

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, JANUARY 15, 2026
9:00 A.M.

The Council meeting will be accessible via live stream at www.florenceco.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. ELECTION OF OFFICERS FOR 2026:
COUNTY ATTORNEY D. MALLOY MCEACHIN, JR. PRESIDING**

Chairman

Vice-Chairman

Secretary/Chaplain

VI. RECESS:

If Needed, Council Will Take A Brief Recess To Set The Dais.

VII. MINUTES:

MINUTES OF THE DECEMBER 11, 2025, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The December 11, 2025, Regular Meeting Of The County Council.

VIII. PUBLIC HEARINGS:

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

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.

ORDINANCE NO. 38-2025/26 (Deferral)

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.

ORDINANCE NO. 39-2025/26

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.

ORDINANCE NO. 40-2025/26

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, 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 Foregoing.

IX. APPEARANCES:

1. CROSSROADS FLORENCE

Ms. Sharee Fortune-Burgess And Ms. Tracey Belcher Request To Appear Before Council To Introduce The New Services The Organization Provides Through Their SRP (Soft Re-Entry Program).

2. PEE DEE REGIONAL TRANSPORTATION AUTHORITY

Don Strickland, Executive Director of PDRTA, And Mary Kate Morookian, Transit Planner Of Kimley Horn, Request To Appear To Present A Summary Of The Final Report To Council From The Transit Study Consultants, Kimley Horn.

X. 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)

XI. 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. 19-2025/26**
A Resolution Authorizing An Amendment To The Agreement Governing The Darlington-Florence Industrial Park To Include Additional Properties In The Park.
3. **RESOLUTION NO. 20-2025/26**
A Resolution Authorizing Approval To Transfer CPSTIII Funds Pursuant To Section 3.8 (2) of Ordinance 31-2019/20 From General County Projects- Recreation: Reclaiming And Paving Of Roads And Parking Lots At Lynches River County Park To General County Infrastructure - Improvements To Dewitt Bluff Landing Great Pee Dee River \$30,000, And Resurfacing Of Playground, Track, And Basketball Courts And Drainage Improvements At Spaulding Heights \$10,000, Due To Cost Overruns And Approval To Transfer CPSTIII Upgrades To South Lynches FD Station 6 And Station 7 Funds Totaling \$7,970.97 To South Lynches FD Station 2.

4. RESOLUTION NO. 21-2025/26

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

XII. 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. 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.

3. 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)

4. 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)

5. 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)

6. 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)

7. 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)

8. 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.

SECOND READING:

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 Districts 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 Districts 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 (*Deferral*)

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

~~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

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, 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 Foregoing.

XIII. APPOINTMENTS TO BOARDS & COMMISSIONS:

1. CITY-COUNTY MEMORIAL STADIUM COMMISSION

Council Is Requested To Approve The Appointment Of Mr. Ondrea Shabazz To Replace Mr. Pridgen, Made At The Florence City Council Meeting On December 8, 2025, To Serve On The City-County Memorial Stadium Commission. The Expiration Term Is November 30, 2030.

2. PEE DEE MENTAL HEALTH CENTER BOARD

Council Is Requested To Approve The Reappointments Of The Following Individuals To Serve On The Pee Dee Mental Health Center Board With The Appropriate Expiration Terms: C. Rudy Gujardo, III (Seat 4), Frances Feagin (Seat 5), Dr. William “Bill” Hazelwood (Seat 8), And Joseph M. Bittle (Seat 7).

IVX. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. MONTHLY REPORTS

Monthly Financial Reports Are Provided To Council For The Fiscal Year 2026 Through November 30, 2025, As An Item For The Record.

2. DECLARATION OF SUPRLUS PROPERTY

Council Is Requested To Approve The Declaration Of One (1) 2021 Ford F-250 4x4 SuperCab XLT Truck As Surplus Property For Purchase By South Lynches Fire For \$16,500.00.

3. LEASE AGREEMENT

Council Is Asked To Approve An Assignment Of The Lease Agreement Between MIT-RCF, LLC, (a/k/a Carbon Conversions) And Florence County, South Carolina For The Speculative Building Located In The Lake City Industrial Park To Phlex Tek, Of Berwyn, Pennsylvania.

B. PUBLIC WORKS:

BID NO. 17-25/26

Council To Award Bid No. 17-25/26, Underpass Concrete Cleaning Project To Tidy Cleaning Services, LLC, From Moncks Corner, SC To Be Funded From District 8 Infrastructure Funds (*3 Compliant Bids*).

C. EMS/ PROCUREMENT:

PURCHASE OF STRYKER EQUIPMENT

Council Is Asked To Authorize The Use Of The Savvik Purchasing Cooperative To Purchase One (1) Stryker Power Pro 2 Stretcher And One (1) Stryker Power Land Stretcher Lift System For A New County Owned Ambulance To Be Utilized By The Pamplico Rescue Squad.

D. FIRE RESCUE:

CONTRACTUAL SERVICE AGREEMENT

Council Is Requested To Approve The Contractual Service Agreement Between Florence County And Life Safety Inspection Vault LLC, Upon Review By The County Attorney.

E. PROCUREMENT/ PARKS & RECREATION:

BID NO. 06-25/26

Council To Requested To Award Bid No. 06-25/26, Lynches River County Athletic Park River Access Expansion/Improvements To Gaster's Grading Company, Inc. Of Johnsonville, SC In The Amount Of \$85,000.00 To Be Funded From Account 339-441-436400-509702-3581. (*3 Compliant Bids*).

XV. OTHER BUSINESS:

INFRASTRUCTURE:

1. COUNCIL DISTRICT 4

Council Is Requested To Approve Expenditures Of Not To Exceed Fifty Thousand Dollars (\$50,000.00) From Council District 4 Infrastructure Funding Allocations For Community Development Program Enrichment Grant Match For The Demolition Of An Abandoned School Located At 104 North Kershaw Street, Timmonsville, SC 29161.

2. PEE DEE COALITION

Council Is Asked To Approve The Expenditure Of Not To Exceed \$20,000.00 From Council's Infrastructure Funding Allocations To Assist With The Funding Of Several Critical Projects For The Women And Children Emergency Safe Shelter.

4. COUNCIL DISTRICT 5

Council Is Requested To Approve The Expenditure OF Up To to \$22,000.00 from Council District 5 Infrastructure Funding

Allocation to replace an existing HVAC unit for the Lynches River County Park Community Building.

5. COUNCIL DISTRICT 8

Council Is Requested To Approve The Expenditure Of Up To \$25,000.00 From Council District 8 Infrastructure Funding Allocation To Sandblast And Paint Exterior Of The Lynches River County Park Community Building.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

1. SPIGNER ROAD

Council Is Requested To Approve The Expenditure Not To Exceed \$4,185.00 From Council District 2 RSMF Funding Allocations To Place 135 Tons Of MBC Stone On Spigner Road.

2. HOLLYBERRY LANE

Council Is Requested To Approve The Expenditure Not To Exceed \$27,712.50 (\$30.25 Per Ton) From Council District 4 RSMF Funding Allocations To Place 850 Tons Of MBC Stone On Hollyberry Lane.

XVI. EXECUTIVE SESSION:

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

XVII. ADJOURN: