional surveying or GPS (Global Positioning System) methods.

o. The name, seal, signature and registration number of the surveyor shall appear on the final plat.

(Ord. No. 38-2006/07, § 5.3, 8-16-07)

Sec. 28.6-50. Final plat revisions.

If it should be necessary to revise a final plat due to dimensional error, the subdividerdeveloper's surveyor, upon acceptance and authorization of the Ppplanning Cecommission Ssstaff, shall make the necessary changes and resubmit the final plat to the designated Ppplanning Cecommission Ssstaff member. The designated Ppplanning Cecommission

Sstaff member will then sign, date, and stamp as "approved for recording." The approved plat will then be made available to the developer for recording in the office of the County Register of Deedscounty clerk of court.

(Ord. No. 38-2006/07, § 5.4, 8-16-07)

Secs. 28.6-51—28.6-60. Reserved.

ARTICLE V. MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS

Sec. 28.6-61. Naming and numbering.

(a) *Subdivision and apartment project names.* Subdivision names and apartment project names shall not be duplicated or be confused with existing names. Names are subject to approval by the Pplanning Ccommission Sstaff to eliminate duplicate names.

(b) *Street names.* Proposed streets which are obviously in alignment with other existing and named streets, shall bear the assigned name of the existing streets. In no case shall the name of proposed streets duplicate or be phonetically similar to existing street name, irrespective of the use of suffix and/or prefix. The Uniform Street Naming and Property Numbering System Ordinance of Florence County and the municipality concerned shall govern the assignment of names and property numbers.

(c) *Property numbering.* The staff shall provide appropriate "house numbers" for all lots as specified in the uniform street naming and property numbering system ordinance.

(Ord. No. 38-2006/07, § 6.1, 8-16-07)

Sec. 28.6-62. Blocks.

(a) *Residential blocks.* Block dimensions and configurations shall be as follows:

(1) *Standard blocks:*

a. Lengths of standard blocks shall not exceed 1,600 feet nor be less than 400 feet on any side.

b. Standard blocks shall consist of at least two lots on all sides.

(2) *Non-standard blocks:*

a. In special situations, where it is necessary to separate residential developments from vehicular traffic or non-residential uses, non-standard blocks may be used. However, the Pplanning Ccommission must approve such configurations and the associated lot depths must be in accordance with the minimum lot dimensions required in the zoning ordinance for the land use area in which it lies.

b. Non-standard blocks may consist of a single lot on one or more sides (single-tier block). The preferred minimum lot depth for single-tier blocks is 150 feet.

c. Where single-tier blocks are approved by the county, driveways will not be allowed on the side of the block with the shortest dimension.

(b) *Commercial and industrial blocks.* The block layout in commercial and industrial areas may vary from the planning criteria detailed in this ordinance if required by the nature of the use. In all cases, however, the criteria and provisions of the zoning ordinance shall be followed in land planning and to provide adequate off-street parking and loading spaces and to insure space for future expansion.

(Ord. No. 38-2006/07, § 6.2, 8-16-07)

Sec. 28.6-63. Lots.

All lots established hereafter in connection with the development of a subdivision shall comply with the following planning standards:

(a) *Authority of state department of health and environmental control.* Nothing contained in these regulations shall be construed as preventing the state department of health and environmental control, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to insure the protection of the public health.

(b) *Lot lines and city/county boundary lines.* Lots, insofar as practical, should not be divided by city limit or county boundary lines. Insofar as practical, lot lines shall be at right angles to straight street right-of-way lines and radial to curved street lines.

(c) *Minimum lot dimensions and area.* Minimum lot dimensions and area are governed by the zoning ordinance and applicable health regulations, whichever is most restrictive.

(d) *Corner lots.* Corner lots shall be so designed that a structure built thereon may be oriented to either street and still maintain minimum yard requirements specified by the zoning ordinance. Equal setbacks shall be provided for both the front and side streets based on the front yard setback distance.

(e) *Double frontage.* Double frontage or reverse frontage lots (i.e. lots having street frontage both in front and rear) shall be avoided except where essential to provide separation of residential development from railroad or major street rights-of-way or from non-residential uses. Whenever reverse frontage lots are used, a non-access buffer strip of not less than 20 feet, planted with a vegetation screen shall be provided to separate and protect said lots from the major street.

(f) *Street access.*

1. Every lot hereafter established shall front or abut on a public street which conforms to the requirements of these regulations.

2. Exceptions to this rule are listed in section 28.6-75(c) of this chapter (private streets).

3. Another exception to this rule is in the case of development of a large commercial or industrial parcel, one parcel at a time.

a. In this case, with the approval of the Pplanning Ceommission, subdivision shall be permitted if the owner ties an adequate permanent easement to a driveway that provides free ingress and egress from the newly subdivided parcel to a public street.

b. The easement and the driveway must have sufficient width in the view of the Pplanning Ceommission.

c. Each lot shall satisfy setback requirements as specified in the zoning ordinance.

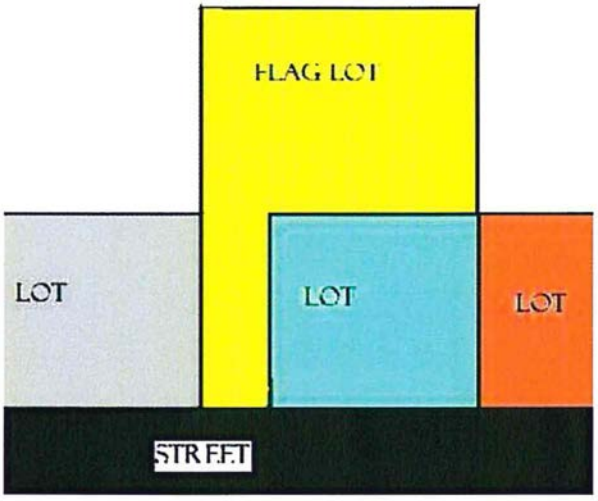
(g) *Lot remnants:* Lot remnants are prohibited on any plat. Lot remnants are those portions of a subdivision of property that typically result in non-conforming parcels for current zoning.

(h) *Flag lots:* Flag lots as a means to develop residential property are permitted if the following conditions are met:

1. Lots must be at least two acres or more.
2. Driveways subject to section 28.6-65.- Private lot driveways.
3. Minimum of 50 feet in width along a public right-of-way (street frontage) and 40 feet from an existing driveway.

(i) The planning director may approve landlocked parcels or access to property that is considered to be in the best interest of the public welfare. These may include the public utilities, water, towers, etc. The planning director may choose to have the development reviewed by the Florence County Planning Commission. The planning director may approve commercial projects that serve as gateways and are paved. Said approvals will be contingent upon conditions regarding location, character and other features of flag lots configured as may be deemed necessary in the best interest of the public welfare.

Figure 1



(Ord. No. 38-2006/07, § 6.3, 8-16-07; Ord. No. 15-2015/16, § 1, 12-10-15)

Sec. 28.6-64. Markers.

(a) *Permanent markers.* Markers shall be installed in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina. Permanent markers shall be a part of the physical improvements covered by financial guarantees.

(b) *Temporary markers.* Temporary markers may be installed by the ~~subdivider~~developer for inspection purposes while the subdivision is under construction. Temporary markers shall be installed with the same accuracy and precision as for permanent markers. The ~~subdivider~~developer is responsible for replacing any markers damaged or disturbed during construction.

(Ord. No. 38-2006/07, § 6.4, 8-16-07)

Sec. 28.6-65. Private lot driveways.

(a) *General.*

(1) Each proposed lot shall be designated so as to allow the development of a private driveway serving said lot.

(2) Driveways shall be located, designed and constructed so as to provide a relatively level stopping space no less than 20 feet outside the street right-of-way.

(3) Driveways of corner lots shall be located at least 40 feet from the point of intersection of the nearest street right-of-way lines. Approved driveway zones for corner lots shall be shown on the final plat.

(4) Adequate vision clearance at the intersection of driveways with street right-of-way lines shall be provided as required in section 28.6-75(l)(7) of this chapter.

(5) Where difficult problems of driveway curvature or excessive grades are likely to be present, the property owner or their~~his~~ agent shall submit for the Florence County Engineering Division staff's ~~planning commission staff engineer's~~ approval the details of driveway location and grades before a building permit is issued.

(b) *Responsibilities of owner and/or developer.* The property owner is responsible for the original installation and permanent maintenance of the connecting segment of pavement located on the right-of-way, between the street pavement and the private driveway on said private lot. This shall be accomplished prior to the final building inspection in those instances when a driveway is paved. It is not a requirement of this chapter that private residential driveways be paved. The owner shall also be responsible for any necessary curb-cut and/or repairs.

(Ord. No. 38-2006/07, § 6.5, 8-16-07)

Sec. 28.6-66. Building setback lines.

(a) *Minimum setback.* The minimum building setback from the street right-of-way (property line) shall be established by the zoning ordinance for the district in which the lots are located.

(b) *Power lines.*

(1) In no case shall the Pplanning Ccommission approve any plat whereby the power company's easement is used to meet the minimum yard requirements established in the zoning ordinance.

(2) The developer must contact the appropriate power company to insure thatto ensure that any proposed use of a right-of-way meets all of the requirements of said power company.

(3) Standard setbacks established in the zoning ordinance apply to power line rights-of-way.

(4) An alternate design solution is to utilize the area adjacent to the power line easement (not within the easement) for a street right-of-way.

(Ord. No. 38-2006/07, § 6.6, 8-16-07)

Sec. 28.6-67. Public sites and open space dedication.

(a) Official map ordinance and subdivision development.

(1) The subdividerdeveloper is required to make land available for the development of all types of public services that will be required to serve future residents and/or businesses within the proposed subdivision. A site for public facility may also serve an area larger than the proposed subdivision.

(2) The subdividerdeveloper or landowner is not required to donate land to the public agency for public facilities; however, the subdividerdeveloper or landowner shall make land available as deemed appropriate by Florence County and the Pplanning Ccommission.

(3) The official map may include, but is not limited to, future public streets, easements, rights-of-way, public utilities, public building site, parks, playgrounds, schools, and other open space areas.

(b) *Homeowner's association.* The public site may be owned and maintained by homeowner's association for use by the general public rather than dedicating said site to the county. The homeowner's association declaration shall be submitted with proposed legal covenants to the Pplanning Ccommission for review prior to approval of the final plat.

(c) *Location.* Such open spaces shall be located adjacent to other such areas in adjacent subdivisions wherever possible in order to provide for the maximum use of the area, and shall be shown on the sketch plan. The Pplanning Ccommission shall not approve a site which is undesirable for the proposed use.

(Ord. No. 38-2006/07, § 6.7, 8-16-07)

Sec. 28.6-68. Natural features and historical landmarks.

(1) The Pplanning Ccommission reserves the right to require the preservation of outstanding natural features, historical landmarks/sites/buildings, scenic spots, water bodies, and significant stands of trees.

(2) Existing riparian buffers must be maintained in accordance with the requirements of the zoning ordinance. Where not pre-existing, riparian buffers shall be provided during development or re-development to protect water bodies, in accordance with the requirements of the zoning ordinance.

(Ord. No. 38-2006/07, § 6.8, 8-16-07)

Sec. 28.6-69. Grading of land and transitions to adjoining property.

Existing and final grading plans shall be approved by the ~~planning commission staff engineer~~Florence County Engineering Division. All changes in the natural grade of the land shall be appropriately sloped to make a gradual ten percent or less slope transition to adjoining property.

(Ord. No. 38-2006/07, § 6.9, 8-16-07)

Sec. 28.6-70. Street trees.

(a) Street trees shall be provided in proposed subdivisions in order to enhance the appearance of the community.

(1) General standards for newly planted street trees are as follows:

a. Street trees shall be provided at a minimum of one per lot in the public right-of-way and shall be reasonably spaced, with a maximum spacing of 60 feet.

b. Approved large species street trees must be installed. A list of approved large species canopy trees will be maintained by Florence County. Minimum tree size shall be two and one-half inches in diameter upon installation.

c. Trees for entire block should be planted at one time.

d. Newly planted street trees shall be located in such a manner to minimize damage to streets, sidewalks, drainage installations, and utility installations.

e. Trees must be planted in accordance with recognized horticultural guidelines. Planting details will be maintained by Florence County.

f. Newly planted street trees shall be watered and maintained in a healthy manner by the developer through the first growing season.

g. After planting, the developer shall sign a contract for guarantee of replanting street trees. The contract shall legally bind the developer to replant any street tree that is not maintained in a healthy manner through the first growing season.

h. Street trees are required to be installed at the same time as other improvements, and may not be escrowed as an individual item.

(b) In lieu of newly planted street trees, one of the following three alternatives may be used to comply with the street tree requirements.

(1) Acceptable pre-existing trees fronting proposed streets may be maintained in lieu of planting new street trees. While such pre-existing trees do not have to meet all of the requirements of newly planted street trees, the following minimum criteria apply:

a. Spacing and species of trees must be determined to be acceptable by the county staff.

b. In all cases, the number of street trees shall equal or exceed the required number of trees listed above in section 28.6-70(a).

c. Trees must exhibit good health and must be adequately protected during construction in accordance with recognized horticultural guidelines.

(2) At a minimum, acceptable pre-existing stands of trees (>2.5" in diameter) must be maintained on 75 percent of the lots. These trees must be maintained within the rear setback, and the side setbacks up to the front setback, for the required number of lots.

a. These trees must be determined to be acceptable by the county staff.

(3) Landscaping shall be provided as part of site plan and subdivision design. It shall be conceived in total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site, and creating a pleasing site character.

a. At a minimum, the landscape plan shall contain a 30-foot depth of sod from edge of street.

b. At a minimum, each lot shall contain one large species tree of at least two and one-half inches in trunk diameter, located within 30 feet of the edge of street. Alternatively, the developer may submit groupings of newly planted trees throughout the subdivision for consideration by the Florence County. In no case may the developer submit less than one tree per lot.

(c) The developer shall cause street trees to be provided as shown on approved plans.

(1) If the required street trees are not present at the time of final plat approval, the developer must provide financial guarantees to ensure installation as required as outlined in article VI of this chapter.

(2) For any new development or re-development, all required street trees must be completed within two years of the final plat recording.

(Ord. No. 38-2006/07, § 6.10, 8-16-07)

Sec. 28.6-71. Soil suitability.

Where questions exist regarding the suitability of soils for a proposed development, the Pplanning Ccommission reserves the right to require the developer to provide a report and certification of soil suitability from a qualified soils engineer.

(Ord. No. 38-2006/07, § 6.11, 8-16-07)

Sec. 28.6-72. Storm drainage.

(a) An adequate drainage system shall be provided for the proper drainage of all surface water according to chapter 9.5, drainage and stormwater management. All subdivision proposals shall be consistent with the need to minimize flood damage and the impact that runoff has on adjacent water bodies.

(b) Base flood elevation data shall be provided by the developer's engineer for subdivision proposals and other proposed developments in any instance when the flood insurance rate maps do not provide an identified floodway or contain water surface elevation data on the county's flood insurance rate map or floodway boundary and floodway map. No portion of a subdivision shall be approved which is subject to inundation by a flood of 100-year frequency or less except as otherwise permitted by chapter 9.5, drainage and stormwater management and/or the zoning ordinance.

(c) All subdivision proposals shall have public utilities and facilities including, but not limited to sewer, stormwater, gas, electrical and water systems located and constructed to minimize flood damage.

(d) No subdivision of land shall be approved or variance to this chapter granted by the county or the Pplanning Ccommission unless it meets all of the requirements for flood hazard protection as specified in zoning ordinance.

(e) Detention and/or retention ponds shall be used to detain and retain the increased and accumulated runoff, which the developed subdivision generates. Water shall be released into watercourses or wetlands at a rate and in a manner that approximates natural predevelopment flow.

(f) Wet ponds shall have irregular shorelines and should ~~compliment~~complement the development's landscape plan.

(Ord. No. 38-2006/07, § 6.12, 8-16-07)

Sec. 28.6-73. Easements.

All easements shall be designated on all subdivision and individual plats. It is the applicant's responsibility to correctly show any easements. All easements shall be dedicated to the appropriate governing authority at the same time as the other required improvements.

(a) *Drainage easements.*

(1) Where a proposed subdivision is traversed by a new or existing drainage facility, easements shall be provided to Florence County.

(2) All drainage easements must meet the specifications and requirements of the drainage and stormwater management ordinance.

(3) Lake, ponds, creek, swamps, boat ramps, and other similar areas will be accepted only if sufficient land is dedicated as a public site or open space. These areas must constitute a necessary part of the drainage control system. These areas must be approved by Florence County prior to approval of the plat by the Pplanning Ccommission.

(b) *Utility easements.*

(1) When it is deemed necessary to locate public and/or private utility lines outside of the street right-of-way, adequate areas of suitable size and location shall be allocated for utility easements.

(2) Easements shall be at least 20 feet in width and shall be located along rear and side lot lines. Easements shall be cleared and graded to provide vehicular access. No structures or trees shall be placed within such easements. Fences may be placed with the easement, provided that the county, public or private utility company is not liable to pay the cost of replacing fences which they remove in order to maintain utility lines. Easements shall be maintained by the property owner and may be used to satisfy yard requirements under the zoning ordinance.

(c) *Maintenance of easements.*

(1) The covenant restrictions placed in the deed of a lot which contains an easement shall stipulate that Florence County or utility companies which have lines in such easement shall have full right of access to such easement.

(2) Florence County shall maintain only those easements specifically accepted for public maintenance.

(Ord. No. 38-2006/07, § 6.13, 8-16-07)

Sec. 28.6-74. Underground wiring.

(a) All wiring including electric, telephone, telegraph, cablevision and all other such lines carrying electrical current shall be placed underground in residential and commercial subdivisions. The street light layout shall be designed to avoid subsequent interference with other utilities and/or street paving. The Pplanning Ccommission may approve above ground wiring in an industrial park or for some unusual commercial or industrial situation.

(b) The developer shall submit a plan to Florence County indicating the proposed location of all wiring, together with any design, drawings and specifications as may be required by the county staff.

(c) The developer shall be required to submit three prints of the proposed subdivision plan to the electric utility, for the purpose of determining street light location. The electric utility and Florence County staff shall be responsible for final determination of the number, type, placement and location of all street lights within the subdivision.

(d) Final construction plans shall be submitted to Florence County showing the location of all underground wiring as constructed, with permanent reference points shown, as a condition of acceptance by Florence County.

(Ord. No. 38-2006/07, § 6.14, 8-16-07)

Sec. 28.6-75. Streets.

(a) *Conformity to existing maps and plans.* The location and width of all proposed streets shall be in conformity with the official plans and maps of Florence County and the Planning Commission.

(b) *Continuation of adjoining street system.*

(1) The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing streets shall be extended and the same name continued.

(2) A traffic study may be required by staff in order to insure the project design promotes public safety and adequate traffic flow.

(c) *Private streets.*

(1) Private streets are allowed only in special projects as provided in the zoning ordinance (townhouses, planned developments, etc.).

(2) In cases where private streets are allowed, there must be a viable homeowner's association (HOA) supported through the adoption of deed restrictions and responsibilities contained within legal restricted covenants to assume ownership and maintenance responsibility of the private street.

(3) Private streets must be designed and constructed in accordance with the development standards established in this ordinance. Utility access and easement requirements also apply.

(4) Private streets must be identified by appropriate signage.

(d) *Reserved strips.* Reserved strips adjacent to street rights-of-way shall be prohibited. Culs-de-sac are required at the terminus of a new street.

(e) *Half streets.* Half streets are prohibited. Whenever a street is planned adjacent to the proposed subdivision tract boundary, the entire street right-of-way shall be platted within the proposed subdivision.

(f) *Looped drives.* The maximum length of a looped drive shall be 800 feet, except where fire truck turnarounds are provided. In such cases where fire truck turnarounds are provided, the maximum length shall be 1,600 feet.

(g) *Culs-de-sac.* Permanent dead-end streets shall not exceed 400 feet in length as measured from the centerline of the perpendicular street to the center of the cul-de-sac, and shall be provided with a turnaround having an outside pavement diameter of at least 80 feet and a right-of-way diameter of at least 100 feet. The design must also comply with other applicable codes and regulations.

(1) Pavement width shall be at least 20 feet in the turnaround, but shall be 22 feet in the straight portion.

(2) On-street parking is not allowed in a cul-de-sac and "No Parking" areas shall be marked.

(3) Temporary dead-end streets shall not exceed 400 feet in length and shall be provided with an International Fire Code (IFC) approved turnaround.

(h) *Service alleys.* Service alleys may be permitted in residential, commercial, or industrial developments at the discretion of the Pplanning Ccommission and as recommended by county staff. Where allowed, the following requirements apply:

(1) Service alleys shall be private and privately maintained.

(2) Service alleys shall be located to the rear or side property boundary, but may not be located in a required buffer yard.

(3) Service alleys shall have a minimum 12-foot wide paved surface and a minimum (non-public) right-of-way width of 20 feet.

(4) Any service alley approved by the Pplanning Ccommission shall be open at both ends or be provided with a standard vehicular turnaround (cul-de-sac).

(5) Service alleys may not be used to meet the street access requirements outlined in section 28.6-63(f) of this chapter.

(6) Exceptions to the requirements of subsection (n) may be allowed for service alleys where required by site conditions and where approved by the county staff.

(i) *Minor streets.* Minor streets shall be designed so as to discourage through traffic. However, the provision for the extension and continuation of major streets into and from adjoining areas is required.

(j) *Buffer between the subdivision and major streets.*

(1) When a proposed subdivision abuts upon or contains an existing or proposed major street, the Pplanning Ccommission shall insure that the street layout provides an appropriate buffer zone in order to protect dwelling units, reduce the number of intersections with the major street, separate local and through traffic, or between developments. Any one of, or combination of the following techniques may be used:

a. A marginal access street running parallel with the major street supplying frontage to lots facing the major street may be used if it is separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

b. Reverse frontage lots which back onto the major street and face a minor street in the subdivision may be used if they are separated from the major street by a vehicular non-access easement of at least 20 feet containing a planting screen buffer strip. This vehicular non-access easement shall be granted to Florence County. It shall not be used to meet setback requirements, but may be used to meet buffer yard requirements.

c. Buffer strips with a width of at least 20 feet are allowed between developments.

(k) *Access to adjacent properties—Temporary turnarounds.* It is normally desirable to provide for street access to adjoining property. Proposed streets shall be extended by dedication to

the boundary of such property and a temporary turnaround with paved radius of 25 feet shall be provided. No street arrangement shall be approved that prevents future access to adjoining undeveloped property.

(l) *Street intersections.*

(1) Not more than two streets shall intersect at any one point.

(2) All streets shall intersect as nearly at right angles as possible. No street shall intersect at less than 85 degrees.

(3) Street jogs shall have a minimum center-line offset of 150 feet.

(4) Intersections of arterial streets shall be a minimum of 800 feet from one another.

(5) Street intersections shall be located at least 150 feet from the right-of-way of any railroad, measured from the center point of the intersection to the railroad right-of-way line nearest the intersection.

(6) Street curb intersections shall be rounded by a tangential arc with a minimum radius as follows:

Intersection Type	Minimum Radius (feet)
Involving major streets	35 feet
Involving minor collector streets	25 feet
Involving only minor streets	20 feet

(7) Adequate vision clearance shall be maintained at all intersections, as required in article VI of the zoning ordinance.

(m) *Street classification and pavement widths.*

(1) *Major streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Limited access highway-expressway	SC DOT specifications	SC DOT specifications
Expressway	SC DOT specifications	SC DOT specifications
Arterial streets (residential & commercial) and commercial collector streets	66 feet for first 2 lanes plus 10 feet for each additional lane	36 feet for first 2 lanes plus 12 feet for each additional lane

(2) *Minor streets.*

Classification	Minimum Right-of-Way (feet)	Minimum Pavement Widths
Residential collector streets	50 feet	24 feet(1)
Local streets:		
Industrial/comm. area	60 feet	28 feet
Multi-family area	60 feet	24 feet

Single/duplex family area	50 feet	24 feet
Cul-de-sac	50 feet	22 feet
Marginal access street(2)	40 feet	24 feet(1)
Alley(3)	—	—
(1) Where sidewalks are provided, the pavement width may be reduced to 22 feet. (2) For marginal access streets, the Pplanning Ccommission may accept alternate right-of-way widths upon review and recommendation of the staff. (3) See section 28.6-75(h).		

(3) Upon the recommendation of the staff, the Pplanning Ccommission may require additional improvement widths for the purpose of promoting public safety and better traffic flow or to provide parking in industrial, commercial, or high-density residential areas.

(4) Subdivisions developed along existing streets with inadequate right-of-way, shall provide additional right-of-way to meet the minimum specifications contained herein.

(5) When the subdivision abuts a major street, any land needed for widening the major street, including marginal streets and buffer strips, shall be dedicated to the governing body.

(6) Subdivisions with unusual topographic conditions shall provide greater street rights-of-way than herein required and/or provide slope easements for the sloping of banks or fill materials. A slope easement shall be from the toe (bottom) of the slope to the crown (top) of the slope. Setbacks shall be adjusted to reflect the increased easement width.

(n) *Curves and grades.*

(1) Where horizontal street alignment deflects at an angle greater than ten degrees, a curve with the following minimum radii shall be provided.

Classification	Minimum Radii (feet)
Major streets	500 feet
Collector streets	300 feet
Minor collector, minor street, and culs-de-sac	150 feet

(2) Reverse curves in streets shall be connected by tangents not less than the following:

Classification	Minimum Radii (feet)
Major streets	As required by SC DOT
Minor residential streets	100 feet
All other streets	200 feet

(3) The minimum length of any vertical curve connecting two different street grades shall be equivalent in feet to the following factor times the algebraic difference in the rates of grade change on the two slopes involved:

Classification	Crest	Sag
Major street	30	35
Collector streets	20	25
Minor collector, minor street, and culs-de-sac	10	15

(4) The longitudinal grade on any proposed street shall be subject to the approval of the ~~planning commission staff engineer~~Florence County Engineering Division. However, the minimum grade on any proposed street shall not be less than one-half percent and the maximum street grade shall be as follows:

Classification	Maximum Street Grade (%)
Major streets	4%
Collector streets	8%
Minor collector, minor street, and culs-de-sac	10%

(5) Where horizontal curves are used, the minimum lineal sight distance shall be as follows:

Classification	Lineal Sight Distance (feet)
Major street	275 feet for two lanes, plus 100 feet for each additional lane not to exceed 500 feet
Minor street	100 feet

(o) *Construction specifications.*

(1) At a minimum, all streets, shoulders, and side slopes shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, six inches of stabilized aggregate base course and two inches of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

a. Commercial collector streets and streets with higher classifications shall be constructed in accordance with the South Carolina Department of Transportation's Standard Specifications of current adoption and shall include, as a minimum, eight inches of stabilized aggregate base course, two inches of type 1 binder course, and an inch and one half (1.5 inches) of type 1 asphalt cement pavement for all road construction within the municipal limits of Florence County.

(2) The ~~planning commission staff engineer~~ Florence County Engineering Division may require higher standards than those shown on the typical drawings or in the South Carolina Department of Transportation Standard Specifications in order to provide

adequately for unusual soil conditions, extraordinary traffic volumes, unusual drainage problems, or other abnormal conditions.

(3) All shoulders and side slopes shall be protected from erosion by either sodding or seeding as set forth in the South Carolina Department of Transportation's Standard Specifications. Plans for erosion control shall be a part of the required improvement plans to be submitted by the ~~subdivider~~developer to the ~~planning commission staff engineer~~Florence County Engineering Division for final approval.

(4) At the time of street acceptance by the county, the developer shall sign a contract for guarantee of re-paving.

a. The contract shall legally bind the developer to re-pave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the subdivision.

b. Unless the ~~county engineer~~County Engineering Division determines that the street pavement has failed and officially notifies the developer, the contract shall automatically be fulfilled and terminated when 90 percent of all houses are completed or four years after street acceptance.

(Ord. No. 38-2006/07, § 6.15, 8-16-07; Ord. No. 11-2021/22, § 1, 1-20-22)

Sec. 28.6-76. Curbs and gutters.

When used, curbs and gutters shall be installed along both sides of all streets. They shall be designed and constructed in accordance with the South Carolina Department of Transportation Standard Specifications, and shall be of the types listed below:

Classification	Type
Major streets	Barrier curb & gutter
Minor collector and local street	Mountable curb & gutter
Minor local-rural (1 acre lots or more)	Mountable curb & gutter
Culs-de-sac, marginals, and alleys(1)	Mountable curb & gutter

(1) See section 28.6-75(h) for exceptions to specifications for alleys.

The transition from one type curb to the other shall be made only at a street intersection, and adequate provision shall be made for driveway entrances.

(Ord. No. 38-2006/07, § 6.16, 8-16-07)

Sec. 28.6-77. Sidewalks.

(a) In accordance with this regulation, sidewalks shall be installed for all subdivisions that involve the construction of new streets. Such sidewalks shall be installed in the following locations and widths, and shall be constructed in accordance with the criteria of the South

Carolina Department of Transportation Standard Specifications. If physical condition(s) exist, or alternate means of pedestrian access and movement are provided, which render sidewalks impractical or unnecessary, an exception may be specifically granted by the Pplanning Ccommission upon recommendation of Florence County Planning Staff. Where it is deemed necessary by the Pplanning Ccommission, additional sidewalks or wider sidewalks than those listed below may be required. The Pplanning Ccommission is required to specify in the minutes of the meeting the reason(s) for any exception/change to the sidewalk requirement.

Street Classification(1)	Sidewalk Width and Location
Expressways/arterial streets/commercial collectors	5 feet on both sides
Residential collector streets*	4 feet one side
Minor streets along commercial frontage	4 feet on both sides
Minor streets along school frontage	4 feet on both sides
Minor streets along duplex residential frontage*	4 feet on one side
Minor streets along multi-family residential frontage*	4 feet on both sides
Minor streets along single-family residential frontage*	4 feet on one side

(1) Note: The various street types are defined in section 28.6-6 of this chapter (definitions).

~~* Sidewalks are optional for these street classifications.~~

(b) All utilities such as poles, fire hydrants, transformers, telephone, and data boxes, etc. shall be located outside the required width.

(c) Where sidewalks are required on only one side of a street, and the development is located on each side of the street, the single sidewalk shall generally be located on the northern and/or western sides of the street. If it is determined that locating the sidewalk on the northern or western side presents connectivity issues with adjacent sidewalks, then the sidewalk shall be placed on the side of the street that provides the greatest degree of continuity and connectivity.

(d) Where sidewalks are required on only one side of the street, and the development is located on only one side of the street, the sidewalk shall be located on the same side as the development, regardless of whether it is the northern/western side of the street.

(e) If a development encompasses an entire county block, or if the development encompasses a portion of a county block that is entirely owned by the developer, then sidewalks may be provided on all block frontage.

(f) Grass strips, a minimum of two feet in width, should be located between curb and sidewalk.

(g) Trails or pedestrian paths that are not on road frontage and that meet the requirements of section 28.6-78 may be considered by the county, in lieu of the sidewalk requirements presented herein.

(h) The developer shall construct, or cause to be constructed, all required sidewalks as shown on the approved plans.

(1) If the required sidewalks are not completed at the time of final plat approval, the developer must provide financial guarantees to ensure completion of the sidewalks as outlined in article VI of this chapter.

(2) For any new development or re-development, all required sidewalks must be completed within two years of the final plat recording.

(3) For any new development or re-development, required sidewalks must be completed on an individual lot prior to the issuance of a certificate of occupancy of a building on the subject lot. Sidewalks shall be permitted to terminate at the lot line but shall be located and constructed to allow the readily extension of the sidewalk onto the adjoining lots.

(Ord. No. 38-2006/07, § 6.17, 8-16-07)

Sec. 28.6-78. Pedestrian paths.

Pedestrian paths may be used in lieu of sidewalks, or as indicated in section 28.6-77(h) of this chapter. Where provided, pedestrian paths must meet the following minimum specifications/requirements:

(1) The walking surface must be at least six feet wide and it must be constructed with asphalt, concrete, hard-packed gravel, or approved alternate material.

(2) The path must meet the specific design criteria illustrated by the detail shown in the appendix.

(3) Where the path is behind or between lots, there must be at least seven feet of vegetated buffering space on each side of the path, measured perpendicularly from the edge of the path. Where the path runs adjacent to and parallel to a street, there must be at least four feet of vegetated buffering space between the edge of the path and the hard surface of the street.

(4) As with sidewalks, completed pedestrian paths must be transferred to and accepted by Florence County for maintenance and ownership.

(Ord. No. 38-2006/07, § 6.18, 8-16-07)

Sec. 28.6-79. Street lights.

Appropriate street lights are required in all subdivisions. The placement of such lights shall meet the specifications of Florence County (reference section 28.6-74(c)).

(Ord. No. 38-2006/07, § 6.19, 8-16-07)

Sec. 28.6-80. Water and sewer systems for new subdivisions.

(a) *Connection to public water and sewer systems.* The subdivision shall be served by public water and sewer systems whenever they are available, in accordance with South Carolina

Department of Health and Environmental Control (DHEC) Regulations. The subdivision development plan shall be accompanied by satisfactory plans for water and sewer construction. The plans for construction shall be prepared by a registered engineer and approved in writing by the public water and sewer provider and/or DHEC.

(b) *Privately-owned community systems.* A privately-owned community water and/or sewer system may be used only if services are not available from the public system within a reasonable period of time. Proposed plans of the system shall be prepared by a registered engineer and subsequently reviewed by Florence County to evaluate future compatibility with the public system. approved plans shall then be submitted to and approved in writing by the state department of health and environmental control and the public service commission prior to Pplanning Ceommission approval of the development plan.

(c) *Individual wells and septic systems.*

(1) In those areas of Florence County where it is not feasible to provide water and/or sewer service to subdivisions, individual wells and/or septic tanks may be permitted. The developer through the local service provider shall indicate, in writing, to the Pplanning Ceommission when such a situation exists. The developer shall obtain from the state department of health and environmental control approval, in writing, for all individual wells and septic systems prior to the Pplanning Ceommission's approval of the development plan.

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

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

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

(Ord. No. 38-2006/07, § 6.20, 8-16-07; Ord. No. 02-2008/09, § 1, 9-18-08)

Sec. 28.6-81. Non-electrical traffic control signs and devices.

Permanent traffic control signs and devices, including street name signs, shall be provided and installed by the developer. Such signs and devices shall conform to County of Florence specifications and the South Carolina Manual on Uniform Traffic Control Devices for Streets and Highways.

(Ord. No. 38-2006/07, § 6.21, 8-16-07)

Sec. 28.6-82. Parking.

Parking requirements for each individual lot must be met when existing lots are subdivided. Parking requirements are specified in the zoning ordinance.

(Ord. No. 38-2006/07, § 6.22, 8-16-07)

Sec. 28.6-83. Signs, mailboxes, driveways, etc. in public right-of-way.

(a) *Privately owned signs are not allowed in public right-of-way.*

(b) *Mailboxes.*

(1) The county reserves the right to remove, or require the removal of, privately owned brick, masonry, or concrete mailboxes or newspaper boxes, or fixtures that have been constructed in a county-owned public right-of-way. For the purposes of this section, right-of-way includes any easement right-of-way, right of ingress/egress, or other property interest owned by the county.

(2) At the time of repair to, or replacement of, mailboxes located in the right-of-way, the county is required to re-establish only a serviceable mailbox in accordance with United States Postal Service guidelines.

(b) *Driveways.*

(1) The county reserves the right to remove, or require the removal of, these driveways for purposes of right-of-way maintenance or for utility installation/maintenance.

(2) At the time of repair to, or replacement of, driveways located in the right-of-way, the county is required to re-establish only a hard surface driveway (i.e., concrete for concrete, asphalt for asphalt, or hard-packed gravel for hard packed gravel). Decorative driveways will not be replaced with like material unless specifically approved as a part of the county's encroachment permit process.

(Ord. No. 38-2006/07, § 6.23, 8-16-07)

Sec. 28.6-84. Entrances and exits.

(a) *Number of entrances and exits.* All newly constructed residential subdivisions shall have at least one main entrance/exit and, where determined practical by staff, at least one additional entrance/exit. Additional entrance/exits may be required by the Pplanning Ccommission.

(b) *Connecting to existing/adjacent subdivisions.* All newly constructed residential subdivisions are encouraged to make provisions for future connection to directly adjacent subdivisions (if any) by a pedestrian path. Connecting streets are encouraged, but not required by this ordinance in every case. However, connecting streets and pedestrian paths may be required by the Pplanning Ccommission.

(Ord. No. 38-2006/07, § 6.24, 8-16-07)

Sec. 28.6-85. Summary plats with six lots or less. ~~Small family and private developments (six lots or less).~~

(a) *Roadways.* ~~All~~ Unless served by an existing public road, all roads shall be privately maintained and shall be the property of the homeowner's association or sole responsibility of the affected property owners. If the developer proposes a new public road which will be conveyed to the County, the developer must adhere to article IV of this chapter. Private ~~T~~he roadways shall be held in common and an easement ~~assessment~~ must be established for the

perpetual maintenance of the roadway and improvements. Property lines for lots that adjoin the easement must connect within the center of the easement, to avoid the easement being separate from any adjoining property. The easement cannot be made of a standalone parcel. The easement must be at least 50 feet wide and the roadway must be at least 18 feet wide and have a three-inch slag or stone base. The ~~This~~ surface layer provision is waived for family developments and for subdivisions of land that will not result in the roadway serving more than two lots. All roadways shall originate at a public road at one end only, to eliminate through traffic. ~~If the roadway ties to a county-maintained road a 50-foot-wide access easement is required.~~ In unzoned areas, a 30-foot-wide easement may be accepted by P~~p~~lanning C~~c~~ommission S~~s~~taff where such roads serve only a single-family lot not to exceed one acre. In any case, every parcel shall have a minimum width of 50 feet on the side that fronts the easement/roadway. If it ties to a state road it must comply with the standards of the state department of transportation. For private roads, prior to issuing addresses, the Florence County Engineering Division will inspect the road to ensure it is in compliance with this code.

(b) *Recordable plats.* The plat must conform with Section 28.6-49 (d~~)~~() (1-11). ~~Recordable plats shall be required showing the development lot layout, tax parcel being derived from wetlands and/or natural drainage ways.~~ The plat shall contain the following statement:

"The road or driveway providing access to the lots in the development is private and not maintained by the C~~c~~ounty. Property owners must maintain access suitable for emergency vehicles."

(1) Plats which are developed for single lots, whereas only one lot is allowed to be served by a 30-foot-wide easement, the plat shall contain the following statement:

"The road or driveway providing access to the single lot is private and not maintained by Florence County. The property owners must maintain access suitable for emergency vehicles. This road/easement shall serve only one single parcel, not more than one acre in size and no further subdivision or addition to such parcel will be permitted."

(c) *Setbacks.* ~~Setbacks outline designated open spaces on the lot. These spaces are to be linear distances measured from property lines inward. Building or other principle structures comprising the activity of the lot may not intrude on this area. Two types of setbacks exist for this lot; either a road right-of-way at the front lot line, or at the side lot property line. A setback may accept an accessory activity such as parking unless otherwise provided in the chapter. Lot road frontage lengths are to be a minimum of 50 feet measured from the front line. Except as may be permitted in accordance with section 28.6-85. Setbacks shall meet the applicable prescriptive requirements as prescribed for the applicable zoning district as defined in section 30-30 for zoned districts and section 30-111 for all properties in unzoned districts.~~ All setbacks requirements shall comply with Chapter 30 of the Florence County Code of Ordinances. On the portion of the lot which is burdened by the easement, the setback line shall be established by measuring from the easement inward.

(d) *Lots.* Each lot may contain only one single-family residence. Lots that have access to public utilities (water and/or sewer) are required to have a written statement from the appropriate utility. If lots will utilize a septic tank and drinking water well, permits must be secured from the state department of health and environmental control, however if no percolation test is provided the plat will be stamped with the following:

"NO PERK TEST HAS BEEN PERFORMED ON THIS PROPERTY."

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

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

(e) *Signage.* On private roads, ~~T~~ the ~~owner~~owners shall conspicuously place a sign on the driveway near the entrance stating the E-911 street name~~address~~. Prior to addresses being issued, the sign must be in place and in accordance with the County's street sign standards.

(f) *Small family developments.* Small family developments are those where a subdivision occurs for the dispersion of land amongst family members and the potential development thereof. Florence County makes no guarantee nor bears any responsibility for any improvements or the lack thereof. Each plat seeking the small family development exemption shall be legibly marked by the surveyor of record with the following statement:

"SMALL DEVELOPMENT ONLY."

(g) *Private Developments.* Private developments are subdivisions whose lots are intended for sale, trade or transfer whether public or private. The owner, agent or developer seeking approval of a private development subdivision shall provide an analysis from a South Carolina Licensed Engineer (SCLE). The SCLE shall determine whether the development of said land with the allowed uses will not cause storm drainage concerns for the properties being developed or the surrounding properties. Such concerns are, but not limited to, improper drainage that would impact building construction, sewage disposal, site flooding, or off-site run-off that exceeds pre-development rates.

(1) If the SCLE finds that improvements are necessary, the improvements must be completed prior to the approval of the subdivision's plat.

(2) In lieu of the completion of all improvements, the SCLE may provide a plan that includes the phasing of improvements that coincide with the progression of the site's development and home construction. Such plans must be approved by P~~p~~lanning C~~c~~ommission S~~s~~taff. Planning C~~c~~ommission ~~s~~Staff shall have the right to require additional information from the SCLE when the land's topography, flood hazards, or other drainage concerns warrant such additional information.

a. If the subdivision's plat is approved with these given conditions, building permits and other development-related permits shall be withheld until such improvements are made in accordance with the approved phased plan.

b. The scope and details of such SCLE analysis and/or plan will be determined by the specifics of each site.

(3) Subdivision plats that are approved with phased improvement requirements shall be legibly marked by the surveyor of record with the following statement:

"THIS SUBDIVISION IS APPROVED WITH CONDITIONS ON THE ISSUANCE OF BUILDING PERMITS AND OTHER DEVELOPMENT RELATED PERMITS. RECORD OF SUCH CONDITIONS MAY BE INCLUDED IN THE TITLE/DEED

OF SAID PROPERTY AND SHALL BE RETAINED ON FILE WITH THE FLORENCE COUNTY PLANNING COMMISSION OFFICE."

(Ord. No. 38-2006/07, § 6.25, 8-16-07; Ord. No. 27-2007/08, § 1, 5-1-08; Ord. No. 02-2008/09, § 2, 9-18-08; Ord. No. 14-2021/22, § 1, 12-9-21; Ord. No. 10-2023/24, § 1, 10-19-23)

Sec. 28.6-86. Restrictive covenants.

(a) Restrictive covenants shall provide that its provisions shall not be amended or modified except by written consent of the Pplanning Ccommission and all property owners in the subdivision.

(b) Restrictive covenants shall require that any deed conveying interest in a lot in the subdivision shall conspicuously contain the following language with an appropriate space for a signature by the guarantee(s) acknowledge name.

"The real property described in this deed is subject to restrictive covenants recorded in Deed Book_____ at page_____. These restrictions covenants provide, among other things, a financial commitment to maintain a community driveway. These restrictive covenants are specifically acknowledged by the guarantee(s)." Grantee(s)

(Ord. No. 38-2006/07, § 6.26, 8-16-07)

Secs. 28.6-87—28.6-95. Reserved.

ARTICLE VI. SUBDIVISION IMPROVEMENTS AND GUARANTEES

Sec. 28.6-96. General.

One of the following techniques may be selected by the county administrator as an appropriate method of ensuring that the required subdivision improvements set forth in this chapter shall be constructed.

(Ord. No. 38-2006/07, § 7.1, 8-16-07)

Sec. 28.6-97. Completion of improvements.

Prior to final plat approval, the ~~subdivider~~developer shall complete, in a manner satisfactory to the ~~planning commission staff engineer~~Florence County Engineering Division and the Ccounty Aadministrator, all improvements required in this ordinance specified in the approved subdivision development plan, and as otherwise approved by the Pplanning Ccommission, and shall dedicate same to the county. Final plat approval shall not be granted by the Pplanning Ccommission until the dedication of said improvements has been accepted by the county administrator.

(Ord. No. 38-2006/07, § 7.2, 8-16-07)

Sec. 28.6-98. Acceptance techniques in lieu of completion of all improvements.

(a) Financial guarantees may be posted in lieu of completing improvements required by these regulations to allow for the recording of a final plat or to obtain building permits for properties for which ownership will be transferred. Acceptance of financial guarantees is discretionary and the county administrator reserves the right to refuse a financial guarantee for any remaining improvements and require that such improvements be completed before the recording of a final plat or issuance of building permits. Acceptance of a financial guarantee by the county administrator shall not be construed as an obligation to any other agency, utility or property owner within affected developments.

(b) An engineer's cost estimate for financial guarantees shall be submitted to the Florence County Engineering Division and follow the procedures enumerated below. Failure to follow these procedures may delay the approval of such guarantee and recording of a final plat or issuance of building permits.

(1) An itemized cost estimate shall be submitted for the improvements that the financial guarantee will cover. Such estimate shall bear the original signature and seal of a licensed professional engineer, be on company letterhead, and be in a form acceptable to the Florence County Engineering Division. Cost estimates may include, but are not limited to, the following:

a. Storm drainage systems and erosion control measures.

b. Street improvements, including curbs, gutters, temporary culs-de-sac and required grassing or landscaping within rights-of-way or easements.

c. Street monuments.

d. Street intersection lighting.

(2) The Florence County Engineering Division will determine if the proposed cost estimate is consistent with the prevailing costs for construction materials. Upon such determination, the Eengineering Ddivision will inform the planning department that the cost estimate is acceptable and a financial guarantee for the proposed amount may be submitted.

(c) The county administrator may accept letters of credit and/or a cash escrow as financial guarantees to ensure the completion of public improvements in accordance with the requirement enumerated below.

(1) Approved guarantees shall be independent of the development project's construction loan. The county administrator will not accept any guarantee that requires drawdowns for monthly expenditures. Payment of monthly expenditures is the sole responsibility of the developer and does not affect the amount of money held by Florence County. Approved letters of credit shall adhere to the following standards:

a. Be equal to 125 percent of the approved cost estimate.

b. Be issued for an initial coverage period not less than 12 months from the date that the final plat is submitted for recording.

c. Be irrevocable, unconditional and subject to presentation for drawing within the State of South Carolina. Upon consent of the issuing institution and Florence County, facsimile drawing may be permitted. In no instance shall a letter of credit only include a facsimile number for the purpose of potential drawing.

d. Be payable to Florence County.

e. Be for no less than $10,000.00 of construction.

f. Substantially conform to the format shown in appendix B.

(d) A developer may extend a letter of credit before the expiration date of its initial coverage period. To qualify for an extension a revised construction cost estimate shall be supplied to the Eengineering Ddivision showing the improvements that the extended letter of credit will guarantee. The revised construction cost estimate shall meet the standards enumerated in subsection (b) of this section. The extension request must be received 30 days prior to the expiration of the initial coverage period. Upon approval of the revised construction cost estimate, the extended letter of credit shall be provided to the county administrator no fewer than ten days prior to the expiration date of the letter of credit. The extension may be in the form of an amendment or new letter of credit. Extensions shall be no longer than one year and may occur in two six-month extensions. No individual extension shall be for a period less than six months. If the improvements for which the letter of credit was posted have not been completed within one year, the county administrator may allow one additional one-year extension. Such extension is subject to approval of a revised construction cost estimate. Additional extensions may be considered on a case-by-case basis.

(Ord. No. 38-2006/07, § 7.3, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 89-2022/23, § 1, 7-20-23)

Sec. 28.6-99. Inspection and certification of subdivision improvements.

(a) *Inspection requirements.*

(1) The registered professional engineer who designed the project is also responsible for providing periodic inspections during the entire construction phase. Inspection frequency must be sufficient to allow the design engineer to certify that the improvements have been completed in accordance with the approved project plans and specifications. However, the engineer must provide adequate weekly on-site construction observation for the duration of active construction.

(2) The ~~planning commission staff engineer~~Florence County Engineering Division, or other knowledgeable official as specified by the county, shall conduct a final inspection of the required improvements.

(3) For streets that will become publicly owned, formal inspections and written certifications by both the developer's design engineer and the ~~planning commission staff engineer~~Florence County Engineering Division are required at three times during the construction process. The test shall include a "proof roll" with a contractor provided tandem axle truck loaded to a gross weight of 50,000 pounds for completing the test. Each inspection listed hereafter must be conducted prior to beginning the next phase of construction. If the next phase of construction is not started within three

weeks or a rainfall event of one inch or greater, then another proof roll may be required by the staff engineer.

a. Prior to installation of the curbing.

b. After completion of the subbase.

c. After completion of the base.

(4) A minimum 24-hour (one working day) notice to the ~~planning commission staff engineer~~Florence County Engineering Division is required for scheduling the inspections listed in section 28.6-99(a)(3)a.—d.

(5) If a developer/design engineer fails to adhere to the inspection procedure outlined above in section 28.6-99(a)(3)a.—d., the ~~planning commission staff engineer~~ Florence County Engineering Division may require such soils and asphalt tests as he or she deems necessary to ensure that the construction is satisfactory. Testing in this instance shall be by an independent laboratory acceptable to the county. Any deficiencies revealed by this testing must be corrected to the county's satisfaction. All costs for such testing and corrections shall be borne by the developer.

(b) *Certification requirements.*

(1) Upon completion of these improvements, the project engineer shall file with the county a statement either certifying that the improvements have been completed in accordance with approved plans and specifications, or deviations from those approved plans and specifications.

(2) Upon completion of the improvements, the project engineer or ~~subdivider~~developer shall file with the county a statement stipulating the following:

a. That all required improvements are complete;

b. That the engineer has provided sufficient and effective construction observation for the duration of active construction;

c. That these improvements are in compliance with the minimum standards specified by the P~~p~~lanning C~~c~~ommission for their construction;

d. That the ~~subdivider~~developer knows of no defects from any cause, in these improvements; and

e. That these improvements are free and clear of any encumbrance or lien.

(3) For streets that will become publicly owned, written certifications from the four inspections required above under section 28.6-99(a)(3)a.—d. must be furnished by the developer as part of the final plat approval process. Streets will not be accepted without this documentation.

(c) *Approval and acceptance.*

(1) The regulatory body must submit in writing within 15 days of review of project, their approval or disapproval.

(2) If the Florence County Engineering Division ~~planning commission staff engineer~~ has certified that the contracted improvements are complete and free from defect, then,

upon receipt of the other statements and agreements detailed above, the county administrator shall accept the dedication of any portion of the required improvements, provided that all statements and agreements specified above have been received for that portion of the improvements.

(Ord. No. 38-2006/07, § 7.4, 8-16-07)

Sec. 28.6-100. Setup, extensions, and reduction of guarantee.

(a) The fees listed on the fee schedule, as approved by county council will apply to letters of credit established with Florence County or extended before their expiration. All fees shall be paid at the time of guarantee submittal or prior to the guarantee's expiration. Payment shall not be a portion of the guarantee amount and will be in the form of a cashier's check made payable to Florence County.

(b) A developer may reduce a financial guarantee during the initial coverage period. A request to reduce the financial guarantee shall be submitted to the planning department and include a revised construction cost estimate. The planning department will forward the revised cost estimate to the Florence County Engineering Division for review. Reductions of financial guarantees will not be allowed within six months of any previous reduction request and the financial guarantees shall be no less than the greater of 25 percent or $10,000.00 of the revised construction cost estimate. The fees are listed on the Florence County Fee Schedule, as approved by county council and shall be charged for any letter of credit that is authorized for reduction before its expiration. Requests involving both the reduction and extension of a letter of credit shall be subject to the extension fees.

(Ord. No. 38-2006/07, § 7.5, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13; Ord. No. 14-2015/16, § 1, 12-10-15)

Sec. 28.6-101. Release and draw of guarantee.

(a) The planning department may draw a letter of credit when it has been determined that the improvements for which the financial guarantee were posted will not be completed in accordance with these regulations. Any unexpended funds, once construction is complete, shall be released to the financial institution or responsible entity that posted the guarantee.

(b) The Florence County Engineering Division shall authorize the planning department to release guarantees to the financial institution or responsible entity. Authorization will occur once all improvements have been installed, received final inspection and a warranty financial guarantee (when applicable) has been submitted and approved by the Florence County Engineering Division. In addition, the developer's engineer shall furnish the Eengineering Ddivision a letter certifying that all non-county owned or maintained improvements have been completed and accepted by the applicable entities who will own or maintain such improvements. Such letter shall be on company letterhead with an original signature and professional seal.

(Ord. No. 38-2006/07, § 7.6, 8-16-07; Ord. No. 35-2012/13, § 1, 7-18-13)

Secs. 28.6-102—28.6-110. Reserved.

ARTICLE VII. UNUSUAL DEVELOPMENTS, PLANNED DEVELOPMENT DISTRICTS, AND MOBILE HOME SUBDIVISIONS

Sec. 28.6-111. Intent.

It is not the intent of this ordinance to freeze new developments into any single type of design. It is, however, the intent of this chapter to ensure that all new developments shall contribute to the building of economically sound and desirable living areas within the community with all-necessary services and facilities.

(Ord. No. 38-2006/07, § 8.1, 8-16-07)

Sec. 28.6-112. Authority to modify standards.

In order to provide the ~~subdivider~~developer with maximum flexibility in the design and character of new residential developments, the P~~p~~lanning C~~c~~ommission is hereby authorized to modify the standards and requirements of this chapter in the case of a plan for an unusual planned development district (PDD) or mobile home subdivision. When in the judgment of the P~~p~~lanning C~~c~~ommission such developments provide adequate public spaces for traffic circulation, recreation, light, air and service needs of the subdivision when fully developed and populated, and which also provide such covenants or other legal provisions as will assure conformity to and achievement of the spirit and intent of this chapter, an unusual development may be approved.

(Ord. No. 38-2006/07, § 8.2, 8-16-07)

Sec. 28.6-113. Maintenance of spirit of regulations.

Any development or subdivision approved under this section shall maintain the objectives, purpose, and intent of this chapter. It is noted that the zoning ordinance set certain development criteria, and that the P~~p~~lanning C~~c~~ommission does not have the authority to grant permission to violate the zoning ordinance.

(Ord. No. 38-2006/07, § 8.3, 8-16-07)

Sec. 28.6-114. Planned development district.

All planned development districts shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.4, 8-16-07)

Sec. 28.6-115. Low impact development techniques.

Proposed developments that incorporate low impact development (LID) techniques in lieu of the minimum land planning standards outlined in article V of this chapter are encouraged by Florence County, and will be considered on a case-by-case basis. However, such developments are subject to review and approval by county staff.

(Ord. No. 38-2006/07, § 8.5, 8-16-07)

Sec. 28.6-116. Mobile home subdivisions.

All mobile home subdivisions, trailer parks, modular home subdivisions, etc. shall be developed under the provisions of the zoning ordinance.

(Ord. No. 38-2006/07, § 8.6, 8-16-07)

Secs. 28.6-117—28.6-125. Reserved.

ARTICLE VIII. APPLICATION AND ENFORCEMENT OF THIS CHAPTER

Sec. 28.6-126. Inspections.

All subdivisions within the territorial jurisdiction of the ~~p~~Planning C~~c~~ommission shall be inspected by a registered professional engineer authorized by the governing authority, prior to approval of the final plat. Sufficient inspections shall be made to insure compliance with the specifications set forth in this chapter. A registered engineer in good standing with the county, employed by the developer may certify in writing to the county administrator, that he has inspected each phase of the development as provided in section 28.6-99 of this chapter.

(Ord. No. 38-2006/07, § 9.1, 8-16-07)

Sec. 28.6-127. Recording of final plat.

No plat of the subdivision of any land within the territorial jurisdiction of the P~~p~~lanning C~~c~~ommission shall be filed with or recorded by the Florence County Register of Deeds Office ~~Clerk of Court~~ until such plat shall have been submitted to and approved by the P~~p~~lanning C~~c~~ommission according to the procedures set forth in this chapter.

(Ord. No. 38-2006/07, § 9.2, 8-16-07)

Sec. 28.6-128. Selling of lots.

Subsequent to the filing and recordation of the approval of the final plat, the ~~subdivider~~developer or their~~his~~ agent may sell lots.

(Ord. No. 38-2006/07, § 9.3, 8-16-07)

Sec. 28.6-129. Dedication of land and improvements.

The dedication of land and improvements to the county shall be accomplished by a deed or other legal instrument of conveyance as determined by the county's attorney.

(Ord. No. 38-2006/07, § 9.4, 8-16-07)

Sec. 28.6-130. Building permits.

No building permit shall be issued for any buildings in any subdivision established hereafter unless a final plat of such subdivision has been approved by the Ppplanning Cccommission, or by other lawful means granted by this chapter. No building permit shall be issued for any building until appropriate water and sewer tap fees have been paid.

(Ord. No. 38-2006/07, § 9.5, 8-16-07)

Sec. 28.6-131. Variations and exceptions to this chapter.

(a) Whenever strict compliance with this chapter would result in extraordinary hardship or injustice to the subdividerdeveloper because of unusual topography, unusual size or shape of the property, or unusual conditions in surrounding property or development, the Ppplanning Cccommission, acting with the concurrence of the planning commission staff engineerFlorence County Engineering Division, may modify, vary or waive such regulations in order that the subdividerdeveloper may subdivide theirhis property in a reasonable manner, provided that such modification, variation or waiver will not nullify the intent or purpose of this chapter and that the public welfare, interest of the county and the surrounding area shall be protected. Any such variance, together with reasons therefore, shall be entered upon the minutes of the Ppplanning Cccommission.

(b) In granting modifications, variance or waiver, the Ppplanning Cccommission may impose such other reasonable conditions as well, which, in its judgment, justify such modifications, variations, or waiver and still maintain the objectives of this chapter.

(c) Each modification, variation, or waiver of this chapter sought by a subdividerdeveloper shall be applied for specifically on forms supplied by the planning commission staff engineerFlorence County Engineering Division.

(Ord. No. 38-2006/07, § 9.6, 8-16-07)

Sec. 28.6-132. Amendments to this chapter.

The county council may amend the regulations or provisions of this chapter only after study and report by the Ppplanning Cccommission and the holding of a public hearing as required by law.

(Ord. No. 38-2006/07, § 9.7, 8-16-07)

Sec. 28.6-133. Enforcement.

(a) No part of any subdivision shall be recorded in the office of the Register of Deeds ~~Clerk of Courts~~ of Florence County, or shall have any validity until it has been approved in the manner prescribed herein.

(b) It shall be unlawful for the owner, or the agent or any owner to transfer or sell any land by reference to or by other use of a plat unless such plat has been approved as prescribed herein. The governing body may enjoin such transfer, sale, or agreement by appropriate legal action.

(c) In case of any violation of this chapter, the secretary or other appropriate official as may be designated by the Pplanning Ccommission is authorized and directed to institute action to put an end to such violations.

(Ord. No. 38-2006/07, § 9.8, 8-16-07)

Sec. 28.6-134. Penalty.

Any violation of this chapter will be a misdemeanor and upon conviction is punishable as provided by law.

(Ord. No. 38-2006/07, § 9.9, 8-16-07)

Sec. 28.6-135. Separability and severability.

Should any article, section or provision of this chapter be, or any reason held void or invalid, it shall not affect the validity of any other article, section or provision hereof which is not itself void or invalid.

(Ord. No. 38-2006/07, § 9.10, 8-16-07)

Sec. 28.6-136. Interpretation and conflict.

Interpretation of the general intent and/or specific meaning of any portion of the chapter text shall be the responsibility of the county administrator or theirhis designee. In interpreting and applying the provisions of this chapter, the provisions shall be held to be minimum requirements necessary to uphold the purpose of the chapter. It is not intended by this chapter to interfere with or abrogate or annul any easements, covenants, or other agreements between parties. However, where this ordinance imposes greater restriction on the subdivision and/or use of building or land, or requires more open spaces or more stringent development standards than required by other resolutions, ordinances, rules or regulations, or by easements, covenants, or agreements, the provisions of this chapter shall govern. When the provisions of any other statute require more restrictive standards than are required by the regulations of this chapter, the provisions of such statute shall govern.

(Ord. No. 38-2006/07, § 9.11, 8-16-07)

Sec. 28.6-137. Effective date.

This chapter shall take effect and be in force from and after the date of its adoption by the County Council of Florence County, as indicated on the cover [September 1, 2007].

(Ord. No. 38-2006/07, § 9.12, 8-16-07)

APPENDIX A Planning Commission Staff shall be responsible for providing applicable applications and checklists. Shall will also make such documents readily available to the public.

~~SUBDIVISION CHECKLISTS FOR SUMMARY PLATS, DEVELOPMENT PLATS AND FINAL PLAT~~

~~Summary Plat Checklist For Small Private Developments~~

~~Date_____~~

~~Name on Plat: ACRES~~

~~Tax Map, Block, and Parcel Number:~~

~~Name of Contact Person:~~

~~Telephone Number: Location~~

~~_____1. All roads shall be privately maintained.~~

~~_____2. Is this proposed lot in a zoned area? Does it meet minimum requirements?~~

~~_____3. Each lot is to contain one single family residence.~~

~~_____4. All roadways shall be the property of the Homeowners Association or sole responsibility of the affected property owners held in common and assessment made for the perpetual maintenance of the roadways and improvements.~~

~~_____5. All roadways shall originate at a public road at one end only, to eliminate through traffic.~~

~~_____6. An access easement fronting a county maintained road shall be 50 feet wide. Except as may be permitted in accordance with Sec. 28.6-85.~~

~~_____7. The access easement fronting a state maintained road will comply with DOT standards.~~

~~_____8. Sign: the owner shall conspicuously place on the driveway near the entrance, a sign stating: "Private Road not County Maintained"~~

~~Small private developments shall abut county and state roads and the plat shall contain the following statement:~~

~~"The road or driveway providing access to the lots in the development is private and not maintained by Florence County. Property owner must maintain access suitable for emergency vehicles".~~

~~_____9. The road must be 18 feet wide and have a three-inch slag or stone base. This provision is waived for family developments.~~

~~_____10. Recordable plats shall be required showing the development lot layout, tax parcel being derived form, wetlands, and/or natural drainage ways.~~

_____11. If two disturbed acres or more total, including lots and roadways, are involved in development, storm water permits shall be required from DHEC.

_____12. Setbacks: Lot road frontage lengths are to be a minimum of 50 feet. Setbacks for lots shall meet the prescriptive requirements of Sec. 30-30 for all zoned properties and 30.111 for all unzoned properties.

_____13. Check distance from proposed access to county and state maintained road intersections.

_____14. Septic tank approval by DHEC or proof of public sewer accessibility.

_____15. Verify the north arrow, scale accuracy and county boundary.

_____16. Check for existing address and structures on orthophoto.

_____17. Check for FEMA certification.

_____18. Check for surveyor's raised seal and signature.

_____19. Stamp summary plat and make copies of pertinent paperwork.

_____20. Complete summary chart and file in the folder.

All plats are subject to the Land Subdivision Regulations Ordinance.

(Ord. No. 14-2021/22, § 1, 12-9-21)

SKETCH PLAN CHECKLIST

Name of proposed subdivision:

Name of Contact/ Company:

Water: City Well Sewer: City DHEC Storm Drainage: City County

Current Tax Map Block & Parcel # Zoned:

Property Owner's Name (as listed on tax records):

Total Number of Proposed Lots:

Total Amount of Review Fee $ Date Paid: _____

(This fee is due at time of submittal of plan)

Contents of Plat Y - Yes N - No N/A - Not Applicable

The sketch plan shall be drawn at a scale not smaller than one hundred (100) feet to one (1) inch. On large subdivisions, match sheets shall be used or sheets no larger than 24" x 36".

The sketch plan shall show:

_____Numbers of Copies two (2)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Total acreage of the tract to be subdivided;

_____Proposed street and lot arrangements;

~~_____Approximate right-of-way;~~

~~_____Typical lot area and approximate number of lots;~~

DEVELOPMENT PLAN CHECKLIST

Name of Contact/Company

Current Tax Map Block & Parcel #:

Zoned: _____

Name of proposed Subdivision

Property Owner's Name (as listed on tax records)

Total Number of Proposed Lots

Type Water: _____ Type Sewer: _____ Storm Drainage: _____

Total Amount of Review Fee _____ Date Paid _____

CONTENTS OF PLAT Y - YES N - NO N/A - NOT APPLICABLE

_____Numbers of Copies (minimum of 3)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Does the plans show all existing land traits (lakes, swamps, flood lines, etc.)? Note if not applicable

_____Does the plans show all adjoining property, owners, and usage?

_____Does the plans show total acreage to be subdivided?

_____Does the plans show the setbacks for each lot?

_____Does the plans show the dimensions for the build able area for each lot?

_____Does the lots meet minimum requirement for Zoning District?

_____Does the plans show all proposed/ existing streets?

_____Are proposed new street names noted?

_____Advisement to developers of street signs (Height Requirement and Sign Replacement by County)?

_____Are the lengths and radius of the cul-de-sacs in compliance?

_____Utilities' location are indicated, including easements/right-of-way?

_____Is topography at 5-ft intervals and elevations listed?

_____Is the size and location of existing sanitary and storm sewers, etc. showing?

_____Does the drainage area, if any, reflect acreage?

_____Are city limits, if applicable, reflected?

_____Is zoning, where pertinent, shown? When in a zoned area, verify lot sizes.

_____Are either construction plans or executed agreement for sewer services included?

_____Does the plan reflect compliance with the Florence County Code, Appendix D concerning Flood Damage Prevention?

_____SCDOT Curb Cut Approval?

_____DHEC Permits on Water, Wastewater, and Storm Drainage?

_____Copy of Development Plat & Developer & Subdivision Engineer Name/Address to County Water Department.

_____Written Verification from County Water Department that Developer has been advised of Impact Fees.

_____Submittal of an 8½ x 14 copy of the plat for E-911 addressing.

FINAL PLAT CHECKLIST

Name of Proposed Subdivision

Date of Development Plat Approval

Name of Contact/Company

Current Tax Map, Block & Parcel # Zoned:

Property Owner's Name (as listed on tax records):

Total Number of Proposed Lots

Type Water: _____ Type Sewer: _____ Storm Drainage: _____

Contents of Plat Y - Yes N - No N/A - Not Applicable

_____Number of Copies (Minimum of 5)

_____Is scale 1: 100 or greater?

_____Is there a location map and north arrow?

_____Are close out documents complete?

_____Are escrow funds involved?

_____Have escrow funds been received and agreement signed?

_____Is zoning district shown?

_____Are setbacks shown according to development plat?

_____Verify no revisions on final plat from development plat stage.

_____Verify that County Water has all required documents/plans.

_____Book and Page # Subdivision recorded in from Developer.

_____Parcel #'s for E-911 Addressing from Developer.

_____8½ x 14 copy of plat for E-911 Addressing received and addresses are assigned.

_____Approved Plat Stamped by Planning & forwarded to Subdivision Engineer, City/County Water, City/County Engineering.

APPENDIX B REQUIRED FINAL PLAT CERTIFICATIONS

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID (Must Accompany the Final Plat)

I hereby certify that I am the owner of the property shown and described hereon as _____ Subdivision, and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, and dedicate all streets, public and private use as noted. I also certify that all current state, county and city taxes or other assessments relative to this property have been paid.

Date	Owner
Date	Owner

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

MEMORANDUM OF AGREEMENT AND ACCEPTANCE GRANTOR GRANTEE

WHEREAS, _____ desire to dedicate certain roads herein below described to the County of Florence; and

WHEREAS, the County of Florence is willing to accept the grant of those roads as set out herein; now therefore,

KNOW ALL MEN BY THESE PRESENTS, that _____ in the State aforesaid, for and in consideration of the mutual covenants herein described, do hereby agree to the following:

This is to certify that Florence County has accepted in part the roads, streets, and drainage system in _____ as shown and indicated on the Plat of _____recorded in the Office of the Register of Deeds ~~Clerk of Court~~ for Florence County in Plat Book _____ at page(s) _____, and as provided for in the deed and/or Right-of-Way Agreement, a copy of which is attached hereto. More specifically those streets accepted are as follows:

.

CERTIFICATE OF ACCURACY OF LAND SURVEY
(Must Accompany the Final Plat)

I hereby certify that the plan shown and described hereon for _____ subdivision/property/plat represents a true and correct survey, that the monuments and markers shown have been placed in accordance with specifications set forth in the Florence County Land Development Regulations, and that the survey was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A Survey.

Date	Surveyor
Date	Owner

Surveyor's Signature and Number

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

CONVEYANCE

WHEREAS, pursuant to the provisions of and subject to the terms of a County Ordinance adopted November 9, 1976, entitled "Land Subdivision Ordinance for the Florence County Planning Commission", _____ does hereby wish to convey unto the County of Florence the following:

NOW, THEREFORE, Know All Men by These Presents, that for and in consideration of the sum of _____ dollars paid by the County of Florence, in the State of South Carolina, to _____, Grantor, the Grantor has and by these presents does hereby release, set over and convey unto the County of Florence, its successors and assigns forever:

All of its right, title, and interest in and to: (the easements, all streets, water system improvements, sewer system improvements, storm drainage improvements, and traffic control devices) in the subdivision known as _____, dated _____, which is attached hereto and made a part and parcel hereof.

DATED this _____ day of _____, 20___, by the

Signed, Sealed and Delivered in the presence of:

WITNESSETH: GRANTOR WITNESS

COUNTY OF FLORENCE
CONTRACT
GUARANTEE OF REPAVING

The undersigned Developer, _____, hereby agrees to repave any street which fails to withstand the traffic of heavy construction vehicles during the construction of houses within the _____ Subdivision/Property, in the event that it is necessary for the Developer to pave the subdivision streets prior to construction of sixty-six percent (66%) of the houses.

It is agreed that this Contract shall automatically be fulfilled and terminated when ninety percent (90%) of all houses are built and lots sold, or after four (4) years of the date of Final Plat Approval unless the County Engineering Division- determines that the street pavement has failed, in which event the Developer shall be officially notified.

DATED THIS _____ day of _____, 20___. Developer -Subdivision ~~Engineer County~~Engineer County Subdivision Inspector

STATE OF SOUTH CAROLINA	)
	)
COUNTY OF FLORENCE	)

OWNER'S GUARANTEE AND WARRANTY

Personally appeared before me _____ who being duly sworn deposes and says he or she is the president of _____ and that he or she warrants materials, equipment and construction of the water system, sewer system and water and sewer service appurtenances to serve ___ residential lots as shown on plans by _____ for _____ Subdivision, located in the County of Florence, South Carolina on Tax Map _____.

This warranty is to Florence County against any failure of the equipment and construction of said water and sewer systems for a period of twelve months from date of this warranty.

Further, he or she warrants that all fees have been paid in connection with the water and sewer systems of said project and that there are no outstanding debts and he or she agrees to hold Florence County harmless in each instance. These warranties are given pursuant to Section 12-106 and 12-186 of the Florence Code. OWNER

Sworn to before me this _____
day of _____*, 20*___. DATE Notary Public for South Carolina

*My Commission Expires:*_____

CERTIFICATE OF NON-REVISION VERIFICATION

I hereby certify that the plan shown and described hereon for _____

Subdivision/property/plat represents no revisions from development plat to final plat stage and that the final plat is submitted in accordance with the specifications set forth in the Florence County Land Development Regulations.

Date	Subdivision Surveyor
Date	Owner

APPENDIX C SUBDIVISION SIGNAGE

INSPECTIONS ARE REQUIRED FOR STREETS THAT WILL BE OWNED BY FLORENCE COUNTY

SUBDIVISION SIGNAGE:

All required signage will be installed by developer before County acceptance of streets.

1. Approved Florence County E-911 street signage. Includes signs and hardware.
2. Stop signs-minimum: 30" High Intensity Grade

SIGN SPECIFICATIONS

DIMENSIONS:

A. Width- Nine (9) inches

B. Length-

18"————)

20"————)

24"————) Installed on single post

30"————)

36"————)

C. Thickness: .080 gauge

i. Material: Anodized Aluminum

ii. Color of Background: Green, 3M street sign reflective, high intensity grade, ten (10) or more years of useful life.

iii. Signs are to be two (2) sided.

LETTERING SPECIFICATIONS

1. DIMENSIONS & STYLE:

A. "Road Names" - Six (6) inches, standard alphabet "C" Series - upper case letters

B. "Prefixes & Suffixes" - three (3) inches, standard alphabet "C" Series - upper case letters

C. "Block Numbers" - three (3) inches, standard alphabet "C" Series - upper case letters

D. "Border" - 0.75 inch border around sign blank - Color White-Silver

2. Materials - 3M reflective, high intensity grade, ten (10) or more useful life.

3. Color of lettering: White-Silver

POST SPECIFICATIONS

1. Dimensions

A. Length

1. E-911 Street Signage — Ten (10) feet or longer if required to stabilize sign. Bottom of sign 8' from ground

2. Stop Sign — Twelve (12) feet or longer if required to stabilize sign. Bottom of stop sign 7' from ground

B. Flange/width — three and one-half (3 ½) inches

C. Thickness/weight — two (2) pounds per foot

2. Style/Shape - "U" channel, hot rolled steel conforming to physical properties of ASTM A 499, Grade 60 and to physical properties of ASTM A 1 for 91 pounds steel and larger.

3. Finish - Hot dipped galvanized after fabrication in accordance with ASTM A123

CAP & SPACER SPECIFICATION

1. Materials - die cast, high-strength aluminum alloy

2. Hardware

A. Brackets: NU180-Supr-lok (391UX) and vandal-pruf "2" pin head

Bolt with 5/32" center pin (#BH 76)

B. Spacer: UPA12 - Supr-lok (#9-90) cross with vanal-pruf set

Screw with 5/32" center pin (#PRP38)

APPENDIX D
FORMAT FOR LETTER OF CREDIT

[Bank/Issuer name, address and telephone number]

[Date] Letter of Credit Number _____

Amount: $_____U.S.

To: The County of Florence, South Carolina

Re: Irrevocable Letter of Credit issued on behalf of [Name of developer]

Dear Sirs:

The Issuer opens its Irrevocable Letter of Credit in your favor available in the following manner and on the following terms:

1. Issuer:	[name of bank/issuer]
2. Beneficiary:	The County of Florence, South Carolina, a political subdivision of the State of South Carolina
3. Customer:	[name of developer]
4. Project:	[name of project, site, subdivision]
5. Obligation of Issuer:	The Credit is irrevocable.
6. Transferability:	The Credit is to be non-transferable.
7. Total:	The sum total of the Credit is $_____U.S.

8. Purpose: To provide surety for a developer's bond required by County Code Section 28.6-98 to ensure construction of required public improvements at [name of project, site, subdivision] to include installation of [list of public facilities to be constructed/installed] in accordance with the specifications of the County of Florence, South Carolina.

9. Default: In the event that any or all of the above-stated public improvements are not constructed and/or installed in accordance with the specifications of the County of Florence within twelve (12) months from this date, the Beneficiary may upon written notice to Issuer and Customer at the addresses noted herein demand and receive payment from the Issuer in cash in the entire amount of $_____ if one of the required public improvements have been constructed and/or installed or in such lesser amount as may be required to complete construction and/or installation of the aforesaid improvements if said improvements have been partially constructed and/or installed. All drafts drawn under this Letter of Credit shall contain the clause "Drawn under [name of Issuer] Letter of Credit Number _____." This letter of Credit is based on an Engineers Estimate for construction; if cost of construction or repair exceeds the amount of funds designated by this Letter of Credit the owner/developer shall remit those additional funds immediately to the County. By this letter the County of Florence reserves the right to recover any excess costs for completion of the required public improvements from the owner/developer by any legal means necessary.

   The Issuer shall have ninety (90) days from the receipt of said notice to effect a cure by procuring completion of construction and/or installation of the aforesaid public

improvements in accordance with the specifications of the County of Florence, South Carolina, and thereby receive a refund of any sum paid in default.

10. Addresses:

Issuer:	
	[name of Issuer]
	[street address]
	[city, state, zip]
Customer:	
	[name of Customer]
	[street address]
	[city, state, zip]
	Beneficiary:
	County of Florence, South Carolina
	c/o County Administrator
	City-County Complex
	180 North Irby Street MSC-G
	Florence, SC 29501

11. Termination: This is a continuing agreement and shall remain in full force and effect until written notice is received by the County of Florence that it has been terminated and revoked.

12. Miscellaneous: This Letter of Credit and the terms hereof shall be binding upon the respective parties, heirs, executors, administrators, successors and assigns. None of the terms of this agreement or its provisions may be waived, altered, modified or amended except in writing signed by the Beneficiary and the Issuer.

13. Applicable Law: This Letter of Credit is to be governed by the Uniform Commercial Code of the State of South Carolina.

Given under our hands this _____ day of _____, 20___.

[Issuer Bank name], Issued By:

_____

[Title]

Seen: _____

Customer

County of Florence, South Carolina, Beneficiary

FLORENCE COUNTY COUNCIL

This item is tentatively scheduled to appear for introduction, Thursday, August 21, 2025 @ 9:00 a.m. at the Florence County Complex, 180 N. Irby Street, Florence, SC 29501

FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 22, 2025:

Five Planning Commission Members voted 5 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 28.6 – LAND DEVELOPMENT AND SUBDIVISION ORDINANCE.

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Ordinance No. 13-2025/26 Second Reading

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
[An Ordinance To Provide Pursuant To Section 4-10-340(C)(3) Of The Code Of Laws Of South Carolina 1976, As Amended, For The Expenditure Of Interest Earnings On Funds Derived From The Capital Project Sales Tax Imposed In Florence County Pursuant To Article 3 Of Chapter 10 Of Title 4 Of The Code Of Laws Of South Carolina, 1976, As Amended, And A Referendum Held In Florence County On November 3, 2020, To Specify The Purposes For Which Such Expenditure Will Be Made, And Other Matters Relating Thereto.]

POINTS TO CONSIDER:

1. Since the inception of CPST3 in 2021, in excess of $9,000,000 in interest has been collected on the CPST bond proceeds.
2. This ordinance allocates $9,000,000 equally among the nine County Council districts and establishes the purposes for which these funds may be expended.

OPTIONS:
1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of the proposed Ordinance No. 13-2025/26 second reading.

back to top

Sponsor(s)	: Finance	
First Reading	: August 21, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: September 18, 2025	
Public Hearing	: September 18, 2025	
Third Reading	: _____, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 13-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE PURSUANT TO SECTION 4-10-340(C)(3) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, FOR THE EXPENDITURE OF INTEREST EARNINGS ON FUNDS DERIVED FROM THE CAPITAL PROJECT SALES TAX IMPOSED IN FLORENCE COUNTY PURSUANT TO ARTICLE 3 OF CHAPTER 10 OF TITLE 4 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, AND A REFERENDUM HELD IN FLORENCE COUNTY ON NOVEMBER 3, 2020, TO SPECIFY THE PURPOSES FOR WHICH SUCH EXPENDITURE WILL BE MADE, AND OTHER MATTERS RELATING THERETO.

DRAFT

TABLE OF CONTENTS

Page

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings. 1

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures..... 3
Section 2.02 Designation of Specific Projects. 3
Section 2.03 Application of CPST III Excess to Projects. 3

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions..... 4
Section 3.03 Effective Date of Ordinance. 4

DRAFT

BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

On July 16, 2020, the Council enacted Ordinance Number 31-2019/20 entitled: "AN ORDINANCE TO IMPOSE A ONE PERCENT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN FLORENCE COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH THE TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO CONCUR IN THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO ESTABLISH THE PRIORITY IN WHICH THE PROCEEDS OF THE TAX ARE TO BE EXPENDED; TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX; TO PROVIDE FOR THE PAYMENT OF THE TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO" (the "Initial Ordinance"). The Initial Ordinance was enacted pursuant to the authority of certain provisions of the Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), including the Capital Project Sales Tax Act, Sections 4-10-300 et seq. of the S.C. Code (the "Sales Tax Act").

Pursuant to the Initial Ordinance and the Sales Tax Act, a referendum was held in the County on November 3, 2020. As certified by the Florence County Voter Registration and Elections Commission, the question presented in the referendum (the "Referendum Question") was approved by the majority of the voters casting a vote therein, with 33,263 votes cast in favor and 13,944 votes cast in opposition.

Pursuant to the Sales Tax Act and approval of the Referendum Question, the imposition of the sales and use tax provided for in the Sales Tax Act, the third such sales and use tax imposed in Florence County ("CPST III") commenced May 1, 2021 and will terminate on April 30, 2028.

The Referendum Question contained projects permitted to be funded from the proceeds of CPST III pursuant to Section 4-10-330(A)(1) of the Sales Tax Act (the "Initial Projects").

On February 18, 2021, the Council enacted Ordinance No. 15-2020/21 entitled "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING ONE HUNDRED TWENTY MILLION DOLLARS ($120,000,000) GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO" (the "CPST Bond Ordinance").

Pursuant to the CPST Bond Ordinance, the County issued, sold, and delivered $120,000,000 in principal amount of general obligation bonds of the County on March 11, 2021 (the "CPST III Bonds") in order to provide funds to defray the costs of the Initial Projects.

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on

June 1, 2028.

Section 3.4 of the Initial Ordinance provides earnings derived from the investment of proceeds of the Bonds may be applied by the Council in its discretion to defray the costs of Projects in accordance with Section 4.8 of the Initial Ordinance, or to pay debt service on the Bonds. Application of all such investment earnings shall be subject to the obligation of the County as issuer of the Bonds to rebate certain of such investment earnings to the United States Treasury pursuant to the provisions of §148(f) of the Internal Revenue Code of 1986, as amended, and the regulations pertaining thereto.

In consultation with the County, County administration has stated that the CPST III fund has collected over $9,000,000 in interest earnings. The County plans to allocate $9,000,000 from the interest earnings of its CPST III fund for road improvements, distributing $1,000,000 to each of the nine districts in the County, and to provide for improvements of County facilities.

Section 4-10-340(C)(3) of the Sales Tax Act, provides that, if funds from the imposition of a capital project sales tax remain after all projects in the applicable referendum question have been fully funded and the capital project sales tax has not been reimposed, County Council may by ordinance apply and direct the expenditure of such proceeds to other projects selected by County Council so long as the projects fall within the categories of project listed in Section 4-10-330(A)(1) of the Sales Tax Act.

CPST III is currently in effect and has not been reimposed.

As allowed by Section 4-10-340(C)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of $9,000,000 of the interest earnings derived from the CPST III fund to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *

DRAFT

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.

As provided in Section 4-10-340(C)(3) of the Sales Tax Act, Council hereby directs the expenditure of $9,000,000 from the interest earnings of the CPST III fund to the following projects:

(a) Road improvements, including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks and other improvements to roads and rights of way in each County Council District, to be allocated equally among County Council districts).

(b) Improvements of County facilities as permitted by Section 4-10-330(A)(1)(b) of the Sales Tax Act.

Section 2.02 Designation of Specific Projects.

Within the project categories set forth in Section. 2.01 above, Council shall by resolution from time to time designate the specific individual projects to be funded from the interest earnings of the CPST III fund.

Section 2.03 Application of CPST III Excess to Projects.

Council may fund the projects identified in Section 2.01 above either by direct expenditure of the interest earnings of the CPST III fund or by using such amounts to pay debt service on acquisition agreements with respect to such projects, including without limitation installment purchase agreements.

DRAFT

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 3.02 Further Action by Officers of County.

The proper officers of the County are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the Council herein authorized to take any act or make any decision, the County Administrator is hereby authorized to take any such act or make any such decision.

Section 3.03 Effective Date of Ordinance.

This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale, issuance and delivery of the Bonds. This Ordinance shall be construed liberally to effect the intent of Council.

ATTEST:

_____
Hope Jones, Clerk to County Council

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

DRAFT

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the Florence County Council (the "County Council"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by the County Council on October ____, 2025. The Ordinance was read at three public meetings of the County Council on three separate days, August ___, 2025, September ___, 2025, and October ___, 2025. An interval of at least seven days occurred between each reading of the Ordinance. At each such meeting, a quorum of the County Council was present and remained present throughout the meeting.

The meetings held on August ___, 2025, September ___, 2025, and ___, 2025 were each a regular meeting of the County Council, for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the "Freedom of Information Act").

The original of the Ordinance is duly entered in the permanent records of County Council, in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the County, this ___ day of October, 2025.

(Seal)

_____
Clerk, Florence County Council

DRAFT

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Ordinance No. 14-2025/26 Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing Pursuant To Title 12, Chapter 44 Of The Code Of Laws Of South Carolina 1976, As Amended, The Execution And Delivery Of An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Agreement, By And Between Florence County, South Carolina And Santee Electric Cooperative, Inc., A Company Formerly Known To the County As Project Rapid, As Sponsor, To Provide For An Amended And Restated Fee-In-Lieu Of Ad Valorem Taxes Incentive; And Other Related Matters.]

POINTS TO CONSIDER:

1. This Ordinance amends the existing fee agreement, extending it to include additional investment being made by Santee Electric during the period from 2026 through 2030.
2. The County will be providing a 10% incentive to Santee Electric in the form of an economic development grant on the portion of the fee payments attributable to just this new investment.

OPTIONS:

1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the proposed Ordinance No. 14-2025/26, second reading.
2. A copy of the amended fee agreement.

back to top

Sponsor(s)	: Economic Development	
Introduction	: August 21, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that the
Committee Consideration Date	: N/A	ad for a Public Hearing on this
Committee Recommendation	: N/A	Ordinance ran on: _____.
Public Hearing	: September 18, 2025	
Second Reading	: September 18, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 14-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING PURSUANT TO TITLE 12, CHAPTER 44 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF AN AMENDED AND RESTATED FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT, BY AND BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND SANTEE ELECTRIC COOPERATIVE, INC., A COMPANY FORMERLY KNOWN TO THE COUNTY AS PROJECT RAPID, AS SPONSOR, TO PROVIDE FOR AN AMENDED AND RESTATED FEE-IN-LIEU OF AD VALOREM TAXES INCENTIVE; AND OTHER RELATED MATTERS.

WHEREAS:

1. Florence County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized by Title 12 and Chapter 44 of the Code of Laws of South Carolina 1976, as amended (collectively "Act"), and Article VIII, Section 13 of the South Carolina Constitution to enter into agreements with qualifying companies to encourage investment in projects constituting economic development property through which the economic development of the State of South Carolina (the "State") will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State and to covenant with such industry to accept certain fee payments in lieu of *ad valorem* taxes ("FILOT") with respect to such investment ("FILOT Payments"); and

2. Pursuant to Ordinance #08-2021/22 adopted by the County Council on December 9, 2021, the County entered into a Fee-In-Lieu of Tax and Incentives Agreement with Santee Electric Cooperative, Inc. (the "Company") (the "Fee Agreement"), whereby the County provided therein for a payment of a fee-in-lieu-of *ad valorem* taxes with respect to the Company's planned investment in commercial and related facilities in the County ("Project"); and

3. The County Council has caused to be prepared and presented to this meeting the form of an amended and restated Fee-In-Lieu of Tax and Incentive Agreement, attached hereto as **Exhibit A** (the "A&R Fee Agreement"), to the Fee Agreement to extend the Investment

DRAFT

Period (as defined therein) by five years, as requested by the Company as well as provide for an Economic Development Grant (as defined in the A&R Fee Agreement) and which the County proposes to authorize, approve, execute and deliver to the Company; and

4. Section 12-44-30(13) and Section 12-44-40(K)(2) of the Act permits the County, in its sole discretion, to amend the Fee Agreement as requested by the Company and Section 9.09 of the Fee Agreement permits the Fee Agreement to be amended provided that such amendment is in writing and signed by each of the parties to the Fee Agreement; and

5. The County Council is mindful of the criteria set forth by the South Carolina Supreme Court in *Byrd v. Florence County* in determining whether economic development incentives provided to a project constitute a public purpose; in that case, as further developed in *Nichols v. South Carolina Research Authority*, the Court further developed a four-point standard for local governments providing economic development incentives: (1) the ultimate goal or benefit to the public; (2) whether public or private parties will be the primary beneficiaries; (3) the speculative nature of the project; and (4) the probability that the public interest will be served (collectively, the "Nichols Test"); and

6. The County has determined the Project and all economic development incentives offered to the Project satisfy the *Nichols* Test.

7. It appears that the A&R Fee Agreement above referred to, which is now before this meeting, is in appropriate form and is an appropriate instrument to be authorized, approved executed and delivered by the County for the purposes intended.

NOW, THEREFORE, BE IT ORDAINED by the Florence County Council duly assembled that:

Section 1. **Statutory Findings and Determinations**. The County hereby finds and determines that the terms of the FILOT arrangement would directly and substantially benefit the general public welfare of the County by inducing the Company to make further investment in the County, thereby providing for the increase of the ad valorem tax base of the County, and service, employment or other public benefits not otherwise provided locally; that the terms of the FILOT arrangement give rise to no pecuniary liability of the County or incorporated municipality or a charge against the general credit or taxing power of either; that the purposes to be accomplished by the terms of the FILOT arrangement, i.e., economic development, and addition to the tax base of the County, are proper governmental and public purposes; and the inducement of continued utilization of the Project which is located in the County and State are of paramount importance and the benefits of the terms of the FILOT arrangement will be greater than the costs.

Section 2**. Findings Regarding Economic Development Grant.** The County hereby finds and determines that:

(a) while recognizing that the provision of incentives to taxpayers provides tangible benefits to the taxpayers, the primary purpose of the incentives described herein is to benefit the citizens of the County by encouraging revitalization and redevelopment of the County, thereby

DRAFT

bringing about (i) demonstrable positive direct economic impact upon the County (through the imposition of new taxes and fees), and (ii) indirect economic impact upon the County by attracting additional businesses, investment, and patronage into the County, and through enhancing quality of life in the County. The County has therefore applied the *Nichols* Test to the Project and has determined that elements 1 and 2 of the *Nichols* Test are satisfied.

(b) The Project proposed by the Company, while certainly involving risk from their standpoint, carries with it assurances of success to the County since the Company has a proven ability to develop other successful projects in an economically feasible manner. In addition, with respect to elements 3 and 4 of the *Nichols* Test, the County has determined to provide the requested financial support on a conditional basis in order to ensure that the public interest will be served.

Section 3. **Approval of A&R Fee Agreement**. The A&R Fee Agreement is approved as follows:

(a) The form, terms, and provisions of the A&R Fee Agreement presented to this meeting and filed with the Clerk to County Council (the "Clerk") are approved and all of the terms, provisions, and conditions of the A&R Fee Agreement are incorporated by reference. The County Administrator (the "Administrator") and the Clerk are authorized, empowered, and directed to execute, acknowledge, and deliver the A&R Fee Agreement in the name of the County. The Administrator and the Clerk are further authorized, empowered, and directed to cause the A&R Fee Agreement to be delivered to the Company and performed by the County.

(b) The A&R Fee Agreement to be executed on behalf of the County shall be in substantially the form now before the County Council and shall include only changes that are approved by the County officials executing the A&R Fee Agreement. The County officials shall first consult counsel to the County (the "County Attorney") with respect to any changes to the A&R Fee Agreement. The execution of the A&R Fee Agreement by the County officials shall constitute conclusive evidence that they have approved all changes to or revisions of the A&R Fee Agreement now before this meeting.

(c) If under the A&R Fee Agreement or the Act any future actions of the Company (including, without limitation, the supplementation of the exhibits thereto and/or any assignments of the Project) require the approval of the County, such approval can be given on behalf of the County by the Administrator upon affirmative resolution of the County Council to the extent permitted by law. The County officials shall first consult the County Attorney with respect to such approval. The execution of a written approval by County officials shall constitute conclusive evidence that the County has approved the respective actions of the Company.

Section 4. **Multi-County Park Allocation**. The County hereby amends prior ordinances relating to the multi-county park agreement by and between the County and Williamsburg County dated July 19, 2012 with respect to the Company's property to provide that the County shall be reimbursed for revenues allocated to the Economic Development Grant in the same manner as special source revenue credits would be allocated thereunder.

DRAFT

Section 5. **Severability**. The provisions of this Ordinance are declared to be separable. If any section, phrase, or provision shall be declared by a court of competent jurisdiction to be invalid or unenforceable for any reason, the remaining sections, phrases, and provisions of the Ordinance shall remain valid.

Section 6. **Effectiveness**. This Ordinance is effective after its approval by the County Council.

[*signature page to follow*]

DRAFT

FLORENCE COUNTY, SOUTH CAROLINA

_____

C. William Schofield, Chairman
Florence County Council

Attest:

_____

Hope M. Jones, Clerk to Council
Florence County, South Carolina

Approved as to form and content:

_____

D. Malloy McEachin, Jr.
Florence County Attorney

DRAFT

EXHIBIT A

[A&R Fee Agreement]

DRAFT

AMENDED AND RESTATED

FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT

by and between

FLORENCE COUNTY, SOUTH CAROLINA,

and

SANTEE ELECTRIC COOPERATIVE, INC.

Originally Dated as of December 9, 2021

Amended & Restated as of [●]

TABLE OF CONTENTS

Page

ARTICLE I DEFINITIONS 2

Section 1.01. Definitions 2
Section 1.02. References to Agreement 7

ARTICLE II REPRESENTATIONS AND WARRANTIES 7

Section 2.01. Representations and Warranties by the County 7
Section 2.02. Representations and Warranties by the Company 8

ARTICLE III COVENANTS OF THE COUNTY 8

Section 3.01. Agreement to Accept Negotiated FILOT Payments 8
Section 3.02. Commensurate Benefits 8

ARTICLE IV COVENANTS OF THE COMPANY 9

Section 4.01. Investment in the Project 9
Section 4.02. Payment of Administration Expenses 10
Section 4.03. Use of the Project for Lawful Activities 11
Section 4.04. Maintenance of Existence 11
Section 4.05. Records and Reports 11

ARTICLE V FEES IN LIEU OF TAXES 13

Section 5.01. Payment of Fees in Lieu of *Ad Valorem* Taxes 13
Section 5.02. Statutory Lien 18

ARTICLE VI THIRD PARTY ARRANGEMENTS 19

Section 6.01. Conveyance of Liens and Interests; Assignment 19
Section 6.02. Sponsors and Sponsor Affiliates 19

ARTICLE VII TERM; TERMINATION 20

Section 7.01. Term 20
Section 7.02. Termination 20

ARTICLE VIII EVENTS OF DEFAULT AND REMEDIES 20

Section 8.01. Events of Default 20
Section 8.02. Remedies on an Event of Default 21
Section 8.03. Defaulted Payments 21
Section 8.04. Default by the County 21

ARTICLE IX MISCELLANEOUS 22

Section 9.01. Rights and Remedies Cumulative 22
Section 9.02. Successors and Assigns 22
Section 9.03. Notices; Demands; Requests 22

TABLE OF CONTENTS
(continued)

Page

Section 9.04. Applicable Law 23
Section 9.05. Entire Understanding 23
Section 9.06. Severability 23
Section 9.07. Headings and Table of Contents; References 23
Section 9.08. Multiple Counterparts 23
Section 9.09. Amendments 23
Section 9.10. Waiver 24
Section 9.11. Further Proceedings 24
Section 9.12. Indemnification Covenants 24
Section 9.13. No Liability of County Personnel 25
Section 9.14. Limitation of Liability 25

EXHIBIT A MILLAGE RATES A-1
EXHIBIT B THRESHOLD PAYMENT B-1

AMENDED AND RESTATED FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT

THIS AMENDED AND RESTATED FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (this "Agreement") originally dated as of December 9, 2021 and as amended as of [●], by and between FLORENCE COUNTY, SOUTH CAROLINA, a body politic and corporate and a political subdivision of the State of South Carolina (the "County"), and SANTEE ELECTRIC COOPERATIVE, INC., a company formerly known to the County as Project Swift, and its affiliates and subsidiaries, acting for themselves, one or more affiliates, and/or other project sponsors (collectively the "Company").

W I T N E S S E T H:

WHEREAS, the County, acting by and through its County Council (the "Council"), is authorized and empowered under and pursuant to the provisions of the Code of Laws of South Carolina 1976, as amended (the "Code"), particularly Title 12, Chapter 44 of the Code (the "Negotiated FILOT Act"): (i) to enter into agreements with certain investors to construct, operate, maintain, and improve certain projects through which the economic development of the State of South Carolina (the "State") will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ the manpower, agricultural products, and natural resources of the State; and (ii) to covenant with such investors to accept certain fee in lieu of *ad valorem* tax ("FILOT") payments, including, but not limited to, negotiated FILOT payments made pursuant to the Negotiated FILOT Act, with respect to a project; and

WHEREAS, the Company previously entered into a FILOT agreement with the County pursuant to County Ordinance 12-2020/21 under which the Company committed to make an investment in real and personal property of not less than $2,500,000 to establish and expand at a location within the County ("2020 Project"); and

WHEREAS, in addition to the "2020 Project," the Company in 2021 pursuant to County Ordinance #08-2021/22 entered into the original version of this Agreement ("Original Agreement") in which it committed to establish and expand certain utility related infrastructure, equipment and facilities at one or more locations in the County (the "2021 Project"), and anticipated that, should its plans proceed as expected, it would invest, or cause to be invested, an additional $7,500,000 (totaling $10,000,000) in the Project by the end of the Compliance Period (which was then defined to expire on 12/31/2026) (the "Original Investment Commitment"); and

WHEREAS, as of the effective date of this Agreement, the Company has met the Original Investment Commitment; and

WHEREAS, the Company intends to make an additional investment of approximately $11,500,000 in the County by the end of the Compliance Period (the "Expansion," and, together with the 2021 Project, the "Project"), and

WHEREAS, the Company, through the 2020 Project, the 2021 Project, and the Project, anticipates that it will collectively invest in total not less than $21,500,000 in real and personal property; and

WHEREAS, the County has determined that the Project will subserve the purposes of the Act and has made certain findings pertaining thereto in accordance with the Act; and

WHEREAS, in accordance with such findings and determinations and in order to induce the Company to locate the Project in the County, the County agrees to provide the benefits of a negotiated FILOT with respect to the Project, the terms of all of which are set forth in greater detail in this Agreement, and to extend the Compliance Period by five years, and to provide certain funds in the form of an economic development grant; and

WHEREAS, the County has determined that it is in the best interests of the County to amend the Original Agreement by entering into this Agreement with the Company, subject to the terms and conditions set forth herein, and, by Ordinance adopted contemporaneously herewith, has approved the form, terms and conditions of this Agreement and ratified all prior actions taken with respect to the Project.

NOW, THEREFORE, in consideration of the premises, the mutual covenants contained herein, the above recitals which are incorporated herein by reference, and the potential investment to be made, or caused to be made, by the Company which contributes to the tax base and the economic welfare of the County, the respective representations and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Company agree as follows:

ARTICLE I

DEFINITIONS

Section 1.01. Definitions. In addition to the words and terms elsewhere defined in this Agreement, the following words and terms as used herein and in the preambles hereto shall have the following meanings unless the context or use indicates another or different meaning or intent.

"Act" shall mean the Negotiated FILOT Act.

"Administration Expenses" shall mean the reasonable and necessary expenses incurred by the County in the negotiation and approval of the terms and provisions of this Agreement and in the fulfillment of its obligations under this Agreement and in the implementation of its terms and provisions, including reasonable and necessary attorney's fees at the hourly rates which are standard for the applicable legal services to the County, and further including any expenses incurred by the County in defending challenges or suits to the incentives provided herein by third parties, but excluding suits brought by the Company under **Section 8.04** hereof; provided, however, that no such expense shall be considered an Administration Expense unless the County shall have furnished to the Company, or such other Co-Investor, as the case may be, a statement

including a general explanation of such expenses incurred. In the event of any challenges to the incentives provided herein by third parties, the County and the Company agree to work in good faith to determine to defend such third party challenges.

"*Affiliate*" shall mean any corporation, limited liability company, partnership or other Person or entity which now or hereafter controls, is controlled by, or is under common control with the Company or any other Sponsor or Sponsor Affiliate, as the case may be, or which is now or hereafter controlled or under common control by the Company or any other Sponsor or Sponsor Affiliate, or by any partner, shareholder or owner of the Company or any other Sponsor or Sponsor Affiliate, as the case may be, and shall also include any subsidiary, affiliate or other Person, individual, or entity who now or hereafter bears a relationship to the Company or any other Sponsor or Sponsor Affiliate as described in Section 267(b) of the Internal Revenue Code.

"*Agreement*" shall mean this Fee in Lieu of Tax and Incentive Agreement as originally executed and from time to time supplemented or amended as permitted herein.

"*Code*" shall mean the Code of Laws of South Carolina 1976, as amended, unless the context clearly requires otherwise.

"*Co-Investor*" shall mean the Company and any Sponsor or Sponsor Affiliate within the meaning of Sections 12-44-30(19) and (20) of the Negotiated FILOT Act, any Affiliate of the Company or of any such other Sponsor or Sponsor Affiliate, any developer in a build-to-suit arrangement or other leasing arrangement with respect to the Project, any lessor of equipment or other property comprising a part of the Project, and any financing entity or other third party investing in, or providing funds for, the Project. The Company shall notify the County in writing of the identity of any other Sponsor, Sponsor Affiliate or other Co-Investor and shall, to the extent the Company and any such other Sponsor, Sponsor Affiliate, or other Co-Investor intend to extend the benefits of the Negotiated FILOT to property owned by any such other entity pursuant to **Section 6.02** hereof, comply with any additional notice requirements, or other applicable provisions, of the Negotiated FILOT Act. As of the date of the original execution and delivery of this Agreement, the Company is the only Co-Investors.

"*Company*" shall mean Santee Electric Cooperative, Inc., and any surviving, resulting, or transferee entity in any merger, consolidation or transfer of assets permitted under **Sections 4.04** or **6.01** hereof or any other assignee or transferee hereunder which is designated by the Company and approved by the County.

"*Compliance Period*" shall mean the period commencing with the first day that Negotiated FILOT Property is purchased or acquired, whether before or after the date of this Agreement, and ending on the tenth anniversary of the end of the Property Tax Year in which the initial Negotiated FILOT Property comprising all or a portion of the Project is placed in service, all as specified in Section 12-44-30(13) of the Negotiated FILOT Act. It is presently anticipated, but not required, that the initial Negotiated FILOT Property comprising all or a portion of the Project will be placed in service in the Property Tax Year ending on December 31, 2021, and, in such event, the Compliance Period will end on December 31, 2031. Provided that such approval is granted in

accordance with the Act, the Compliance Period may be extended by the County upon request by the Company.

"*County*" shall mean Florence County, South Carolina, a body politic and corporate and a political subdivision of the State, and its successors and assigns.

"*Council*" shall mean the governing body of the County and its successors.

"*Deficiency Payment*" shall have the meaning specified in **Section 5.01(e)** hereof.

"*Department of Revenue*" shall mean the South Carolina Department of Revenue and any successor thereof.

"*Event of Default*" shall mean an Event of Default, as set forth in **Section 8.01** hereof.

"*Existing Property*" shall mean property which will not qualify for the Negotiated FILOT pursuant to Section 12-44-110 of the Negotiated FILOT Act, including, without limitation, property which has been subject to *ad valorem* taxes in the State prior to commencement of the Investment Period and property included in the Project as part of the repair, alteration, or modification of property which is not economic development property; provided, however, that Existing Property shall not include: (a) the Land; (b) property acquired or constructed by or on behalf of the Company or any other Sponsor or Sponsor Affiliate during the Investment Period which has not been placed in service in this State prior to the commencement of the Investment Period notwithstanding that *ad valorem* taxes have heretofore been paid with respect to such property, or property which has been placed in service in the State pursuant to an inducement agreement or other preliminary approval by the County, including the Inducement Resolution, prior to execution of this Agreement pursuant to Section 12-44-40(E) of the Negotiated FILOT Act, which property shall qualify as Negotiated FILOT Property; (c) property purchased by or on behalf of the Company or any other Sponsor or Sponsor Affiliate during the Investment Period in a transaction other than between any of the entities specified in Section 267(b) of the Internal Revenue Code, as defined under Chapter 6 of Title 12 of the Code as of the time of the transfer, to the extent that the Company and other Co-Investors, in the aggregate, invest at least an additional $45,000,000 in the Project, exclusive of the property identified in this subsection (b); or, (d) modifications which constitute an expansion of real property or real property improvement portions of Existing Property. As used in the immediately preceding sentence, expansion shall include all modifications, alterations, additions, and improvements that are considered necessary, suitable, or useful by the Company.

"*FILOT*" shall mean fee in lieu of *ad valorem* property taxes.

"*FILOT Payment*" *or* "*FILOT Payments*" shall mean the FILOT payments to be made by the Company with respect to the Project, whether made as Negotiated FILOT Payments pursuant to **Section 5.01** hereof.

"*Investment Period*" shall initially mean a period equal to the Compliance Period; provided, however, that the County will consider in good faith any request by the Company to extend the Investment Period.

"*Land*" shall mean the land, that has been or will be acquired, whether in fee simple, by lease, or by easement, upon which the Project has been or will be constructed and equipped, located anywhere within the County.

"*Minimum Contractual Investment Requirement*" shall mean investment in Negotiated FILOT Property for the 2020 Project and the Project, within the period commencing on the first day that Negotiated FILOT Property is purchased or acquired, whether before or after the date of this Agreement, and ending at the end of the Compliance Period, by the Company and all Co-Investors, in the aggregate, of at least $21,500,000 (without regard to depreciation or other diminution in value), as reported by the Company and any Co-Investors, if any, on their respective PT-300 form or comparable forms (and any supplemental schedules or amendments) filed with the Department of Revenue, but also including capital expenditures that have been incurred and paid but are not yet taxable (i.e., expenditures for a speculative building that has not yet been completed and placed in service).

"*Minimum Statutory Investment Requirement*" shall mean investment in the Project of not less than $2,500,000 within the Compliance Period, as set forth in Section 12-44-30(14) of the Negotiated FILOT Act, which investment amount shall be calculated in accordance with, and subject to, Section 12-44-130 of the Negotiated FILOT Act.

"*Negotiated FILOT*" *or* "*Negotiated FILOT Payments*" shall mean the FILOT payments due pursuant to **Section 5.01** hereof with respect to that portion of the Project consisting of Negotiated FILOT Property qualifying under the Negotiated FILOT Act for the negotiated assessment ratio and millage rate or rates described in **Section 5.01(b)(ii)** hereof.

"*Negotiated FILOT Act*" shall mean Title 12, Chapter 44 of the Code.

"*Negotiated FILOT Property*" shall mean all Project property qualifying for the Negotiated FILOT as "economic development property" within the meaning of Section 12-44-30(6) of the Negotiated FILOT Act, including, without limitation, each item of real and tangible personal property comprising the Project which is placed in service during the Investment Period and which meets the requirements of Sections 12-44-30(6) and 12-44-40(C) of the Negotiated FILOT Act, together with all Replacement Property, but excluding any Non-Qualifying Property, and any Released Property.

"*Non-Qualifying Property*" shall mean that portion of the real and personal property located on the Land, which does not qualify as Negotiated FILOT Property, such Non-Qualifying Property to include: (i) Existing Property; (ii) except as to Replacement Property, property which the Company or any other Sponsor or Sponsor Affiliate places in service after the end of the Investment Period; and, (iii) any other property which fails or ceases to qualify for Negotiated FILOT Payments under the Negotiated FILOT Act or under this Agreement, including without

limitation property as to which the Company or any other Sponsor or Sponsor Affiliate has terminated the Negotiated FILOT pursuant to **Section 4.01(d)(iii)** hereof.

"*Person*" shall mean and include any individual, association, unincorporated organization, corporation, partnership, limited liability company, joint venture, or government or agency or political subdivision thereof.

"*Project*" shall mean: (i) all buildings, structures, fixtures and other real property improvements now or hereafter constructed on the Land; (ii) all utility and broadband property and improvements including, but not limited to improvements or modifications to, or expansions of property already existing on the Land which have become obsolete or are being updated or improved by the Company, machinery, equipment, furnishings and other personal property now or hereafter acquired by or on behalf of the Company for use on or about the Land; and, (iii) any Replacement Property, including property intended to replace property already existing on the Land which has become obsolete or is being updated or improved by the Company; provided, however, except as to Replacement Property, the term Project shall be deemed to include any such real property improvements and personal property, whether now existing or hereafter constructed, improved, acquired or equipped, only to the extent placed in service within a period commencing on January 1, 2021 and ending at the end of the Investment Period.

"*Property Tax Year*" shall mean the annual period which is equal to the fiscal year of the Company, *i.e.*, with respect to the Company, the annual period ending on December 31 of each year.

"*Released Property*" shall include property which was initially Negotiated FILOT Property but which is scrapped, sold, disposed of, or released from this Agreement by the Company or any other Sponsor or Sponsor Affiliate pursuant to **Section 4.01(d)** hereof and Section 12-44-50(B) of the Negotiated FILOT Act, any portion of the Negotiated FILOT Property constituting infrastructure which the Company or any other Sponsor or Sponsor Affiliate dedicates to the public use within the meaning of Section 12-6-3420(C) of the Code, or property which is damaged, destroyed, or taken by process of eminent domain and not restored or replaced.

"*Replacement Property*" shall mean all property placed in service on the Land in substitution of, or as replacement for, any Negotiated FILOT Property which becomes Released Property, regardless of whether such property serves the same function as the property it replaces and regardless of whether more than one piece of such property replaces a single piece of the Negotiated FILOT Property, to the maximum extent that such property may be included in the calculation of the Negotiated FILOT pursuant to **Section 5.01(d)** hereof and Section 12-44-60 of the Negotiated FILOT Act.

"*Sponsor*" and "*Sponsor Affiliate*" shall mean an entity whose investment with respect to the Project will qualify for the Negotiated FILOT pursuant to **Section 6.02** hereof and Sections 12-44-30(19) or (20) and Section 12-44-130 of the Negotiated FILOT Act if the statutory investment requirements are met. As of the original execution and delivery of this Agreement, the only Sponsor is the Company, and there are no Sponsor Affiliates.

"State" shall mean the State of South Carolina.

"Term" shall mean the term of this Agreement, as set forth in **Section 7.01** hereof.

"Transfer Provisions" shall mean the provisions of Section 12-44-120 of the Negotiated FILOT Act.

Section 1.02. References to Agreement. The words "hereof", "herein", "hereunder", and other words of similar import refer to this Agreement as a whole.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.01. Representations and Warranties by the County. The County makes the following representations and warranties as the basis for the undertakings on its part herein contained:

(a) The County is a body politic and corporate and a political subdivision of the State. By proper action by the Council, the County has duly authorized the execution and delivery of this Agreement and has duly approved the Negotiated FILOT, as set forth herein, as well as any and all actions reasonably necessary and appropriate to consummate the transactions contemplated hereby.

(b) Solely on the basis of information supplied to it by the Company, the County has determined the Project will subserve the purposes of the Act and has made all other findings of fact required by the Act in connection with the undertaking of the arrangements set forth herein.

(c) This Agreement has been duly authorized, executed and delivered on behalf of the County. The authorization, execution, and delivery of this Agreement and the performance by the County of its obligations hereunder will not, to the best knowledge of the County, conflict with or constitute a breach of, or a default under, any State law, court or administrative regulation, decree, order, provision of the Constitution or laws of the State relating to the establishment of the County or its affairs, or any material agreement, mortgage, lease, or other instrument to which the County is subject or by which it is bound, nor, to the best knowledge of the County, any existing law or the provisions of the Constitution of the State.

(d) To the best knowledge of the County, no actions, suits, proceedings, inquiries, or investigations are pending or threatened against or affecting the County in any court or before any governmental authority or arbitration board or tribunal, any of which, to the best knowledge of the County, could materially adversely affect this Agreement or which could, in any way, adversely affect the validity or enforceability of this Agreement or the transactions contemplated hereby.

Section 2.02. Representations and Warranties by the Company . The Company makes the following representations and warranties as the basis for the undertakings on its part herein contained:

(a) The Company is a corporation validly existing and in good standing under the laws of the State of South Carolina, has all requisite power to enter into this Agreement and to carry out its obligations hereunder, and by proper action has been duly authorized to execute and deliver this Agreement. The Company has a fiscal year end of December 31 and the Company will notify the County of any changes in its respective fiscal year.

(b) The Company intends to operate the Project for the primary purpose to provide services to its members and customers.

(c) The Negotiated FILOT incentive to be provided to the Company by the County, as set forth herein, was one of the primary factors in inducing the Company to locate the Project within the County.

(d) To the best knowledge of the Company, no actions, suits, proceedings, inquiries, or investigations are pending or threatened against or affecting the Company in any court or before any governmental authority or arbitration board or tribunal, which would materially adversely affect this Agreement or which would, in any way, adversely affect the validity or enforceability of this Agreement, or the transactions contemplated hereby.

(e) The Company has retained legal counsel to advise, or has had a reasonable opportunity to consult legal counsel to advise, of its eligibility for the Negotiated FILOT and other incentives granted by this Agreement and has not relied on the County, its officials, employees or legal representatives with respect to any question of eligibility or applicability of the Negotiated FILOT and other incentives granted by this Agreement.

ARTICLE III

COVENANTS OF THE COUNTY

Section 3.01. Agreement to Accept Negotiated FILOT Payments. The County hereby agrees to accept Negotiated FILOT Payments in accordance with the provisions of **Section 5.01** hereof in lieu of *ad valorem* taxes with respect to that portion of the Project consisting of Negotiated FILOT Property until this Agreement expires or is sooner terminated.

Section 3.02. Commensurate Benefits. The parties hereto acknowledge the intent of this Agreement, in part, is to afford the Company and each Sponsor or Sponsor Affiliate the benefits specified in this Article III in consideration of the Company's decision to locate the Project within the County, and this Agreement has been entered into in reliance upon the enactment of the Act and the County's compliance with the requirements thereof. In the event that a court of competent jurisdiction holds that the Act is, in whole or in part, unconstitutional or this Agreement, or

agreements similar in nature to this Agreement are invalid or unenforceable in any material respect, or should the Company determine there is a reasonable doubt as to the validity or enforceability of this Agreement in any material respect, then, at the request of the Company, the County agrees to use its best efforts, and to take such other steps as may be necessary, to extend to the Company and each other Sponsor or Sponsor Affiliate the intended benefits of this Agreement, including, but not limited to, the Negotiated FILOT and agrees, if requested by the Company, to enter into a lease purchase agreement with the Company and each other Sponsor or Sponsor Affiliate pursuant to Section 12-44-160 of the Negotiated FILOT Act, the terms of which shall be mutually agreeable to the County and the Company but with the intention that such agreement will afford the benefits commensurate with, but on in excess of, those intended under this Agreement. In furtherance of this covenant, the County also agrees that, in the event that, for any reason, the Act or this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable in whole or in part, the Company and the County express their intentions that tax or FILOT Payments be reformed so as to best afford the Company and each other Sponsor or Sponsor Affiliate benefits commensurate with, but not in excess of, those intended under this Agreement, including, without limitation, any benefits afforded under Title 12, Chapter 6, Title 4, Chapter 1 and Title 4, Chapter 29 of the Code, as applicable, to the extent allowed by law.

ARTICLE IV

COVENANTS OF THE COMPANY

Section 4.01. Investment in the Project.

(a) The Company hereby agrees to acquire, construct, equip, or improve, or cause to be acquired, constructed, equipped, or improved, the Project, as the same shall be determined from time to time by the Company in its sole discretion. As required by Section 12-44-30(2) of the Negotiated FILOT Act, at least a portion of the Negotiated FILOT Property comprising the Project shall be placed in service no later than the end of the Property Tax Year which is three (3) years from the last day of the calendar year in which this Agreement is entered, which is anticipated to be that Property Tax Year ending on December 31, 2024.

(b) Notwithstanding anything herein to the contrary, and to the maximum extent permitted by law, investment in Negotiated FILOT Property in the County at the Project by any and all other permitted Co-Investors shall together with investment in Negotiated FILOT Property in the County at the Project by the Company, count toward achievement of the Minimum Statutory Investment Requirement. Aggregate investment shall generally be determined by reference to the property tax returns of the Company and all other permitted Co-Investors filed with respect to the Project, including without limitation, each such entity's assets listed on a SCDOR PT-300 (along with any supplemental schedules and amendments) or such comparable forms, as the Department of Revenue may provide in connection with projects under the Act, without regard to depreciation or other diminution in value.

(c) Subject to the provisions of **Sections 4.04** and **6.01** hereof, the Company shall, retain title to, or other property rights in, its respective portion of the Project throughout the Term of this Agreement, and the Company shall have full right to mortgage, lease, or encumber all or any portion of the Project, including without limitation, in connection with any financing transactions, all without the consent of the County.

(d) The Company shall have the right at any time and from time to time during the Term hereof to undertake any of the following:

(i) The Company may, at its own expense, add to the Project all such real and personal property as the Company, in its discretion deems useful or desirable, including, without limitation, Negotiated FILOT Property, without any limit as to the amount thereof.

(ii) Subject to the provisions of **Section 5.01(f)(iii)** hereof, in any instance when the Company, in its discretion, determines any property included in the Project, including without limitation, any Negotiated FILOT Property, has become inadequate, obsolete, worn out, unsuitable, undesirable, or unnecessary for operations at the Project, the Company may remove such property from the Project and sell, trade in, exchange, or otherwise dispose of them as a whole or in part without the consent of the County.

(iii) The Company may, at any time in its their discretion by written notice to the County, remove any Project property including, but not limited to, Negotiated FILOT Property, real or personal, from the Project or from the provisions of this Agreement including, but not limited to, the Negotiated FILOT arrangement set forth in this Agreement and retain such property for use as part of its operations in the County, whether or not such property remains as part of the Project, and effective as of the date of any such removal, such property will be subject to *ad valorem* taxes; provided, that, any such notice requirement may be satisfied by property tax returns filed with respect to the Project and any other such property, including without limitation, such entity's SCDOR PT-300 (along with supplemental schedules or amendments) or such comparable forms, as the Department of Revenue may provide in connection with projects under the Act, and in such event, any such removal reflected by any such written notice shall be deemed to be effective as of the date of such removal.

(iv) All Negotiated FILOT Property sold or otherwise disposed of under this Section shall be deemed Released Property for purposes of this Agreement.

Section 4.02. Payment of Administration Expenses. The Company or any other Sponsor or Sponsor Affiliate will reimburse, or cause reimbursement of, the County from time to time for the County's Administration Expenses incurred in the fulfillment of its obligations hereunder, or

in the negotiation or implementation of this Agreement's terms and provisions, with respect to the Company or any other Sponsor or Sponsor Affiliate, as the case may be, promptly upon written request therefor, but in no event later than thirty (30) days after receiving written notice from the County specifying the general nature of such expense and requesting the payment of the same. The County acknowledges that it does not anticipate any charges in the nature of impact fees or recurring fees in connection with the Project or the incentives authorized by this Agreement, and, aside from the Administration Expenses, the County anticipates no out of pocket expenses in connection with this Agreement and the transactions authorized hereby.

Section 4.03. Use of the Project for Lawful Activities. During the Term of this Agreement, the Company may use the Project as it deems fit for any lawful purpose.

Section 4.04. Maintenance of Existence. Except in the event the resulting, surviving or transferee entity is the Company, an Affiliate, or a company with which the Company shares common management, as to which such consolidation, merger, or transfer, the County, to the extent allowed by law, hereby preapproves and consents, unless the County shall provide prior consent or subsequent ratification otherwise, which consent or ratification shall not be unreasonably withheld, conditioned, or delayed, the Company covenants that it will maintain its separate existence and will not dissolve or consolidate with, merge into or transfer, or otherwise dispose of substantially all of its property to any other entity or permit one or more other entities to consolidate with or merge into it or purchase substantially all of its property

Upon any consolidation or merger or any conveyance or transfer of all or substantially all of the Company's assets in accordance with this **Section 4.04**, the successor entity formed by such consolidation or into which the Company is merged or to which such conveyance or transfer is made, shall succeed to, and be substituted for, and may exercise every right and power of the Company under this Agreement with the same effect as if such successor entity had been named as the Company herein, and thereafter the Company shall be relieved of all obligations and covenants under this Agreement.

If a consolidation, merger or conveyance or transfer is made as permitted by this Section, the provisions of this Section shall continue in full force and effect and no further consolidation, merger or conveyance or transfer shall be made except in compliance with the provisions of this **Section 4.04**.

The Company acknowledges transfers of this Agreement or the Negotiated FILOT Property may cause the Negotiated FILOT Property to become ineligible for a Negotiated FILOT or result in penalties under the Act absent compliance by the Company with the Transfer Provisions.

Section 4.05. Records and Reports. The Company and each Sponsor or Sponsor Affiliate will maintain, or cause to be maintained, such books and records with respect to its respective portion of the Project as will permit the identification of those portions of the Project it places in service during the Investment Period, the amount of investment with respect thereto, and any computations of Negotiated FILOT Payments made by such entity hereunder, and will comply

with all reporting requirements of the State and the County applicable to Negotiated FILOT Property under the Negotiated FILOT Act, including without limitation the reports required by Section 12-44-90 of the Negotiated FILOT Act (collectively, "Filings"); provided, however, that the parties hereto hereby waive in their entirety the requirement under Section 12-44-55 of the Negotiated FILOT Act for a recapitulation of the terms of this Agreement. In addition, the following records shall be provided to the County:

(a) Upon direction of the governing body of the County, a County Official may request and obtain such financial books and records from the Company and any other Sponsor or Sponsor Affiliate that support the Negotiated FILOT returns of the Company or such other Sponsor or Sponsor Affiliate as may be reasonably necessary to verify the calculations of the Negotiated FILOT Payments by the Company, or such other Sponsor or Sponsor Affiliate. For purposes of this Agreement, the term "County Official" shall include the Administrator, Auditor, Assessor, or Treasurer of the County.

(b) Each year during the Term hereof, the Company, and each other Sponsor or Sponsor Affiliate shall deliver to the County Auditor, the County Assessor and the County Treasurer of the County a copy of any form or return it files with the Department of Revenue with respect to the Project at the same time as delivery thereof to the Department of Revenue.

(c) The Company shall cause a copy of this Agreement, as well as a copy of the completed Form PT-443 required by the Department of Revenue, to be filed within thirty (30) days after the date of original execution and delivery hereof with the County Auditor, the County Assessor and the County Treasurer of the County, and with the Department of Revenue, and shall update such Form PT-443 from time to time to the extent that the information therein is no longer accurate.

Notwithstanding any other provision of this Section, the Company and each other Sponsor or Sponsor Affiliate may, by clear, written designation, conspicuously marked, designate with respect to any Filings or other documents or information delivered to the County segments thereof that the Company or such other Sponsor or Sponsor Affiliate believes contain proprietary, confidential, or trade secret matters. The County shall comply with all reasonable, written requests made by the Company or any such other Sponsor or Sponsor Affiliate with respect to maintaining the confidentiality of such designated segments, to the extent allowed by law. Except to the extent required by law, unless the County has provided at least ten (10) days advance written notice to the Company or such other Sponsor or Sponsor Affiliate of such proposed release, the County shall not knowingly and voluntarily release any Filing, documents, or other information provided to the County by the Company or any other Sponsor or Sponsor Affiliate in connection with the Project, whether or not such information has been designated as confidential or proprietary by the Company or any other Sponsor or Sponsor Affiliate.

Section 4.06. Savings Reinvestment. In the interest of expanding economic development opportunities to its members within the County, the Company shall create a special fund, which the Company shall hold in trust for economic development-related expenditures within the County, in which the Company shall deposit all property-tax related savings realized as a result of this Agreement. The Company has the sole and absolute discretion to use these funds for economic development activities within the County. Funds may be used, for example, to purchase, build, and develop economic development assets in the County within the Company's service territory. Such investments shall be over and above the levels of investments the Company has customarily made in the County in the ordinary course of business.

ARTICLE V

FEES IN LIEU OF TAXES

Section 5.01. Payment of Fees in Lieu of *Ad Valorem* Taxes.

(a) In accordance with the Negotiated FILOT Act, the parties hereto hereby agree, during the Term hereof, that there shall be due annually with respect to that portion of the Project constituting Negotiated FILOT Property, whether owned by the Company or any other Sponsor or Sponsor Affiliate, a Negotiated FILOT Payment calculated as set forth in this Section, at the places, in the manner and subject to the penalty assessments prescribed by the County or the Department of Revenue for *ad valorem* taxes. It is presently anticipated, but not required, that the initial Negotiated FILOT Payment, which shall be due under current Code requirements on the January 15 following the year in which the County adds the initial Negotiated FILOT Property to its tax rolls, will be due on January 15, 2024.

(b) Subject to adjustment pursuant to the provisions of this **Section 5.01**, the Negotiated FILOT shall be calculated each year in accordance with the following provisions:

(i) For each annual increment of investment in Negotiated FILOT Property, the annual Negotiated FILOT Payments shall initially be payable for a payment period of thirty (30) years. Accordingly, if such Negotiated FILOT Property is placed in service during more than one year, each year's investment during the Investment Period shall be subject to the Negotiated FILOT for a payment period of thirty (30) years up to an aggregate of thirty-five (35) years or, if the Investment Period is extended as set forth in the definition of "Investment Period" in **Section 1.01** hereof, up to an aggregate of forty (40) years.

(ii) The Negotiated FILOT shall be determined using: (1) an assessment ratio of 6%; (2) the lowest millage rate allowed with respect to each portion of the Project pursuant to Section 12-44-50(A)(1)(d) of the Negotiated FILOT Act, which based on the property comprising the Land as

of the original execution and delivery of this Agreement, is equal to the respective millage indicated on **Exhibit A** with respect to each portion of the Negotiated FILOT Property comprised of, or located on, such Land, and shall be fixed for the Term of this Agreement; and, (3) the fair market value of such Negotiated FILOT Property as determined in accordance with Section 12-44-50(A)(1)(c) of the Negotiated FILOT Act, which, for typical arm's length construction or acquisition, uses the original income tax basis for any real property without regard to depreciation or reassessment, but which shall be valued by the Department using ordinary obsolescence factors traditionally applied by the Department to the Company's property for property tax purposes, and the original income tax basis for any personal property less allowable depreciation and ordinary obsolescence factors traditionally applied by the Department to the Company's property for property tax purposes (except depreciation due to *extraordinary* obsolescence); provided, however, that the Company or any other Sponsor or Sponsor Affiliate and the County may agree, only in a writing approved by the Council, at a later date to amend this Agreement as to Negotiated FILOT Property owned by the Company or such other Sponsor or Sponsor Affiliate so as to determine the fair market value of any such real property in accordance with any other method permitted by the Negotiated FILOT Act.

(iii) All such calculations shall take into account all deductions for depreciation or other diminution in value allowed by the Code or by the tax laws generally, as well as tax exemptions which would have been applicable if such property were subject to *ad valorem* taxes, except the five (5) year exemption from County taxes allowed for certain manufacturing, distribution, corporate headquarters and research and development facilities pursuant to Section 3(g) of Article X of the Constitution of the State and Sections 12-37-220(B)(32) and (34) of the Code; provided, however, the Company shall not be entitled to extraordinary obsolescence with respect to Negotiated FILOT Property as set forth in Section 12-44-50(A)(1)(c)(ii) of the Negotiated FILOT Act.

(iv) For purposes of calculating the Negotiated FILOT, the Negotiated FILOT Property shall not include any Released Property or Non-Qualifying Property.

(v) Notwithstanding the formula set forth in **Section 5.01(b)(ii)** above, the aggregate of the annual *ad valorem* taxes paid by the Company on Existing Property and the annual Negotiated FILOT paid shall not be less than the threshold amount as initially set forth on **Exhibit B** hereto but reduced by 2% per year up to 20% in the aggregate (the "Threshold Amount"); provided, however, that the Threshold Amount shall be reduced by the amount of *ad valorem* taxes on Existing Property or the Negotiated FILOT due with respect to Negotiated FILOT Property or Non-Qualify Property, as the case may be,

that is damaged, destroyed, or is otherwise made non-operational as a result of a *force majeure* event, which shall mean an act of God, including but not limited flood, hurricane, tornado, fire, explosion, and earthquakes. The *force majeure* reduction, if any, will only be effective for the two property tax years following the *force majeure* event. If the County notifies the Company that the aggregate of the annual *ad valorem* taxes paid by the Company on Existing Property and the Negotiated FILOT due for a particular tax year do not meet the Threshold Amount (the amount by which the Threshold Amount exceeds the aggregate of *ad valorem* taxes paid by the Company on Existing Property and the Negotiated FILOT being a "Threshold Deficit," and the notice being the "Threshold Deficit Notice"), and the books and records of the Company (such books and records being subject to audit by the County as set forth in **Section 4.05(a)**) reflect the Threshold Deficit asserted in the Threshold Deficit Notice, then the Threshold Deficit shall be due and payable from, or at the direction of, the Company as a Deficiency Payment as set forth in **Section 5.01(g)** hereof. Provided, the sum of the Company's *ad valorem* taxes, Negotiated FILOT Payments, and Threshold Deficit for any particular year shall be capped at the amount of *ad valorem* taxes the Company would have paid in the absence of this Agreement.

(c) To the extent not prohibited by the Department of Revenue, Negotiated FILOT Payments are to be recalculated (subject, always to the continuing requirements of **Section 5.01(f)** hereof):

(i) to reduce such payments in the event the Company or any other Sponsor or Sponsor Affiliate disposes of any part of the Negotiated FILOT Property within the meaning of Section 12-44-50(B) of the Negotiated FILOT Act and as provided in **Section 4.01(d)(ii)** hereof by the amount applicable to the Released Property;

(ii) to reduce such payments in the event that the Negotiated FILOT Property or any portion thereof is damaged or destroyed, lost or stolen, or the subject of condemnation proceedings or otherwise removed from the Project as a result of circumstances beyond the control of the Company or any other Sponsor or Sponsor Affiliate;

(iii) to increase such payments in the event the Company or any other Sponsor or Sponsor Affiliate adds any Negotiated FILOT Property (other than Replacement Property) to the Project; or

(iv) to adjust such payments if the Company or any other Sponsor or Sponsor Affiliate elects to convert any portion of the Negotiated FILOT Property from the Negotiated FILOT to *ad valorem* taxes as permitted by **Section 4.01(d)(iii)**.

(d) Upon installation or placing in service of any Replacement Property for any Released Property, such Replacement Property shall become subject to Negotiated FILOT Payments to the fullest extent allowed by the Negotiated FILOT Act, subject to the following rules:

(i) Such Replacement Property does not have to serve the same function as the Released Property it is replacing. Replacement Property is deemed to replace the oldest property subject to the Negotiated FILOT, whether real or personal, which is disposed of in the same Property Tax Year as the Replacement Property is placed in service. Replacement Property qualifies for Negotiated FILOT Payments up to the original income tax basis of the Released Property which it is replacing in the same Property Tax Year. More than one piece of property can replace a single piece of property. To the extent that the income tax basis of the Replacement Property exceeds the original income tax basis of the Released Property which it is replacing, the excess amount is subject to payments equal to the *ad valorem* taxes that would have been paid on such property but for this Agreement. Replacement Property is entitled to the Negotiated FILOT Payments for the remaining portion of the Negotiated FILOT Payment period set forth in **Section 5.01(b)(i)** hereof applicable to the Released Property.

(ii) The Company or any other Sponsor or Sponsor Affiliate shall maintain, or cause to be maintained, records sufficient to identify all Replacement Property it places in service, and the Negotiated FILOT Payments with respect thereto shall be calculated using the millage rate and assessment ratio provided on the property it is replacing.

(e) In the event that, for any reason, the Negotiated FILOT Act and/or the Negotiated FILOT or any portion thereof is, by a court of competent jurisdiction following allowable appeals, declared invalid or unenforceable in whole or in part, or the portion of the Project consisting of Negotiated FILOT Property is deemed not to be eligible for a Negotiated FILOT pursuant to the Act in whole or in part, the Company and the County express their intentions that such payments be reformed so as to afford the Company and each other Sponsor or Sponsor Affiliate benefits commensurate with those intended under this Agreement as then permitted by law, including without limitation any benefits afforded under Title 4, Chapter 12 and Title 4, Chapter 29 of the Code, as applicable, to the extent allowed by law. Absent the legal authorization to effect such reformation, the Company and the County agree that there shall be due hereunder with respect to the portion of the Negotiated FILOT Property affected by such circumstances *ad valorem* taxes, and that, to the extent permitted by law, the Company and any other Sponsor or Sponsor Affiliate shall be entitled: (1) to enjoy the five (5) year exemption from *ad valorem* taxes, provided by Article X, Section 3 of the Constitution of the State, and any other exemption allowed by law; (2) to enjoy all allowable depreciation; and (3) to receive all other tax credits which would be due if the Company and each other Sponsor or Sponsor Affiliate were obligated to pay *ad valorem* taxes hereunder. To the extent that under such circumstances the

Negotiated FILOT Payments hereunder are subject to retroactive adjustment, then there shall be due and payable from the Company and any other Sponsor or Sponsor Affiliate, as the case may be, with respect to such entity's portion of the Negotiated FILOT Property in question, an amount equal to the difference between the Negotiated FILOT Payments theretofore actually paid and the amount which would have been paid as *ad valorem* taxes, together with interest on such deficiency as provided in Section 12-54-25(D) of the Code (a "Deficiency Payment").

(f)

(i) In the event that the Minimum Statutory Investment Requirement is not satisfied by the end of the Compliance Period, then all Negotiated FILOT Payments shall revert retroactively to *ad valorem* taxes, calculated as set forth in paragraph (e) above, and a Deficiency Payment shall be due and payable from, or at the direction of, the Company or each other Sponsor or Sponsor Affiliate, as the case may be, with respect to Negotiated FILOT Payments theretofore made. To the extent necessary to collect a Deficiency Payment under this clause (i) due to failure to satisfy the Minimum Statutory Investment Requirement, Section 12-44-140(D) of the Negotiated FILOT Act provides that any statute of limitations that might apply pursuant to Section 12-54-85 of the Code is suspended.

(ii) In the event that the Minimum Statutory Investment Requirement is satisfied by the end of the Compliance Period, but following the Compliance Period, investment in the Project, without regard to depreciation or other diminution in value, falls below the investment level set forth in the Minimum Statutory Investment Requirement, then the Project shall prospectively be subject to *ad valorem* taxes, calculated as set forth in paragraph (e) above, in accordance with Section 12-44-140(C) of the Negotiated FILOT Act, commencing with any Negotiated FILOT Payments due with respect to Project property placed in service as of the end of the Property Tax Year in which such deficiency occurs.

(iii) In accordance with the provisions of **Sections 4.01(b)** and **6.02** hereof, except for Existing Property, the investment in all property utilized by the Company or any other Co-Investor at the Land, whether owned by the Company or any other Co-Investor outright or utilized by the Company or any other Co-Investor pursuant to any financing agreement or any lease or other arrangement with the Company or any other Co-Investor, which qualifies as Negotiated FILOT Property, shall be counted toward all investment obligations under this Agreement, including, to the extent permitted by law, investment obligations under the Negotiated FILOT Act.

(g) Except as otherwise set forth in this Agreement or as otherwise required by the Act, any amounts due to the County under this **Section 5.01** as a Deficiency Payment or other retroactive payment shall be paid, or caused to be paid, by the Company or the Sponsor or Sponsor Affiliate, as the case may be, within sixty (60) days following receipt

by the Company or such other Sponsor or Sponsor Affiliate of notice from the County that such a Deficiency Payment or other retroactive payment is due from such entity. However, to the extent that upon receipt of such notice, the Company or such other Sponsor or Sponsor Affiliate disputes the Deficiency Payment, then each of them shall have the right to provide written notice within thirty (30) days of receipt of such notice. If it is determined by the County that there is an error in the Deficiency Payment, then the sixty (60) day payment period shall be extended by an additional period equal to the period tolling from the date on which the Company or the Sponsor or Sponsor Affiliate has submitted its notification of dispute and the date on which the County has provided its written determination in connection with such notification of dispute.

The parties acknowledge that: (i) the calculation of the annual Negotiated FILOT Payment due hereunder is a function of the Department of Revenue and is wholly dependent on the parties hereto intended to receive benefits under this Agreement timely submitting the correct annual property tax returns to the Department of Revenue; (ii) the County has no responsibility for the submission of returns or the calculation of the annual Negotiated FILOT Payment; and, (iii) failure by any party to timely submit the correct annual property tax return could lead to loss of all or a portion of the Negotiated FILOT benefits and other incentives provided by this Agreement; however, in no event, shall any failure to timely file such annual property tax return result in loss of the such benefits if time of the submission of such return is in compliance with applicable law relating to filing or amending property tax returns in South Carolina

Section 5.02. Statutory Lien. The parties hereto acknowledge the County's right to receive Negotiated FILOT Payments hereunder and that the County is entitled to and shall have a statutory lien with respect to the Project pursuant to Section 12-44-90(E) of the Negotiated FILOT Act and Title 12, Chapter 54 of the Code relating to the collection and enforcement of *ad valorem* property taxes.

Section 5.03. Economic Development Grant. As an inducement for the Company to locate the Expansion in the County, the County has agreed to provide an economic development grant for a term of ten (10) years to the Company in an amount equal to ten (10) percent of the total Negotiated FILOT Payment made by the Company to the County on all property placed in service after December 31, 2025 through the end of the Compliance Period as calculated pursuant to **Section 5.01** above (the "Economic Development Grant"). The Economic Development Grant may be provided as one or more annual cash payments paid by the County to the Company within 60 days following payment of the Company of its annual Negotiated FILOT Payment. In order to receive the Economic Development Grant, the Company must report the assets placed in service after December 31, 2025 through the end of the Investment Period on one or more separate schedules accompanying its annual PT-300 filings (or successor forms), with such schedules only including such assets and clearly designating such schedule(s) as "2025 ED GRANT ASSETS."

ARTICLE VI

THIRD PARTY ARRANGEMENTS

Section 6.01. Conveyance of Liens and Interests; Assignment. The County agrees that the Company and each other Co-Investor may at any time: (a) transfer all or any of its rights and interests hereunder or with respect to all or any part of the Project to any Person; or, (b) enter into any lending, financing, leasing, security, or similar arrangement or succession of such arrangements with any financing entity or other Person with respect to this Agreement or all or any part of the Project, including without limitation any sale-leaseback, equipment lease, build-to-suit lease, synthetic lease, nordic lease, defeased tax benefit or transfer lease, assignment, sublease or similar arrangement or succession of such arrangements, regardless of the identity of the income tax owner of such portion of the Project, whereby the transferee in any such arrangement leases the portion of the Project in question to the Company or any other Co-Investor or operates such assets for the Company or any other Co-Investor or is leasing all or a portion of the Project in question from the Company or any other Co-Investor. In the event of any such transfer, lease, financing, or other transaction described above, the rights and interests of the Company or such other Sponsor or Sponsor Affiliate under this Agreement, including, without limitation, the benefits of the Negotiated FILOT with respect to any Project property so transferred, leased, financed, or otherwise affected shall be so transferred and preserved, upon written approval of the County, which approval may take the form of a consent letter, a resolution or ordinance of the Council. Notwithstanding anything to the contrary in this **Section 6.01**, the County hereby preapproves and consents to the Company transferring all or any of its rights and interests hereunder or with respect to all or any part of the Project to an Affiliate, or a company with which the Company shares common management.

Subject to County consent when required under this **Section 6.01**, and at the expense of the Company or such other Sponsor or Sponsor Affiliate, the County agrees to take such further action and execute such further agreements, documents, and instruments as may be reasonably required to effectuate the assumption by any such transferee of all or part of the rights of the Company or any other Sponsor or Sponsor Affiliate under this Agreement and/or any release of the Company or any other Sponsor or Sponsor Affiliate pursuant to this **Section 6.01**.

The Company acknowledges that any transfer of an interest under this Agreement or in the Negotiated FILOT Property may cause all or part of the Negotiated FILOT Property to become ineligible for a Negotiated FILOT or result in penalties under the Negotiated FILOT Act absent compliance by the Company or any such other Sponsor or Sponsor Affiliate with the Transfer Provisions.

Section 6.02. Sponsors and Sponsor Affiliates. The Company may designate from time to time other Sponsors or Sponsor Affiliates pursuant to the provisions of Sections 12-44-30(19) or (20), respectively, and Section 12-44-130 of the Negotiated FILOT Act, which, in each case, must agree to be bound by the terms of this Agreement and must be approved by resolution of the Council. The Company shall provide the County and the Department of Revenue with written notice of any Sponsor or Sponsor Affiliate designated pursuant to this **Section 6.02** within ninety

(90) days after the end of the calendar year during which any such Sponsor or Sponsor Affiliate has placed in service Negotiated FILOT Property to be used in connection with the Project, all in accordance with Section 12-44-130(B) of the Negotiated FILOT Act.

ARTICLE VII

TERM; TERMINATION

Section 7.01. Term. Unless sooner terminated pursuant to the terms and provisions herein contained, this Agreement shall be and remain in full force and effect for a term commencing on the date on which the Company executes this Agreement, and ending at midnight on the day the last Negotiated FILOT Payment is made hereunder.

Section 7.02. Termination. In addition to the termination rights of the County under **Section 8.02(a)** hereof, the County and the Company may jointly agree to terminate this Agreement at any time, or the Company, may, at its option, unilaterally terminate this Agreement at any time, with respect to all, or any portion, of the Project in which event the Project, or such portion of the Project, shall be subject to *ad valorem* taxes, from the date of termination. Notwithstanding termination of this Agreement, the County shall have the same rights to receive payment for any retroactive *ad valorem* taxes, Deficiency Payments, interest or penalties, and the same enforcement rights with respect to such obligations as it would have with respect to *ad valorem* taxes, and the County's rights arising under **Section 5.01** prior to the time of such termination shall survive any such termination.

ARTICLE VIII

EVENTS OF DEFAULT AND REMEDIES

Section 8.01. Events of Default. Any one or more of the following events (herein called an "Event of Default", or collectively "Events of Default") shall constitute an Event of Default by the Company (the "Defaulting Entity"):

(a) if default shall be made in the due and punctual payment of any Negotiated FILOT Payments, which default shall not have been cured within sixty (60) days following receipt of written notice of such default from the County;

(b) if default shall be made in the due performance of or compliance with any of the terms hereof, other than those referred to in the foregoing paragraph (a), and such default shall continue for sixty (60) days after the County shall have given the Defaulting Entity written notice of such default; provided, the County may, in its discretion, grant the Defaulting Entity a longer period of time as necessary to cure such default if the Defaulting Entity proceeds with due diligence to cure such default; provided however, that no Event of Default shall exist under this Agreement during any period when there is pending, before any judicial or administrative tribunal having jurisdiction, any proceeding in which the Defaulting Entity has contested the occurrence of such default; or,

(c) if a Cessation of Operations occurs after the Compliance Period. For purposes of this Agreement, a "Cessation of Operations" means a publicly announced closure of the Project or a cessation in production at the Project that continues for a period of twelve (12) consecutive months.

Notwithstanding anything herein to the contrary, failure to meet any investment requirement, threshold, or level set forth in this Agreement shall not be deemed to be an Event of Default under this Agreement, but may terminate certain benefits hereunder or obligate the Company or any other Sponsor or Sponsor Affiliate, as the case may be, to make certain additional payments to the County, all as set forth in **Section 5.01(f)** hereof.

Section 8.02. Remedies on an Event of Default. Upon the occurrence of any Event of Default, the following remedies may be exercised by the County only as to the Defaulting Entity:

(a) the County may terminate this Agreement by delivery of written notice to the Defaulting Entity not less than thirty (30) days prior to the termination date specified therein;

(b) the County may have reasonable access to and inspect, examine, and make copies of the books and records of the Defaulting Entity pertaining to the construction, acquisition, or maintenance of the Project or calculation of the Negotiated FILOT as provided in **Section 4.05** hereof;

(c) the County may take whatever action at law or in equity as may appear necessary or desirable to collect the amount then due or enforce the County's rights hereunder, it being the express intent of the parties hereto that the County, without limitation, shall have the same remedies available by law to collect Negotiated FILOT Payments as if they were delinquent *ad valorem* tax payments, including execution upon the lien referred to in **Section 5.02** hereof.

Section 8.03. Defaulted Payments. In the event the Company or any other Sponsor or Sponsor Affiliate should fail to make any of the payments required to be made by such entity under this Agreement, the item or installment so in default shall continue as an obligation of such entity until the amount in default shall have been fully paid. If any such default relates to its obligations to make Negotiated FILOT Payments hereunder, such entity shall pay the same with interest thereon at the rate per annum provided by the Code for late payment of *ad valorem* taxes together with any penalties provided by the Code for late payment of *ad valorem* taxes, all as provided in Section 12-44-90 of the Negotiated FILOT Act.

Section 8.04. Default by the County. Upon the default of the County in the performance of any of its obligations hereunder, the Company or any other Sponsor or Sponsor Affiliate may take whatever action at law or in equity as may appear necessary or desirable to enforce its rights under this Agreement, including without limitation a suit for *mandamus* or specific performance.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Rights and Remedies Cumulative. Each right, power, and remedy of the County, or of the Company and any other Sponsor or Sponsor Affiliate provided for in this Agreement shall be cumulative and concurrent and shall be in addition to every other right, power, or remedy provided for in this Agreement or now or hereafter existing at law or in equity, in any jurisdiction where such rights, powers, and remedies are sought to be enforced; and the exercise by the County, or by the Company or any other Sponsor or Sponsor Affiliate of any one or more of the rights, powers, or remedies provided for in this Agreement or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude the simultaneous or later exercise by the County, or by the Company any other Sponsor or Sponsor Affiliate of any or all such other rights, powers, or remedies.

Section 9.02. Successors and Assigns. The terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective successors and assigns as permitted hereunder; provided, however, that notwithstanding anything herein to the contrary, the County may not assign any or all of its rights, duties, and obligations in, to, and under this Agreement without the written consent of the Company and any other Sponsor or Sponsor Affiliate, which consent may be provided by the Company or such other Sponsor or Sponsor Affiliate in their sole discretion.

Section 9.03. Notices; Demands; Requests. All notices, demands, and requests to be given or made hereunder to or by the County or the Company shall be in writing and shall be deemed to be properly given or made if sent by United States first class mail, postage prepaid, or via reputable courier service, to the following persons and addresses or to such other persons and places as may be designated in writing by such party.

(a) As to the County:

Florence County Administrator
Attn: Kevin Yokim
180 North Irby Street
Florence, SC 29501
Phone: (843) 665-3042

(b) with a copy (which shall not constitute notice) to:

Haynsworth Sinkler Boyd, P.A.
Attn: Will Johnson
P.O. Box 11889
Columbia, SC 29211-1889

(c) As to the Company:

Santee Electric Cooperative, Inc.
Attn: Robert G. Ardis, III, P.E., President and CEO
Ryan Cooper, CFO
P.O. Box 548
Kingstree, SC 29556

(d) with a copy (which shall not constitute notice) to:

Parker Poe Adams & Bernstein, LLP
Attn: Sam Moses
1221 Main Street, Suite 1100
Columbia, South Carolina 29201
Phone: (803) 255-8000

Section 9.04. Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State. To the extent of any conflict between the provisions of this Agreement and the Act, the Act controls.

Section 9.05. Entire Understanding. This Agreement expresses the entire understanding and all agreements of the parties hereto with each other and supersedes all prior and contemporaneous discussions of the parties hereto, whether oral or written, and neither party hereto has made or shall be bound by any agreement or any warranty or representation to the other party which is not expressly set forth in this Agreement or in certificates delivered in connection with the execution and delivery hereof. Unless as otherwise expressly set forth herein, this Agreement will not confer any rights or remedies upon any Person other than the parties hereto and their respective successors and assigns as permitted hereunder.

Section 9.06. Severability. In the event that any clause or provision of this Agreement shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any of the remaining provisions hereof.

Section 9.07. Headings and Table of Contents; References. The headings of the Agreement and any Table of Contents annexed hereto are for convenience of reference only and shall not define or limit the provisions hereof or affect the meaning or interpretation hereof. All references in this Agreement to particular Articles or Sections or paragraphs of this Agreement are references to the designated Articles or Sections or paragraphs of this Agreement.

Section 9.08. Multiple Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

Section 9.09. Amendments. Subject to the limitations set forth in Section 12-44-40(K)(2) of the Negotiated FILOT Act, this Agreement may be amended, or the rights and interest of the parties hereto hereunder surrendered, only by a writing signed by both parties hereto.

Section 9.10. Waiver. Either party hereto may waive compliance by the other party hereto with any term or condition of this Agreement only in a writing signed by the waiving party.

Section 9.11. Further Proceedings. The parties hereto intend any action to be taken hereinafter by the County pursuant to the express provisions of this Agreement may be undertaken by the Chairman of the Council without necessity of further proceedings. To the extent additional proceedings are required by law, however, the County agrees to undertake all such steps as may be reasonably required or appropriate to effectuate the intent of this Agreement.

Section 9.12. Indemnification Covenants.

(a) Except as provided in paragraph (b) below, the Company shall indemnify and save the County, its employees, elected officials, officers and agents (each, an "Indemnified Party") harmless against and from all liability or claims arising from the County's execution of this Agreement, performance of the County's obligations under this Agreement or the administration of its duties pursuant to this Agreement, or otherwise by virtue of the County having entered into this Agreement. The Company shall indemnify, defend and save the County harmless from and against all costs and expenses incurred in or in connection with any such claim arising as aforesaid or in connection with any action or proceeding brought thereon, and upon notice from the County, the Company shall defend it in any such action, prosecution or proceeding with legal counsel of the Company's choice, which is acceptable to the County (the approval of which shall not be unreasonably withheld), and whose purported representation of the County in such matters would not present an unwaiveable conflict of interest under the South Carolina Rules of Professional Conduct, the waiveability of which shall be determined by the County, in its reasonable discretion; provided, however, that the Company shall be entitled to manage and control the defense of, or respond to, any claim, action, prosecution, or proceeding, for itself and any Indemnified Party; provided the Company is not entitled to settle any matter without the consent of that Indemnified Party. To the extent any Indemnified Party desires to use separate legal counsel for any reason, that Indemnified Party is responsible for its independent legal costs and expenses, in whole.

(b) Notwithstanding anything herein to the contrary, the Company is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability: (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Agreement, performance of the County's obligations under this Agreement, or the administration of its duties under this Agreement, or otherwise by virtue of the County having entered into this Agreement; or, (ii) resulting from that Indemnified Party's own negligence, bad faith, fraud, deceit, or willful misconduct.

(c) An Indemnified Party may not avail itself of the indemnification of costs provided in this Section unless it provides the Company with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Company notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 9.13. No Liability of County Personnel. All covenants, stipulations, promises, agreements and obligations of the County contained in this Agreement are binding on members of the Council or any elected official, officer, agent, servant or employee of the County only in his or her official capacity and not in his or her individual capacity, and no recourse for the payment of any moneys under this Agreement may be had against any member of the Council or any elected or appointed official, officer, agent, servant or employee of the County and no recourse for the payment of any moneys or performance of any of the covenants and agreements under this Agreement or for any claims based on this Agreement may be had against any member of Council or any elected or appointed official, officer, agent, servant or employee of the County except solely in their official capacity.

Section 9.14. Limitation of Liability. The County is not liable to the Company for any costs, expenses, losses, damages, claims or actions in connection with this Agreement, except from amounts received by the County from the Company under this Agreement. Notwithstanding anything in this Agreement to the contrary, any financial obligation the County may incur under this Agreement is deemed not to constitute a pecuniary liability or a debt or general obligation of the County.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto, each after due authorization, have executed this Fee in Lieu of Tax and Incentive Agreement to be effective as of the date first written above.

FLORENCE COUNTY, SOUTH CAROLINA

By: _____
Kevin Yokim, County Administrator
Florence County, South Carolina

[SEAL]

Attest:

By: _____
Hope M. Jones, Clerk to Council
Florence County, South Carolina

Approved as to form and content:

By: _____
D. Malloy McEachin, Jr., County Attorney
Florence County, South Carolina

SANTEE ELECTRIC COOPERATIVE, INC.

_____

Name
Title

_____

Name
Title

EXHIBIT A

APPLICABLE MILLAGE RATES

The millage rate to be applied in accordance with Section 5.01(b)(ii) of this Agreement shall be the millage rate in effect on June 30, 2021 for all taxing entities at each Project site, as reflected in the millage rate tables attached hereto.

2020 LEVY CHART FLORENCE COUNTY

DIST	SCHOOL OPER	School Bonds	School Total	TECH	FIRE	LYNCHES LAKE	SALEM P.C.	CNTY BONDS	CNTY GEN.	St Unfund Mandates	Public Safety	CITI. CENTER	LIBRARY	TOTAL MILLS	CITIES	MILLS	GRAND TOTAL
100	206.6	32. 0	238.6	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	361.1			361.1
110	206.6	32. 0	238.6	4.9				14.9	16.6	8.4	46.3	. 8	7.5	338. 0	FLORENCE	59.1-O 4.0- B	401.1
111	206.6	32. 0	238.6	4.9				14.9	16.6	8.4	46.3	. 8	7.5	338. 0	FLORENCE	59.1-O 4.0- B	401.1
120	206.6	32. 0	238.6	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	361.1	QUINBY	0.0	361.1
130	206.6	32. 0	238.6	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	361.1			361.1
140	206.6	32. 0	238.6	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	361.1			361.1
200	229.1	42.8	271.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	394.4			394.4
210	229.1	42.8	271.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	394.4	PAMPLICO	109.6	504. 0
220	229.1	42.8	271.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	394.4			394.4
230	229.1	42.8	271.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	394.4			394.4
300	211.5	13.4	224.9	4.9	18. 0-O 3.9-B			14.9	16.6	8.4	46.3	. 8	7.5	346.2			346.2
301	211.5	13.4	224.9	4.9	18. 0-O 3.9-B		15.9	14.9	16.6	8.4	46.3	. 8	7.5	362.1			362.1
310	211.5	13.4	224.9	4.9	18. 0-O 3.9-B			14.9	16.6	8.4	46.3	. 8	7.5	346.2			346.2
311	211.5	13.4	224.9	4.9	18. 0-O 3.9-B		15.9	14.9	16.6	8.4	46.3	. 8	7.5	362.1			362.1
320	211.5	13.4	224.9	4.9				14.9	16.6	8.4	46.3	. 8	7.5	324.3	LAKE CITY	174.2-O 9.9-B	508.4
330	211.5	13.4	224.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	347.4	OLANTA	53.4	400.8
340	211.5	13.4	224.9	4.9	18. 0-O 3.9-B			14.9	16.6	8.4	46.3	. 8	7.5	346.2	COWARD		346.2

2020 LEVY CHART FLORENCE COUNTY

DIST	SCHOOL OPER	School Bonds	School Totals	TECH	FIRE	LYNCHES LAKE	SALEM P.C.	CNTY BONDS	CNTY GEN.	St Unfund Mandates	Public Safety	CITI. CENTER	LIBRARY	TOTAL MILLS	CITIES	MILLS	GRAND TOTAL
341	211.5	13.4	224.9	4.9	18. 0-O 3.9-B		15.9	14.9	16.6	8.4	46.3	. 8	7.5	362.1	COWARD	0.0	362.1
350	211.5	13.4	224.9	4.9				14.9	16.6	8.4	46.3	. 8	7.5	324.3	SCRANTON	0.0	324.3
351	211.5	13.4	224.9	4.9			15.9	14.9	16.6	8.4	46.3	. 8	7.5	340.2			340.2
360	211.5	13.4	224.9	4.9	18. 0-O 3.9-B			14.9	16.6	8.4	46.3	. 8	7.5	346.2			346.2
361	211.5	13.4	224.9	4.9	18. 0-O 3.9-B	18.5		14.9	16.6	8.4	46.3	. 8	7.5	364.7			364.7
371	211.5	13.4	224.9	4.9	18. 0-O 3.9-B	18.5		14.9	16.6	8.4	46.3	. 8	7.5	364.7			364.7
380	211.5	13.4	224.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	347.4			347.4
381	211.5	13.4	224.9	4.9	19. 0-O 4.1-B		15.9	14.9	16.6	8.4	46.3	. 8	7.5	363.3			363.3
390	211.5	13.4	224.9	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	347.4			347.4
391	211.5	13.4	224.9	4.9	19. 0-O 4.1-B	18.5		14.9	16.6	8.4	46.3	. 8	7.5	365.9			365.9
400	141.2	0. 0	141.2	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	263.7			263.7
410	141.2	0. 0	141.2	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	263.7	TIMMONS VILLE	129.4	393.1
420	141.2	0. 0	141.2	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	263.7			263.7
500	258.7	28.5	287.2	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	409.7			409.7
510	258.7	28.5	287.2	4.9	19. 0-O 4.1-B			14.9	16.6	8.4	46.3	. 8	7.5	409.7	JOHNSON VILLE	59. 0	468.7

EXHIBIT B

THRESHOLD AMOUNT

$713,149.78

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 15-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Suburban District To Urban District And To Change The Zoning Designation From R-1 Single-Family Residential District To R-5A Multi-Family Residential District For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 3)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Kimberly Brockington; and,

2. The applicant desires to change the land use designation and zoning designation for the subject properties; and

3. The applicant's justification for the requested map amendment changes are to accommodate an Urban District land use and residential R-5A Multi-Family zoning designation; and,

4. The surrounding properties are zoned residential R-1 and R-5, and commercial B-1 and B-3.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 15-2025/26
2. Staff report for PC#2025-27
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: August 26, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: August 26, 2025	this Ordinance was
Planning Commission Action	: August 26, 2025 [Approved 7-0]	advertised for Public
First Reading/Introduction	: September 18, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 15-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Suburban District To Urban District And To Change The Zoning Designation From R-1 Single-Family Residential District To R-5A Multi-Family Residential District For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Kimberly Brockington; and,

2. The applicant desires to change the land use designation and zoning designation for the subject properties; and

3. The applicant's justification for the requested map amendment changes are to accommodate an Urban District land use and residential R-5A Multi-Family zoning designation; and,

4. The surrounding properties are zoned residential R-1 and R-5, and commercial B-1 and B-3.

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

1. The Properties Located Off Of Dogwood Lane, Quinby, SC As Shown On The Following Tax Map As: 90136-03-006, 90136-03-007, 90136-03-008, 90136-03-009, 90136-03-010, and 90136-03-011: Are Hereby Rezoned Urban District and R-5A 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:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 26, 2025
PC#2025-27

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Kimberly Brockington To Change The Future Land Use Designation From Suburban District To **Urban District** And To Change The Zoning Designation From R-1 Single-Family Residential District To **R-5A Multi-Family Residential District** For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011.
LOCATION:	Dogwood Lane, Quinby, SC
TAX MAP NUMBERS:	90136-03-006, 90136-03-007, 90136-03-008, 90136-03-009, 90136-03-010, 90136-03-011
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	Ashby T. Gregg Jr.
APPLICANT:	Kimberly Brockington
ZONING/LAND AREA:	R-1 / Approximately 2.45 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject properties is vacant and are zoned R-1(Single-Family Residential District).
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-5A Multi-Family Residential District.

3. Surrounding Land Use and Zoning:
   North: Town of Quinby / Vacant, Residential / R-1, R-5
   South: Town of Quinby / Vacant, Commercial / B-1, B-3
   West: Town of Quinby / Residential, Commercial / R-5, B-3
   East: Town of Quinby / Residential / R-1

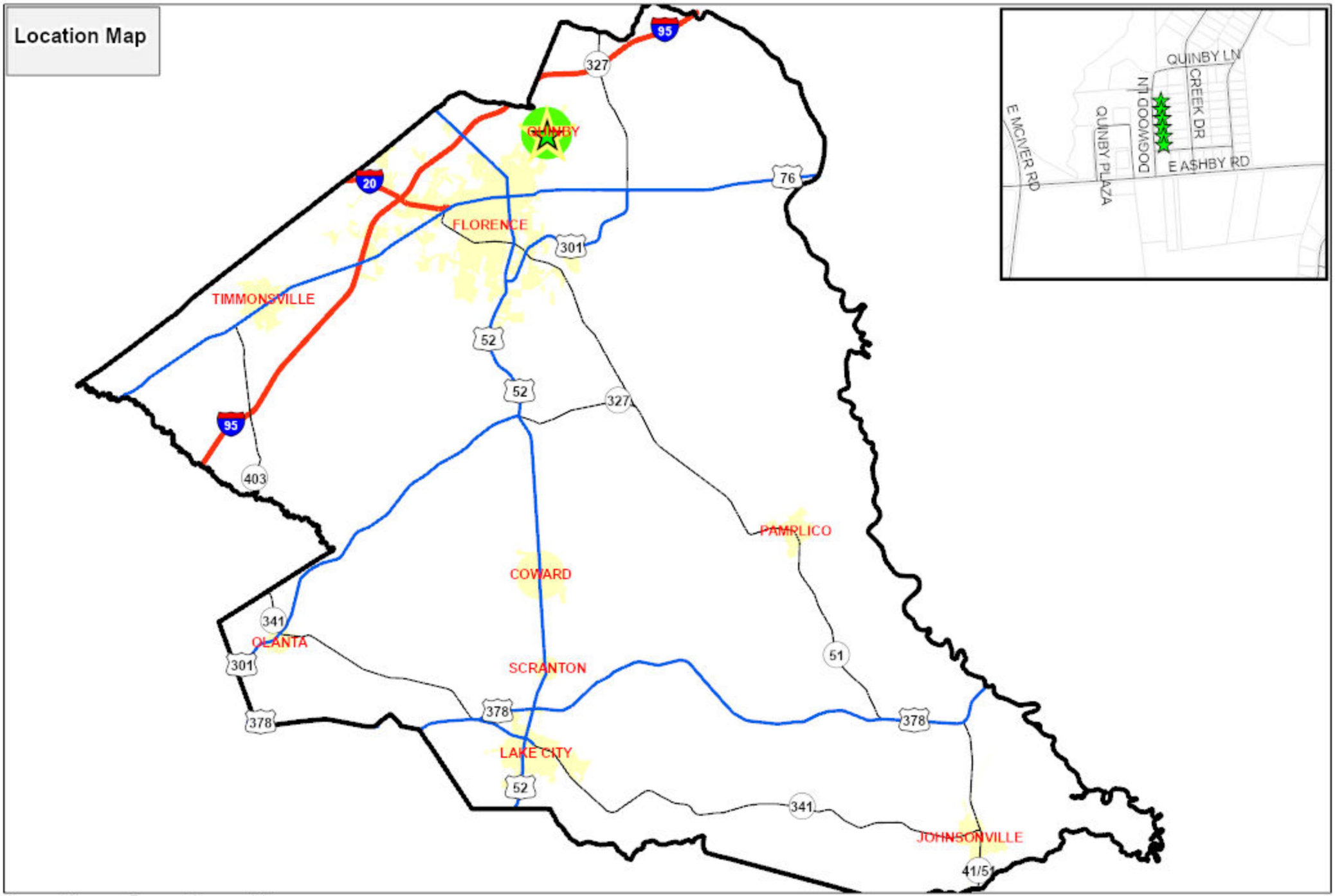
4. Transportation Access and Circulation:
   Present access to these properties is by way of Dogwood Lane, Quinby, SC

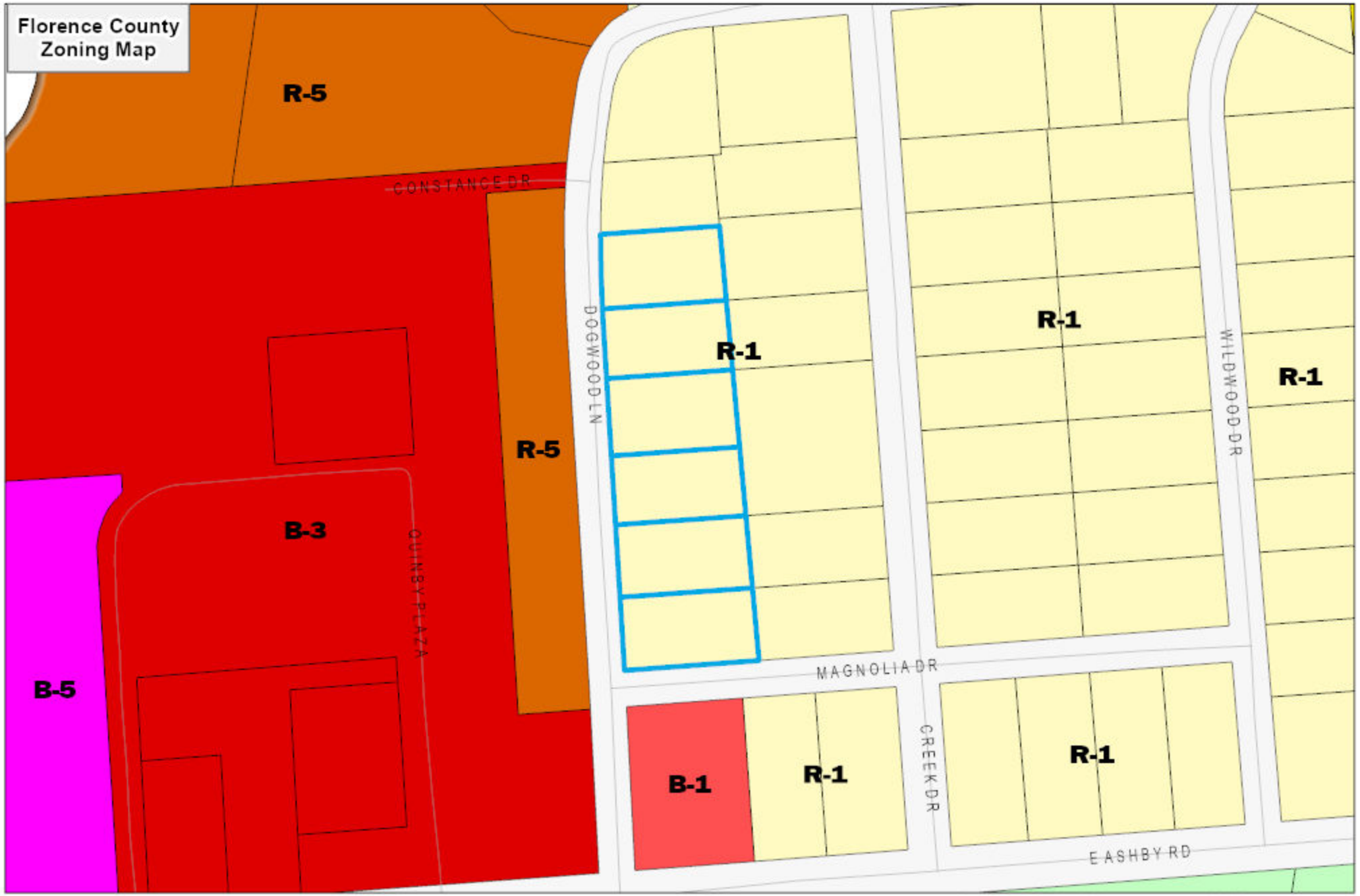
5. Traffic Review:
   The rezoning of these properties from R-1 to R-5 could have a minimum impact on traffic flow.

6. Florence County Comprehensive Plan:
   The future land use designation for the properties are currently Suburban District (SD). The applicant has requested to change their future land use designation to Urban District (UD). The requested rezoning of the properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 26, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendments.

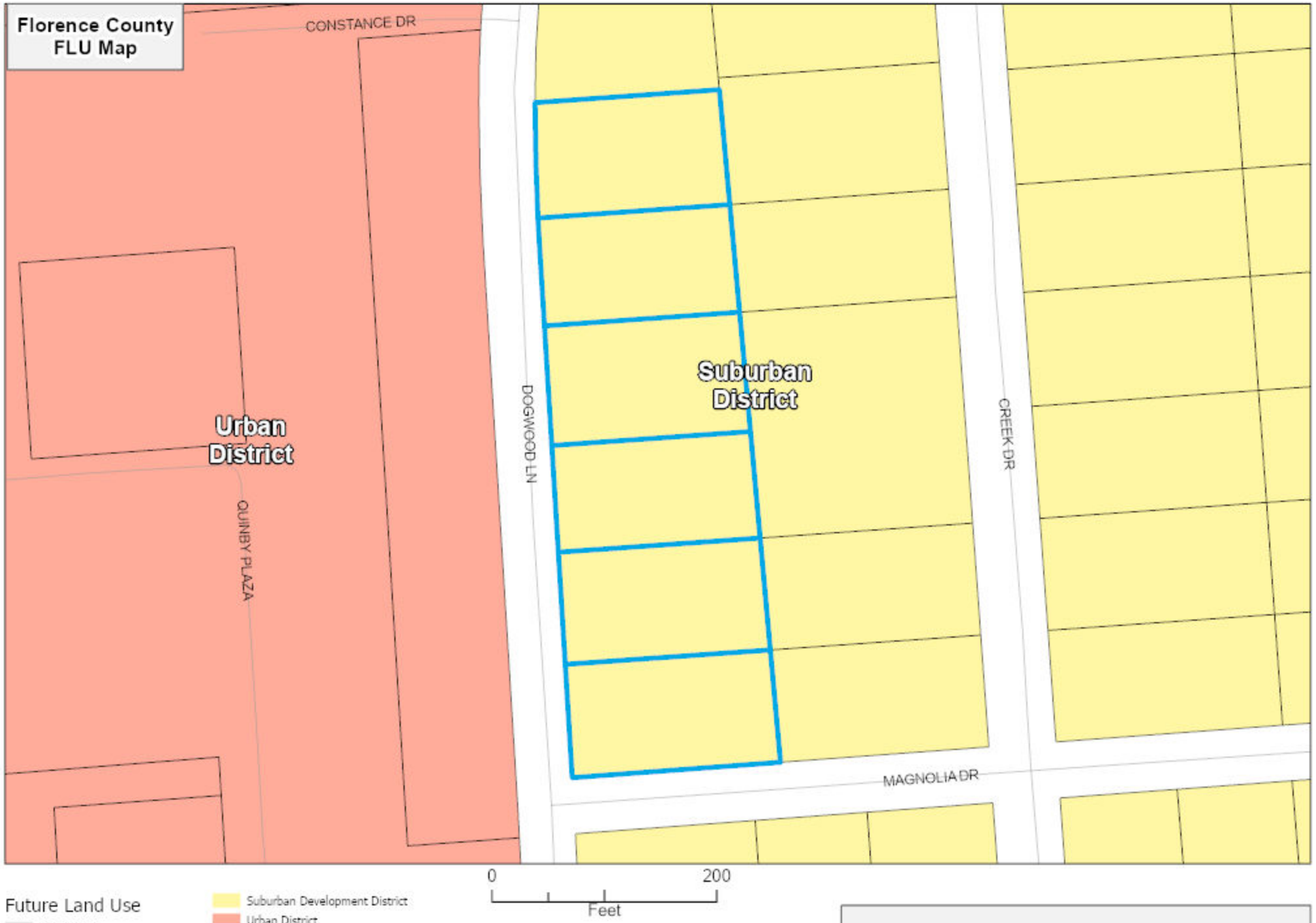
FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendments to the Florence County Council to change the future land use designation for the referenced parcels from Suburban District to Urban District and to change the zoning designation from R-1, Single Family Residential District to R-5A, Multi-Family Residential District.


Location Map
QUINBY LN
CREEK DR
DOGWOOD LN
QUINBY PLAZA
E MCIVER RD
E ASHBY RD
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/26/2025
Council District 3
PC#2025-27


Florence County
Zoning Map
R-5
CONSTANCE DR
R-1
DOGWOOD LN
R-5
B-3
QUINBY PLAZA
B-5
R-1
WILDWOOD DR
R-1
MAGNOLIA DR
B-1
R-1
CREEK DR
R-1
E ASHBY RD
0
180
360 Feet
Current County Zoning
B-1, LIMITED
B-3 GENERAL
B-5, OFFICE-LIGHT INDUSTRIAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-5, MULTI-FAMILY
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
08/26/2025
Council District 3
PC#2025-27
N

Florence County
Planning Department
Meeting Date:
08/26/2025

Council District 3
PC#2025-27


Florence County
FLU Map
CONSTANCE DR
Urban
District
QUINBY PLAZA
DOGWOOD LN
Suburban
District
CREEK DR
MAGNOLIA DR
0
200
Feet
Future Land Use
City Zoning
Downtown Development District
Suburban Development District
Urban District
Variable Development District 1
Variable Development District 2
Florence County
Planning Department
Meeting Date:
08/26/2025
Council District 3
PC#2025-27
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 16-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From R-1 Single-Family Residential District To R-3A Single-Family Residential District For The Property Located Off Of N. Williston Road, Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032; And Other Matters Related Thereto.] (No Vote; Council District 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Barron Ervin; and,

2. The subject property is currently zoned R-1 and vacant; and,

3. The surrounding properties are currently zoned R-1, B-3, CMU, MR, and Unzoned.

OPTIONS:
1. Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 16-2025/26
2. Staff report for PC#2025-28
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: August 26, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: August 26, 2025	this Ordinance was
Planning Commission Action	: August 26, 2025 [No vote]	advertised for Public
First Reading/Introduction	: September 18, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 16-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From R-1 Single-Family Residential District To R-3A Single-Family Residential District For The Property Located Off Of N. Williston Road, Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Barron Ervin; and,

2. The subject property is currently zoned R-1 and vacant; and,

3. The surrounding properties are currently zoned R-1, B-3, CMU, MR, and Unzoned.

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

1. The Subject Property Located Off Of N. Williston Road, Florence, SC, As Shown On The Following Tax Maps As: 00204-01-032; Is Hereby Rezoned R-3A 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:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 26, 2025
PC#2025-28

SUBJECT:	Map Amendment Requested By Barron Ervin To Change The Zoning Designation From R-1 Single-Family Residential District To **R-3A Single-Family Residential District** For The Property Located Off Of N. Williston Road, Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032.
LOCATION:	N. Williston Road, Florence SC
TAX MAP NUMBERS:	00204, Block 01, Parcel 032
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	Floyd Family Properties LLC
APPLICANT:	Barron Ervin
ZONING/LAND AREA:	R-1 / Approximately 125.17 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is vacant and is zoned R-1, Single-Family Residential District.

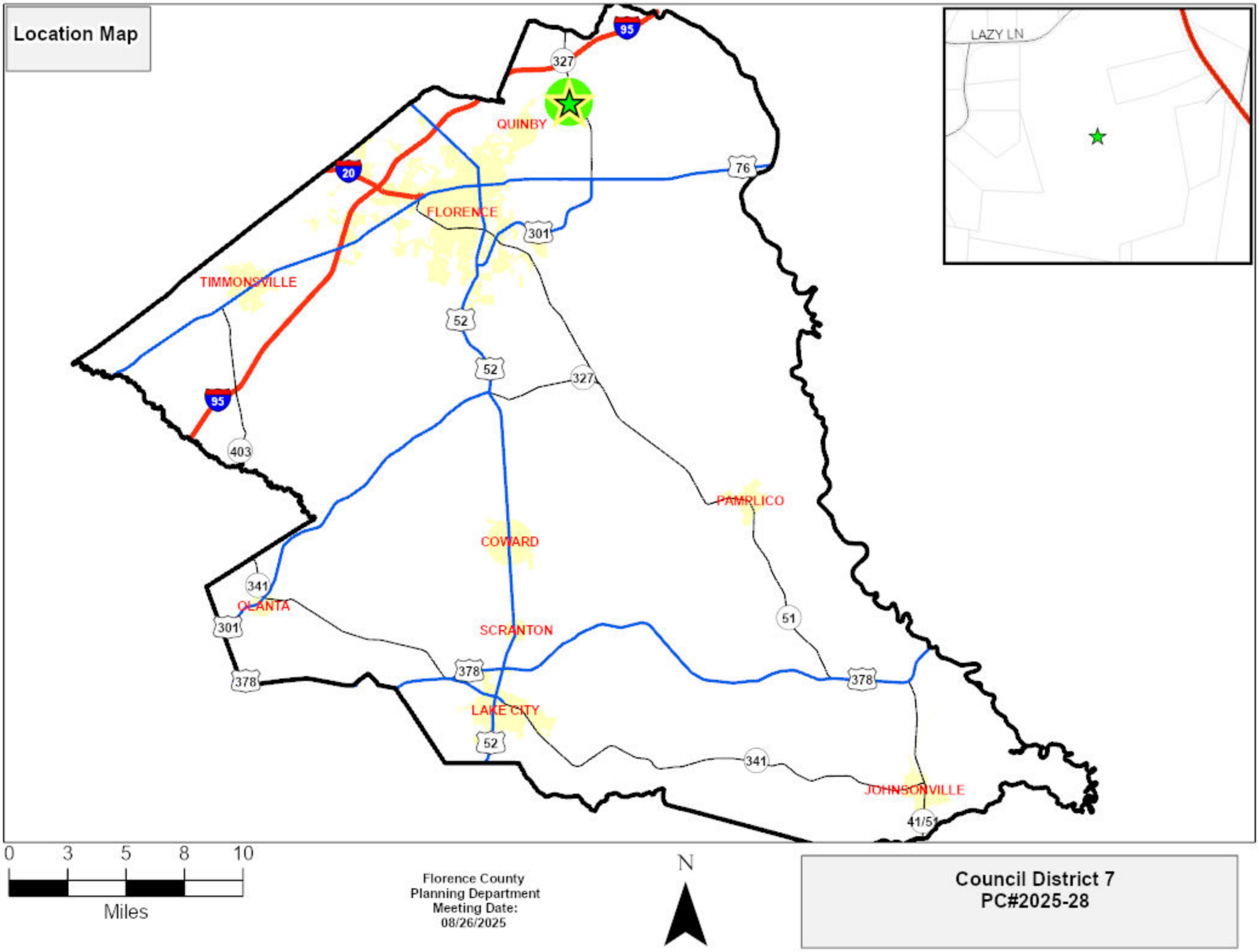
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to R-3A, Single-Family Residential.

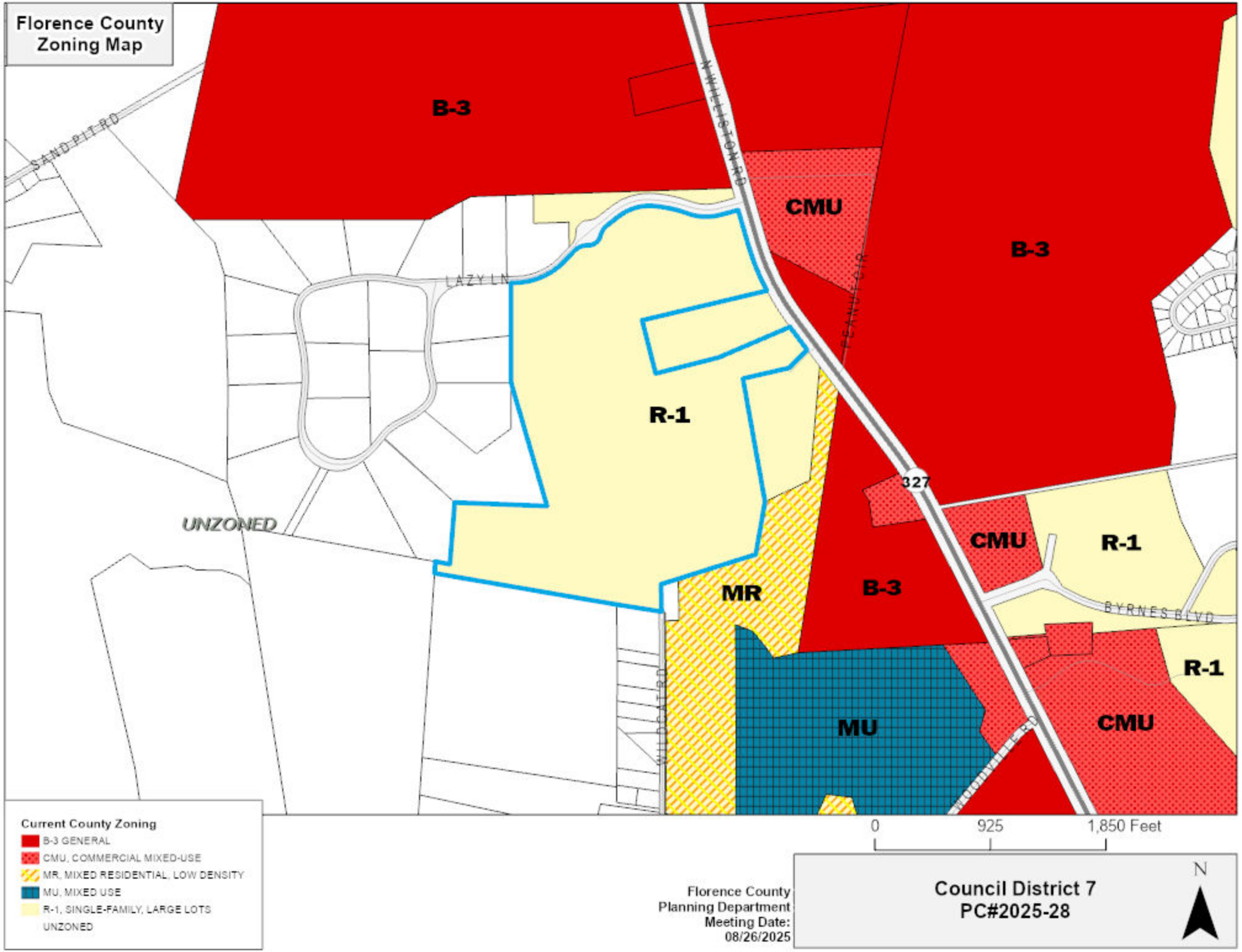
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential, Vacant/ Unzoned, R-1, B-3
   South: Florence County / Vacant, Residential / Unzoned, MR
   West: Florence County / Residential, Vacant / Unzoned
   East: Florence County / Commercial, Vacant / B-3, CMU

4. Florence County Comprehensive Plan:
   The subject property's future land use designation is Suburban District, which is compatible with the recommended zoning district.

FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 26, 2025:
No motion was made and no report of recommendation given. By operation of SC Code § 6-29-760, (Chapter 29, South Carolina Local Government Comprehensive Planning Enabling Act of 1994), the zoning map amendment is forwarded as a favorable report.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
No motion was made and no report of recommendation given. By operation of SC Code § 6-29-760, (Chapter 29, South Carolina Local Government Comprehensive Planning Enabling Act of 1994), the zoning map amendment is forwarded as a favorable report.


Location Map
LAZY LN
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/26/2025
Council District 7
PC#2025-28


Florence County
Zoning Map
B-3
CMU
B-3
R-1
UNZONED
MR
B-3
CMU
R-1
MU
CMU
R-1
SAND PIT RD
N WILLISTON RD
LAZY LN
PEANUT LN
327
BYRNES BLVD
WILDCAT RD
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MR, MIXED RESIDENTIAL, LOW DENSITY
MU, MIXED USE
R-1, SINGLE-FAMILY, LARGE LOTS
UNZONED
0
925
1,850 Feet
N
Florence County
Planning Department
Meeting Date:
08/26/2025
Council District 7
PC#2025-28

0 670 1,340

Feet

Florence County
Planning Department
Meeting Date:
08/26/2025

N

Council District 7
PC#2025-28

FLORENCE COUNTY COUNCIL MEETING

Thursday, September 18, 2025

AGENDA ITEM: Ordinance No. 17-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit.] (Planning Commission Approved (7 to 0))

POINTS TO CONSIDER:

1. The intent of this text amendment is to update the Florence County Ordinance to reduce the threshold of congregating participants which would require a special use permit.

OPTIONS:

1. Approve As Presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

1. Ordinance No. 17-2025/26 w/mark up
2. Ordinance No. 17-2025/26 w/out markup
3. Staff Report for PC#2025-30

back to top

Sponsor(s) Department	: Florence County Planning	I, _____
Planning Commission Consideration	: August 26, 2025	Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Public Hearing	: August 26, 2025	
Planning Commission Action	: August 26, 2025[Approved 7-0]	
First Reading/Introduction	: September 18, 2025	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 17-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, SEC. 112. – Special Use Permit; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to reduce the threshold of congregating participants which would require a special use permit.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit;
Shall Be Amended And Will Read As Follows:

Sec. 30-112. Special use permit.

(a) *Purpose.* It is the purpose of this section to provide for an efficient and timely method to approve uses that are temporary by their nature on private property, public, parks or on public rights-of-way involving the congregation of ~~5,000~~1,000 persons or more.

(b) *A special use permit is required for the following uses:*

(1) Circuses;

(2) Concerts;

(3) Public entertainment events.

(c) *Uses not requiring a special use permit:*

(1) Sales promotion or grand opening, provided that the application for a temporary sign permit is obtained;

(2) Garage and rummage sales by private citizens on property within their ownership or other control;

(3) Uses specifically regulated per other authority.

(d) *Application.* The Planning Department shall provide an application form that must be completed and submitted to the Planning Department 120 days prior to the opening of the event. In addition,

the Planning Director may request the following if determined necessary to properly assess the application or protect the county and property owners:

(1) A site plan showing location of the use, other building(s), and parking area with the adequate amount of spaces as determined by the Planning Director on the site, all driveways to the site and all surrounding properties and streets, and the location and types of all signs, including lighting and heights;

(2) A cash bond to be set by the Planning Director shall be posted or a signed contract for the disposal, shall be required as a part of the application to ensure that the premises will be cleared of all debris during and after the event;

(3) An arrangement for traffic control, required by the city police, county sheriff's department, and South Carolina Department of Public Safety – Highway Patrol ~~Transportation Highway Patrol~~ in the vicinity and at major intersections, shall be arranged by the applicant;

(4) Documentation from the ~~Florence County Health Department~~ South Carolina Department of Environmental Services~~-~~ that adequate arrangements for temporary sanitary facilities have been secured must be provided;

(5) Insurance policy or policies naming the county, if officers, agents, and employees, as additional insured by a company authorized to write in South Carolina, in a format which is satisfactory to the county attorney, and in an amount determined to be adequate for the risks involved in the activity, as determined by the Planning Director;

(6) Documentation from the property owner agreeing to the use as specified in the application;

(7) Such other data as may be required to demonstrate that the project meets the criteria.

(e) *Decision process.*

(1) The Planning Director, or his or her designee, shall immediately upon receipt of a completed application as determined by the Planning Director, distribute the application to the following:

a. Appropriate city and/or county ~~departments~~ agencies for review and comments on matters pertaining to site plan, land use, building construction, streets, grading and public safety;

b. Other local governmental agency or utility district as necessary.

(2) Notice to all adjacent property owners of the property for which the application has been made.

(3) A decision shall be rendered by the Planning Director or his or her designee within six working days of receipt of the completed application based on the comments received.

(4) The Planning Director may approve, approve with conditions, or deny the application.

(5) The applicant may request an accelerated decision provided that an additional fee is paid to accommodate the special processing required to accelerate.

(f) *Conditions of approval.* The Planning Director is authorized to place conditions on an approved special use permit that include, but are not limited to the following:

(1) A fixed period for each use;

(2) Hours of operation;

(3) Limits on ingress and egress to the site and appropriate directional signing, barricades, fences or landscaping;

(4) Security;

(5) Temporary off-street parking facilities;

(6) Removal of all materials and equipment and restoration of the premises to the original condition;

(7) Special signage.

(g) *Appeals.* An applicant or aggrieved person may appeal any determination of the Planning Director or any condition or requirement of a special use permit to the Planning Commission.

(h) *Revocation.* A special use permit may be revoked for the following reasons:

(1) The applicant acquired the special use permit by making or causing to be made factual misrepresentations, material nondisclosure or false or misleading statements in its application for such permit or in any statements in its application for such permit or in any statement or representation to the Planning Director.

(2) Conditions of the permit have not been fully complied with.

(i) *Re-application.* No person shall reapply for a similar special use permit if an application for such has been denied or revoked, if such re-application is within a period of one calendar year from the date of the final decision on a previously similar application. The Planning Director may waive this restriction if it is determined that conditions have materially changed since the previous denial or revocation.

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 provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____
Planning Commission Consideration	: August 26, 2025	Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Public Hearing	: August 26, 2025	
Planning Commission Action	: August 26, 2025[Approved 7-0]	
First Reading/Introduction	: September 18, 2025	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 17-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, SEC. 112. – Special Use Permit; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to reduce the threshold of congregating participants which would require a special use permit.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit;
Shall Be Amended And Will Read As Follows:

Sec. 30-112. Special use permit.

(a) *Purpose.* It is the purpose of this section to provide for an efficient and timely method to approve uses that are temporary by their nature on private property, public, parks or on public rights-of-way involving the congregation of 1,000 persons or more.

(b) *A special use permit is required for the following uses:*

(1) Circuses;

(2) Concerts;

(3) Public entertainment events.

(c) *Uses not requiring a special use permit:*

(1) Sales promotion or grand opening, provided that the application for a temporary sign permit is obtained;

(2) Garage and rummage sales by private citizens on property within their ownership or other control;

(3) Uses specifically regulated per other authority.

(d) *Application.* The Planning Department shall provide an application form that must be completed and submitted to the Planning Department 120 days prior to the opening of the event. In addition, the Planning Director may request the following if determined necessary to properly assess the application or protect the county and property owners:

(1) A site plan showing location of the use, other building(s), and parking area with the adequate amount of spaces as determined by the Planning Director on the site, all driveways to the site and all surrounding properties and streets, and the location and types of all signs, including lighting and heights;

(2) A cash bond to be set by the Planning Director shall be posted or a signed contract for the disposal, shall be required as a part of the application to ensure that the premises will be cleared of all debris during and after the event;

(3) An arrangement for traffic control, required by the city police, county sheriff's department, and South Carolina Department of Public Safety – Highway Patrol in the vicinity and at major intersections, shall be arranged by the applicant;

(4) Documentation from the South Carolina Department of Environmental Services that adequate arrangements for temporary sanitary facilities have been secured must be provided;

(5) Insurance policy or policies naming the county, if officers, agents, and employees, as additional insured by a company authorized to write in South Carolina, in a format which is satisfactory to the county attorney, and in an amount determined to be adequate for the risks involved in the activity, as determined by the Planning Director;

(6) Documentation from the property owner agreeing to the use as specified in the application;

(7) Such other data as may be required to demonstrate that the project meets the criteria.

(e) *Decision process.*

(1) The Planning Director, or his or her designee, shall immediately upon receipt of a completed application as determined by the Planning Director, distribute the application to the following:

a. Appropriate city and/or county agencies for review and comments on matters pertaining to site plan, land use, building construction, streets, grading and public safety;

b. Other local governmental agency or utility district as necessary.

(2) Notice to all adjacent property owners of the property for which the application has been made.

(3) A decision shall be rendered by the Planning Director or his or her designee within six working days of receipt of the completed application based on the comments received.

(4) The Planning Director may approve, approve with conditions, or deny the application.

(5) The applicant may request an accelerated decision provided that an additional fee is paid to accommodate the special processing required to accelerate.

(f) *Conditions of approval.* The Planning Director is authorized to place conditions on an approved special use permit that include, but are not limited to the following:

(1) A fixed period for each use;

(2) Hours of operation;

(3) Limits on ingress and egress to the site and appropriate directional signing, barricades, fences or landscaping;

(4) Security;

(5) Temporary off-street parking facilities;

(6) Removal of all materials and equipment and restoration of the premises to the original condition;

(7) Special signage.

(g) *Appeals.* An applicant or aggrieved person may appeal any determination of the Planning Director or any condition or requirement of a special use permit to the Planning Commission.

(h) *Revocation.* A special use permit may be revoked for the following reasons:

(1) The applicant acquired the special use permit by making or causing to be made factual misrepresentations, material nondisclosure or false or misleading statements in its application for such permit or in any statements in its application for such permit or in any statement or representation to the Planning Director.

(2) Conditions of the permit have not been fully complied with.

(i) *Re-application.* No person shall reapply for a similar special use permit if an application for such has been denied or revoked, if such re-application is within a period of one calendar year from the date of the final decision on a previously similar application. The Planning Director may waive this restriction if it is determined that conditions have materially changed since the previous denial or revocation.

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 provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
August 26, 2025
PC#2025-30

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. - Special Use Permit.

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance by reducing the number of individuals allowed to gather, which would require a special use permit.

Sec. 30-112. Special use permit.

(a) *Purpose.* It is the purpose of this section to provide for an efficient and timely method to approve uses that are temporary by their nature on private property, public, parks or on public rights-of-way involving the congregation of ~~5,000~~1,000 persons or more.

(b) *A special use permit is required for the following uses:*

(1) Circuses;

(2) Concerts;

(3) Public entertainment events.

(c) *Uses not requiring a special use permit:*

(1) Sales promotion or grand opening, provided that the application for a temporary sign permit is obtained;

(2) Garage and rummage sales by private citizens on property within their ownership or other control;

(3) Uses specifically regulated per other authority.

(c) *Application.* The Planning Department shall provide an application form that must be completed and submitted to the Planning Department 120 days prior to the opening of the event. In addition, the Planning Director may request the following if determined necessary to properly assess the application or protect the county and property owners:

(1) A site plan showing location of the use, other building(s), and parking area with the adequate amount of spaces as determined by the Planning Director on the site, all driveways to the site and all surrounding properties and streets, and the location and types of all signs, including lighting and heights;

(2) A cash bond to be set by the Planning Director shall be posted or a signed contract for the disposal, shall be required as a part of the application to ensure that the premises will be cleared of all debris during and after the event;

(3) An arrangement for traffic control, required by the city police, county sheriff's department, and South Carolina Department of Public Safety – Highway Patrol ~~Transportation Highway Patrol~~ in the vicinity and at major intersections, shall be arranged by the applicant;

(4) Documentation from the ~~Florence County Health Department~~ South Carolina of Environmental Services~~-~~ that adequate arrangements for temporary sanitary facilities have been secured must be provided;

(5) Insurance policy or policies naming the county, if officers, agents, and employees, as additional insured by a company authorized to write in South Carolina, in a format which is satisfactory to the county attorney, and in an amount determined to be adequate for the risks involved in the activity, as determined by the Planning Director;

(6) Documentation from the property owner agreeing to the use as specified in the application;

(7) Such other data as may be required to demonstrate that the project meets the criteria.

(d) *Decision process.*

(1) The Planning Director, or his or her designee, shall immediately upon receipt of a completed application as determined by the Planning Director, distribute the application to the following:

a. Appropriate city and/or county ~~departments~~ agencies for review and comments on matters pertaining to site plan, land use, building construction, streets, grading and public safety;

b. Other local governmental agency or utility district as necessary.

(2) Notice to all adjacent property owners of the property for which the application has been made.

(3) A decision shall be rendered by the Planning Director or his or her designee within six working days of receipt of the completed application based on the comments received.

(4) The Planning Director may approve, approve with conditions, or deny the application.

(5) The applicant may request an accelerated decision provided that an additional fee is paid to accommodate the special processing required to accelerate.

(e) *Conditions of approval.* The Planning Director is authorized to place conditions on an approved special use permit that include, but are not limited to the following:

(1) A fixed period for each use;

(2) Hours of operation;

(3) Limits on ingress and egress to the site and appropriate directional signing, barricades, fences or landscaping;

(4) Security;

(5) Temporary off-street parking facilities;

(6) Removal of all materials and equipment and restoration of the premises to the original condition;

(7) Special signage.

(f) *Appeals.* An applicant or aggrieved person may appeal any determination of the Planning Director or any condition or requirement of a special use permit to the Planning Commission.

(g) *Revocation.* A special use permit may be revoked for the following reasons:

(1) The applicant acquired the special use permit by making or causing to be made factual misrepresentations, material nondisclosure or false or misleading statements in its application for such permit or in any statements in its application for such permit or in any statement or representation to the Planning Director.

(2) Conditions of the permit have not been fully complied with.

(h) *Re-application.* No person shall reapply for a similar special use permit if an application for such has been denied or revoked, if such re-application is within a period of one calendar year from the date of the final decision on a previously similar application. The Planning Director may waive this restriction if it is determined that conditions have materially changed since the previous denial or revocation.

FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 26, 2025:
Seven Planning Commission Members voted 7 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit.

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Boards & Commissions

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Appointment Of Andy Garris, Replacing Tammy Miles, To Serve On The Pee Dee Workforce Development Board With The Expiration Term Of June 30, 2027.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. A copy of a letter from Bridgette Coates, Workforce Development Director.
2. A copy of a letter from the Greater Lake City Chamber of Commerce.

back to top

PEE DEE REGIONAL
COUNCIL OF GOVERNMENTS

*Serving Chesterfield, Darlington, Dillon,
Florence, Marion and Marlboro Counties*

August 26, 2025

Mr. William Schofield, Chairman
Florence County Council
180 N. Irby St.
Florence, SC 29501

Dear Chairman Schofield:

I hope that you are doing well. As you know, Florence County Council makes appointments to the Pee Dee Workforce Development Board (PDWDB).

In June of 2024, Florence County Council appointed Ms. Tammy Miles, HR Hiring Manager, McCall Farms, to the Pee Dee WDB. She is no longer with McCall Farms and despite our efforts and the efforts of other community members in lower Florence County, including the Chamber and The Continuum, we have been unable to make contact and re-engage Ms. Miles.

We, like you, are concerned that Florence County has representation on the board. Mr. Andy Garris, Human Resource and Security Manager, at McCall Farms, is interested in becoming a member to complete Ms. Miles' term which expires 06/30/2027. A letter of nomination from the Greater Lake City Chamber of Commerce is attached. Nominations are required by the Workforce Innovation and Opportunity Act (WIOA) for private sector appointees to the Workforce Board.

If it is the pleasure of Florence County Council to appoint Mr. Andy Garris, we would request that you place the appointment on the agenda for the September County Council meeting. For our records, a written response as to the disposition of this matter would be appreciated. If there are any questions regarding this matter, you may call me at the Pee Dee Regional Council of Governments at (843) 669-3138.

Sincerely,

Bridgette P. Coates

Bridgette P. Coates
Workforce Development Director

Post Office Box 5719 – Florence, South Carolina 29502
(843) 669-3138 --FAX (843) 679-3743

GREATER LAKE CITY
CHAMBER OF COMMERCE

"WHERE BUSINESS AND COMMUNITY CONNECT"

August 19, 2025

Bridgette Coates
Workforce Development Director
PO Box 5719
Florence, SC 29502

Dear Bridgette:

Greater Lake City Chamber of Commerce would like to nominate Andy Garris, Human Resource and Security Manager at McCall Farms to be a representative on the Pee Dee Workforce Development Board. He has already expressed a willingness to serve; therefore, we ask that you consider his nomination.

Sincerely,

Nancy Hyman

Nancy Hyman
Executive Assistant

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Boards & Commissions

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Margie Smith to serve on the Library Board of Trustees, Representing District 7, with the appropriate expiration term..

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
None.

back to top

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Memorandum Of Agreement Between Florence County And The South Carolina Department Of Juvenile Justice And Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney.

POINTS TO CONSIDER:

1. The South Carolina Department of Juvenile Justice and Florence County desire to enter into a Memorandum of Agreement.
2. The South Carolina Constitution and state and federal law mandate that youth who are held in detention be confined in separate and distinct facilities from adults similarly confined. Florence does not operate or manage its own detention facility for youth.
3. The South Carolina Department of Juvenile Justice operates a detention facility for youth, along with an array of other residential placements for youths.
4. The General Assembly has mandated that "the governing body of the law enforcement agency having original jurisdiction (over) where the offense occurred" and that local governments utilizing the juvenile detention services provided by the Department of Juvenile Justice be responsible for paying a portion of the costs of the detention services provided by South Carolina Department of Juvenile Justice for youth who are charged with committing crimes within the governing body jurisdictional limits or ordered by the Family Court to be detained.
5. The detention services provided by the South Carolina Department of Juvenile Justice shall commence upon execution of this contract and terminate unless this contract is reauthorized and renewed on July 1, 2026. Either party may cancel this agreement upon thirty (30) days' written notice.

OPTIONS:

1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the memorandum of agreement.
2. A copy of the letter from the executive director of SCDJJ.

back to top

MEMORANDUM OF AGREEMENT FOR THE DETENTION OF YOUTH

THIS AGREEMENT is made this 1st day of July, 2025, by and between the South Carolina Department of Juvenile Justice (SCDJJ), by and through its duly authorized employee, and the governing body of Florence, hereinafter referred to as Florence, by and through its duly authorized official and/or employee.

WHEREAS, the South Carolina Constitution and state and federal law, mandate that youth who are held in detention be confined in separate and distinct facilities from adults similarly confined; and

WHEREAS, Florence does not operate or manage its own detention facility for youth; and

WHEREAS, SCDJJ operates a detention facility for youth, along with an array of other residential placements for youth, who are awaiting their return to another jurisdiction or state, or awaiting their adjudication and/or dispositional hearings in the Family Courts of this State, which have passed all necessary state inspections or approvals, and are suitable for the detention of youth; and

WHEREAS, the General Assembly has mandated that "the governing body of the law enforcement agency having original jurisdiction (over) where the offense occurred" and that "[l]ocal governments utilizing the juvenile detention services provided by the Department of Juvenile Justice" be responsible for paying a portion of the costs of the detention services provided by SCDJJ for youth who are charged with committing crimes within the governing body's jurisdictional limits or ordered by the Family Court to be detained.

NOW THEREFORE, in consideration of the mutual promises contained herein, it is agreed as follows:

SCDJJ will admit into its Juvenile Detention Complex in Columbia, and detain such youth in this Complex, subject to its design/operational capacity and any limitations set forth in Section 63-19-830(A), those youth who are charged with committing offenses within the jurisdictional limits of the above listed entity and who have been/are:

1. qualified to be placed in secure detention (as determined by Section 63-19-820(B)), which the local law enforcement entity wishes to have detained prior to a detention hearing before the Family Court; or
2. ordered to be taken into custody and detained by the Family Court or other lawful authority; or
3. 16 years old or younger who have been waived to the Court of General Sessions to be tried as adults; or
4. 16 years old and charged as an adult with committing a Category A-D felony or any felony offense which provides for a maximum term of imprisonment of fifteen years or more (applicable only to crimes alleged to have occurred prior to 7/1/2019).

Persons 17 years old and older who are charged as adults will not be admitted to SCDJJ's Juvenile Detention Complex. Acceptance and retention of detainees in its Juvenile Detention Complex will

be on a space available basis and will be in accordance with admission and detention criteria established by SCDJJ. In addition, Florence agrees to remove any detainees accepted and detained under criteria 3 and 4 above, on or within one week after that detainee's 17th birthday.

Florence agrees to assign an open Purchase Order Number _____, to be effective from July 1, 2024 to June 30, 2025.

Florence agrees to comply with Section 63-19-1610 of the South Carolina Code of Laws which provides, "local governments utilizing the juvenile detention services provided by the Department of Juvenile Justice must pay the department a per diem of fifty dollars a day per child." Accordingly, Florence will pay SCDJJ $50.00 per 24-hour day per child. (Detention periods of between from 1 to 23 hours shall be charged as a ½ day charge of $25.00). Florence will make payments to SCDJJ on a monthly basis as the costs accrue.

In addition, Florence agrees to comply with Proviso 67.17 as contained in the Fiscal Year 2025-2026 budget:

> 67.17. (DJJ: Capital Expenditure Charge) Local governments utilizing the juvenile detention services provided by the Department of Juvenile Justice shall pay a capital expenditure charge of $125 per day per child not to exceed 25 days to the department for new admissions after July 1, 2025, to cover capital expenditures and investments in the facilities that house such juveniles. This capital expenditure is in addition to the per diem charge of $50 that offsets operating expenses. If full funding is not received from the local governments, then the remainder of the funds due shall be transferred to the department from the local government fund on behalf of such local governments. The transfer to the department on behalf of the local government shall be deemed to have been distributed to the local government.

Accordingly, Florence will pay SCDJJ an additional $125.00 per day per child for the first 25 days the child is detained. A child being detained any portion of a day will result in a $125.00 charge for that day. Florence will make payments to SCDJJ on a monthly basis as the costs accrue.

SCDJJ agrees to bill Florence on a monthly basis; said bills to be sent on or before the 15th day of the month after the month where the costs are incurred. Florence agrees to make payment to SCDJJ on or before the first (1st) day of the following month. If Florence fails to make payment within 30 days of receipt of an invoice for detention services, SCDJJ may take any and all available measures to collect on the outstanding debt.

Pursuant to South Carolina Code Section 63-19-360, the "local law enforcement agency having jurisdiction where the offense was committed" shall be responsible for transporting all youth to and from DJJ's Juvenile Detention Complex. However, a local law enforcement entity may enter into agreements with other local law enforcement agencies or other entities for transporting of a youth to and from SCDJJ's Juvenile Detention Complex, and the fact that a particular local law enforcement agency or entity transports a youth to or from SCDJJ shall not be determinative as to which law enforcement agency has jurisdiction over the offense committed or necessarily obligate the governing board of the transporting entity to pay for the cost of that youth detention.

In accordance with state law relating to Juvenile Detention and consistent with the criteria outlined in SCDJJ Policy 408 (Community Detention Screening and Detention Hearing Process), no youth shall be placed in and/or transported to a SCDJJ detention facility until law enforcement has notified SCDJJ and SCDJJ has conducted a detention screening, or until a Family Court Judge has determined that placement in secure detention is appropriate.

Florence shall provide the SCDJJ Juvenile Detention Complex with all relevant information pertaining to the youth, including medical history/limitations/pre-existing conditions, known psychological and psychiatric problems, charges pending before the court, and completed screening or detention forms if such records or information are in the possession of, or otherwise known to, the transporting law enforcement agency.

SCDJJ's Juvenile Detention Complex shall have the right to refuse admission when a youth is presented for placement without an appropriate detention order signed by the Court or detention referral papers, completed and signed by a SCDJJ employee or screening agent. SCDJJ's Juvenile Detention Complex shall also have the right to refuse admission when a youth is deemed inappropriate by the Complex for placement due to age, not meeting referral/admissions criteria, indications of alcohol or other drug intoxication, medical condition which requires emergency or immediate medical care or treatment or for any other reason which puts the Complex at risk, should such a youth be accepted.

SCDJJ shall not be financially responsible for the cost of medical care provided to a youth detained in its Juvenile Detention Complex for any injury, illness, condition, or medical need that pre-existed the youth's admission to its Detention Complex.

Detention services provided by SCDJJ shall commence upon execution of this contract and terminate, unless this contract is reauthorized and renewed, on July 1, 2026. Either party may cancel this agreement upon thirty (30) days' written notice.

APPROVED:

_____	L. Eden H. Hendrick
Administrator/Manager (or other Authorized Official)	L. Eden Hendrick, Director South Carolina Department of Juvenile Justice
_____ Date	July 1, 2025 Date

SOUTH CAROLINA DEPARTMENT OF JUVENILE JUSTICE

L. Eden Hendrick
Executive Director

P.O. Box 21069
Columbia, SC 29221-1069
djj.sc.gov

Henry McMaster
Governor

July 1, 2025

Florence
Administrator
180 N. Irby Street MSC-G
Florence, South Carolina 29501

Dear Administrator:

Enclosed please find a Memorandum of Agreement (MOA) for the provision of secure detention services with the South Carolina Department of Juvenile Justice's (SCDJJ) Juvenile Detention Complex for fiscal year 2025-2026.

Pursuant to S.C. Code of Laws §63-19-1610, the per diem rate for operational costs is **$50.00 per day** for any youth housed at a SCDJJ detention facility. Pursuant to Proviso 67.17 of the Fiscal Year 2025-2026 budget, local governments utilizing a SCDJJ detention facility will pay an additional capital expenditure charge of **$125.00 per day** for the first 25 days a youth is detained. Furthermore, pursuant to S.C. Code of Laws § 63-19-360(4) and §16-19-850, all transportation to and from a SCDJJ detention facility is the responsibility of the detaining law enforcement agency/department.

This MOA will not obligate you in any way unless your agency/department chooses to, or is ordered by a court to, detain a youth awaiting disposition. Should you anticipate the need to use a SCDJJ secure detention facility anytime during the 2025-2026 fiscal year, please sign the enclosed MOA and return to: SC Department of Juvenile Justice, Attention: Deputy Director Priscilla Pee, Midlands Evaluation and Development Center, 4900 Broad River Road, Columbia, SC 29212. **This agreement will not be accepted by SCDJJ if altered or amended in any way.**

As an alternative to detaining youth in a SCDJJ secure detention facility, SCDJJ has developed a Short-Term Alternative Placement (STAP) Program by contracting with providers throughout the state to offer residential services for non-violent youth. This STAP service is made available at no cost. An additional benefit to utilizing STAP is that while local law enforcement provides initial transport to the STAP location, SCDJJ arranges all follow-up transports to/from Court. **We would encourage you to make all public safety or local law enforcement in your jurisdiction aware of this alternative to secure detention so that they can utilize this no cost option, whenever they determine such to be appropriate.** Additional information about these options can be obtained by contacting your local SCDJJ County Director or by calling SCDJJ's Office of Community Alternatives at (803) 896-9117.

With the implementation of Raise the Age legislation on July 1, 2019, along with other factors, SCDJJ's Juvenile Detention Complex has experienced a higher volume of detainees. Please be

advised, due to the high number of youth, certain processes and procedures may take longer than expected, including admission to and release from the facility.

As stated above, SCDJJ has developed STAP beds for use as an alternative to detention for non-violent youth and encourages the use of STAP beds with appropriate youth. In addition, to ensure that your jurisdiction has a long-term solution in place for the detention of youth and to reduce transportation time to/from a secure detention facility, please consider collaborating with your local government partners in neighboring jurisdictions to explore the establishment of regional juvenile detention centers in your area.

Should you have any questions, please contact Priscilla Pee, Deputy Director of Security and Operations, at (803) 896-9311. Your timely response is appreciated.

Sincerely,

L. Eden H. Hendrick

L. Eden Hendrick
Executive Director

Enclosure

cc: Matthew Rameriz, Associate Deputy Director
Priscilla Pee, Deputy Director

FLORENCE COUNTY COUNCIL MEETING

September 18, 2025

AGENDA ITEM: Report to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Request For Council To Approve The Recommendation Of The Opioid Review Committee.

POINTS TO CONSIDER:

1. Florence County currently has $1,807,527.02 available in the Opioid fund and is estimated to receive approximately $8,600,000 through 2038.
2. Florence County has been awarded $3,264,853.20, and has awarded $1,457,326.18.
3. With Council's approval in 2023, the County Administrator created a seven-member Opioid Review Committee to review applications received for Florence County's portion of the funding and to make recommendations to County Council.
4. Florence County advertised and received seven applications for funding:
    a. Potter House Recovery - $155,132.00
    b. House of Hope Addictions Recovery Center - $400,000.00
    c. Circle Park – Medication Assisted Treatment for Lake City office - $376,880.00
    d. Circle Park Chrysalis Center Women's Residential Center - $194,720.00
    e. Pee Dee Healthy Start, Inc. - $255,000.00
    f. Florence County Voters Registration - $32,469.72
    g. Office of Solicitor, Twelfth Judicial Circuit - $124,096.00
5. The Opioid Review Committee met on Monday, August 25th, and final funding decisions were made via email Wednesday, August 27th. Funding recommendations are as follows:
    a. Potter House Recovery - $155,132.00
    b. House of Hope Addictions Recovery Center - $400,000.00
    c. Circle Park – Medication Assisted Treatment for Lake City office - $376,880.00
    d. Circle Park Chrysalis Center Women's Residential Center - $194,720.00
    e. Pee Dee Healthy Start, Inc. - $255,000.00
    f. Florence County Voters Registration - $26,469.72
    g. Office of Solicitor, Twelfth Judicial Circuit - $117,600.00

FUNDING FACTORS:

1. $1,538,297.72 = Total cost of all seven applications
2. $1,525,801.72= Total funding recommendation by the Opioid Review Committee

OPTIONS:

1. Approve the recommendation of the committee ***(Recommended)***.
2. Provide An Alternate Directive

ATTACHMENTS:

None

back to top

FLORENCE COUNTY COUNCIL
MEETING

September 18, 2025

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION: Request For Council To Approve A Change Order For Bid No. 40-24/25 With Palmetto Corp Of Conway, Inc. In The Amount Of $717,179.94 To include N. Warren Street, Hill Street, And New Street For The Town of Timmonsville To Be funded From CPSTIII Appropriated Funds.

POINTS TO CONSIDER:

1) The original contract with Palmetto Corp was approved by Council on March 20, 2025, for $1,987,347.09.
2) This change order will require council approval since it exceeds 20% of the original contract amount.
3) The total contract price with this change order would be $2,704,527.03.

FUNDING FACTORS:

To be funded from Town of Timmonsville CPSTIII under line items:
338-441-435-410-9703-3222 - N. Warren St.
338-441-435-410-9703-3224 - Hill St.
338-441-435-410-9703-3226 - New St.

OPTIONS:

1) Approve Change Order ***(Recommended)***.
2) Decline Change Order.

ATTACHMENTS:

Palmetto Corp of Conway Change Order

back to top

From:	Todd Warren, PE
To:	Shannon Munoz
Cc:	J. Mike Simpson Jr., PE, PMP
Subject:	RE: Bid 40-24/25 - Change Order request to add CPST III roads for Town of Timmonsville
Date:	Monday, September 8, 2025 3:43:17 PM
Attachments:	emaillogo_c9bcd2f2-b7f1-45b5-b0cb-095e8bc8c012.png

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Shannon,

Having this change order match the existing unit prices established for Bid 40 24/25, which bid earlier this year, D|F feels these are reasonable and competitive prices for adding these additional roads.

Thanks,

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER

Todd Warren, PE
VICE PRESIDENT

240 Stoneridge Drive, Suite 305, Columbia, SC 29210
O. (803) 256-4121
E. twarren@davisfloyd.com | davisfloyd.com

Beaufort | Charleston | Columbia | Florence | Greenville | Greenwood

---

From: Todd Warren, PE
Sent: Monday, September 8, 2025 10:04 AM
To: Shannon Munoz <smunoz@florencecountysc.gov>
Cc: J. Mike Simpson Jr., PE, PMP <msimpson@davisfloyd.com>
Subject: Bid 40-24/25 - Change Order request to add CPST III roads for Town of Timmonsville
Importance: High

Shannon,

As discussed on Friday, please see the attached change order request to add roads in Timmonsville to our current Bid 40 24/25 contract with Palmetto Corp.

The roads being requested are below:

N. Warren St	– 338-441-435-410-9703-3222 -	$245,769.02
Hill St	– 338-441-435-410-9703-3224 -	$265,474.70
New St	– 338-441-435-410-9703-3226 -	$205,936.22
Total		$717,179.94

Let us know if any additional information is needed to have this added to the September council meeting agenda.

Thanks

Palmetto Corp of Conway, Inc.

PO Box 346
Conway, SC 29528
PH 843.365.2156 | Fax 843.365.7733

To:	FLORENCE COUNTY PROCUREMENT	**Contact:**	
Address:	FLORENCE COUNTY FINANCE DEPT., 180 N. IRBY ST. MSC-H	**Phone:**	(843) 664-9668
	FLORENCE, SC 29501	**Fax:**	(843) 665-3018
Project Name:	Florence County - CPST IIII Resurf. Dist 7 - CO.003 Extension	**Bid Number:**	
Project Location:	N. Warren St, Hill St and E. New St, Timmonsville, SC	**Bid Date:**	9/5/2025

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
001	1031000	MOBILIZATION	1.00	LS	$25,000.00	$25,000.00
002	6011000	TRAFFIC CONTROL	1.00	LS	$58,750.00	$58,750.00
003	4011004	LIQUID ASPHALT BINDER PG64-22	123.78	TON	$705.00	$87,264.90
004	4012060	FULL DEPTH ASPH. PAV. PATCHING 6" UNIF.	1,606.50	SY	$64.45	$103,538.93
006	4013990	MILLING EXISTING ASPHALT PAVEMENT (VARIABLE)	22,430.26	SY	$5.75	$128,974.00
007	4040340	HOT MIX ASPHALT SURFACE COURSE TYPE C	2,063.06	TON	$98.50	$203,211.41
008	6051120	PERMANENT CONSTRUCTION SIGNS (GROUND MOUNTED)	432.00	SF	$6.35	$2,743.20
009	6271025	24" WHITE SOLID LINES (STOP/DIAG LINES)-THERMO.-125 MIL	36.00	LF	$12.50	$450.00
010	6271015	8" WHITE SOLID LINES THERMOPLASTIC - 125 MIL.	180.00	LF	$2.50	$450.00
011	6280055	BIKE LANE SYMBOL -PREFORMED THERMO - 90MIL	1.00	EACH	$275.00	$275.00
012	6301100	PERMANENT YELLOW PAVEMENT MARKERS BI-DIR.- 4"X4"	130.00	EACH	$8.25	$1,072.50
013	7196152	CATCH BASIN - TYPE 9 MH (TOP ONLY)	21.00	EACH	$4,850.00	$101,850.00
014	7197140	ADJUST MANHOLE & UTILITY VALVE	16.00	EACH	$225.00	$3,600.00

Total Bid Price: $717,179.94

Notes:

- Time Extension: November 30, 2025

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Palmetto Corp Of Conway, Inc.

Authorized Signature: _____

Estimator: Kristin Levy
(843)365-2156 klevy@palmettocorp.com

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Requested To Authorize The Administrator To Enter Into A Twelve-Month Loan With The City Of Lake City In The Amount Of $600,000.

POINTS TO CONSIDER:

1) Primarily as a result of the previous City Administrator increasing the number of employees at the City of Lake City by approximately 50% during his four-year tenure, the City is now experiencing severe cash flow issues, which have made it difficult for the City to make regular payments to vendors. In addition, without some type of assistance, the City may find it difficult to meet its regular bi-weekly payroll obligations.
2) The City has begun taking measures to reduce its expenditures. It has eliminated a few positions, is not filling vacant positions, and has cut hours for its employees from 40 hours per week to 32 hours per week.
3) However, as a result of these measures, a few employees have left the City to seek other employment. The City has had to pay these employees for their accrued vacation time, further exacerbating the City's cash flow issues in the short term.

FUNDING FACTORS:

This $600,000 loan would be at the rate of 5% interest and would be for a period not to exceed twelve months. This loan would be recorded as an investment in the County's General Fund.

OPTIONS:

1. (Recommended) Approve as presented.
2. Provide an alternate directive.

ATTACHMENT:

[NONE]

back to top

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 18, 2025

AGENDA ITEM: Report to Council

DEPARTMENT: Parks & Recreation

ISSUE UNDER CONSIDERATION:
Approve the Execution of an Independent Contractor Agreement between Florence County and Richard Storr to continue his services as acting tennis professional at Ebenezer Park.

POINTS TO CONSIDER:

- The current Agreement with Richard expired on June 30, 2025.
- Richard not only teaches tennis at Ebenezer, he oversees the leagues that participate there, he keeps the park clean and helps supervise the playground/track area at night.
- It is beneficial to Florence County Parks and Recreation to have Richard at Ebenezer Park.
- This Independent Contractor Agreement extension was approved by the Policy Commission on Recreation at its August 21, 2025.

OPTIONS:

1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the recommendation letter from Scott Poston, Chairman of the Recreation Commission.
2. A copy of the tennis contract.

back to top

Florence County Parks & Recreation

Creating Community!

To Whom It May Concern,

On Thursday, August 21 2025, the Recreation Commission approved the extension of an Independent Contractor Agreement between Florence County and Richard Storr for his services as a Tennis Professional. His work at Ebenezer Park has been of immense value to the department and to Florence County citizens. The Independent Contractor Agreement is approved for two years starting on September 18, 2025 and ending on September 18, 2027. The Recreation Commission recommends County Council extends the agreement with Richard Storr.

Sincerely,

Scott Poston

Chairman, Recreation Commission

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

INDEPENDENT CONTRACTOR AGREEMENT

INDEPENDENT CONTRACTOR'S AGREEMENT, made and entered into this ___ day of _____, 2025, by and between FLORENCE County, A Body Politic And Corporate And A Political Subdivision Of The State Of South Carolina (hereinafter "County"), and RICHARD STORR, an Independent Contractor (hereinafter "Contractor").

WHEREAS:

1. The County desires to retain Richard Storr to serve as tennis professional for Florence County, more specifically, the Florence County Recreation Department; and
2. Contractor desires to be retained as aforesaid tennis professional; and
3. The County's Recreation Commission has recommended and County Council has approved an arrangement.

THEREFORE, in consideration of the mutual promises contained herein, the Parties hereby agree as follows:

1. Term: The term of this Agreement shall commence on September 18, 2025 and shall end on September 18, 2027.
2. Compensation: The Contractor shall pay 10% of on court gross revenue receipts generated from activities of Contractor on County owned or leased facilities each calendar month commencing September 18, 2025 and continuing through September 18, 2027 to Florence County. Payment will be made monthly and due within ten (10) days of the first of each month.
3. Scope of Services and Independent Contractor's Responsibilities:
    a. Contractor shall provide professional tennis services for County Parks and Recreation Department, including technical expertise in tennis services. Said services to include the following:
        i. Organize and conduct community tennis activities designed to increase participation in adult and junior tennis at Ebenezer Park, scheduling at least one neighborhood tennis social or similar event each month.
        11. Conduct regular introductory and intermediate clinics for adults and children.
        iii. Conduct activities designed to foster the growth of tennis at other County tennis facilities. Initially, the Contractor (Tennis Pro) will conduct activities at another County facility one day each month, but this requirement may be adjusted depending on the response at those sites.
        iv. Coordinate with the Florence City Tennis Professional, the Florence and other local tennis supporters to integrate activities at Ebenezer with community wide tennis activities and to ensure that players from Ebenezer Park have the opportunity to participate in other events and activities, including Junior Team Tennis and Adult League Tennis.

v. Maintain order, help to enforce the posted rules and help to prevent vandalism when present at the Ebenezer Park tennis courts, contacting the Florence County Sheriffs Department and the Recreation Department whenever assistance is required.

v1. Coordinate with the Recreation Department to ensure that the Ebenezer Park tennis courts are properly maintained and work closely with the maintenance task force to ensure that the courts and the surrounding area are kept free of litter.

vu. Work with the Recreation Department, local tennis organizations and area media to market tennis activities at Ebenezer Park and other County facilities.

vm. Coordinate the use of the Ebenezer Park tennis courts using the guidelines provided herein to ensure that the public has ample access for recreational play, particularly during evening hours and on weekends.

b. Courts are available to the public on a first-come, first-served basis, except as noted below. However, players must follow the posted rules regarding time limits when others are waiting. Dates and times may be modified when annually agreed upon in writing by both the County and the Contractor. The Contractor may use courts as follows:

• Monday-Friday	7:30 A.M.-4:00 P.M.	2 Courts
• Monday & Wednesday	4:00 P.M.-6:00 P.M.	2 Courts
• Monday-Friday	4:00 P.M.-10:00 P.M.	I Court
• Saturday/Holidays	7:30 A.M.-10:00 P.M.	I Court
• Sunday	7:30 A.M.-1:00 P.M.	2 Courts
• Sunday	I:00 P.M.-10:00 P.M.	1 Court

1. The Contractor may use up to three courts for major community events, provided notice is posted at least one week prior to the event.

n. Unless the courts are already in use, the Contractor will conduct single court activities on Court 3 and two court activities on Courts 1 and 2.

iii. Other tennis professionals may not use the courts for instruction without approval in advance from the County Recreation Department.

1v. Events conducted/sponsored by the FTA and other community groups must be approved in advance by the County Recreation Commission/Department and notice must be posted at least one week prior to the event.

v. Team practices requiring more than two courts must be approved in advance by the County Recreation Department and teams must abide by the posted time limits when others are waiting. Rotating team players does not extend the time limits.

4. Independent Contractor's Warranties and Representations: Contractor warrants and represents that he is a certified tennis professional, certified to teach tennis in the United States and that all work performed as a result of this Agreement will be performed in a professional manner and in compliance with all Federal, State and local laws and regulations governing the instruction of tennis.

5. Independent Contractor:
    a. This Agreement shall not render the Contractor and agent, partner, joint venture or employee of the County of Florence for any purpose. The Contractor is and will remain an independent contractor in his relationship to Florence County. Contractor shall not hold himself out as an employee of the County of Florence and shall have no power or authority to bind or obligate the County of Florence in any manner.
    b. Florence County shall not be responsible for withholding truces with respect to the Contractor's compensation hereunder.
    c. Contractor shall obtain and maintain all licenses and permits required by law for performance of this contract by him.
    d. The Contractor shall have no claim against Florence County hereunder or otherwise for vacation pay, sick leave, retirement benefits, social security, workers' compensation, health or disability benefits, unemployment insurance benefits or employee benefits of any kind.
    e. The County of Florence shall pay no employee benefits or insurance premiums of any kind to or for the benefit of Contractor or his employees, agents and servants by reason of this contract.
    f. The Contractor will carry liability insurance (including malpractice insurance) relative to any service that he/she performs for Florence County.
6. Indemnification and Hold Harmless:
    a. Except for expenses or liabilities arising from the herein authorized acts of the County, the Contractor hereby expressly agrees to indemnify and hold the County harmless against any and all expenses and liabilities arising out of the performance or default of this Contract as follows.
    b. Contractor expressly agrees to the extent that his negligence in whole or in part, by his acts or omissions or negligence in whole or in part by any of his employees or any person, firm or corporation directly or indirectly employed or otherwise charged by the Contractor and any damage, liability, injury, loss or expense (whether in connection with bodily injury or death or property damage or loss) that is suffered by the County and its employees or by any member of the public, to indemnify and save the County and its employees harmless against any and all liabilities, penalties, demands, claims, lawsuits, losses, damages, cost and expenses arising out of the performance or default of this Contract. Such costs are to include defense, settlement and reasonable attorneys' fees incurred by the County and its employees.
    c. This promise to indemnify shall include bodily injuries or death occurring to Contractor's employees and any person, directly or indirectly employed by Contractor (including without limitation any employee of any subcontractor), the County's employees, the employees of any other independent contractors, or occurring to any member of the public.
    d. When the County submits notice, Contractor shall promptly defend any aforementioned action.
7. Termination of Agreement: This Agreement may be terminated by either party, provided however, the party desiring said termination gives the other party thirty (30) days written notice prior to the effective date of said termination.

8. Controlling Law: The laws of South Carolina shall govern this agreement. All litigation arising under said contract shall be litigated only in the Circuit Court within the Twelfth Judicial Circuit sitting in Florence, South Carolina. The parties are responsible for their own attorney fees and the full cost of said litigation.
9. Insurance Requirements: Contractor shall purchase the insurance coverage as noted in paragraph "A" below, keep it in full force and effect throughout the term of this contract and provide evidence of same to the Director of Florence County Recreation. The Contractor shall purchase the insurance coverage as noted below and keep it in full force and effect throughout the term of this contract.
    a. Professional Liability: The Contractor agrees to maintain workers' compensation coverage if so desired and to fully indemnify and hold harmless Florence County with regards to every aspect of any claims arising from workers' compensation liabilities.
    b. The Contractor agrees to carry and maintain employee liability insurance and public liability insurance (including contractual liability endorsement) in amounts of not less than $1,000,000 for bodily injury, $1,000,000 for property damage, $1,000,000 aggregate each occurrence.
    c. The County must be listed as additional insured with a minimum of a ten (10) day notification clause. The County shall not be responsible for any costs related to carrying the aforesaid insurance.
10. Notices: Any notice, report, statement, approval, consent, designation, demand or request to be given and any option or election to be exercised by a party under the provisions of this agreement shall be effective only when made in writing and delivered (or mailed by registered or certified mail with postage prepaid) to the other party at the address given below:

Florence County: County Administrator
County Complex
180 N. Irby St., MSC-G
Florence, S.C. 29501

Contractor: Richard Storr
4026 West Pelican Lane
Florence, S.C. 29501

11. Entire Agreement: This Agreement constitutes the entire understanding and contract between the parties hereto and supersedes all prior and contemporaneous written and oral agreements between the parties and their predecessors in interest regarding the subject matter of this Agreement. Said Agreement may not be changed, altered, amended, modified or terminated orally, except as specifically provided and any such change, alteration, amendment or modification must be in writing and executed by the parties hereto.

[End of Contract Signature Page to Follow]

Witnesses:

Florence County, South Carolina

By: _____

Kevin Yokim
County Administrator

Witnesses:

Richard Storr

FLORENCE COUNTY COUNCIL MEETING

September 18, 2025

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: EMS
Procurement Department

ISSUE UNDER CONSIDERATION:

Declaration Of Three (3) Express 4500 Cutaway Ambulances As Surplus Property For Disposal Through Public Internet Auction Via Govdeals.

POINTS TO CONSIDER:

1. Attached is a listing of the Unit Number, Make/Model, Year and Mileage of each of the ambulances recommended to be declared surplus.
2. Each of the ambulances listed has been replaced with more updated ambulances.
3. Disposal will not impact on-going operations.
4. Florence County Ordinance requires County Council approval for disposal of surplus property.

FUNDING FACTORS:

$0=Cost of disposal.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide alternate instructions.

ATTACHMENTS:

Detailed List of the Ambulances.

back to top

UNIT	MAKE	MODEL	YEAR	MILEAGE	COMMENTS	VIN #'S	DEPARTMENT	COMMENTS
V2144	CHVRL	EXPRESS 4500 CUTAWAY	2013	170,140	ENGINE AND TRANS GOOD	1GB6G5CL3D1163805	EMS	AMBULANCE
V2145	CHVRL	EXPRESS 4500 CUTAWAY	2013	159,040	ENGINE AND TRANS GOOD	1GB6G5CL2D1164282	EMS	AMBULANCE
AM2146	CHVRL	EXPRESS 4500 CUTAWAY	2013	167,235	ENGINE AND TRANS GOOD	1GB6G5CL4F1164285	EMS	AMBULANCE

FLORENCE COUNTY COUNCIL MEETING

September 18, 2025

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Voter Registration

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 03-25/26, Florence County Voter Registration Addition and Renovation To JF Contractors, LLC Of Sumter, SC In The Amount Of $946,161.71 To Be Funded from CPSTIII, CPSTIII-A, And Grant Funds ***(5 Compliant Bids).***

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on July 18, 2025. The bid opening was held on August 19, 2025.
2) Five (5) bids were received; five (5) bids were compliant. JF Contractors , LLC is the lowest responsible, responsive bidder.
3) Julian Young, Voter Registration Director and Nick Gaddy, Architect from Collins and Almers recommend awarding the contract to JF Contractors, LLC.
4) The bid expires November 19, 2025.

FUNDING FACTORS:

$946,161.71 = Total amount to be funded from CPSTIII, CPSTIII-A, And Grant Funds.

OPTIONS:

1) Award Bid No. 03-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letters from Julian Young, Voter Registration Director and Nick Gaddy, Architect from Collins and Almers.

back to top

Notice

Basic Information

Reference Number	0000396166
Issuing Organization	Florence County
Owner Organization	
Project Type	RFB - Request for Bid (Formal)
Project Number	03-25/26 Update
Title	03-25/26 Florence County Voter Registration Addition and Reno
Source ID	PU.AG.USA.2686018.C17634176
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina (Owner) is accepting bids from licensed and qualified Contractors for the construction of an addition to the Voter Registration Building at 219 Third Loop Road Road, Florence, SC.

Dates

Publication	08/19/2025 10:54 AM EDT
Question Acceptance Deadline	08/19/2025 02:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	08/19/2025 03:00 PM EDT

Contact Information

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Patrick Fletcher
843-665-3018
pfletcher@florencecountysc.gov

Bid Result Publication Revision

Publication Type Bid Results

JNB Services

Organization Name	JNB Services
Bid Amount	$1,092,098.00
Address	467 S Daleville Ave Daleville Alabama 36322 United States

JF Contractors

Organization Name	JF Contractors
Bid Amount	$946,161.71
Address	119 S Harvin St Sumter South Carolina 29150 United States

ARC

Organization Name	ARC
Bid Amount	$1,352,900.00
Address	1135 Burgess Road Murrells Inlet South Carolina 29576 United States

SNB Construction of Dillon, LLC

Organization Name	SNB Construction of Dillon, LLC
Bid Amount	$1,033,000.00
Address	2125A W Jody Road Florence South Carolina 29501 United States

Gilbert Construction Co. LTD

Organization Name	Gilbert Construction Co. LTD
Bid Amount	$1,050,548.00
Address	147 Aberdeen Drive Florence South Carolina 29501 United States

Bid Results Email

Email Attachment(s)

File	Size	Uploaded Date	Language
No Files			

Additional Recipients

Include notification issuer as an additional recipient No

FLOCOVOTES
Florence County Voter Registration & Elections
219 Third Loop Road
Florence, SC 29505-3440
(843) 665-3094 (Voter Registration)
(843) 655-2351 (Elections)
(843) 292-1613 (Fax)

TextMyGov™

September 2, 2025

Patrick Fletcher
180 N. Irby St MSC-R Rm 1001
Florence, SC 29501

RE: Bid 0--25/26
Florence County Voter Registration & Elections Addition and Renovations

Patrick:

Thank you for helping move this process along efficiently. I am looking forward to seeing the final product.

I wanted to let you know that based on their references and lowest bid, I would like to recommend Florence County award JF Contractors the bid to perform the work we have requested. Assuming the County has done due diligence in researching JF Contractors, I am confident the bid is going to a qualified contractor as listed, SC LLR.

Please contact me with additional questions or to relay more information as needed. I'm looking foward to seeing construction begin at 219 Third Loop Rd.

Sincerely,

Julian M. Young

Florence County Voter Registration & Elections

COLLINS | ALMERS
ARCHITECTURE

September 2, 2025

Patrick Fletcher
180 N Irby St. MSC-R Rm. 1001
Florence SC 29501

Re: Bid 03-25/26
Florence County Voter Registration Addition and Renovations

Patrick:

I hope this message finds you well.

I am reaching out regarding the bid results for the Voter Registration Addition and Renovation. While I do not have direct experience working with JF Contractors, to the best of my knowledge, there are no disqualifying issues based on the information currently available.

SC LLR lists JF Contractors as a current general contractor license holder. Given their status as the apparent low bidder and assuming Florence County finds their references, bonding, and financials to be in order, I see no reason not to proceed with the County's standard due diligence and evaluation process.

Please let me know if you have any questions or would like to discuss this further.

Sincerely,

Nick Gaddy, AIA
COLLINS & ALMERS ARCHITECTURE

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 1

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $3,000 from Council District 1 Infrastructure Funding Allocation to provide funding for application fees, fabrication, and installation of a South Carolina Historic Marker at the Wentworth factory on South Blanding Street in Lake City, South Carolina.

FUNDING SOURCE:

XXXX_____Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $3,000.00_____	Amount $_____	Amount $_____
_____	_____	_____
Jason M. Springs	Andrew T Rodgers Jr.	Alphonso Bradley
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jerry W Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

Florence County Council Meeting

September 18, 2025

AGENDA ITEM: Other Business
Council District #4

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $9,500.00 from Council District #4, Infrastructure funding allocations to place 10 loads of MBC Stone on Johnson Road. ($40.00 a ton.)

FUNDING SOURCE:

Amount: $9,500.00

__X__ Infrastructure 132-441-438-000-8764-

_____ Road System Maintenance

_____ Utility

SIGNED: _____

Requested by Council member: Jerry Yarborough Jr.
Council District #4

Date: _____

Steve H. Allen

STEVE ALLEN
Public Works Director

Date: 9-4-25

ATTACHMENTS:
none

I, Hope M. Jones, 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.

_____

Hope M. Jones
Clerk to Council

back to top

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 4 & 9

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of $2,350 from both Council District 4 and Council District 9 Infrastructure Funding Allocations to reimburse Fund 38 for an emergency repair ($4,700) to a HVAC system at the West Florence Fire Station on Pine Needles Road.

FUNDING SOURCE:

___**X**_Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $_____	Amount $_____	Amount $_____
Jason M. Springs	Andrew T Rodgers Jr.	Alphonso Bradley
Amount **$2,350**_____	Amount $_____	Amount $_____
Jerry W Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $**$2,350**_____	Amount $_____	Amount $_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 4

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $4,000 from Council District 4 Infrastructure Funding Allocations to provide funding for the expansion project of the Timmonsville Town Hall being used for the senior citizens group.

FUNDING SOURCE:

XXXX Infrastructure
_____ Road System Maintenance
_____ Utility

SIGNED:

Amount $_____	Amount $_____	Amount $_____
Jason M. Springs	Andrew T. Rodgers Jr.	Alphonso Bradley
Amount $ 4,000.00	Amount $_____	Amount $_____
Jerry W. Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
A copy of the proposal.

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

Johnson Repair

Executive Director Linda Johnson
Senior Citizens Association
600 Senior Way
Florence, SC 29505

August 28, 2025

RE: Timmonsville Town Hall Wall Demolition

Our price in accordance with the following specifications is:

Labor, Materials, and Services: $3,000
Architectural Design: $1,000
Total Project Cost: $4,000

The following is included:

- Worker's compensation, general liability, and builder's risk insurance
- Supervision, tools, equipment and temporary facilities as required
- Demolition of existing wall
- Terminate existing electrical and data lines
- Patch walls as required
- Patch flooring as close as possible with available material.

We do not include:

- Sealed architectural or construction plans
- Additional flooring

Respectfully submitted,

Johnson Repair

Approved: _____ Date: _____

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 3

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $11,351.88 from Council District 3 Infrastructure Funding Allocations to provide funding for the purchases of kitchen appliances for the Resurrection Restoration Center.

FUNDING SOURCE:

XXXX Infrastructure
_____ Road System Maintenance
_____ Utility

SIGNED:

Amount $_____	Amount $_____	Amount $11,351.88_____
_____	_____	_____
Jason M. Springs	Andrew T. Rodgers Jr	Alphonso Bradley
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jerry W. Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
A copy of the quote

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

08/14/2025

Quote

Project: Resurrection Restoration Center For the Homeless
1809 North Douglas Street
Florence , SC 29501

From: FRS Inc.
Jenny Windham
1310 Meadors Farm Rd
Florence, SC 295052763
(843)723.9806
(843)662-7021 1105 (Contact)

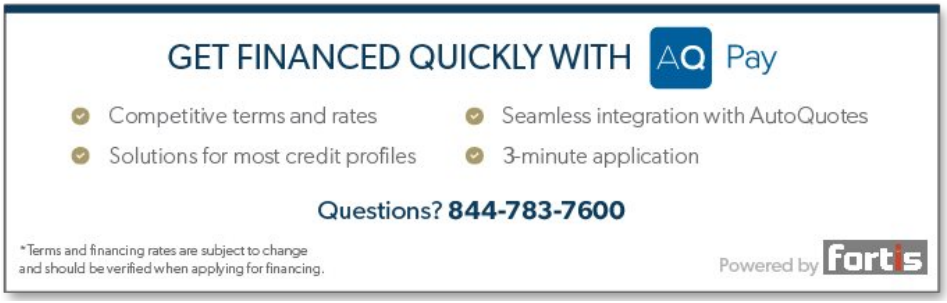
Item	Qty	Description	Sell	Sell Total
1	1 ea	**REACH-IN REFRIGERATOR**	$3,119.00	$3,119.00
		Arctic Air AR49 Refrigerator, reach-in, two-section, 54"W, 49.0 cu. ft. capacity, electronic thermostat with digital LED display, +33°F to +41°F temperature range, (2) solid hinged self-closing doors with locks (field reversible), remain open door feature, removable magnetic door gasket, (6) adjustable wire shelves, stainless steel front & sides, white aluminum interior liner with stainless steel floor, (4) 5-1/2" casters (2 locking), bottom mounted self-contained refrigeration, R290 Hydrocarbon refrigerant, 754 BTU/h rejected heated air gain, 1/3 HP, 115v/60/1-ph, 4.5 amps, cord, NEMA 5-15P, cETLus, ETL-Sanitation, ENERGY STAR®		
	1 ea	NOTE: A 10% Tariff Surcharge is currently reflected in the net cost of all equipment and accessories.		
	1 ea	2 year parts & labor, 5 years on compressor warranty standard		
	1 ea	Any Arctic Air model installed in mobile application such as concession trailers, food trucks, etc. or in an outdoor venue shall be limited to one (1) year parts, labor, & compressor warranty only. Models ACP40, ACP48, ACP55, ACP63, ACP4SQ, & ACPSQ are limited to one (1) year parts & labor coverage. Models AWR25 and AWF25 are limited to one (1) year parts & labor coverage and five (5) year compressor warranty. Light bulbs, door gaskets, etc... are limited to a 90-day warranty period & door hinges to a one (1) year period. The warranty is not valid for Residential use.		
	1 ea	Standard warranty only		

Item	Qty	Description	Sell	Sell Total
	1 ea	6" casters (2 locking), set of 4, standard		
2	1 ea	**SOLID WASTE** FRS South Carolina Solid Waste Tax	$2.00	$2.00
3	1 ea	**REACH-IN FREEZER** Arctic Air AF49 Freezer, reach-in, two-section, 54"W, 49.0 cu. ft. capacity, electronic thermostat with digital LED display, -10°F to +10°F temperature range, (2) solid hinged self-closing doors with locks (field reversible), remain open door feature, removable magnetic door gasket, (6) adjustable wire shelves, stainless steel front & sides, white aluminum interior with stainless steel floor, (4) 5-1/2"" casters (2 locking), bottom mounted self-contained refrigeration, R290 refrigerant, 1888 BTU/h rejected heated air gain, 7/8 HP, 115v/60/1-ph, 9.0 amps, cord, NEMA 5-15P, cETLus, ETL-Sanitation, ENERGY STAR® 1 ea NOTE: A 10% Tariff Surcharge is currently reflected in the net cost of all equipment and accessories. 1 ea 2 year parts & labor, 5 years on compressor warranty standard 1 ea Any Arctic Air model installed in mobile application such as concession trailers, food trucks, etc. or in an outdoor venue shall be limited to one (1) year parts, labor, & compressor warranty only. Models ACP40, ACP48, ACP55, ACP63, ACP4SQ, & ACPSQ are limited to one (1) year parts & labor coverage. Models AWR25 and AWF25 are limited to one (1) year parts & labor coverage and five (5) year compressor warranty. Light bulbs, door gaskets, etc... are limited to a 90-day warranty period & door hinges to a one (1) year period. The warranty is not valid for Residential use. 1 ea Standard warranty only 1 ea 6" casters (2 locking), set of 4, standard	$3,549.00	$3,549.00
4	1 ea	**SOLID WASTE** FRS South Carolina Solid Waste Tax	$2.00	$2.00

Item	Qty	Description	Sell	Sell Total
5	1 ea	**DELIVERY SERVICE** FRS DELIVERY FRS Florence will complete the following: Inspect all inbound freight for concealed damage, uncrate, caster unit, Pull all plastic off equipment, dispose of all pallets, crates, and rubbish, deliver and set unit in place. All applicable connections (gas, electrical, plumbing etc.) to be done by others. Disposal of old equipment is available (additional charge may apply).	$125.00	$125.00
6	1 ea	**CREDIT CARD FEE** FRS CONVENIENCE FEE Convenience Fee for use of a Credit card: 3% PLEASE NOTE: if this is your first time buying from FRS or it has been over 1 year since buying from FRS, and you are using a credit card, we will have to do a soft fraud check.	$220.00	$220.00
7	1 ea	**GAS FLOOR FRYER** Admiral Craft Equipment Corp. BDGF-90/LPG Black Diamond Fryer, floor standing, LP gas, 35-40 lbs. capacity, thermostatically controlled, stainless steel tank, includes (2) baskets, built-in integrated flue deflector, automatic shut off, stainless steel front & door with galvanized sides & back, adjustable legs, 90,000 BTU, cETLus, ETL-Sanitation	$949.00	$949.00
	1 ea	1 year parts & labor warranty, 5 year limited warranty on fry tank, standard		
8	1 kt	**CASTERS**	$159.00	$159.00

Item	Qty	Description	Sell	Sell Total
		BK Resources 5SBR-UP3-PLY-TLB-PS4 Packed 1 kt Caster kit, 5" diameter swivel plate, top lock brake, non-marking polyurethane tread, 300 lb. capacity, resistant to acids & caustics, 3-1/2" x 3-1/2" top plate, 1/2" king pin, double ball bearing, operational temp range -45° to 180° F, zinc plated, POP box (4 per kit)		
9	1 kt	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR**	$242.00	$242.00
		Dormont Manufacturing 1675KIT48 Packed 1 kt Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow capacity, limited lifetime warranty		
10	1 ea	**RANGE, 36" 6 OPEN BURNERS**	$1,739.00	$1,739.00
		Admiral Craft Equipment Corp. BDGR-36/NG Black Diamond Range, natural gas, 36", (6) 12" x 12" 30,000 BTU top burners, removable cast iron top grates, individual pilot lights & controls, (1) standard oven base, 200°F to 550°F temperature range, (2) adjustable racks, backriser with shelf, removable crumb tray, stainless steel, 6" adjustable legs, 3/4" NPT, 208,000 BTU, cETLus, ETL-Sanitation		
	1 ea	1 year warranty on parts & labor, standard		
11	1 kt	**CASTERS**	$159.00	$159.00
		BK Resources 5SBR-UP3-PLY-TLB-PS4 Packed 1 kt Caster kit, 5" diameter swivel plate, top lock brake, non-marking polyurethane tread, 300 lb. capacity, resistant to acids & caustics, 3-1/2" x 3-1/2" top plate, 1/2" king pin, double ball bearing, operational temp range -45° to 180° F, zinc plated, POP box (4 per kit)		
12	1 kt	**SAFETY SYSTEM MOVEABLE GAS CONNECTOR**	$242.00	$242.00
		Dormont Manufacturing 1675KIT48 Packed 1 kt Dormont Blue Hose™ Moveable Gas Connector Kit, 3/4" inside dia., 48" long, covered with stainless steel braid, coated with blue antimicrobial PVC, (1) SnapFast® QD, (1) full port valve, (2) 90° elbows, coiled restraining cable with hardware, 180,000 BTU/hr minimum flow		

Item	Qty	Description	Sell	Sell Total
		capacity, limited lifetime warranty		
13	2 ea	**SOLID WASTE** FRS South Carolina Solid Waste Tax	$2.00	$4.00



Merchandise	$10,511.00
Tax 8%	$840.88
Total	$11,351.88

A signature is required to place this order. Verbal or text approval is not acceptable. Please sign and date below and return to FRS with required down payment. Quoted price is based on payment method of cash or business check. Deposits and payments using a credit card will be charged a non-refundable convenience fee.

Special order items will require a deposit PRIOR to the placement of the order with the factory. Payment in full may be required in some cases. All quotes are subject to price verification upon order acceptance. We cannot guarantee that prices haven't changed between the quote date and the time it is accepted. In addition, factory initiated and/or carrier freight surcharges are being imposed along with random price increases. By submitting an order, you are agreeing to pay additional documented charges for factory and/or freight surcharges, if any, that are greater than those on the original accepted quote. Lead times are also beyond our control and FRS will not be held responsible for these type events.

Special order merchandise is returnable only at the manufacturer's discretion and may be subject to return freight and restocking charges. FRS stock merchandise may be returned with PRIOR approval within ten (10) days and only if in "NEW" condition complete with all original factory labels and packaging. Store credit only will be issued to your account.

Staged merchandise or jobs - If FRS is staging merchandise for delivery/pick-up on a certain date (Required Date) and in the event that the customer is not prepared to take possession on or before that date, the full amount of the order(s) shall be immediately due and payable. In addition, if the delivery date extends more than two weeks past the original Required Date, storage charges for merchandise will accrue and be payable prior to final delivery of the merchandise.

Unless otherwise stated, freight is not included in the sell prices. Freight charges will be prepaid and added to the invoice. All freight quotes are given based on information provided at the time of the sales order. Your shipment MAY incur shipment or handling fees in addition to the original estimate. Possible causes for additional fees include but

are not limited to: inside delivery, lift gate services at delivery, residential/limited access fees, construction site delivery, notification requests, and non-acceptance/re-delivery fees.

If included on this quote, FRS delivery means the following: Inspect for damage, deliver, set in place, and remove packaging from site. Delivery does NOT include installation or final connections.

FRS sale prices do NOT include any applicable sales, excise, use or other taxes. The customer is responsible for verification of sales taxes as local rates may vary.

Pricing on this quote will be held for no longer than 30 days. If price increases occur without advance notice from the manufacturer, pricing may change in less than 30 days. Pricing does NOT include any permits or fees.

Notice on Potential Tariffs: Innovative Foodservice Group (IFG) and Business Units
Due to the uncertainty relating to potential tariffs on products, IFG will do its best to protect customers from price increases or surcharges. However, if that is not possible, IFG will pass on any price increases and surcharges resulting from the implementation of tariffs.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: $11,351.88

ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS

Stainless design.
Stellar performance.
Superior value.

Project name: _____

Location: _____

Item #: _____ QTY: _____

Model #: _____

AR49
REFRIGERATOR

TWO DOOR
REACH-IN REFRIGERATOR

AR49

- Tested to NSF Standard 7 requirements for open food storage.
- Standard with full two year parts and labor warranties and a five year compressor warranty.
- Arctic Air products must pass numerous quality control inspections throughout the manufacturing process.
- All products are pressurized with environmentally friendly and more efficient Hydrocarbon gas.
- Energy Star approved

ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS
Division of Broich Enterprises, Inc. 7550 Market Place Dr Eden Prairie, MN 55344
952-941-2270 Fax: 952-941-3066 www.arcticairco.com info@arcticairco.com

Intertek Intertek ENERGY STAR

AR49 REFRIGERATOR | TWO DOOR REACH-IN REFRIGERATOR

Exterior cabinet construction consists of full stainless steel front and sides.

Interior cabinet is bright white aluminum liner with full stainless steel floor with coved corners.

Six adjustable, heavy-duty epoxy coated wire shelves.

Self-contained capillary tube system using environmentally friendly R290 Hydrocarbon gas.

Efficient condensate hot gas loop built into condensate pan for energy saving evaporation of excess condensate water.

Bottom mounted compressor for more efficient operation in coolest area of kitchen.

Front accessible, bottom mounted condensing unit is mounted on slide out rack for easy maintenance.

Electronic thermostat with external digital LED display for accurate control and easy reading.

Vaulted self closing doors that remain open at 90 degrees.

Magnetic door gasket is removable and replaceable without tools.

Lockable door with foamed-in-place recessed handle.

Larger fan motors and blades for more efficient air flow ensuring faster recovery times.

Easy to mount plate casters (two lockable) are standard with all units.

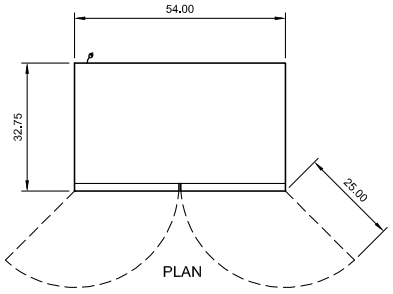
Unit can hold an additional (2) optional stainless steel full size sheet pan racks – part # 64900K behind each door, some field install is required.

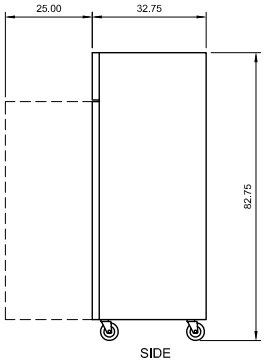
- Tested to NSF Standard 7 requirements for open food storage.
- Standard with full two year parts and labor warranties and a five year compressor warranty.

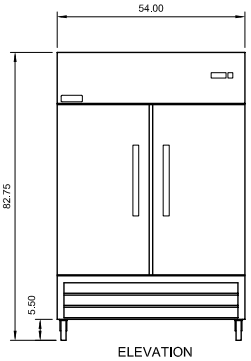
STAINLESS STEEL DESIGN • STELLAR PERFORMANCE • SUPERIOR VALUE

Model Number	External Dimensions Width	Depth	Height*	Doors	Epoxy Coated Shelves (horizontal)	Cubic Feet	Temperature Range	Cord Length	HP	AMPS	REF	NEMA Plug	Crate Weight
AR49	54″	32.75″	82.75″	2	6	49	33°F to 41°F	8′	1/3	4.5	R290	5-15P	455Llbs

Depth with door open 90° = 59.50″
*Height includes 6″ for casters







ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS

ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS

Stainless design.
Stellar performance.
Superior value.

Project name: _____

Location: _____

Item #: _____ QTY: _____

Model #: _____

AF49 FREEZER | TWO DOOR REACH-IN FREEZER

AF49

- Tested to NSF Standard 7 requirements for open food storage.
- Standard with full two year parts and labor warranties and a five year compressor warranty.
- Arctic Air products must pass numerous quality control inspections throughout the manufacturing process.
- All products are pressurized with environmentally friendly and more efficient Hydrocarbon gas.

ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS

Division of Broich Enterprises, Inc. 7550 Market Place Dr Eden Prairie, MN 55344
952-941-2270 Fax: 952-941-3066 www.arcticairco.com info@arcticairco.com

Intertek Intertek ENERGY STAR

AF49 FREEZER | TWO DOOR REACH-IN FREEZER

Exterior cabinet construction consists of full stainless steel front and sides.

Interior cabinet is bright white aluminum liner with full stainless steel floor with coved corners.

Six adjustable, heavy-duty expoxy coated wire shelves.

Efficient condensate hot gas loop built into condensate pan for energy saving evaporation of excess condensate water.

Bottom mounted compressor for more efficient operation in coolest area of kitchen.

Front accessible, bottom mounted condensing unit is mounted on slide out rack for easy maintenance.

Larger fan motors and blades for more efficient air flow ensuring faster recovery times.

Electronic thermostat with external digital LED display for accurate control and easy reading.

Vaulted self closing doors that remain open at 90 degrees.

Magnetic door gasket is removable and replaceable without tools.

Freezer door frames have integral factory installed heating element to eliminate condensation.

Lockable door with foamed-in-place recessed handle.

Easy to mount plate casters (two lockable) are standard with all units.

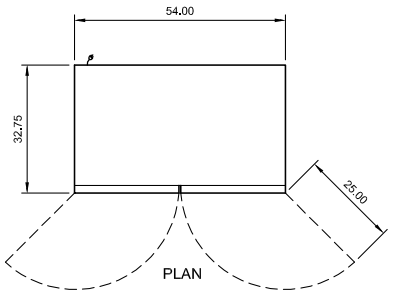
Unit holds (2) full size sheet pans front to back. With (2) optional sls Pan Slide rack (#64900K). Some field install is required.

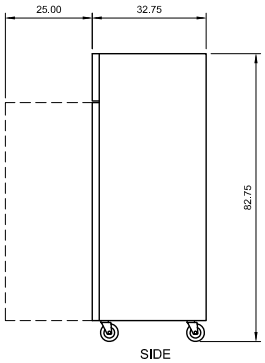
- Tested to NSF Standard 7 requirements for open food storage.
- Standard with full two year parts and labor warranties and a five year compressor warranty.

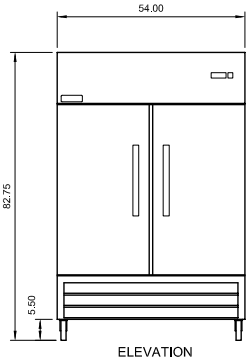
STAINLESS STEEL DESIGN • STELLAR PERFORMANCE • SUPERIOR VALUE

Model Number	External Dimensions Width	Depth	Height*	Doors	Epoxy Coated Shelves (horizontal)	Cubic Feet	Temperature Range	Cord Length	HP	AMPS	REF	NEMA Plug	Crate Weight
AF49	54″	32.75″	82.75″	2	6	49	-10°F to 10°F	8′	1.0	12.0	R290	5-15P	485Llbs

Depth with door open 90° = 59.50″
*Height includes 6″ for casters







ARCTIC AIR
COMMERCIAL FREEZERS & REFRIGERATORS

BLACK◆DIAMOND®

Project Name:_____
Location: _____
Item #: _____
Qty:_____

Black Diamond Gas Deep Fryer, Liquid Propane, 40 lb, 90K BTU, in Stainless Steel

BDGF-90/LPG

(Unit shown with optional casters.)

FRYER ACCESSORIES (OPTIONAL)

- Stainless Steel Cover
- Joiner Strips
- Splash Guard
- Fryer baskets available in a variety of sizes

3RD PARTY APPROVALS

Intertek Intertek

WARRANTY (USA / CANADA)

1 Year Warranty on Parts & Labor,
5 Year Warranty on Stainless Steel Fry Pot

Contact Admiral Craft Equipment
for details at 1-877-672-7740

1 YEAR PARTS & LABOR WARRANTY 5 YEARS FRYER TANK

Elevate your commercial kitchen with this high-performance Black Diamond Gas Deep Fryer, designed for efficiency and durability. Constructed from stainless steel and cast iron, it ensures lasting use. With a 40-pound capacity, it handles high-volume frying needs. Operating between 200° and 400°F, it provides consistent results. Featuring manual ignition and control, and powered by liquid propane, it offers user-friendly operation. Cleaning is simplified with removable components and adjustable legs.

FEATURES AND CONSTRUCTION

- Constructed with durable stainless steel and cast iron
- Delivers a powerful 90,000 BTUs for efficient frying
- Equipped with 3 burners for versatile cooking options
- Offers a 40 lb capacity for high-volume frying needs
- Equipped with adjustable legs for stability
- Comes with a coupling adaptor and gas connection for liquid propane
- Features manual ignition and control for precision cooking
- Temperature range of 200° to 400°F for versatile cooking
- Designed for high-volume commercial kitchen environments
- Perfect for frying a variety of foods like french fries and chicken wings

INCLUDED COMPONENTS

- (4) Adjustable Legs
- (4) Casters
- (2) Baskets
- (1) Basket Support Rack
- (1) Basket Hanging Plate
- (1) Oil Drainage Extension Pipe

TEMPERATURE

Overall Temperature (Fahrenheit):

- Minimum: 200° - Maximum: 400°F

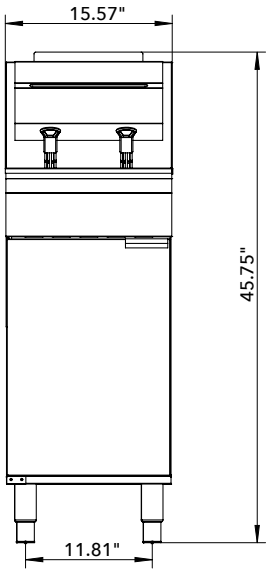
The Legacy Companies
3355 Enterprise Avenue, Suite 160 • Fort Lauderdale, FL 33331
Sales: 516-433-3535 • orders@admiralcraft.com • www.admiralcraft.com

BLACK◆DIAMOND®

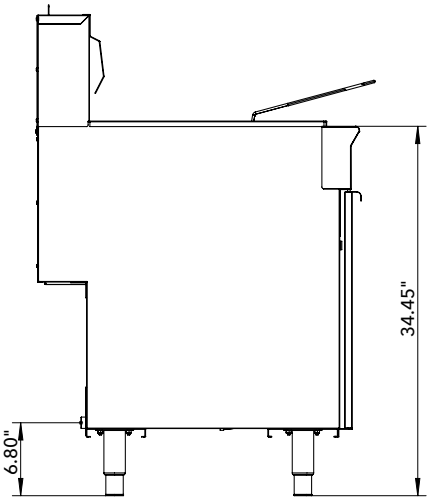
Black Diamond Gas Deep Fryer, LPG, 40 lb, 90K BTU

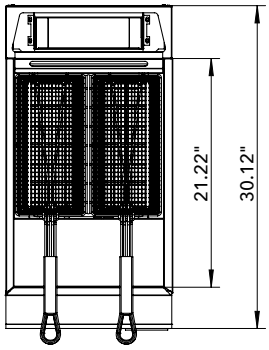
BDGF-90/LPG

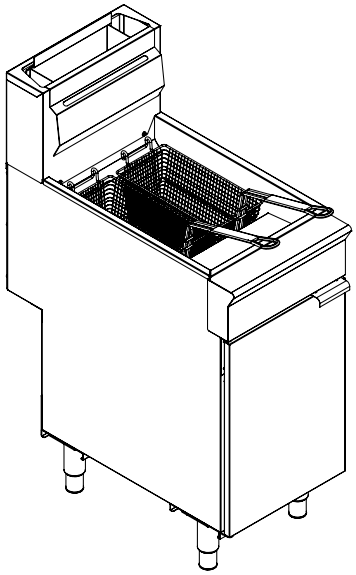
FRONT



SIDE







TOP

Gas

Capacity (lbs. of oil)	Temperature Range (Fahrenheit)	BTU / Hour	Assembled Dimensions (in)	Item Weight (lbs)	Shipping Weight (lbs)
40 lbs	200° - 400°	90000	30.12" x 15.57" x 45.75"	134.5	161.0

ADDITIONAL INFORMATION

- Electricity not needed.
- Liquid Propane (LP) or Natural Gas (NG) units available. Field convertible from LP to NG and vice versa.
- Minimum supply pressure is 4" W.C. for natural gas and 10" W.C. for propane.
- Gas powered appliances must always be indoors, under an approved exhaust system with grease removal filters and a fire protection system.

Due to periodic changes in designs, methods, procedures, policies and regulations, the specifications contained in this document are subject to change without notice. While we exercise good faith efforts to provide information that is accurate, we are not responsible for errors or omissions in information provided or conclusions reached as a result of using the specifications. By using the information provided, the user assumes all risks in connection with such use.

06.23.25

ES-D-SnapFastQD

Engineering Specification

Job Name _____
Job Location _____
Engineer _____
Approval _____

Contractor _____
Approval _____
Contractor's P.O. No. _____
Representative _____
SKU _____

SnapFast® Quick-Disconnect Assemblies

Sizes: ½" to 1¼"

SnapFast Quick-Disconnect Assemblies feature flexible movement and the one-handed quick-disconnect fitting with a unique thermal shut-off design that automatically shuts off the gas when the internal temperature exceeds 350°F (177°C).

Features

SnapFast® One-Handed Quick-Disconnect

Quick-Disconnect	Brass body, aluminum collar
Thermal Shut-off	Shuts off gas when internal temperatures exceed 350°F (177ºC)

Additional Components

Restraining Device	PVC coated, steel multi-strand cable and mounting hardware
Valve	Full port, brass body
Elbow	Malleable iron
*Deluxe Kits Include	The Dormont Blue Hose, valve, restraining device, elbows, SnapFast, display box

Specifications

The Dormont Blue Hose®

Tubing	Annealed, 304 stainless steel
Braiding	Multi-strand, stainless steel wire
Coating	Blue antimicrobial PVC, melts at 350ºF (177ºC); coating will not hold a flame
End Fittings	Carbon steel; zinc trivalent chromate
Stress Guard®	360º rotational end fitting at both ends

Safety System™ The Dormont Safety System™ is the first and only complete gas equipment connection system specifically engineered for the commercial kitchen. The Safety System consists of the famous Dormont Blue Hose and a variety of accessories designed for improved safety and performance in commercial kitchens. Because they are manufactured in the USA under an ISO qualified production process and to multiple design certifications, you can Connect with Confidence with the Dormont Safety System.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

Dormont product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Dormont Technical Service. Dormont reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Dormont products previously or subsequently sold. Refer to the owner's manual for warranty information.

Dormont® A WATTS Brand

Approvals & Certifications

NSF/ANSI 169 – Special-purpose food equipment and devices
ANSI Z21.69 / CSA 6.16 – Connectors for moveable gas appliances
ANSI Z21.41 / CSA 6.9 – Quick-disconnect devices for use with gas fuel appliances
ANSI Z21.15 / CSA 9.1 – Manually operated gas valves for appliances, appliance connectors
Meets requirements of ANSI Z223.1 / NFPA 54 National Fuel Gas Code
Not for use in temperatures less than 32°F (0°C). For indoor use only.
Max operating pressure 1/2 psi.
Refer to the catalog for additional approvals and certifications or go to www.dormont.com.
A restraining device is required for all moveable gas equipment.

SnapFast® Quick-Disconnect Deluxe Kit Assembly

Ordering Information

CONFIGURATION	SIZE I.D.	24" (607MM)	36" (914MM)	48" (1,219MM)	60" (1,524MM)	72" (1,829MM)
Deluxe Kit*	½"	1650KIT24	1650KIT36	1650KIT48	1650KIT60	1650KIT72
Basic Kit**		1650BPQR24	1650BPQR36	1650BPQR48	1650BPQR60	1650BPQR72
Hose Assembly***		1650BPQ24	1650BPQ36	1650BPQ48	1650BPQ60	1650BPQ72
Deluxe Kit*	¾"	1675KIT24	1675KIT36	1675KIT48	1675KIT60	1675KIT72
Basic Kit**		1675BPQR24	1675BPQR36	1675BPQR48	1675BPQR60	1675BPQR72
Hose Assembly***		1675BPQ24	1675BPQ36	1675BPQ48	1675BPQ60	1675BPQ72
Deluxe Kit*	1"	16100KIT24	16100KIT36	16100KIT48	16100KIT60	16100KIT72
Basic Kit**		16100BPQR24	16100BPQR36	16100BPQR48	16100BPQR60	16100BPQR72
Hose Assembly***		16100BPQ24	16100BPQ36	16100BPQ48	16100BPQ60	16100BPQ72
Deluxe Kit*	1¼"	16125KIT24	16125KIT36	16125KIT48	16125KIT60	16125KIT72
Basic Kit**		16125BPQR24	16125BPQR36	16125BPQR48	16125BPQR60	16125BPQR72
Hose Assembly***		16125BPQ24	16125BPQ36	16125BPQ48	16125BPQ60	16125BPQ72

BTU/hr Flow Capacity Natural Gas

(Flow rating BTU/hr 0.64 SP. GR. @ 0.5 inch WC pressure drop)

		LENGTH				
MODEL	SIZE I.D.	24" (607MM)	36" (914MM)	48" (1,219MM)	60" (1,524MM)	72" (1,829MM)
1650BPQ	½"	87,000	77,000	68,000	60,000	55,000
1675BPQ	¾"	232,000	218,000	180,000	158,000	139,000
16100BPQ	1"	414,000	379,000	334,000	294,000	279,000
16125BPQ	1¼"	699,000	615,000	541,000	476,000	419,000

*** Deluxe Kits include:** The Dormont Blue Hose and restraining device, full port valve and (2) street elbows
****Basic Kits include:** The Dormont Blue Hose and restraining device, street elbow and SnapFast
*****Hose Assemblies include:** The Dormont Blue Hose, SnapFast and street elbow

Typical Installation

Options

The Dormont Blue Hose®

The Dormont Blue Hose is a commercial, moveable-grade gas connector designed for use with moveable equipment.

Moveable equipment is defined in ANSI Standard Z21.69/CSA 6.16 as gas utilization equipment that may be mounted on casters or otherwise be subject to movement.

SnapFast

- One-handed quick-disconnect fitting
- Thermal shut-off when internal temperature exceeds 350°F (177°C)

Restraining Device

- ANSI Z21.69 Standard section 1.7.4 states: Connectors when used on caster-mounted equipment shall be installed with a restraining device, which prevents transmission of the strain to the connector

Safety-Set®

Benefits

- Can be used with all caster-mounted equipment including cooking appliances, warming carts, salad bars, and refrigerators
- Crush Resistant
- Resistant to oils and greases
- Open-floor design allows appliance to rest level on the floor to ensure even cooking

Features

- Compatible with 4", 5", and 6" casters
- Certified to NSF/ANSI Standard 169 – Special Purpose Food Equipment & Devices
- Flexible, tough injection molded Thermoplastic Polyurethane (TPU)
- Able to withstand 1,000 PSI of crush pressure

Ordering Instructions:

The Saftey-Set wheel positioning product can be ordered individually or with the Blue Hose Kit.

The Safety-Set model name is "PS" and the ordering number is 0241002.

When ordering the Safety-Set with the Blue Hose kit, simply add the letters "PS" to the end of the model number.

We guarantee our commercial gas connectors for the life of the original appliance to which it is connected.

Dormont®
A WATTS Brand

USA: T: (800) 367-6668 • F: (724) 733-4808 • Dormont.com

ES-D-SnapFastQD 2110

© 2021 Dormont

BLACK◆DIAMOND®

Project Name:_____
Location: _____
Item #: _____
Qty:_____

Black Diamond 36" Gas Range with Oven, 6 Burners, in Stainless Steel

BDGR-36/NG

Engineered for demanding commercial kitchens, this Black Diamond 6 burner gas range combines power and durability. Crafted from stainless steel and cast iron, it withstands rigorous use. Featuring a spacious standard oven and 6 powerful gas burners, it delivers 210,000 BTUs for optimal performance. Manual ignition and control ensure precision, while the natural gas connection simplifies installation. Removable grates and a crumb tray enhance cleaning convenience.

FEATURES AND CONSTRUCTION

- Made from high-quality stainless steel and cast iron
- Features a powerful 180,000 BTUs output
- Equipped with 6 burners for versatile cooking
- Designed with a 6 burner capacity for high-volume cooking
- Sturdy construction with adjustable legs for stability
- Includes standard gas coupling adaptor and connection
- Manual ignition and control type for straightforward operation
- Temperature range of 250° to 550°F for versatile cooking
- Removable crumb tray for easy maintenance

3RD PARTY APPROVALS

Intertek Intertek

WARRANTY (USA / CANADA)

Protected by Admiral Craft Equipment Corporation's one-year limited warranty.

Contact Admiral Craft Equipment for details at 1-877-672-7740

1 YEAR WARRANTY LIMITED PARTS & LABOR

INCLUDED COMPONENTS

- (1) Relief Valve
- (7) Gas Conversion Orifices
- (1) Gas Conversion Pilot Orifice
- (1) Rear Backplate Assembly
- (19) Screws
- (4) Casters

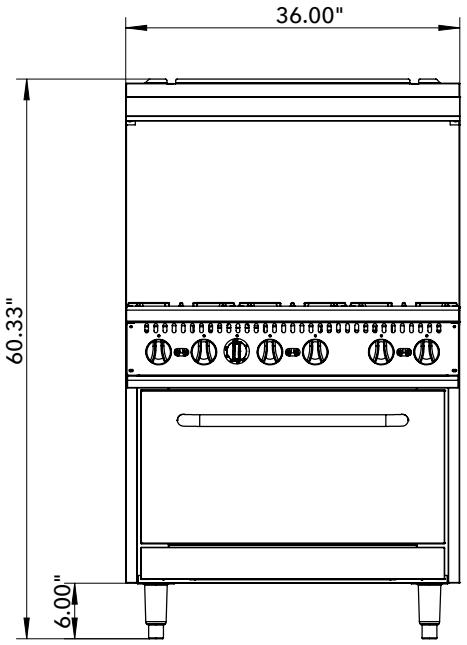
The Legacy Companies
3355 Enterprise Avenue, Suite 160 • Fort Lauderdale, FL 33331
Sales: 516-433-3535 • orders@admiralcraft.com • www.admiralcraft.com

BLACK◆DIAMOND®

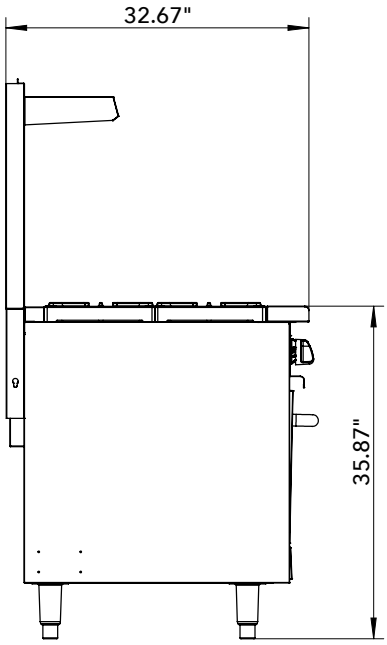
Black Diamond 36" Gas Range with Oven, 6 Burners, NG

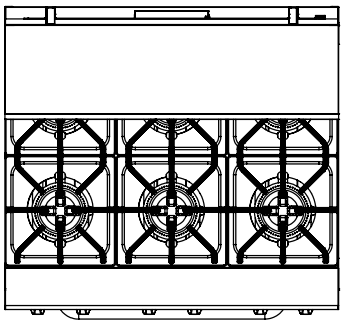
BDGR-36/NG

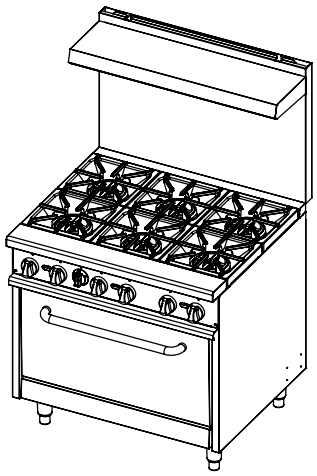
FRONT



SIDE







TOP

Gas

Total BTU/hr	Number of Burners	Number of Ovens	Crumb Trays	Assembled Dimensions (in)	Item Weight (lbs)	Shipping Weight (lbs)
180000	6	1	1	32.67" x 36.00" x 60.33"	377.0	377.0

ADDITIONAL INFORMATION

- Electricity not needed.
- Liquid Propane (LP) or Natural Gas (NG) units available. Field convertible from LP to NG and vice versa.
- Minimum supply pressure is 4" W.C. for natural gas and 10" W.C. for propane.
- Gas powered appliances must always be indoors, under an approved exhaust system with grease removal filters and a fire protection system.

Due to periodic changes in designs, methods, procedures, policies and regulations, the specifications contained in this document are subject to change without notice. While we exercise good faith efforts to provide information that is accurate, we are not responsible for errors or omissions in information provided or conclusions reached as a result of using the specifications. By using the information provided, the user assumes all risks in connection with such use.

06.24.25

ES-D-SnapFastQD

Engineering Specification

Job Name _____
Job Location _____
Engineer _____
Approval _____

Contractor _____
Approval _____
Contractor's P.O. No. _____
Representative _____
SKU _____

SnapFast® Quick-Disconnect Assemblies

Sizes: ½" to 1¼"

SnapFast Quick-Disconnect Assemblies feature flexible movement and the one-handed quick-disconnect fitting with a unique thermal shut-off design that automatically shuts off the gas when the internal temperature exceeds 350°F (177°C).

Features

SnapFast® One-Handed Quick-Disconnect

Quick-Disconnect	Brass body, aluminum collar
Thermal Shut-off	Shuts off gas when internal temperatures exceed 350°F (177ºC)

Additional Components

Restraining Device	PVC coated, steel multi-strand cable and mounting hardware
Valve	Full port, brass body
Elbow	Malleable iron
*Deluxe Kits Include	The Dormont Blue Hose, valve, restraining device, elbows, SnapFast, display box

Specifications

The Dormont Blue Hose®

Tubing	Annealed, 304 stainless steel
Braiding	Multi-strand, stainless steel wire
Coating	Blue antimicrobial PVC, melts at 350ºF (177ºC); coating will not hold a flame
End Fittings	Carbon steel; zinc trivalent chromate
Stress Guard®	360º rotational end fitting at both ends

Safety System™ The Dormont Safety System™ is the first and only complete gas equipment connection system specifically engineered for the commercial kitchen. The Safety System consists of the famous Dormont Blue Hose and a variety of accessories designed for improved safety and performance in commercial kitchens. Because they are manufactured in the USA under an ISO qualified production process and to multiple design certifications, you can Connect with Confidence with the Dormont Safety System.

NOTICE

The information contained herein is not intended to replace the full product installation and safety information available or the experience of a trained product installer. You are required to thoroughly read all installation instructions and product safety information before beginning the installation of this product.

Dormont product specifications in U.S. customary units and metric are approximate and are provided for reference only. For precise measurements, please contact Dormont Technical Service. Dormont reserves the right to change or modify product design, construction, specifications, or materials without prior notice and without incurring any obligation to make such changes and modifications on Dormont products previously or subsequently sold. Refer to the owner's manual for warranty information.

Dormont® A WATTS Brand

Approvals & Certifications

NSF/ANSI 169 – Special-purpose food equipment and devices
ANSI Z21.69 / CSA 6.16 – Connectors for moveable gas appliances
ANSI Z21.41 / CSA 6.9 – Quick-disconnect devices for use with gas fuel appliances
ANSI Z21.15 / CSA 9.1 – Manually operated gas valves for appliances, appliance connectors
Meets requirements of ANSI Z223.1 / NFPA 54 National Fuel Gas Code
Not for use in temperatures less than 32°F (0°C). For indoor use only.
Max operating pressure 1/2 psi.
Refer to the catalog for additional approvals and certifications or go to www.dormont.com.
A restraining device is required for all moveable gas equipment.

SnapFast® Quick-Disconnect Deluxe Kit Assembly

Ordering Information

CONFIGURATION	SIZE I.D.	24" (607MM)	36" (914MM)	48" (1,219MM)	60" (1,524MM)	72" (1,829MM)
Deluxe Kit*	½"	1650KIT24	1650KIT36	1650KIT48	1650KIT60	1650KIT72
Basic Kit**		1650BPQR24	1650BPQR36	1650BPQR48	1650BPQR60	1650BPQR72
Hose Assembly***		1650BPQ24	1650BPQ36	1650BPQ48	1650BPQ60	1650BPQ72
Deluxe Kit*	¾"	1675KIT24	1675KIT36	1675KIT48	1675KIT60	1675KIT72
Basic Kit**		1675BPQR24	1675BPQR36	1675BPQR48	1675BPQR60	1675BPQR72
Hose Assembly***		1675BPQ24	1675BPQ36	1675BPQ48	1675BPQ60	1675BPQ72
Deluxe Kit*	1"	16100KIT24	16100KIT36	16100KIT48	16100KIT60	16100KIT72
Basic Kit**		16100BPQR24	16100BPQR36	16100BPQR48	16100BPQR60	16100BPQR72
Hose Assembly***		16100BPQ24	16100BPQ36	16100BPQ48	16100BPQ60	16100BPQ72
Deluxe Kit*	1¼"	16125KIT24	16125KIT36	16125KIT48	16125KIT60	16125KIT72
Basic Kit**		16125BPQR24	16125BPQR36	16125BPQR48	16125BPQR60	16125BPQR72
Hose Assembly***		16125BPQ24	16125BPQ36	16125BPQ48	16125BPQ60	16125BPQ72

BTU/hr Flow Capacity Natural Gas

(Flow rating BTU/hr 0.64 SP. GR. @ 0.5 inch WC pressure drop)

		LENGTH				
MODEL	SIZE I.D.	24" (607MM)	36" (914MM)	48" (1,219MM)	60" (1,524MM)	72" (1,829MM)
1650BPQ	½"	87,000	77,000	68,000	60,000	55,000
1675BPQ	¾"	232,000	218,000	180,000	158,000	139,000
16100BPQ	1"	414,000	379,000	334,000	294,000	279,000
16125BPQ	1¼"	699,000	615,000	541,000	476,000	419,000

*** Deluxe Kits include:** The Dormont Blue Hose and restraining device, full port valve and (2) street elbows
****Basic Kits include:** The Dormont Blue Hose and restraining device, street elbow and SnapFast
*****Hose Assemblies include:** The Dormont Blue Hose, SnapFast and street elbow

Typical Installation

Options

The Dormont Blue Hose®

The Dormont Blue Hose is a commercial, moveable-grade gas connector designed for use with moveable equipment.

Moveable equipment is defined in ANSI Standard Z21.69/CSA 6.16 as gas utilization equipment that may be mounted on casters or otherwise be subject to movement.

SnapFast

- One-handed quick-disconnect fitting
- Thermal shut-off when internal temperature exceeds 350°F (177°C)

Restraining Device

- ANSI Z21.69 Standard section 1.7.4 states: Connectors when used on caster-mounted equipment shall be installed with a restraining device, which prevents transmission of the strain to the connector

Safety-Set®

Benefits

- Can be used with all caster-mounted equipment including cooking appliances, warming carts, salad bars, and refrigerators
- Crush Resistant
- Resistant to oils and greases
- Open-floor design allows appliance to rest level on the floor to ensure even cooking

Features

- Compatible with 4", 5", and 6" casters
- Certified to NSF/ANSI Standard 169 – Special Purpose Food Equipment & Devices
- Flexible, tough injection molded Thermoplastic Polyurethane (TPU)
- Able to withstand 1,000 PSI of crush pressure

Ordering Instructions:

The Saftey-Set wheel positioning product can be ordered individually or with the Blue Hose Kit.

The Safety-Set model name is "PS" and the ordering number is 0241002.

When ordering the Safety-Set with the Blue Hose kit, simply add the letters "PS" to the end of the model number.

We guarantee our commercial gas connectors for the life of the original appliance to which it is connected.

Dormont®
A WATTS Brand

USA: T: (800) 367-6668 • F: (724) 733-4808 • Dormont.com

ES-D-SnapFastQD 2110

© 2021 Dormont

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 8

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve An Agreement With Davis & Floyd, Inc. To Provide Services For Pressure Washing And Cleaning Of The CSX Railroad Underpasses At East Cheves Street And East Palmetto Street In The Amount Of $18,500.00, And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney. Funding Will Come From Council District 8 Infrastructure Funding Allocations.

FUNDING SOURCE:

XXXX_____Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jason M. Springs	Andrew T. Rodgers Jr.	Alphonso Bradley
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jerry W. Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $18,500.00____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
A copy of the agreement.

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

Acct. #: 132-441-438-000-8768

DAVIS & FLOYD

SINCE 1954

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement, made this 1st day of July, 20 25 between _____ (Client) and Davis & Floyd, Inc. (D&F), along with the referenced Attachments, constitute the entire Contract. Acceptance is limited to the terms and conditions stated herein and attached.

SERVICES: Client authorizes D&F to provide services as set forth below in connection with Client's project (Project) described as follows:

CSX Underpass Cleaning - Cheves St. and Palmetto St.

SCOPE: D&F agrees to provide the Professional Services as defined in the attached Scope of Services (Attachment A).

COMPENSATION: Compensation for the Professional Services described above will be billed on a Lump Sum basis for a total amount of $ 18,500. Additional services requested or required in response to legal proceedings, including but not limited to depositions, will be invoiced at 1.5 times the applicable Standard Rate(s) in place at the time of services provided.

CONTRACT VALIDITY: This Contract is valid only if signed within thirty calendar days of the date of this Agreement as noted above unless officially agreed to by both parties. No modifications, alterations, changes, or waiver to the Standard Terms and Conditions shall be valid or binding unless officially agreed to and acknowledged by both parties. A sample Amendment to Agreement for Professional Services is included as Attachment C.

Through the signing of this Agreement the signatory represents and warrants that they are duly authorized to enter into this Agreement on the Client's behalf. Signatory further acknowledges receipt and acceptance of Standard Terms and Conditions (Attachment B).

Client Acceptance

Steven H. Allen
Signature

Steven H. Allen
Name of Signatory

P.M. Dir.
Title

7-7-25
Date

Davis & Floyd, Inc.

Todd J. Warren
Signature

Todd J. Warren
Name of Signatory

Vice President
Title

7/1/2025
Date

Attachments:

A) Scope of Services
B) Standard Terms and Conditions
C) Sample Amendment to Agreement for Professional Services

Summary of Scope

D|F (CONSULTANT) will provide design and permitting services to provide Florence County (COUNTY) with the necessary permits and bid package for pressure washing and cleaning of the CSX railroad underpasses at East Cheves Street and East Palmetto Street. D|F's Scope of Services and associated Fee(s) are based upon D|F's Standard Terms and Conditions.

Project Assumptions

This Scope of Services is based upon the following assumptions:
It is assumed that an SCDOT encroachment permit and CSX permit are all that will be required for this project.

Task A – Project Management

The CONSULTANT will provide project management for the development of the project internally, and with COUNTY representatives.

A.1 Project Coordination
Project management shall involve reviews and correspondence to collaborate with the COUNTY on the issues, designs, and progress of the project. The ENGINEER will submit monthly invoices, include progress reports, and identify issues and concerns.

Task B – Work Zone Traffic Control Design

The CONSULTANT will provide plans and engineering designs for work zone traffic control for the cleaning of the CSX railroad underpasses at East Cheves Street and East Palmetto Street. In general, all SCDOT standard practices and procedures will be used in the development of the traffic control plans. Deliverable will a traffic management plan and applicable SCDOT standard drawings.

Task C – Permitting Services

C.1 SCDOT Encroachment Permit

a. The CONSULTANT will prepare a SCDOT encroachment permit. Any fees associated with these permits will be the responsibility of the COUNTY.

C.2 CSX Permit

a. The CONSULTANT will prepare a CSX permit. Any fees associated with these permits will be the responsibility of the COUNTY.

Task D – Bidding Phase Services

The COUNTY shall be responsible for advertising the bid and distributing the plans and bid package to contractors. The COUNTY will award the contract and will be responsible for contract administration. The COUNTY shall be responsible for the pre-bid conference. CONSULTANT will assist the COUNTY in the bidding process by attending the pre-bid conference, addressing questions from the contractors, prepare addenda, review bids for responsiveness and assist with recommendation of award. CONSULTANT shall provide special provisions and specifications per SCDOT and CSX standards. CONSULTANT shall provide bid tab and cost estimate.

(End of Scope of Services)

DAVIS & FLOYD, INC.
STANDARD TERMS AND CONDITIONS

Unless otherwise agreed in a written contract, services provided by Davis & Floyd, Inc. are expressly limited to the terms and conditions stated herein.

1. **QUALITY OF WORK.** All services of Davis & Floyd, Inc., ("D&F"), and its subsidiaries, independent professional associates, consultants and subcontractors will be performed in a reasonable and prudent manner in accordance with generally accepted industry practice. All estimates, recommendations, opinions and decisions of D&F will be on the basis of the information available to D&F's experience, technical qualifications, and professional judgement.

2. **INVOICES AND PAYMENT.** Invoices will be submitted periodically directly to the Client (customarily on a monthly basis) and are due and payable upon receipt. The billing of a third party will not be accepted without a statement, signed by the third party, which acknowledges and accepts payment responsibility. Client will be responsible for any applicable taxes in the manner and amount as required by law.

Expenses properly chargeable for the services which are reimbursable at cost shall include: travel and subsistence expenses of personnel when away from their office on business directly or indirectly connected with the Project; identifiable communication, shipping, printing, and reproduction costs; professional and technical subcontractors; identifiable drafting and stenographic supplies; computer time and software; and expandable materials and supplies purchased specifically for the Project. A fifteen percent (15%) handling and administrative charge will be added to those foregoing items, which are purchased from outside sources. When D&F, subsequent to initiation of services, finds that specialized equipment is needed to perform the services, it will purchase and/or lease, as appropriate, the equipment as a reimbursable expense. Analyses performed in the D&F's or D&F's subconsultant's laboratories will be billed on a unit-cost-per-analysis basis unless specified otherwise in the proposal.

Unpaid balances shall be subject to a late charge at the rate of one and one half percent (1.5%) per month from the date of invoice if the unpaid balance is not paid within 30 days. In addition, D&F may, after giving seven days written notice to Client, suspend services without liability until Client has paid in full all amounts due D&F on account of services rendered and expenses incurred, including late charges on the past due invoices. Payment of invoices is not subject to discounting by Client. Time is of the essence in payment of invoices, and timely payment is a material part of the consideration of the agreement between D&F and the Client. Venue of legal proceedings shall be in the county of the principal place of business of D&F.

3. **CHANGES OR DELAYS.** Unless the accompanying Proposal provides otherwise, the proposed fees constitute the D&F's estimate to perform the services required to complete the Project, as we understand it to be defined. For those projects involving conceptual or process development work, activities often are not fully definable in the initial planning. In any event, as the project progresses, the facts developed may dictate a change in the services to be performed, which may alter the scope. D&F will inform the Client of such situations so that negotiation of change in scope and adjustment to the time of performance can be accomplished as required. If such change, additional services, or suspension of services results in an increase or decrease in the cost of or time required for performance of the services, whether or not changed by any order, an equitable adjustment shall be made and the Agreement modified accordingly.

Costs and schedule commitments shall be subject to renegotiation for unreasonable delays caused by the Client's failure to provide specified facilities or information, for delays caused by unpredictable occurrences or force majeure, such as fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdown, acts of God or of the public enemy, or acts or regulations of any governmental agency. Temporary work stoppage caused by any of the above will result in additional cost (reflecting a change in scope) beyond that outlined in this proposal.

4. **INSURANCE.** As protection for D&F, Workers Compensation Insurance, Comprehensive General Liability Insurance, and Professional Liability Insurance is maintained at D&F's expense. Certificates of such insurance will be provided to Client upon request. D&F agrees to purchase additional insurance if requested by Client (presuming such insurance is reasonably available, from carriers acceptable to D&F) provided the costs for additional insurance are reimbursed by Client.

~~5. **INDEMNIFICATION AND ALLOCATION OF RISK.** To the fullest extent permitted by law, D&F shall indemnify and hold harmless Client, Client's officers, directors, partners, and employees from and against costs, losses, and damages (including, but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of D&F, D&F's officers, directors, partners, employees, and consultants in the performance of D&F's services under this agreement.~~

~~To the fullest extent permitted by law, Client shall indemnify and hold harmless D&F, D&F's officers, directors, partners, and employees from and against costs, losses, and damages (including but not limited to reasonable fees and charges of engineers, architects, attorneys, and other professionals, and reasonable court or arbitration or other dispute resolution costs) caused solely by the negligent acts or omissions of Client or Client's officers, directors, partners, employees, and consultants with respect to this agreement.~~

~~To the fullest extent permitted by law, D&F's total liability to Client and anyone claiming by, through, or under Client for any injuries, losses, damages and expenses caused in part by the negligence of D&F and in part by the negligence of Client or any other negligent entity or individual, shall not exceed the percentage share that D&F's negligence bears to the total negligence of Client, D&F, and all other negligent entities and individuals.~~

6. **LIMITS OF LIABILITY.** It is understood that any and all professional liabilities incurred by D&F throughout the course of rendering professional services on this Project shall be limited to a maximum of the net fee received by D&F, not including reimbursable expenses and subconsultants, for all services rendered on the Project.

~~7. **LITIGATION.**~~

~~All costs associated with compliance to any subpoena for documents, for testimony in a court of law, or for any other purpose relating to work performed by D&F, in connection with work performed for that Client, shall be paid by the Client. Such costs shall include, but not be limited to, hourly charge for persons involved in responding to subpoenas, travel and accommodations, mileage, attorney's preparation of testifier and advice of counsel in connection with response to subpoenas, and other expenses deemed reasonable and associated with said litigation.~~

8. **ACCESS.** Client shall arrange for safe access to and make all provisions for D&F and D&F's consultants to enter upon public and private property as required for D&F to perform services.

9. **TERMINATION.** Either party may terminate the Agreement, in whole or in part, by giving seven days written notice, if the other party substantially fails to fulfill its obligations under the Agreement through no fault of the terminating party. The final invoice will include all services and expenses associated with the Project up to the effective date of termination. In any event, an equitable adjustment shall be made to provide for termination settlement costs D&F incurs relating to commitments that had become firm before termination and for a reasonable profit for services performed.

10. **CONFIDENTIALITY.** D&F shall maintain as confidential and not disclose to others without Client's prior written consent, all information obtained from Client not otherwise previously known to D&F or in the public domain, as Client expressly designates in writing to be "CONFIDENTIAL." The provisions of this paragraph shall not apply to information in whatever form which (1) is published or comes into the public domain through no fault of D&F, (2) is furnished or obtained from a third party who is under no obligation to keep the information confidential, or (3) is required to be disclosed by law on order of a court, administrative agency or other authority with proper jurisdiction.

Client agrees that D&F may use and publish Client's name and a general description of D&F's services with respect to the Project in describing D&F's experience and qualifications to other Clients or potential Clients.

11. **COST ESTIMATING.** Since D&F has no control over the cost of labor, materials, equipment or services furnished by others, or over methods of determining prices, or over competitive bidding or market conditions, any and all opinions as to costs rendered hereunder, including but not limited to opinions as to the cost of construction and materials, shall be made on the basis of its experience and qualifications and represent its best judgement as an experienced and qualified professional, familiar with the construction industry; but D&F cannot and does not guarantee that proposals, bids or actual costs will not vary from opinions of probable cost prepared by it. If at any time the Client wishes greater assurance as to the amount of any cost, he shall employ an independent cost estimator to make such a determination.

12. **REUSE OF DOCUMENTS.** All documents, including drawings and specifications, prepared or furnished by D&F (and D&F's subsidiaries, independent professional associates, consultants and subcontractors) pursuant to this Agreement are instruments of service in respect of the Project and D&F shall retain copies for information and reference in connection with the Project; however, such documents are not intended or represented to be suitable for reuse by Client or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by D&F for the specific purpose intended will be at Client's sole risk and without liability or legal exposure to D&F or D&F's subsidiaries, independent professional associates, consultants and subcontractors from any and all costs, expenses, fees, losses, claims, demands, liabilities, suits, actions and damages whatsoever arising out of or resulting therefrom. Any such verification or adaptation will entitle D&F to further compensation at rates to be agreed upon by Client and D&F.

13. **USE OF ELECTRONIC MEDIA.** Copies of documents that may be relied upon by Client are limited to the printed copies (also known as hard copies) that are signed or sealed by D&F. Files in electronic media format of text, data, graphics, or of other types that are furnished by D&F to Client are only for convenience of Client. Any conclusion or information obtained or derived from such electronic files will be at the user's sole risk.

When transferring documents in electronic media format, D&F makes no representations as to long-term compatibility, usability, or readability of documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by D&F at the beginning of the assignment. If there is a discrepancy between the electronic files and the hard copies, the hard copies govern.

Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 30 days, after which the receiving party shall be deemed to have accepted the data thus transferred. The party delivering the electronic files will correct any errors detected within the 30-day acceptance period. D&F shall not be responsible to maintain documents stored in electronic media format after acceptance by Client.

14. **HANDLING OF SAMPLES.** With regards to samples received by D&F for laboratory analysis, after the analytical results have been reported, samples are routinely retained in our storage facilities for 14 days. Prior arrangements must be made if samples are to be held for longer periods. D&F may charge a monthly fee for long-term storage of samples. Unused portions of samples found or suspected to be hazardous according to state or federal guidelines may be returned to the Client upon completion of the analytical work. These include samples known or suspected to contain hazardous materials as defined by state or federal regulatory agencies. The cost of disposal or returning the samples may be invoiced to the Client. The sample and portions thereof remain the property of the Client at all times.

15. **RETENTION OF LABORATORY REPORTS.** After analytical results have been reported to Client, D&F will normally retain copies of such analytical reports for a period of three years, after which time such reports may be destroyed. D&F makes no guarantee and assumes no responsibilities for retention of such reports. If Client requests additional copies of such analytical reports during the retention period, an additional charge will apply for the preparation and printing of such reports.

16. **CONTROLLING AGREEMENT.** To the extent they are inconsistent or contradictory, express terms of the accompanying Proposal take precedence over these Standard Terms and Conditions. It is understood and agreed that the services performed under the accompanying Proposal or any related Agreement are not subject to any provision of any Uniform Commercial Code. Any terms and conditions set forth in Client's purchase order, requisition, or other notice or authorization to proceed are inapplicable to the service under this proposal or any related Agreement, except when specifically provided for in full on the face of such purchase order, requisition, or notice or authorization and specifically accepted in writing by D&F. D&F's acknowledgement of receipt of any purchase order, requisition, notice or authorization of D&F's performance of work subsequent to receipt thereof does not constitute acceptance of any terms or conditions other than those set forth herein.

17. **PROPRIETARY DATA.** The technical and pricing information contained in the accompanying Proposal or Agreement is to be considered Confidential and Proprietary and is not to be disclosed or otherwise made available to third parties without express written consent of D&F.

18. **GOVERNING LAW.** This Agreement is to be governed by and construed in accordance with the law of the State of South Carolina

19. **CONTRACTS.** All contracts are subject to review and approval by D&F's legal department and must be signed by a corporate officer.

AMENDMENT TO AGREEMENT FOR PROFESSIONAL SERVICES

Amendment No. _____

The Effective Date of this Amendment is: _____.

Background Data

Effective Date of Agreement for Professional Services:

Client:

Engineer: Davis & Floyd, Inc.

Project:

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

_____ Additional Services to be performed by Engineer

_____ Modifications to services of Engineer

_____ Modifications to responsibilities of Client

_____ Modifications of payment to Engineer

_____ Modifications to time(s) for rendering services

_____ Modifications to other terms and conditions of the Agreement

Description of Modifications:

[Here describe the modifications, in as much specificity and detail as needed. Use an attachment if necessary. Include method of compensation, if applicable (LS, CP, CPM, other).]

Agreement Summary:

Original agreement amount:	$_____
Net change for prior amendments:	$_____
This amendment amount:	$_____
Adjusted Agreement amount:	$_____

Change in time for services (days or date, as applicable): _____

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Attachment B.

SAMPLE

Client and Engineer hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

Through the signing of this Agreement the signatory represents and warrants that they are duly authorized to enter into this Agreement on the Client's behalf.

Client Acceptance		**Davis & Floyd, Inc.**	
_____		_____	
Signature		Signature	
_____		_____	
Name of Signatory		Name of Signatory	
_____	_____	_____	_____
Title	Date	Title	Date

SAMPLE

FLORENCE COUNTY COUNCIL MEETING
September 18, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 5

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council District 5 Infrastructure Funding Allocations To Provide The Funding To Frame And Pour 95 Yards Of 4,000 PSI Concrete For A Driveway At The South Lynches Fire Department.

FUNDING SOURCE:

XXXX Infrastructure
_____ Road System Maintenance
_____ Utility

SIGNED:

Amount $_____	Amount $_____	Amount $_____
Jason M. Springs	Andrew T. Rodgers Jr.	Alphonso Bradley
Amount $_____	Amount $30,000.00	Amount $_____
Jerry W. Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
A copy of the letter from Chief Malone of the South Lynches Fire Department.

I, Hope Jones, 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.

Hope Jones, Clerk to Council

back to top

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
STATION 7 – NEW HOPE
STATION 8 – BAKERS - HEBRON
STATION 9 – WHITE OAK
STATION 10 – MOORE'S CROSSROADS

September 8, 2025

The Honorable Kent C. Caudle
Florence County Council – District #5
709 Lancelot Way
Lake City, SC 29560

Re: Funding Assistance

Mr. Caudle,

As District Chief Chris Grimsley discussed with you a couple of weeks ago, South Lynches Fire Department has an ongoing expansion of our Coward Station to accommodate our water rescue boat and (soon to be placed in service) brush truck. We would like to add a concrete driveway to the rear of the station in lieu of the existing gravel driveway currently in place in an effort to better care for our station and equipment.

We estimate that the cost to frame and pour 95 yards of 4,000 psi concrete to be approximately $30,000. Therefore, I am respectfully requesting funding up to $30,000 for this project.

South Lynches Fire Department provides exceptional service to its citizens with minimal financial implications for the taxpayers. Our volunteers rely on these stations and associated equipment to provide life saving measures daily. We have a very dedicated group of volunteers in Coward who take great pride in their stations and apparatus.

I hope that you and council will look favorably upon this request as you allocate these much-needed funds. If you have any questions, feel free to contact me anytime.

Sincerely,

David Malone, Chief
South Lynches Fire Department

CC: The Honorable Kent Caudle (via email)
The Honorable Andy Rogers (via email)
The Honorable Jason M. Springs (via email)

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