

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
180 NORTH IRBY STREET,
COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, DECEMBER 11, 2025
9:00 A.M.

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

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 NOVEMBER 20, 2025, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The November 20, 2025,
Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:

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

ORDINANCE NO. 28-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina; And Other Matters Related Thereto.

VII. APPEARANCES:

RECOGNITION OF EMPLOYEES

Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 25, 30, And 35 Years In The Following Departments: The EMS Department, The Library, And The Facilities Department.

VIII. COMMITTEE REPORTS:

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

Administration & Finance

(Chairman Schofield, Councilmen Mumford, Dorriety, and Rodgers)

Public Services & County Planning

(Councilman Caudle/Chair, Councilmen Bradley, and Springs)

Justice & Public Safety

(Councilman Springs/Chair, Councilmen Yarborough, and Moore)

Education, Recreation, Health & Welfare

(Councilman Yarborough/Chair, Councilmen Bradley, and Rodgers)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations

(Councilman Schofield/Chair, Councilmen Yarborough, and Mumford)

November 25, 2025, City-County Conference Committee

IX. RESOLUTIONS/PROCLAMATIONS:

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. 16-2025/26

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

3. RESOLUTION NO. 17-2025/26

A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of One (1) Additional Participant And Establish Monthly Limits Of The Participant In The South Carolina Procurement Card Program.

4. RESOLUTION NO. 18-2025/26

A Resolution To Amend Sections 11.2D, 11.2G(1), And 11.2G(2) Of The Florence County Personnel Policy Manual Regarding Maximum Carryover Per Calendar Year And Payment Of Annual Leave Upon Separation From Employment.

X. ORDINANCES IN POSITION:

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 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. 18-2025/26

An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4)

3. ORDINANCE NO. 19-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Darlington County, South Carolina; And Other Matters Related Thereto.

4. ORDINANCE NO. 20-2025/26

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The “Company”) And Florence County, South Carolina (The “County”) To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto.

SECOND READING:

1. ORDINANCE NO. 22-2025/26

An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee Agreement Between Florence County, South Carolina And Pearl Solar, LLC And Certain Affiliates, Thereby Replacing The 2020 Pearl Solar Fee Agreement; And Authorizing Other Related Matters.

2. ORDINANCE NO. 23-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; And Other Matters Related Thereto. (Planning Commission Approved 8 to 1; Council District 3)

3. ORDINANCE NO. 24-2025/26

An Ordinance To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

4. ORDINANCE NO. 25-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129,

01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146,
01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154,
01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176,
01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180,
01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184,
01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188,
01012-01-189, 01012-01-190, 01012-01-191; And Other Matters
Related Thereto. (Planning Commission Approved 9 to 0; Council
District 7)

5. ORDINANCE NO. 26-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

6. ORDINANCE NO. 27-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258,

01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; And Other Matters Related Thereto (Planning Commission Approved 9 to 0; Council District 3)

7. ORDINANCE NO. 28-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Williamsburg County, South Carolina; And Other Matters Related Thereto.

INTRODUCTION:

1. ORDINANCE NO. 29-2025/26

An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070; And Other Matters Related Thereto.(Planning Commission Approved 5 to 0; Council District 6)

2. ORDINANCE NO. 30-2025/26

An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

3. ORDINANCE NO. 31-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3, 9)

4. ORDINANCE NO. 32-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3, 9)

5. ORDINANCE NO. 33-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00101-01-309, 00101-01-401, 00101-01-402; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

6. ORDINANCE NO. 34-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

7. ORDINANCE NO. 35-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

8. ORDINANCE NO. 36-2025/26

An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial

District To RU-1, Rural Community District; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

9. ORDINANCE NO. 37-2025/26

An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 244. – Number Of Principal Buildings/Uses On A Lot. (Planning Commission Approved (5 to 0)

10. ORDINANCE NO. 38-2025/26 (By Title Only)

An Ordinance To Create A Class Of Property Defined As A Chronic Nuisance Property, To Provide Certain Remedies Including Civil Fines, And Other Matters Related Thereto.

11. ORDINANCE NO. 39-2025/26 (By Title Only)

An Ordinance To Amend The Provisions Of The Florence County Code Of Ordinances Relating To Taxation/Service Or User Fees/Uniform Service Charges, So As To Provide For The Continuation Of The County Road Maintenance Fund, The Recurring Imposition Of A Road Maintenance Fee, And The Use Of The Revenues Collected From The Road Maintenance Fee; To Provide Certain Findings With Respect To The Road Maintenance Fee Required By The South Carolina Supreme Court In Burns V. Greenville County Council.

12. ORDINANCE NO. 40-2025/26 (By Title Only)

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 \$12,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds (Capital Projects And Capital Reimbursements) Series 2026 By The Florence County Public Facilities Corporation In One Or More Series To Provide Funding To Finance The Costs Of Acquisition, Construction, Renovation

x

Florence County Council Agenda

December 11, 2025

REVISED December 9, 2025

And Expansion Of County Facilities And To Reimburse The County For Certain Prior Capital Expenditures; Consenting To And Approving The Execution Of An Amended And Restated Base Lease Agreement By And Between Florence County, South Carolina, And The Florence County Public Facilities Corporation; Consenting To And Approving The Execution Of A Second Amendment To Public Facilities Purchase And Occupancy Agreement By And Between Florence County, South Carolina And The Florence County Public Facilities Corporation; Consenting To The Form Of A Second 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 Forgoing.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

CITY-COUNTY CIVIC CENTER

Council Is Requested To Approve The Appointment Of Linda Free To Serve On The City-County Civic Center Commission With The Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. MONTHLY REPORTS

Monthly Financial Reports Are Provided To Council For The Fiscal Year 2026 Through October 31, 2025, As An Item For The Record.

2. 2026 ANNUAL CALENDAR

Council Is Asked To Approve The 2026 Annual Calendar Of Meeting Dates And Official County Holidays.

3. CHANGE ORDER FOR BID NO. 40-24/25

Council Is Asked To Approve Change Order Number Two For Bid No. 40-24/25 With Palmetto Corp Of Conway, Inc. In The Amount Of \$197,048.07 To Include Sparks Street To Be Funded From District 4 CPST III-A Appropriated Funds.

4. CHANGE ORDER FOR BID NO. 33-24/25

Council Is Asked To Approve Change Order Three For Bid No. 33-24/25 With Chipley Company In The Amount Of \$119,866 To Include N. Floyd Road Extension For District 1 To Be Funded From CPST III-A Funds.

5. ENGINEERING PROFESSIONAL SERVICES

Council Is Requested To Approve The Proposal With Davis & Floyd For Engineering Professional Services In The Amount Of \$50,000 To Be Funded From CTC Grant Funds For The Gulledge Road Dirt-To-Pave Project And For The County Administrator To Execute An Agreement.

B. PROCUREMENT/PUBLIC WORKS:

BID NO. 14-25/26

Council Is Requested To Award Bid No. 14-25/26, Paving, Patching, And Resurfacing Of Chantz Ct. In The Vintage Place Subdivision In District 3 To Campbell Pavement Specialties, Inc. Of Sumter, SC In The Amount Of \$97,209.00 To Be Funded From District 3 Infrastructure Funding. (*6 Compliant Bids*).

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

COUNCIL DISTRICT 2

Council Is Requested To Approve The Expenditure Of Not To Exceed \$4,888.00 From Council District 2 Infrastructure Funding Allocations To Assist The Johnsonville Fire Department With The Completion Of The Concrete Pad For The Utility Building.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss A Legal Matter.

XV. ADJOURN: