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, JUNE 18, 2026
9:00 A.M.

The Council meeting will be accessible via live stream at www.florencecountysc.gov.

I. CALL TO ORDER: JERRY YARBOROUGH, JR., CHAIRMAN

II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN

III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:
C. WILLIAM SCHOFIELD, VICE-CHAIRMAN

IV. WELCOME: JERRY YARBOROUGH JR., CHAIRMAN

V. MINUTES:

MINUTES OF THE MAY 21, 2026, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The May 21, 2026, Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:

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

1. **ORDINANCE NO. 56-2025/26**
   An Ordinance To Amend Florence County Code Of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

2. **ORDINANCE NO. 67-2025/26**
   An Ordinance Finding That The South Lynches Fire District May Issue Not Exceeding $2,600,000 General Obligation Bonds; To Authorize The South Lynches Fire District Commission To Issue Such Bonds And To Provide For The Publication Of Notice Of The Said Finding And Authorization.

3. **ORDINANCE NO. 69-2025/26**
   An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.

VII. APPEARANCES:

1. **RECOGNITION OF EMPLOYEES**
   Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 20 And 25 Years In The Following Departments: EMS, Voter's Registration, Sheriff's Office, Clerk Of Court, And Planning and Building Department.

2. **MINDY TAYLOR**
   Mindy Taylor, Director Of Government And Community Relations For Duke Energy, Requests To Appear Before Council To Present Information Regarding A Grant Award To Florence County.

VIII. COMMITTEE REPORTS:

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

Administration & Finance
(Chairman Moore, Councilmen Mumford, Dorriety, and Yarborough)

Public Services & County Planning
(Councilman Caudle/Chair, Councilmen Rodgers, and Springs)

Justice & Public Safety
(Councilman Springs/Chair, Councilmen Dorriety, and Moore)

Education, Recreation, Health & Welfare
(Councilman Rodgers/Chair, Councilmen Caudle, and Schofield)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations
City-County Conference Committee
(Councilman Schofield/Chair, Councilmen Bradley, and Yarborough)

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

1. **CAROLINA ACADEMY TENNIS TEAM**
   A Resolution Of Recognition To Recognize The Carolina Academy Varsity Girls' Tennis Team As The SCISA Class 1A/2A Region And State Championship.

2. **CAROLINA ACADEMY SOFTBALL TEAM**
   A Resolution Of Recognition To Recognize The Carolina Academy Lady Bobcats Softball Team As The 2026 SCISA Class 2A State Championship.

3. **PEE DEE ICE CATS HOCKEY ORGANIZATION**
   A Resolution Of Recognition To Recognize The Pee Dee Ice Cats Hockey Organization For An Outstanding Inaugural Season,

Division Championship, Appearance In The Commissioner's Cup Finals, And Advancement To The Southern Professional Hockey League.

RESOLUTIONS:

1. **RESOLUTION NO. 36-2025/26**
   A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.

2. **RESOLUTION NO. 37-2025/26**
   A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Increase Of One (1) Participant And Establish Monthly Limits Of the Participant In The South Carolina Procurement Card Program.

X. ORDINANCES IN POSITION:

THIRD READING:

1. **ORDINANCE NO. 49-2025/26**
   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 Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

2. **ORDINANCE NO. 50-2025/26**
   An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to B-3, General Commercial District;

And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5)

3. **ORDINANCE NO. 51-2025/26**
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5)

4. **ORDINANCE NO. 52-2025/26** ***(Deferral)***
An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As "Project Bubble" (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.

5. **ORDINANCE NO. 53-2025/26** ***(Deferral)***
An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.

6. **ORDINANCE NO. 54-2025/26**
An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto.

7. **ORDINANCE NO. 55-2025/26**
An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Three Hundred Sixty Thousand Dollars ($4,360,000) General Obligation Bonds In One Or More Series Of

Florence County, South Carolina, To Prescribe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto.

8. **ORDINANCE NO. 01-2026/27**
   An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2026, And Ending June 30, 2027; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto.

SECOND READING:

1. **ORDINANCE NO. 56-2025/26**
   An Ordinance To Amend Florence County Code Of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

2. **ORDINANCE NO. 57-2025/26**
   An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-2, Rural Resource District To B-3, General Commercial District For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5)

3. **ORDINANCE NO. 58-2025/26**
   An Ordinance To Change The Future Land Use Designation From Suburban District To Variable Development District 1 And To Change The Zoning Designation From R-2, Single Family Residential District To RU-1, Rural Community District For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC; And Other Matters Related Thereto. (Planning Commission

Approved 7 to 0; Council District 2)

4. **ORDINANCE NO. 59-2025/26**
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 Unzoned For Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

5. **ORDINANCE NO. 60-2025/26**
An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-1, Rural Community District To R-3A, Single Family Residential District, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 3)

6. **ORDINANCE NO. 61-2025/26**
An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069,

00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

7. **ORDINANCE NO. 62-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

8. **ORDINANCE NO. 63-2025/26**

An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

9. **ORDINANCE NO. 64-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-

094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 9)

10. **ORDINANCE NO. 65-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123; And Other Matters Related Thereto (Planning Commission Approved 7 to 0; Council District 9)

11. **ORDINANCE NO. 66-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council

District 9)

12. **ORDINANCE NO. 67-2025/26**
An Ordinance Finding That The South Lynches Fire District May Issue Not Exceeding $2,600,000 General Obligation Bonds; To Authorize The South Lynches Fire District Commission To Issue Such Bonds And To Provide For The Publication Of Notice Of The Said Finding And Authorization.

13. **ORDINANCE NO. 68-2025/26** ***(Deferral)***
An Ordinance To Authorize Florence County To Acquire From The City Of Johnsonville The Current Johnsonville City Hall Located At 117 East Broadway Street In The City Of Johnsonville; To Assume With Respect To Such City Hall The City's Obligations Under The Second Amendment To Facilities Purchase And Occupancy Agreement As Of June 1, 2023, Between The City Of Johnsonville And Truist Bank; To Authorize The Conveyance To The City Of Johnsonville Of The Current County - Magistrate's Building Located At 111 West Broadway Street In The City Of Johnsonville; To Authorize An Intergovernmental /Agreement Between Florence County And The City Of Johnsonville With Respect To The Foregoing; To Authorize The Lease Of A Portion Of The Aforesaid Johnsonville City Hall To Florence County School District Five; To Authorize The Florence County Administrator To Take All Such Actions And Deliver All Such Documents As May Be Required To Effectuate The Aforementioned Transactions; And Other Matters Relating Thereto.

14. **ORDINANCE NO. 69-2025/26**
An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.

INTRODUCTION:

1. **ORDINANCE NO. 70-2025/26**
   An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 9)

2. **ORDINANCE NO. 71-2025/26**
   An Ordinance To Change The Zoning Designation From MR, Mixed Residential District To B-3, General Commercial District For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As: 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

3. **ORDINANCE NO. 72-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

4. **ORDINANCE NO. 73-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

5. **ORDINANCE NO. 74-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property

Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

6. **ORDINANCE NO. 75-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

7. **ORDINANCE NO. 76-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

8. **ORDINANCE NO. 77-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

9. **ORDINANCE NO. 78-2025/26**
   An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

10. **ORDINANCE NO. 79-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

11. **ORDINANCE NO. 80-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

12. **ORDINANCE NO. 81-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

13. **ORDINANCE NO. 82-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

14. **ORDINANCE NO. 83-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

15. **ORDINANCE NO. 84-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

16. **ORDINANCE NO. 85-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

17. **ORDINANCE NO. 86-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

18. **ORDINANCE NO. 87-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

19. **ORDINANCE NO. 88-2025/26**

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01,

Parcel 045; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

20. ORDINANCE NO. 89-2025/26

An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 5)

21. ORDINANCE NO. 90-2025/26

An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

22. ORDINANCE NO. 91-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps

As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

23. ORDINANCE NO. 92-2025/26

An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

24. ORDINANCE NO. 93-2025/26

An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The

Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

25. ORDINANCE NO. 94-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

26. ORDINANCE NO. 95-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 4, 9)

27. ORDINANCE NO. 96-2025/26

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-

062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 9)

28. <u>ORDINANCE NO. 97-2025/26</u>

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-

238; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 9)

29. **ORDINANCE NO. 98-2025/26 *(By Title Only)***
An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

1. **DEVELOPING COMMUNITIES COMMISSION**
Council Is Requested To Approve The Reappointments Of Alexandria Matthews, Representing Seat 1, Brenda Montgomery, Seat 4, Michelle Bailey, Seat 5, And Tommy Knotts Seat 8 To Serve On The Florence County Developing Communities Commission Board With The Appropriate Expiration Terms.

2. **CITY-COUNTY CIVIC CENTER COMMISSION**
Council Is Requested To Approve The Reappointment Of Michael Page Sr., Representing Seat 5, And The Appointment Of David Wimberly, Representing Seat 2, To Serve On The City-County Civic Center Commission With The Appropriate Terms.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. **MONTHLY REPORTS**
Monthly Financial Reports Are Provided To Council For The Fiscal Year 2026 Through April 30, 2026, As An Item For The Record.

2. **COST OF LIVING INCREASE**
Council Is Requested To Approve The Cost Of Living Increase Of 3% Received In 2025 And The Increase Of 1.5% Received In 2026 For The Florence County Employees To Members Of Florence County Council.

3. **ACCOMMODATIONS TAX ADVISORY COMMISSION**
Council Is Asked To Approve The Expenditure Of $225,000.00 In State Accommodations Tax Funding Allocations To Be Distributed To The Various Recipients As Recommended By The Accommodations Tax Advisory Committee For FY26/27, With Funding Availability Confirmed By The County Administrator And Finance Director.

4. **BOND PURCHASE**
Council Is Asked To Approve The Purchase Of A $600,000 Revenue Bond With A Five Year Maturity Issued By The City Of Lake City, South Carolina, With Interest Payable Annually At A Rate Of 4.25%.

5. **SOUTH CAROLINA DEPARTMENT OF CORRECTIONS**
Council Is Requested To Approve The Inmate Labor Agreement Between Florence County, South Carolina, And The South Carolina Department Of Corrections And To Authorize The County Administrator To Execute The Documents Upon Review By The County Attorney.

6. **ENGINEER SERVICE - PROPOSAL**
Council Is Requested To Approve The Proposal With Alliance Consulting Engineers, Inc. For Engineering Construction Observation And Testing Services In The Amount Of $72,500 To Be Funded From CPSTIII-A Funds And For The County Administrator To Execute An Agreement.

7. **OPERATING AGREEMENT**
Council Is Requested To Approve The Operating Agreement Between Florence County And The Twelfth Circuit Public Defender's Office Pursuant To 17-3-560 Of The South Carolina Code Of Laws (2007) And To Authorize The County Administrator To Execute The Documents Upon Review By The County Attorney.

8. **TOWN OF PAMPLICO**

Council Is Requested To Approve An Additional $185,000 To A Twelve-Month Loan That Was Approved By Council On October 16, 2025, For The Town Of Pamplico.

B. SHERIFF'S OFFICE:

DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of One (1) Glock Model 45 9MM Handgun As Surplus Property For The Purpose Of Awarding It To An Employee Who Is Retiring.

C. PROCUREMENT/ SHERIFF'S OFFICE:

BID NO. 28-25/26

Council Is Asked To Award Bid No. 28-25/26, Florence County Sheriff's Office New Evidence Building To JNB Services LLC Of Daleville, AL In The Amount Of $3,300,000.00 To Be Funded From Bond Funds.

D. MUSEUM:

DECLARATION OF SURPLUS PROPERTY

Council Is Asked To Approve The Declaration Of Surplus Structure Located At 3114 Johnsonville Highway That Is Twentieth Century Of No Interpretative Or Historic Value To Browntown And Has Significant Water Damage And Foundation Issues.

E. PROCUREMENT/ADMINISTRATION:

BID NO. 12-25/26

Council Is Asked To Award Bid No. 12-25/26, E. Montclair Way Extension To Gaster's Grading Company, Inc. Of Johnsonville, SC In The Amount Of $1,114,500.00 To Be Funded From CPSTIIIA & B Funds And For The County Administrator To Execute All Documents.

F. ADMINISTRATION/GRANTS:

CTC GRANT FUNDS

Council Is Requested To Approve The Proposal With Davis & Floyd For Professional Engineering Services In The Amount Of $162,000 To Be Funded From CTC Grant Funds For The Resurfacing of Cubie Road (S-884 to S-1644), Trails End Road, And Mallard Road And For The County Administrator To Execute The Agreement.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

FIRE HYDRANTS

Council Is Requested To Approve The Expenditure Of Not To Exceed $37,500.00 From Council District 6 Infrastructure Funding Allocations To Purchase And Install Three Fire Hydrants On National Cemetery Road.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

LAND GRANT DRIVE

Council Is Requested To Approve The Expenditure Not To Exceed $6,300.00 From Council District 4 RSMF Funding Allocations To Cut And Clear Vegetation And Trees Inside Canal For Land Grant Drive.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Receive An Economic Development Update.

XV. ADJOURN:

XVI. INACTIVE AGENDA:

1. **ORDINANCE NO. 71-2024/25**

   At Its Regular Meeting On May 21, 2026, The County Council Unanimously Denied The Third Reading Of Ordinance No. 71-2024/25. 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. 38-2025//26**

   At Its Regular Meeting On May 21, 2026, The County Council Unanimously Denied The Second Reading Of Ordinance No. 38-2025/26. 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.

3. **CONTRACTUAL AGREEMENT**

   At Its Regular Meeting On May 21, 2026, The County Council Unanimously Denied The Item Titled "Contractual Agreement" Under Reports To Council. Council Is Asked To Enter Into A Contractual Agreement Between Florence County And Textron Financial Corporation.

4. **PURCHASE OF PROPERTY**

   At Its Regular Meeting On May 21, 2026, The County Council Unanimously Denied The Item Titled "Purchase Property" Under Reports To Council. Council Is Requested To Approve An Amendment To The Contract For The Real Property Identified As Florence County TMS #90159-02-023, Adding An Additional 0.29 Acres, And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review By The County Attorney.

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The May 21, 2026, 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 May 21, 2026, County Council meeting.

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REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, MAY 21, 2026, 9:00 A.M., COUNTY COMPLEX, 180 NORTH IRBY STREET, ROOM 803, FLORENCE, SOUTH CAROLINA

PRESENT:
Jerry W. Yarborough, Jr., Chairman
C. William Schofield, Vice-Chairman
Waymon Mumford, Secretary/Chaplain (arrived 9:15 AM)
Stoney C. Moore, Council Member
Jason M. Springs, Council Member
Dr. Alphonso Bradley, Council Member (via telephonically)
Andrew Rodgers, Jr., Council Member
Willard Dorriety, Jr., Council Member
Kent C. Caudle, Council Member
Kevin Yokim, County Administrator
D. Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ALSO PRESENT:
Shannon Munoz, Deputy Administrator of Administration
Scott Tanner, Deputy Administrator of Operations
Carleton Snow, Director of Information Technology
Mitch Fulmore, Deputy Administrator of Public Safety
Felicia Simon, Register of Deeds
Nathan Dawsey, Director of Parks & Recreation
Andrew Stout, Director of the Museum
Steve Allen, Director of Public Works
Jamie Floyd, Tax Assessor
Ashley Davison, Director of Finance
Reggie Sanders, GIS Director
Chief Billy Dillon, Fire Chief
Doris O'Hara, Clerk of Court
Shawn Brashear, Director of Planning & Building and Codes Enforcement
Chief Deputy Tommy Sullivan, Sheriff's Office
Chief Worrell, West Florence Fire Department
Deirdre Weaver-Currier, Post & Courier Editor

A notice of the regular meeting of the Florence County Council appeared in the May 19, 2026, edition of the **MORNING NEWS**. In compliance with the Freedom of Information 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

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posting at the Doctors Bruce and Lee Foundation Public Library, all branch libraries, and on the County's website (www.florencecountysc.gov). The Council meeting was made available via live stream at www.florencecountysc.gov. The video is archived on the County website.

CALL TO ORDER/INVOCATION/PLEDGE/WELCOME:

Chairman Yarborough called the meeting to order, and Councilman Dorriety provided the invocation, and Vice-Chairman Schofield led the Pledge of Allegiance to the American Flag.

MINUTES OF THE APRIL 16, 2026, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The April 16, 2026, Regular Meeting Of The County Council. Councilman Dorriety made the motion which was seconded by Councilman Springs and was approved by the members present.

PUBLIC HEARINGS:

Council Held Public Hearings To Receive Public Input With Regard To The Following: The Clerk published the title of the Ordinances.

ORDINANCE NO. 52-2025/26

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As "Project Bubble" (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.

ORDINANCE NO. 53-2025/26

An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.

ORDINANCE NO. 54-2025/26

An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto.

ORDINANCE NO. 55-2025/26

An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Three Hundred Sixty Thousand Dollars ($4,360,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Prescribe The Purposes For Which

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The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto.

ORDINANCE NO. 01-2026/27

An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2026, And Ending June 30, 2027; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto.

APPEARANCES:

JOHN NEWLAND-SUMMARY

Mr. John Newland Appeared Before Council To Express Concerns Related To The Proposed Development Connected To Arthur Road Called "Palmetto Pines." Mr. Newland, a resident of Arthur Road, stated that local residents are not opposed to growth or development. However, their primary concern is whether the proposed 104-unit development can be safely and responsibly supported by the existing infrastructure. Mr. Newland noted that significant questions remain regarding traffic impacts and public safety. Arthur Road is a dead-end street, and portions of the roadway near the proposed entrances contain steep drainage ditches and limited shoulder space. The development is expected to generate a substantial increase in daily traffic, with estimates ranging from 700 to 1,000 additional vehicle trips per day. To date, no comprehensive traffic impact study has been presented to the public. Residents respectfully request that Council require a full traffic and infrastructure impact study before any approvals move forward. They also ask that the proposed development be evaluated under the development standards adopted by Council in February 2026. The project plans are dated March and April 2026, after the updated standards took effect, yet it remains unclear whether the development is being reviewed under the current regulations. Furthermore, formal permits have not yet been issued. Mr. Newland emphasized the need for transparency regarding the review process, including whether the project is being evaluated under current or previous ordinances and how any grandfathering determinations are being applied. Additional concerns remain regarding utility capacity and emergency access. While emergency access has been discussed, questions persist as to whether such access is authorized under the existing conveyances, easements, and governing documents associated with Carriage Place. On behalf of the affected residents, Mr. Newland respectfully requested that Council slow the approval process until all issues related to traffic, infrastructure, emergency access, ordinance compliance, and neighborhood impacts have been thoroughly reviewed and addressed before any approvals are granted.

CHARLES MCPHERSON- SUMMARY

Mr. Charles McPherson Appeared Before Council To Express Concerns Regarding Arthur Road (Country Manor). Vice Chairman Schofield made a motion to allow Mr. McPherson

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to address Council, and Councilman Caudle seconded the motion. Pursuant to the Rules of Florence County Council, two Council members may petition the Chairman to permit an individual to speak when that person is not otherwise scheduled on the agenda. Mr. McPherson stated that Mr. Newland referenced a traffic count on Arthur Road of nearly 1,000 daily trips, based on data from the Institute of Transportation Engineers. Arthur Road was originally designed to accommodate approximately 120 daily trips. The significant increase in traffic would not only adversely affect the character and culture of the neighborhood but would also create substantial maintenance costs for the County. Because Arthur Road was not constructed to handle traffic volumes of this magnitude, from my understanding, a variance would be required to allow this development to proceed. Therefore, if this is required, I respectfully request that the variance be denied, as the existing road infrastructure and the surrounding community are not equipped to support the proposed level of traffic.

COMMITTEE REPORTS:

Administration & Finance:

Councilman Moore stated that the Committee met on May 7 to discuss the proposed budget and subsequently forwarded the budget to Council with a recommendation for approval. He further stated that the County's budget is balanced and that there will be no tax increase for the upcoming fiscal year.

Justice & Public Safety:

Councilman Springs stated that the Committee has been reviewing Ordinance No. 38-2025/26, which is before Council for second reading. He noted that Council would take action on the ordinance during the current meeting. Councilman Springs further stated that the Sheriff's Office no longer has a need for the ordinance.

Agriculture, Forestry, Military Affairs & Intergovernmental Relations (City-County Conference):

Vice-Chairman Schofield stated that the City-County Conference Committee met on April 27 at the City’s Soccer Complex to discuss future partnership opportunities between the City and County. One of the primary topics discussed was conservation efforts within Florence. He explained that the City proposed the creation of a "Jefferies Creek Conservation Committee." After further discussion and collaboration with City representatives, the concept was expanded into a "Rivers and Creeks Conservation Committee." Vice-Chairman Schofield stated that the committee would encompass all rivers and creeks within Florence and focus on protecting the community’s natural resources while improving public access and enjoyment of these areas.

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PROCLAMATIONS:

SOUTH CAROLINA CENTER FOR FATHERS & FAMILIES

The Clerk published the title of the Proclamation. A Proclamation To Proclaim The Month Of June 2026 As Forging Strong Fathers And Families Month. Vice-Chairman Schofield made the motion, and Councilman Caudle seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote. Vice-Chairman Schofield presented the framed Proclamation to the staff.

MEN'S HEALTH NETWORK

The Clerk published the title of the Proclamation. A Proclamation To Proclaim The Week June 15-21, 2026 As Men's Health Week. Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved by the members present.

RESOLUTION OF RECOGNITIONS:

JOHNSONVILLE BOYS' GOLF TEAM

The Clerk published the title of the Resolution of Recognition. A Resolution of Recognition To Recognize The Johnsonville Boys' Golf Team As The 2025-2026 SCHSL Region And State Champions. Councilman Rodgers made the motion, and Councilman Dorriety seconded. The motion was approved by all the members present. Councilman Rodgers presented the framed Resolution of Recognition to the team and staff.

RESOLUTIONS:

RESOLUTION NO. 33-2025/26

The Clerk published the title of the Resolution. A Resolution Calling For A Public Hearing To Be Held Upon The Question Of The Issuance Of Not Exceeding $2,600,000 Of General Obligation Bonds Of South Lynches Fire District, South Carolina, And To Provide For The Publication Of The Notice Of Such Hearing. Vice-Chairman Schofield made the motion and Councilman Dorriety seconded. Mr. Yokim stated that County Council is empowered by Title 6, Chapter 11, Article 5 of the Code of Laws of South Carolina, 1976, as amended to authorize the governing body of any special purpose District validly created and existing and located in whole or in part within the County, to issue general obligation bonds of such special purpose District and to provide funds to be used in the furtherance of any power or function committed to such special purpose District and in effect on March 7, 1973. The South Lynches Fire District is a special purpose district located within Florence and Williamsburg Counties, South Carolina, with the function of providing fire protection services. The District has determined that a need exists at the present time to raise money to defray the costs of (1) purchasing equipment for the South Lynches Fire District, and (2) substantially upfitting existing equipment in Florence and Williamsburg Counties. The District is informed that the costs of the Improvements, together with

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financing, engineering, legal, and other costs associated therewith, will not exceed $2,600,000. A public hearing shall be held on the question of the issuance of not exceeding $2,600,000 of general obligation bonds of the District in the Florence County Council Chambers located at 180 N. Irby Street, County Complex Room 803, Florence, South Carolina, at 9:00 a.m. on the 18th day of June, 2026. The motion was approved by all the members present.

RESOLUTION NO. 34-2025/26

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 Moore seconded. Mr. Yokim stated that 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 CPSTIII Excess. This resolution approves three new CPSTIII-A projects ($799,006) and two new CPSTIII-B projects ($295,000). The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

RESOLUTION NO. 35-2025/26

The Clerk published the title of the Resolution. A Resolution To Establish A Policy Of Florence County In Matters Of Economic Development So As To Establish A Distribution Of Revenue From Fee-In-Lieu Of Tax Agreements To Be Equally Distributed Throughout Florence County And To Be Derived From The Proceeds Of Ten Percent (10%) Of The Total Revenue Stream From All Qualifying Fee-In-Lieu Tax (FILOT) Arrangements In Joint County Industrial And/Or Business Parks Established After May 1, 2026 Or Expanded In The Future. Councilman Rodgers made the motion and Councilman Dorriety seconded. Mr. Yokim stated that the Florence County Council acknowledges the multitude of benefits deriving from the continued economic growth and development of Florence County. Florence County Council has determined that in order to promote an equal distribution of the revenue stream from the Fee-In-Lieu of Tax agreements, the County should undertake the more equally distributed ten percent (10%) of the Fee-In-Lieu of Tax revenue stream from arrangements entered into after May 1, 2026. Florence County shall distribute ten percent (10%) of the total revenue stream from all qualifying Fee-In-Lieu-Of-Tax (FILOT) arrangements in joint County Industrial Parks established or expanded on or after May 1, 2026, or expanded in the future to the Towns of Timmonsville, Quinby, Pamplico, Johnsonville, Lake City, Coward, Scranton, Olanta, and City of Florence, Florence School District 2, Florence School District 3, Florence District 5, and South Lynches Fire Department, Johnsonville Rescue Squad, Pamplico Rescue Squad, and Timmonsville Rescue Squad, Pee Dee Regional Transportation Authority, and Florence Regional Airport. The ten percent (10%) revenue stream shall be equally divided between these entities. The motion was approved by all the members present.

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ORDINANCES IN POSITION:

ORDINANCE NO. 71-2024/25 THIRD READING

The Clerk published the title of the Ordinance. 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. Councilman Dorriety made the motion to deny the third reading of the ordinance and Councilman Springs seconded. The motion was approved by all the members to deny the third reading of the ordinance.

ORDINANCE NO. 42-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From R-5, Multi-Family Residential District To B-3, General Commercial District For The Property Located At 118 Third Loop Road, Florence, SC, As Shown On Florence County Tax Map Number 00151, Block 01, Parcel 015; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 5). Councilman Rodgers made the motion and Vice-Chairman Schofield seconded. The motion was approved on the third reading of the ordinance by all the members present.

ORDINANCE NO. 43-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-004, 01012-01-008, 01012-01-015, 01012-01-016, 01012-01-240; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 9). Councilman Dorriety made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 44-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-011, 00075-01-012, 00075-01-071, 00075-01-176, 00075-01-177, 00075-01-239, 00100-01-099, 00100-01-154, 00100-01-187, 01012-01-014, 01012-01-017, 01012-01-026, 01012-01-027, 01012-01-028, 01012-01-029, 01012-01-030, 01012-01-031, 01012-01-032, 01012-01-033, 01012-01-034, 01012-01-035, 01012-01-036, 01012-01-037, 01012-01-113, 01012-01-196, 01012-01-241, 01012-01-270; And Other Matters Related Thereto. (Planning

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Commission Approved 7 to 0; Council Districts 4 & 9). Councilman Dorriety made the motion and Councilman Caudle seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 45-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-011, 90155-01-003, 90155-01-005, 90155-01-006, 90155-01-007, 90155-01-008, 90155-01-009, 90155-02-002, 90155-02-003, 90155-02-004, 90155-02-005, 90155-02-007, 90155-02-009, 90155-02-010, 90155-02-011, 90155-02-012, 90155-02-013, 90155-02-014, 90155-02-015, 90155-02-016, 90155-02-017; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7). Vice-Chairman Schofield made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 46-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group One Of The Highway 76 Corridor Study On East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-018, 90152-01-019, 90152-01-020, 90152-01-022, 90152-01-025, 90152-01-027; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7). Vice-Chairman Schofield made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 47-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Eight Of The East Highway 76 Gateway Study From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90155-01-001, 90155-02-018, 90155-02-019, 90155-02-020; And Other

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Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7). Councilman Moore made the motion and Councilman Caudle seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 48-2025/26 THIRD READING

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 Excess 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. Vice-Chairman Schofield made the motion and Councilman Dorriety seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley recuses himself from the vote.

ORDINANCE NO. 38-2025/26 SECOND READING

The Clerk published the title of the Ordinance. 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. Councilman Springs made the motion to deny the second reading of the ordinance and Councilman Dorriety seconded. The motion was approved to deny the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote to deny the ordinance.

ORDINANCE NO. 49-2025/26 SECOND READING

The Clerk published the title of the Ordinance. 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 Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7). Councilman Moore made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-6, Industrial District; This request is made by Florence County and recommended by the Planning Commission; The subject properties are unzoned with residential, commercial, and industrial uses; The surrounding properties are unzoned, commercial mixed-use (CMU), and pending County Council's approval for recommended zoning to rural community district (RU-1). The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

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ORDINANCE NO. 50-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to B-3, General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Thomas Sheeler; The subject property is vacant and zoned R-4, Multi-Family Residential District, Limited; The surrounding properties are zoned convenience business district (B-2), rural community district (RU-1), and City of Florence zoning. The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 51-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to B-3 General Commercial District; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by John Benton; The subject property is zoned RU-1, Rural Community District with commercial uses; The surrounding properties are zoned rural community district (RU-1), rural resource district (RU-2), single-family residential district (R-2), multi-family residential district, limited (R-4), and City of Florence zoning. The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE 52-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As "Project Bubble" (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. Vice-Chairman Schofield made the motion and Councilman Rodgers seconded. Mr. Yokim stated Project Bubble is a manufacturer that will invest $38,925,000 in the project. Importantly, the $36.9m of the total is in real property costs which do not depreciate, making the project particularly valuable for property tax purposes. The company will create 108 new jobs in the county. The FILOT agreement would lock in a 6% assessment ratio and provides for a millage rate that is fixed for the first five years and then adjusted every five years to the trailing five-year average. The FILOT agreement further includes an SSRC equal to 20% of the FILOT payments for years 1-10 and 10% for years 11-40. The FILOT agreement includes a clawback for the SSRCs based 50/50 on jobs/investment. The

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property is part of a multi-county park agreement with Marion County. The county has also agreed to provide a $250,000 grant to offset infrastructure costs incurred by the company. The documents provide that the county can utilize MCIP revenues to provide for the reimbursement. The FILOT agreement includes a clawback for the grant based 50/50 on jobs/investment. The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 53-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto. Councilman Moore made the motion and Councilman Springs seconded. Mr. Yokim stated Florence County and Marion County entered into an agreement for development of a joint county industrial and business park dated as of April 19, 2018. It is now desired that the boundaries of the Park be enlarged to include property located in Florence County related to a project by The Company. The motion was approved on the second reading of the ordinance by the all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 54-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto. Councilman Dorriety made the motion and Vice-Chairman Schofield seconded. Mr. Yokim stated that there have been grants received during the year that need to be formally appropriated by Council. Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 in the amount of $3,341,076 require the unexpended balances of purchase orders in the amount of $1,696,715 to be added to the General Fund fund balance, the unexpended balances of purchase orders in the amount of $467,415 to be added to the Fire and First Responder Fund fund balance, the unexpended balances of purchase orders in the amount of $1,017,147 to be added to the Local Hospitality Tax Fund fund balance and the unexpended balances of purchase orders in the amount of $159,799 to be added to the Road Maintenance-Public Works Fund fund balance. The County Administrator approved use of Local Accommodation Tax funds to provide a local match for the Southern Songwriters Series in the amount of $50,000, to support Keep Florence Beautiful initiatives in the amount of $10,000, to fund the construction of a LRCP storage building to house the Lights 4 Paws displays and equipment in the amount of $300,000 and to fund a land protection project in partnership with the Open Space Institute Land Trust in the amount of $45,000. The County Administrator approved use of Local Hospitality Tax funds to help with the completion of the Lions Park project in the amount of $173,448.65, to fund necessary

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utility and maintenance expenses for the Browntown property in the amount of $10,000, and to cover landscaping work related to the Museum expansion project in the amount of $18,000. $8,813 of revenue was received on various dates during fiscal year 2026 for fees associated with the Sheriff Sex Offender Registry. $1,237.46 of revenue was received on various dates during fiscal year 2026 for fees associated with Victim/Witness Assistance. The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 55-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Three Hundred Sixty Thousand Dollars ($4,360,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Prescribe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated that these are one-year general obligation bonds being issued to make annual installment purchase payments on the Judicial Center and parking deck. The motion was approved on the second reading by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ORDINANCE NO. 01-2026/27 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2026, And Ending June 30, 2027; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto. Councilman Dorriety made the motion and Councilman Springs seconded. Vice-Chairman Schofield made a motion to amend Ordinance No. 01-2026/27 to increase the appropriations for the County General Fund to $108,700,000, to increase the appropriations for the Road Maintenance Fund to $5,950,981, and to make all necessary applicable changes to the budget book pages accordingly, and Councilman Dorriety seconded. The motion to amend was approved on the second reading of the ordinance by all the members present. The motion as amended was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted telephonically with a "YES" vote for the motion to amend and for the motion as amended.

ORDINANCE NO. 56-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Amend Florence County Code Of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

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ORDINANCE NO. 57-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-2, Rural Resource District To B-3, General Commercial District For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254; And Other Matters Related Thereto. (Planning Commission Approved 6 to 1; Council District 5)

ORDINANCE NO. 58-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Suburban District To Variable Development District 1 And To Change The Zoning Designation From R-2, Single Family Residential District To RU-1, Rural Community District For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 2)

ORDINANCE NO. 59-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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 Unzoned For Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

ORDINANCE NO. 60-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-1, Rural Community District To R-3A, Single Family Residential District, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 3)

ORDINANCE NO. 61-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044,

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00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

ORDINANCE NO. 62-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

ORDINANCE NO. 63-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

ORDINANCE NO. 64-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 9)

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ORDINANCE NO. 65-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123; And Other Matters Related Thereto (Planning Commission Approved 7 to 0; Council District 9)

ORDINANCE NO. 66-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 9)

ORDINANCE NO. 67-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance Finding That The South Lynches Fire District May Issue Not Exceeding $2,600,000 General Obligation Bonds; To Authorize The South Lynches Fire District Commission To Issue Such Bonds And To Provide For The Publication Of Notice Of The Said Finding And Authorization.

ORDINANCE NO. 68-2025/26*(By Title Only)* INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Authorize Florence County To Acquire From The City Of Johnsonville The Current Johnsonville City Hall Located At 117 East Broadway Street In The City Of Johnsonville; To Assume With Respect To Such City Hall The City's Obligations Under The Second Amendment To Facilities Purchase And Occupancy Agreement As Of June 1, 2023, Between The City Of Johnsonville And Truist Bank; To Authorize The Conveyance To The City Of Johnsonville Of The Current County Magistrate's Building Located At 111 West Broadway Street In

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The City Of Johnsonville; To Authorize An Intergovernmental /Agreement Between Florence County And The City Of Johnsonville With Respect To The Foregoing; To Authorize The Lease Of A Portion Of The Aforesaid Johnsonville City Hall To Florence County School District Five; To Authorize The Florence County Administrator To Take All Such Actions And Deliver All Such Documents As May Be Required To Effectuate The Aforementioned Transactions; And Other Matters Relating Thereto.

ORDINANCE NO. 69-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.

Chairman Yarborough declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

PEE DEE WORKFORCE DEVELOPMENT BOARD

Council Is Requested To Approve The Reappointments Of Les Echols (Greater Florence Chamber of Commerce), Dr. Lisa Justice (Florence 1 Adult Education), and Jeffrey Delung (North Eastern Strategic Alliance) To Serve On The Pee Dee Workforce Development Board With The Appropriate Expiration Term. Councilman Dorriety made the motion and Councilman Caudle seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

DEVELOPING COMMUNITIES COMMISSION

Council Is Requested To Approve The Appointment Of Pamela Turner, Representing Seat 7 (Pamplico), To Serve On The Florence County Developing Communities Commission With The Appropriate Expiration Term. Councilman Rodgers made the motion and Councilman Dorriety seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

LIBRARY BOARD OF TRUSTEES

Council Is Requested To Approve The Appointment Of Dr. Louis Venters, Representing District 8, Seat 4, To Serve On The Library Board Of Trustees, Filling The Remainder Of Angela Lorenz's Term. The Expiration Term Is April 30, 2027. Vice-Chairman Schofield made the motion and Councilman Springs seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

COMMISSION ON ALCOHOL AND DRUG ABUSE

Council Is Requested To Approve The Reappointment of Carolyn Caudle, Representing Seat 6 To Serve On The Commission On Alcohol And Drug Abuse With The Appropriate

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Expiration Term. Councilman Moore made the motion and Vice-Chairman Schofield seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

Council Is Requested To Approve The Reappointment of Carla Angus, Representing Seat 5 To Serve On The Commission On Alcohol And Drug Abuse With The Appropriate Expiration Term. Councilman Caudle made the motion and Councilman Rodgers seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

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

CPST III:
District 1 – Wallace Street is under contract, and construction is being scheduled. Construction is complete for Maxie Thomas Road. Miles, Red, Joy, Gracelyn & Donald Roads are awaiting final invoice.
District 2 – All District 2 CPST III projects are complete.
District 3 – The PO is being issued for Holloway Lane design. The remaining projects are currently being reviewed and scheduled for future delivery by Davis & Floyd. Remaining projects include: Graham St., Pettigrew St., Sunset St., Holloway Ln., and Kuker St. Bunch St. needs scope of work clarification.
District 4 – Heyward & W. Robinson Ct. will begin construction once the PO is issued. The Deer Road water line extension is almost complete. Remaining project – Stonewall Rd needs scope of work clarification.
District 5 – Eagerton, Park, Kerris Ln. and Karisma Road are complete, and we are awaiting the final pay app.
District 6 –Construction for Swamp Fox Dr., Jamestown Road (including Jamestown Cemetery Road portion) is complete, and we are waiting on the final pay apps.
District 7 - The Oakland Avenue sidewalk project (from Coker St. to E. Old Marion Hwy) is in the construction document phase, and drainage design is advancing. Issues are still being worked out with SCDOT. Remaining project – Sam Harrell drainage – Scope of work needs to be clarified.
District 8 – Projects are being scheduled for future delivery. Remaining Projects – Third Loop drainage, Garland Dr, S Calhoun Dr, Heatherwood Cir, Lawton Dr, W Adams Ave, S Brandon Dr, W Milton St, Claremont Ave, Avondale Dr, Poinsett Dr, Pinckney Ave, Berkeley Ave, Rutledge Ave, W Waldron St.
District 9 – W. Lake, W. Emery, S. Sandy, Lake Oakdale, S. Swan, Jefferson, W. Spencer, & S. Lady were approved under Bid 29-25/26. Remaining project White Hall Subdivision drainage – Need scope of work to be clarified.

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Other CPST III Construction Projects:
CPSTIII Timmonsville: All Timmonsville roads have been addressed, except Cooper Lane (need to determine if it is public). Keith St., E. Clifford, 5th St., N. Pickney, and Bowman Cir. are under contract. N. Warren, Hill, E. New, Main, Harkless Ct., and Vanda Streets are complete.
Johnsonville, Lake City, Pamplico, and Coward are complete.
Quinby - Projects ongoing. Expended half of the funding.
Scranton – Water Complete. $53,000 remains in Town Hall.
Olanta - $16,000 remains in sewer.

CPST III-A:
District 1 – N. Floyd (to fire station) & Hagan are complete. N. Floyd Road is complete. Remaining projects – Pine St., Godwn St., London Ave, Deep River St, and Castle Dr.
District 2 – Construction for First Ave is being scheduled. Remaining project – Circle Dr.
District 3 - Remaining projects - Sopkin Ave, Harlee Blvd, Tennyson Ct., and Stafford Ct.
District 4 – Lynches River Park Access improvement is substantially complete with only the drive apron remaining to be paved. The Cubie Rd Hydraulic Study is currently underway, with field work ongoing.
District 5 - East Industrial Park Blvd. is under construction.
District 6 – Dempsy, Ard, and Atlas will have the PO issued once bonds are received.
District 7 – Tara Village Drainage Improvement project has many challenges because many solutions involve completing work on private property, which may pose too many risks for the County to complete. Remaining projects- Tara Village drainage, Sopkin Ave, Harlee Blvd, Tennyson Ct, and Stafford Ct,
District 8 – Windsor Forest Drive was approved under Bid 29-25/26. Remaining project – Wood Rd.
District 9 – Lindsey, Tiffany, Nantucket, Waters Edge, Mallard, Rodanthe, Conner, & Teal were approved under Bid 29-25/26.
Montclair Way: The project will receive bids on May 14th.
According to CPST III Engineer Todd Warren, 282 of 346 CPSTIII & IIIA Road District projects have been completed, and 16 roads are under construction.

Departments:

Operations:
Water and Sewer Authority Study: Conducted a meeting with Kimley-Horn and water and sewer providers to provide a briefing on the Florence County Water and Sewer Authority Feasibility Study-- Providers are now providing data to Kimley-Horn, who need to complete the study—initial findings are expected within the next couple of months.

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Museum:

- Building construction is slated to begin in June of 2026, with anticipated construction completion of August 2027. Museum slated to close October through December of 2027 with a January 1, 2028, opening date.
- 90% of construction drawings have been received and are under review by museum staff for changes.

MONTHLY REPORTS

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

CONTRACTUAL AGREEMENT

Council Is Asked To Enter Into A Contractual Agreement Between Florence County And Textron Financial Corporation. Vice-Chairman Schofield made the motion to deny and Councilman Springs seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote to deny.

PURCHASE OF PROPERTY

Council Is Requested To Approve An Amendment To The Contract For The Real Property Identified As Florence County TMS #90159-02-023, Adding An Additional 0.29 Acres, And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review By The County Attorney. Vice-Chairman Schofield made the motion to deny and Councilman Dorriety seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote to deny.

MEMORANDUM OF UNDERSTANDING

Council Is Requested To Approve The Pee Dee Local Workforce Development Area SC Work System Memorandum Of Understanding Pursuant To The Workforce Innovation And Opportunity Act (WIOA). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated at its regular meeting of March 19, 2015, County Council approved Resolution No. 19-2014/15 (A Resolution Authorizing An Agreement Whereby A Consortium Of Counties Is Formed For The Purpose Of Implementing And Carrying Out As A Local Workforce Investment Area (LWIA) The Provision Of Public Law 113-128, The Workforce Innovation And Opportunity Act (WIOA) And Any Amendments Thereto; An Agreement Designating The Pee Dee Regional Council Of Governments As The Fiscal Agent For WIOA Funds; And, To Authorize The Chairman Of County Council To Sign The Formal Petition For Subsequent Local Workforce Investment Area (LWIA) Designation). Pursuant to the WIOA, Local Boards and chief elected officials in each planning region approved the initial Local Plan for the Pee Dee Local Workforce Development Area and the Plan of the Pee Dee Planning Region in September 2016. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

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CITY OF JOHNSONVILLE

Council Is Requested To Approve A Motion To Authorize The County Of Florence To Make The June 1, 2026, Payment Of The City Of Johnsonville's IPRB In The Amount $217,280.00 With The Provision That The City Of Johnsonville Will Reimburse The County Upon Issuance Of A Bond By The City Of Johnsonville. Councilman Rodgers made the motion and Councilman Dorriety seconded. Mr. Yokim stated the motion is regarding Ordinance No. 68-2025/26. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

PROPOSAL AGREEMENT

Council Is Requested To Approve The Proposal With Davis & Floyd For Engineering Professional Right-Of-Way & Design Services In The Amount Of $264,100 To Be Funded From CPSTIII-A District 3 Funds And For The County Administrator To Execute An Agreement. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated that Davis & Floyd is on the On-Call List of engineering firms approved by Council. The Roughfork Street Sidewalk Project was on the CPSTII list, whereas a preliminary engineering study was completed to determine project feasibility, route, and estimated construction opinion. Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

RFP NO. 27-25/26

Council Is Asked To Award RFP No. 27-25/26, Florence Area Transportation Study (FLATS 2050 MTP) To Kimley-Horn of Charlotte, NC To Be Funded From FY 25/26 Budgeted Funds. Councilman Caudle made the motion and Vice-Chairman Schofield seconded. Mr. Yokim stated that the RFP was advertised twice in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet. The last advertisement occurred on March 5, 2026 and proposals were due April 1, 2026. Each time, one (1) bid was received; one (1) bid was compliant. Kimley-Horn is the only responsible, responsive bidder. Shawn Brashear, Planning Director, recommends awarding Kimley-Horn. The bid expires July 1, 2026. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

RFQ NO. 21-25/26

Council Is Asked To Award RFQ 21-25/26, Browntown Cotton Gin Preservation Assessment To Liollio of Charleston, SC To Be Funded From A SC Dept. of Archives Historical Grant And For The County Administrator To Negotiate And Execute The Contract. Councilman Dorriety made the motion and Vice-Chairman Schofield seconded. Mr. Yokim stated that the Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on January 13, 2026. The bid opening was held on January 26, 2026. The two (2) RFQ's were received; two (2) RFQ's were compliant. The evaluation

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committee consisted of Scott Tanner, Andrew Stout, and Kayla Wilson. Liollio was selected for this project based on the scoring criteria. The committee recommends awarding the RFQ to Liollio. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

BID NO. 31-25/26

Council Is Asked To Award Bid No. 31-25/26, Buddys Lane Full Depth Asphalt Patching and Asphalt Surface To Evans Pavement Services Inc. Of Florence, SC In The Amount Of $29,670.00 To Be Funded From District 4 RSMF funds. Councilman Dorriety made the motion and Councilman Caudle seconded. Mr. Yokim stated that the Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and on Bidnet April 30,2026 . The bid opening was held on May 6, 2026. The seven (7) bids were received; seven (7) bids were compliant. Evans Pavement Services Inc. is the lowest responsible, responsive bidder. Steve Allen, Public Works Director, recommends awarding Evans Pavement Services Inc. the bid. The bid expires August 6, 2026. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

OTHER BUSINESS:

INFRASTRUCTURE:

COUNCIL DISTRICTS

Council Is Requested To Approve The Expenditure Of Not To Exceed $68,000.00 From Council Districts' Infrastructure Funding Allocations To Assist Florence County Disabilities Foundation With The Roof Of The Pee Dee Thrift Shop Located At Palmetto Street With A New Layer Of Coating To Be Applied To Prevent Any More Leaks In The Building And To Replace Or Repair The Gutters. Councilman Dorriety made the motion and Councilman Mumford seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

COUNCIL DISTRICTS

Council Is Requested To Approve The Expenditure Of Not To Exceed $6,000.00 From Council Districts' Infrastructure Funding Allocations To Assist Florence County Disabilities Foundation With The Pee Dee Thrift Shop Located In Lake City With The Replacement Of The Door, Frame And Threshold Of The Building. Councilman Caudle made the motion and Councilman Springs seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

BURCH'S MILL

Council Is Requested To Approve The Expenditures Of Not To Exceed Twenty-Five Thousand Dollars ($25,000.00) (Each District $6,250) From Council Districts 2, 5, 6, And 8 Infrastructure Funding Allocations For The South Carolina Department Of Parks

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Recreation and Tourism Recreational Trails Grant Match For The Construction Of An ADA Compliant Restroom Facility At Burch's Mill. Vice-Chairman Schofield made the motion and Councilman Caudle seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

SALEM WATERSHED

Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000 From Councils Districts 1, 2, And 5 Infrastructure Funding Allocations (Each District $10,000) To Improve The Stormwater Drainage Canals In The Salem Watershed. Councilman Caudle made the motion and Councilman Springs seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

HANNA CEMETERY ROAD

Council Is Requested To Approve The Expenditure Not To Exceed $6,480.00 From Council District 2 Road System Maintenance Fee Funding Allocations (RSMF) To Place 150 Tons Of MBC Stone On Hanna Cemetery Road. Councilman Rodgers made the motion and Councilman Caudle seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

BUDDY'S LANE

Council Is Requested To Approve The Expenditure Of Not To Exceed $29,670 From Council District 4 Road System Maintenance Fee Allocation Funds (RSMF) For Pavement Patching on Buddy's Lane. Councilman Dorriety made the motion and Councilman Caudle seconded. The motion was approved by all the members present. Councilman Bradley voted telephonically with a "YES" vote.

ADJOURN:

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

COUNCIL MEETING ADJOURNED AT 10:26 A.M.

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

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Florence County Council

STATEMENT OF RECUSAL

S. C. Code Sec. 8-13-700(B)(4) requires a written statement of a recusal and the reasons therefore. This written recusal must be included in the minutes of the meeting. The minutes must also state the disqualification and the reasons for it to be noted. This written recusal must be delivered to the Chairman of the Council. Sec. 8-13-700(B)(5) "...requires that the member be excused from any votes, deliberations, and other actions on the matter" :

(Please add agenda Item number and description): Ordinance No. 48-2025/26. 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 Excess 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.

The potential Conflict of Interest of Appearance of Impropriety for which I am recusing myself and abstaining from participation is:

I'm recusing myself because I am the Executive Director of the organization that owns the Property being rezoned.

This document is to be filed as a matter of public record, and is to be included with the official minutes of the County Council meeting at which the matter in question was brought before the Florence County Council.

Respectfully Submitted,

Alphonso Bradley

Date: 5/21/26

Dated 8/12/2025

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

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. 56-2025/26
An Ordinance To Amend Florence County Code Of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

ORDINANCE NO. 67-2025/26
An Ordinance Finding That The South Lynches Fire District May Issue Not Exceeding $2,600,000 General Obligation Bonds; To Authorize The South Lynches Fire District Commission To Issue Such Bonds And To Provide For The Publication Of Notice Of The Said Finding And Authorization.

ORDINANCE NO. 69-2025/26
An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Appearances
Recognition of Employees

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 20 And 25 Years In The Following Departments: EMS, Voter's Registration, Sheriff's Office, Clerk Of Court, And Planning and Building Department.

ATTACHMENTS:
A copy of the list.

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June Recognition

Years of Service	First Name	Middle	Last Name	Department
20	TAMMY	C	AMERSON	EMS
20	BERTHA	M	SCOTT	Voter's Registration
25	AMY	M	WEBER	Sheriff's Office
25	RUBY		CHARLES	Clerk of Court
25	J. SHAWN		BRASHEAR	Planning and Building

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Appearances
Mindy Taylor

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Mindy Taylor, Director Of Government And Community Relations For Duke Energy, Requests To Appear Before Council To Present Information Regarding A Grant Award To Florence County.

ATTACHMENTS:
N/A

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Resolution of Recognition- Carolina Academy Tennis Team

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize The Carolina Academy Varsity Girls' Tennis Team As The SCISA Class 1A/2A Region And State Championship.

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

ATTACHMENTS:
A copy of the Resolution of Recognition.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

RESOLUTION OF RECOGNITION

WHEREAS, the Carolina Academy Varsity Girls Tennis Team demonstrated exceptional athletic skill, teamwork, determination, and sportsmanship throughout the 2025 season, culminating in the capture of both the South Carolina Independent School Association (SCISA) Class 1A/2A Region Championship and State Championship; and

WHEREAS, the Lady Bobcats earned their nineteenth overall and second consecutive SCISA State Championship, further cementing the tradition of excellence within the Carolina Academy tennis program; and

WHEREAS, the Lady Bobcats compiled an outstanding season record of twelve wins and only two losses; and

WHEREAS, in the SCISA playoffs, Carolina Academy advanced to the State Championship match following a semifinal forfeit by Charleston Collegiate School; and

WHEREAS, in the State Championship match, Carolina Academy secured the title with a dominant 9–0 victory over Lowcountry Preparatory School of Pawleys Island, clinching the championship in commanding fashion; and

WHEREAS, individual excellence was recognized throughout the season, with Carlie Anne Smith, Blythe Smith, Savannah McCutcheon, and Kaylie Lyerly earning All-Region honors, and Coach Cameron Sebnick being named the 2025 Region Coach of the Year; and

WHEREAS, the following students, coaches, and school leadership contributed to this remarkable championship season and are deserving of recognition for their dedication, teamwork, and commitment to excellence: Carlie Anne Smith (12th Grade), Blythe Smith (12th Grade), Savannah McCutcheon (12th Grade), Kaylie Lyerly (9th Grade), Harper Drew Richardson (8th Grade), Madelyn Matthews (9th Grade), Mary Kearsten Hanna (9th Grade), Scarlett Evans (9th Grade), Ava Johnson (7th Grade), Cameron Sebnick (Coach), and Stevie Phillips (Head of School); and

WHEREAS, the accomplishments of the 2025 Carolina Academy Varsity Girls Tennis Team have brought pride, honor, and distinction to The Carolina Academy and the citizens of Florence County through their dedication, perseverance, teamwork, and championship spirit; and

NOW, THEREFORE, BE IT RESOLVED that the Florence County Council, on behalf of the citizens of Florence County, does hereby commend, congratulate, and recognize the Carolina Academy Varsity Girls Tennis Team for their extraordinary accomplishments as the 2025 SCISA Class 1A/2A State Champions.

BE IT FURTHER RESOLVED that Florence County Council expresses its sincere appreciation for the exemplary manner in which the Carolina Academy Lady Bobcats have represented their school, community, and Florence County, and wishes them continued success in all future endeavors.

Congratulations on another job well done!

DONE, in a meeting duly assembled this 18th day of June 2026.

THE FLORENCE COUNTY COUNCIL

_____
Jerry Yarborough, Jr., Chairman

_____
C. William Schofield, Vice-Chairman

_____
Waymon Mumford, Secretary/Chaplain

_____
Jason M. Springs, Council District 1

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Resolution of Recognition- Carolina Academy Softball Team

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize The Carolina Academy Lady Bobcats Softball Team As The 2026 SCISA Class 2A State Championship.

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

ATTACHMENTS:
A copy of the Resolution of Recognition.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

RESOLUTION OF RECOGNITION

WHEREAS, the Carolina Academy Lady Bobcats Varsity Softball Team has demonstrated extraordinary excellence, dedication, resilience, and teamwork throughout the 2026 season, culminating in the capture of the South Carolina Independent School Association (SCISA) Class 2A State Championship by defeating The King's Academy in a decisive third game of the championship series with a commanding 14–1 victory after six innings on May 13, 2026, at Florence Christian School; and

WHEREAS, under the leadership of Head Coach Scotty Phillips, who has completed his 27th season as Head Softball Coach at Carolina Academy, and Assistant Coach Kim Phillips, whose outstanding coaching of defense and base running proved instrumental to the team's success, the Lady Bobcats secured their seventh SCISA State Championship title, adding to championships won in 2000, 2001, 2003, 2007, 2010, and 2025; and

WHEREAS, the Lady Bobcats completed the 2026 season with an overall record of 16-11 and a perfect 8-0 region record, demonstrating resilience, determination, and excellence throughout the season and postseason; and

WHEREAS, after falling 5-2 in Game One of the State Championship Series, the Lady Bobcats displayed tremendous perseverance and championship resolve, rebounding to claim an 8-7 victory in Game Two and a dominant 14-1 win in Game Three to secure the State Championship; and

WHEREAS, the Lady Bobcats showcased extraordinary offensive and defensive performances throughout the championship series, highlighted by Ella Ham batting 7-for-10 with two doubles, one home run, and nine RBI's; Carlie Anne Smith batting 7-for-10 with four doubles and five RBI's; and outstanding contributions from Raeley Frye, Lauren Sims, Paisley Coker, Savannah McCutcheon, and the entire Carolina Academy roster; and

WHEREAS, the team's outstanding season included seven starters batting .292 or better, led by Ella Ham, Raeley Frye, Carlie Anne Smith, Lauren Sims, Paisley Coker, Natalie Braveboy, and Paisley McCutcheon, while the pitching staff demonstrated remarkable strength and depth throughout the season and championship run; and

WHEREAS, in recognition of her exceptional accomplishments, Raeley Frye was named the HSSR-SCISA AA Softball Player of the Year, honoring her outstanding softball career at Carolina Academy and her remarkable performance during the 2026 season; and

WHEREAS, the Carolina Academy Lady Bobcats embraced the team motto, "A divided kingdom will not stand," and humbly acknowledged their faith and inspiration, giving glory to God for their success and unity; and

WHEREAS, team members Emma Amos, Natalie Braveboy, Paisley Coker, Raeley Frye, Ella Ham, Katherine Holliday, Kaylie Lyerly, Hanna Grace Matthews, Lexi McCutcheon, Paisley McCutcheon, Savannah McCutcheon, Lauren Sims, Carlie Anne Smith, and Jennifer Vargas, together with their coaches, families, school administration, and supporters, have brought tremendous pride, honor, and positive recognition to Carolina Academy and Florence County through their sportsmanship, perseverance, teamwork, and championship spirit; and

NOW, THEREFORE, BE IT RESOLVED that the Florence County Council, on behalf of the citizens of Florence County, does hereby commend, congratulate, and recognize the Carolina Academy Lady Bobcats Softball Team, coaches, and staff for their extraordinary accomplishments and for winning the 2026 SCISA Class 2A State Championship.

BE IT FURTHER RESOLVED that Florence County Council expresses its sincere appreciation for the exemplary manner in which the Carolina Academy Lady Bobcats have represented their school, community, and Florence County, and wishes them continued success in all future endeavors.

Congratulations on another job well done!

DONE, in a meeting duly assembled this 18th day of June 2026.

THE FLORENCE COUNTY COUNCIL

_____
Jerry Yarborough, Jr., Chairman

_____
C. William Schofield, Vice-Chairman

_____
Waymon Mumford, Secretary/Chaplain

_____
Jason M. Springs, Council District 1

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Resolution of Recognition- Pee Dee Ice Cats Hockey

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

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

ATTACHMENTS:
A copy of the Resolution of Recognition.

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STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

RESOLUTION OF RECOGNITION

WHEREAS, the Pee Dee Ice Cats successfully returned professional hockey to Florence, South Carolina, restoring a cherished tradition that has long held a special place in the hearts of citizens throughout Florence County and the Pee Dee Region; and

WHEREAS, during their inaugural season, the Pee Dee Ice Cats demonstrated exceptional athletic achievement, dedication, sportsmanship, and teamwork both on and off the ice; and

WHEREAS, the team captured its division championship and advanced to the Commissioner's Cup Finals, bringing pride and recognition to Florence County through its outstanding performance and competitive excellence; and

WHEREAS, the players, coaches, staff, ownership, and organization have served as exemplary ambassadors for Florence County, fostering community spirit, family entertainment, and regional pride while strengthening the quality of life for residents and visitors alike; and

WHEREAS, the Pee Dee Ice Cats have actively engaged with local schools, businesses, charitable organizations, youth programs, and community events, making a meaningful and positive impact throughout Florence County; and

WHEREAS, the continued success of the organization has culminated in its advancement to the Southern Professional Hockey League (SPHL), marking a significant milestone for the franchise and ensuring an exciting future for professional hockey in Florence; and

WHEREAS, the accomplishments of the Pee Dee Ice Cats have contributed to the economic vitality, tourism, and community engagement of Florence County while further enhancing the area's reputation as a destination for sports and entertainment;

NOW, THEREFORE, BE IT RESOLVED that the Florence County Council hereby recognizes and commends the Pee Dee Ice Cats Hockey Organization, its players, coaches, staff, ownership, and supporters for an extraordinary inaugural season, for winning their division championship, for advancing to the Commissioner's Cup Finals, and for earning advancement to the Southern Professional Hockey League.

BE IT FURTHER RESOLVED that Florence County Council expresses its sincere gratitude for the organization's commitment to the citizens of Florence County and extends its best wishes for continued success in the Southern Professional Hockey League and for many successful seasons to come.

Congratulations on a job well done!

DONE, in meeting duly assembled this **18th day of June, 2026.**

THE FLORENCE COUNTY COUNCIL:

_____
Jerry W. Yarborough, Jr., Chairman

_____
C. William Schofield, Vice-Chair

_____
Waymon Mumford, Secretary/Chaplain

_____
Jason Springs, District 1

_____
Andrew Rodgers, Jr., District 2

_____
Dr. Alphonso Bradley, District 3

_____
Kent C. Caudle, District 5

_____
Stoney C. Moore, District 6

_____
Willard Dorriety, Jr., District 9

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FLORENCE COUNTY COUNCIL MEETING
June 18, 2026

AGENDA ITEM: Resolution No. 36-2025/26

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 from CPSTIII Excess.

3. This resolution approves five new CPSTIII-A projects ($4,426,781) and one new CPSTIII-B project ($64,013).

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution 36-2025/26
2. Ordinance 16-2023/24

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Sponsor(s)/Department	Administration
Adopted:	June 18, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 36-2025/26

(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:

Municipal Water & Sewer (CPST-A) Town of Pamplico Water & Sewer Improvements	$104,094
Land Conservation (CPSTIII-A) - Green space	$1,200,000
Aquatic Center (CPSTIII-A) - Florence 1 Schools	$2,000,000
Road Improvements (CPST-A)	
Dist. 7: Montclair Way Ext.	$64,013
Montclair Way Extension (Engineering, Construction, Contingency)	$1,058,674
Road Improvements (CPST-B)	
Dist. 5: Montclair Way Ext.	$64,013

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above newly designated CPSTIII-A projects totaling $4,426,781 and CPSTIII-B projects totaling $64,013.

ATTEST:

_____

Hope M. Jones, Council Clerk

SIGNED:

_____

Jerry Yarborough, 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.

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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
June 18, 2026

AGENDA ITEM: Resolution No. 37-2025/26

DEPARTMENT: Human Resources

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

POINTS TO CONSIDER:
1. Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009.

2. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases.

3. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program.

4. Since the inception of the County's participation in the Program, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

FUNDING FACTORS:
Funding will come from account number 010-411-412-000.

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

ATTACHMENTS:

1. Copy of Resolution No. 37-2025/26.

2. Copy of Resolution No. 5-2009/10.

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Sponsor (s) Department	: Human Resources
Adopted	: June 18, 2026
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 37-2025/26

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of Two (2) Additional Participants And Establish Monthly Limits for the Three (2) Participants In The South Carolina Procurement Card Program.)

WHEREAS:

1. Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009; and

2. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program; and

4. Since the inception of the County's participation in the Program each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

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

1. Section 4 of Resolution No. 5-2009/10 is hereby amended to issue a SC Procurement Card for the following positions and establish monthly and daily limits for the position as outlined below:

Department	Daily Limit	Monthly Limit
Establish Limit of:		
(010-411-412-000)		
Human Resources Director	*$3,000*	*$3,000*

ATTEST:

_____

Hope M. Jones, Clerk to Council

SIGNED:

_____

Jerry Yarborough, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____

D. Malloy McEachin, County Attorney

Sponsor(s)/Department	: County Council
Adopted:	: November 19, 2009
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 5-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(To Authorize Florence County To Participate In The South Carolina Procurement Card Program and To Establish Local Policies And Procedures.)

WHEREAS:

1. Section 8f of Ordinance No. 01-2009/10, the annual budget Ordinance for Florence County, states in part, "Credit cards which obligate Florence County are not permitted unless specifically authorized by written resolution of County Council"; and

2. Florence County is currently exposed to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. It is becoming increasingly inefficient to do business without some form of credit card program: One such recent example of inefficiency being that the South Carolina Law Enforcement Division (SLED) no longer extends credit for the cost of employment background checks, but requires credit card payment. Since the County currently does not conduct business using credit cards, payment has to be made with a check in advance, which delays the County's hiring process by as much as an additional three weeks; and

4. The per-transaction processing cost of a typical purchase order system such as Florence County's is estimated to be in excess of $75 per purchase; whereas the same per-transaction processing cost for the SC Procurement Card Program is less than $25 per purchase (inclusive of all documentation, issuance, tracking, partial payout, reconciliation, and closure); and

5. The SC Procurement Card Program contains control mechanisms not available on commercial credit cards, in that the County can program each card with dollar and transaction limits per day/month, restrict use by vendor type, electronically monitor transactions in real time, cancel cards instantly via the Internet, and benefit from coverage of any fraudulent transactions with $100,000 per cardholder liability insurance by VISA; and

6. The SC Procurement Card Program has been in existence for approximately ten years, is currently being used by about fifty local governments, including eleven counties, and has handled over 1,000,000 transactions in 2008, totaling more than $244,000,000.

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

1. Florence County is hereby authorized to participate in the South Carolina Procurement Card Program, and the County Administrator is directed to execute the necessary documentation to proceed.

2. Regular monitoring of the County's participation in the Program will include detailed reviews of each monthly statement at all levels, including heads of participating departments.

3. The County Administrator will manage the County's participation in the Program:
    a. Requiring that each card be used solely for official, authorized use, reconciled timely, and fully accounted for at all times.
    b. Providing monthly reports to County Council detailing the dollar volume and number of transactions for each card authorized in the Program.
    c. Notifying the Council immediately of any event of fraud or misuse.
    d. Terminating or suspending any user, department, or all County participation as necessary.

4. Below is a listing of the positions to which cards will be issued as participants in the Program and a daily spending limit and a total monthly spending limit for each position. County Council may amend this list to add additional positions to the Program, or to increase existing spending limits, upon the recommendation of the County Administrator.

Department	Daily Limit	Monthly Limit
Public Works Department *(153-441-431)*		
Urban Supervisor	$2,500	$2,500
Recreation Department *(010-471-451)*		
Facilities Superintendent	$ 200	$1,000
Program Superintendent	$ 500	$2,000
Parks Superintendent	$ 200	$1,000
Sheriff's Office *(010-421-421)*		
Maintenance Supervisor	$2,500	$6,000
Fiscal Technician	$1,000	$2,000
Lieutenant/Security	$1,000	$1,000
Human Resources Department *(010-411-412)*		
Director	$ 200	$ 550
Human Resources Coordinator	$ 200	$ 550
Clerk to Council *(010-411-402)*	*$1,500*	*$1,500*
Facilities Management *(010-411-420)*		
Facilities Manager	$ 500	$1,500
Facilities Coordinator	$ 100	$ 500
Buildings & Grounds Superintendent	$ 100	$ 500
Emergency Management *(010-421-422)*		
Emergency Preparedness Coordinator	$1,000	$1,000
Technical Hazards Coordinator	$1,000	$1,000
Radio Technician	$1,000	$1,000
Information Technology *(010-411-427)*		
Information Tech. Director	$2,500	$2,500

ATTEST:

Connie Y. Haselden, Council Clerk

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: 0

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 49-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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 Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is B-6, Industrial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential, commercial, and industrial uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), and pending County Council's approval for recommended zoning to rural community district (RU-1); and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 49-2025/26
2. Staff report for PC#2026-02
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: March 24, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on January 27, 2026 (PC), February 7, 2026 (PC) and March 7, 2026 (PC).
Planning Commission Public Hearing	: March 24, 2026	
Planning Commission Action	: March 24, 2026 [Approved 7-0]	
First Reading/Introduction	: April 16, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: May 21, 2026	
Third Reading	: June 18, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 49-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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 Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-6, Industrial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential, commercial, and industrial uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), and pending County Council's approval for recommended zoning to rural community district (RU-1); and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group One Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026; Are Hereby Rezoned B-6, Industrial 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

_____
Jerry Yarborough Jr., 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, March 24, 2026
PC#2026-02

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From Unzoned For The Properties In Group One Of The Highway 76 Corridor Study. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026.
LOCATION:	The Highway 76 Corridor Study
TAX MAP NUMBERS:	90152-01-004, 90152-01-005, 90152-01-006, 90152-01-012, 90152-01-013, 90152-01-014, 90152-01-017, 90152-01-026
COUNCIL DISTRICT(S):	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 commercial, industrial, and residential.

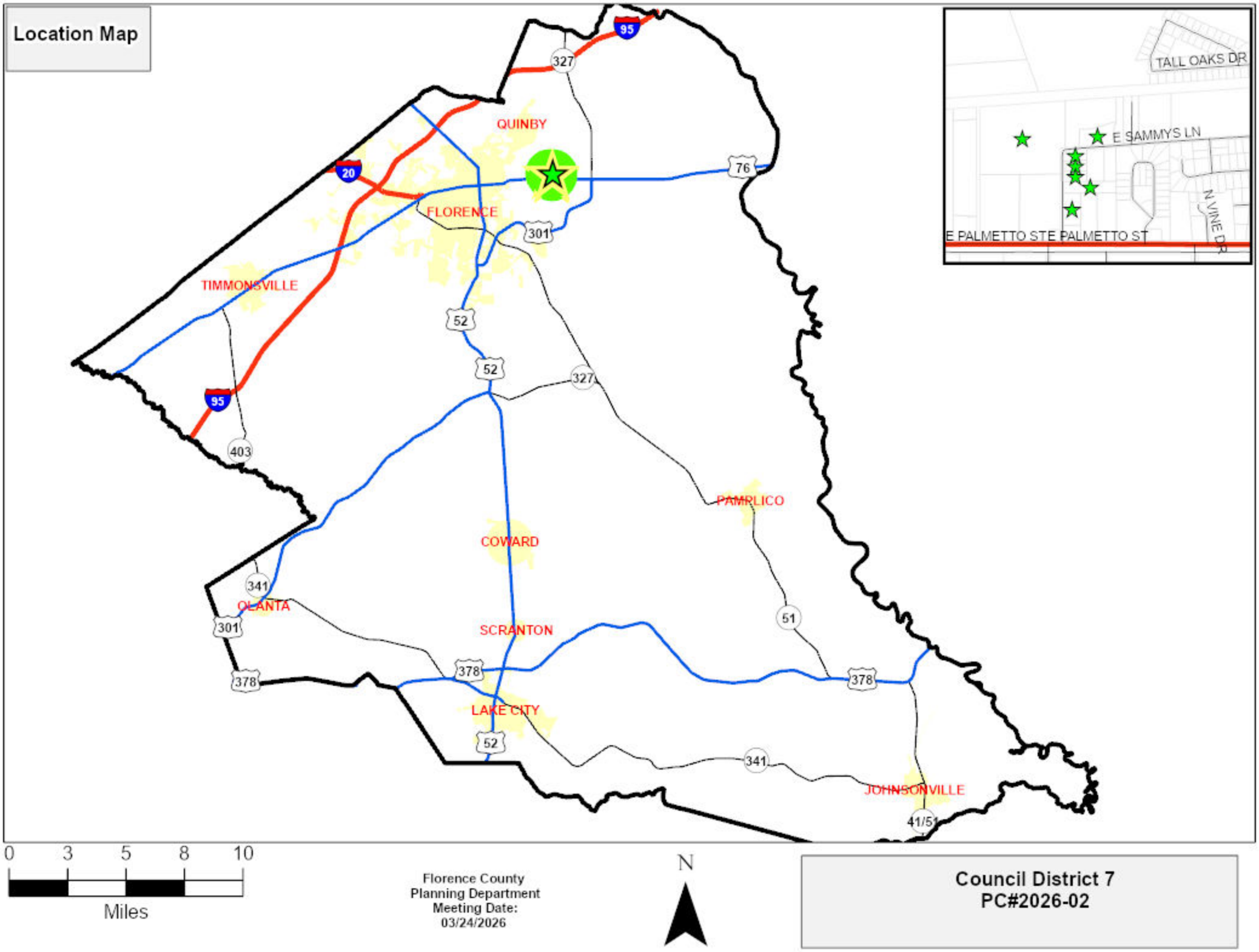
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-6, Industrial District.**

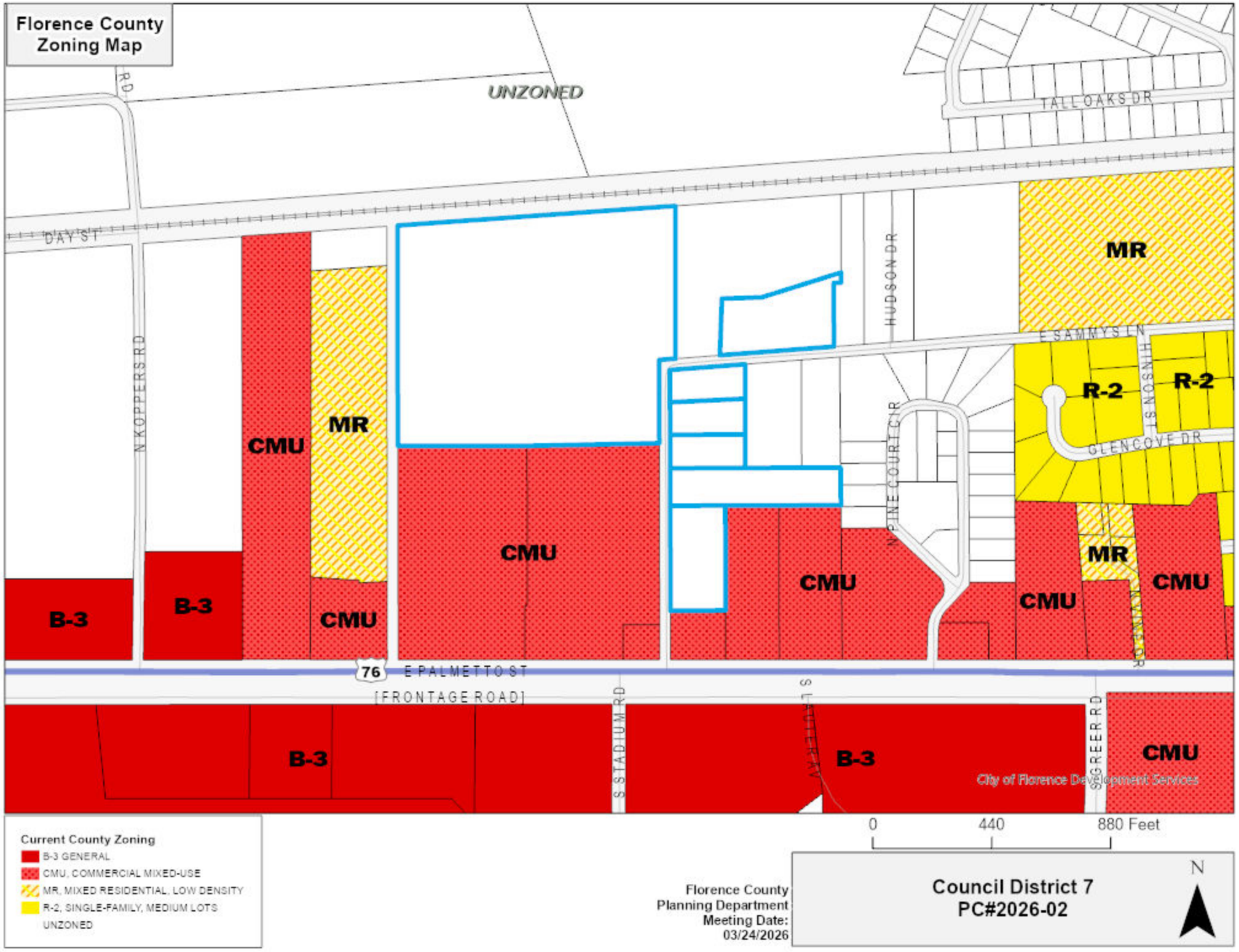
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned, CMU, and pending County Council's approval for recommended zoning to RU-1.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Variable Development District 2 (VD2). The requested rezoning of these properties to B-6, Industrial District is compatible with the requested Variable Development District 2 future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION MARCH 24, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 1 to Variable Development District 2 and to change the zoning designation from Unzoned to B-6, Industrial District.

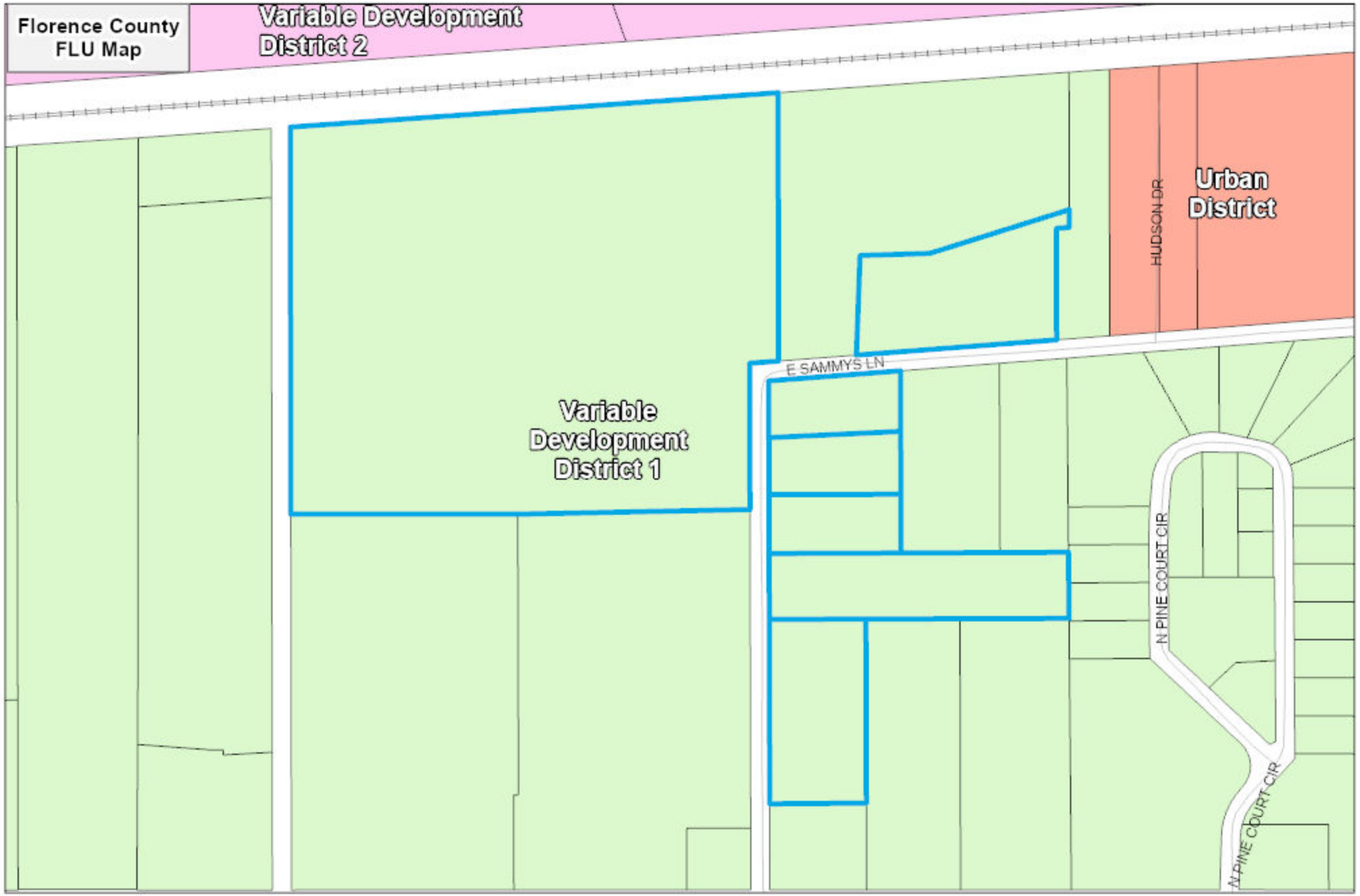

Location Map
TALL OAKS DR
E SAMMYS LN
N VINE DR
E PALMETTO STE PALMETTO ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
03/24/2026
N
Council District 7
PC#2026-02


Florence County
Zoning Map
UNZONED
TALL OAKS DR
DAY ST
N KOPPERS RD
HUDSON DR
E SAMMYS LN
MR
R-2
R-2
HUDSON ST
GLENCOVE DR
PINE COURT CIR
CMU
MR
CMU
CMU
CMU
CMU
MR
CMU
B-3
B-3
CMU
76
E PALMETTO ST
[FRONTAGE ROAD]
S STADIUM RD
S LAKEWAY
B-3
B-3
S GREER RD
CMU
City of Florence Development Services
0
440
880 Feet
N
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MR, MIXED RESIDENTIAL, LOW DENSITY
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
03/24/2026
Council District 7
PC#2026-02



Florence County
Planning Department
Meeting Date:
03/24/2026

Council District 7
PC#2026-02


Florence County
FLU Map
Variable Development
District 2
Urban
District
HUDSON DR
E SAMMYS LN
Variable
Development
District 1
N PINE COURT CIR
N PINE COURT CIR
0
500
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
03/24/2026
Council District 7
PC#2026-02
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 50-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to B-3, General Commercial District; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 1; Council District 5)

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

2. The subject property is vacant and zoned R-4, Multi-Family Residential District, Limited; and

3. The surrounding properties are zoned convenience business district (B-2), rural community district (RU-1), and City of Florence zoning.

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

ATTACHMENTS:
1. Ordinance No. 50-2025/26
2. Staff report for PC#2026-09
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: March 24, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: March 24, 2026	this Ordinance was
Planning Commission Action	: March 24, 2026 [Approved 6-1]	advertised for Public
First Reading/Introduction	: April 16, 2026	Hearing on March 7, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: May 21, 2026	
Third Reading	: June 18, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 50-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to B-3, General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Thomas Sheeler; and,

2. The subject property is vacant and zoned R-4, Multi-Family Residential District, Limited; and

3. The surrounding properties are zoned convenience business district (B-2), rural community district (RU-1), and City of Florence zoning.

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

1. The Property Located Off Of E. Howe Springs Road, Florence, SC As Shown On The Following Tax Map As: 00180-01-111; 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:

_____
Jerry Yarborough Jr., 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, March 24, 2026
PC#2026-09

SUBJECT:	Map Amendment Requested By Thomas Scheeler To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 111 Located Off Of East Howe Springs Road, Florence, SC, From R-4 Multi-Family Residential District, Limited to **B-3, General Commercial District**.
LOCATION:	E. Howe Springs Road, Florence SC
TAX MAP NUMBERS:	00180, Block 01, Parcel 111
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Hike Properties, LLC
APPLICANT:	Thomas Scheeler
ZONING/LAND AREA:	R-4 / Approximately 2.56 acres
WATER/SEWER AVAILABILITY:	City of Florence Water City of Florence Sewer Limited
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is vacant and is zoned R-4, Multi-Family Residential District, Limited.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Commercial, Public Administration / RU-1, B-2
   South: City of Florence / Residential, Vacant / City Zoning
   West: Florence County/ Commercial, Vacant / RU-1
   East: City of Florence/ Recreational / City Zoning

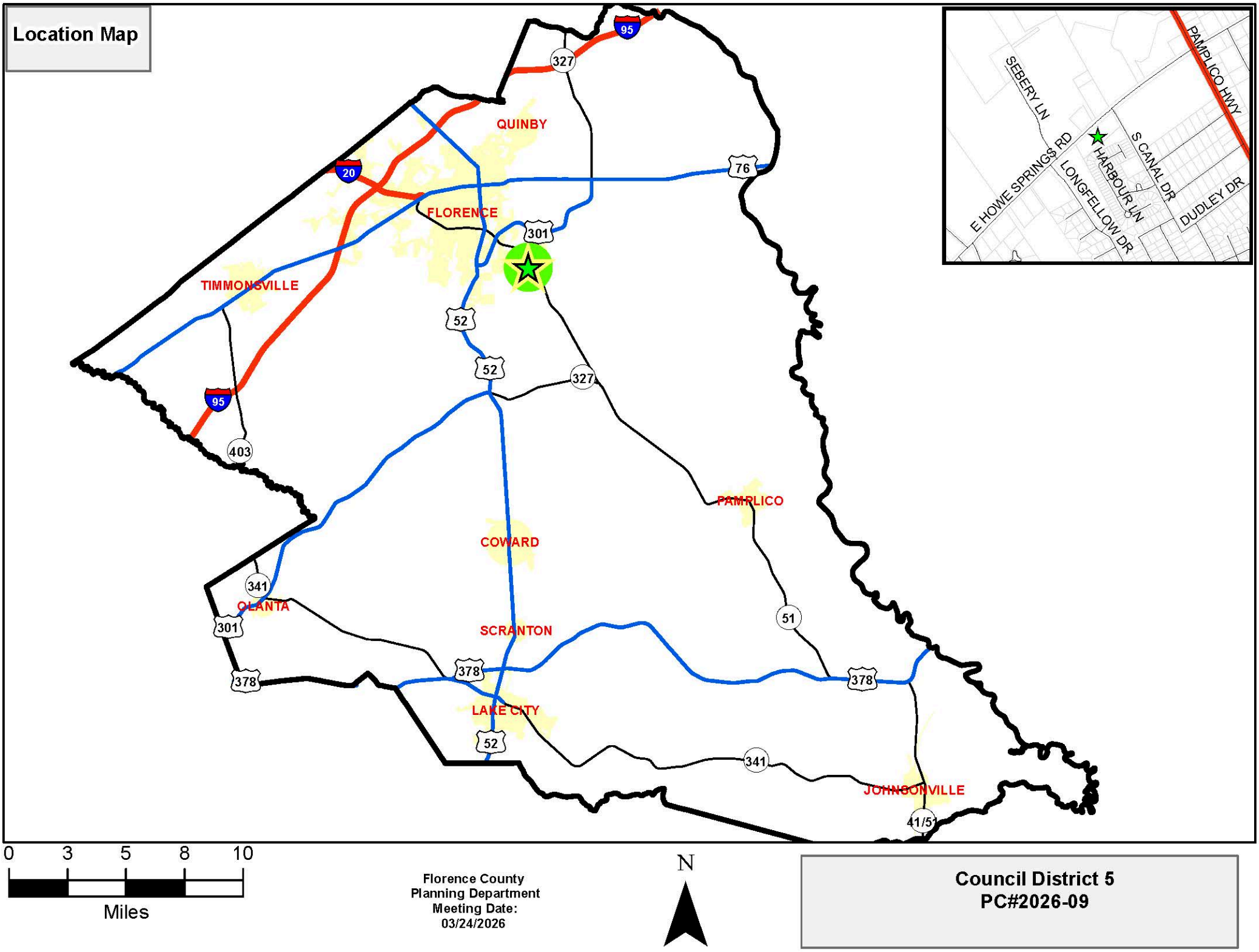
4. Transportation Access and Circulation:
   Present access to the property is by the way of E. Howe Springs Road and S. Canal Drive, Florence, SC.

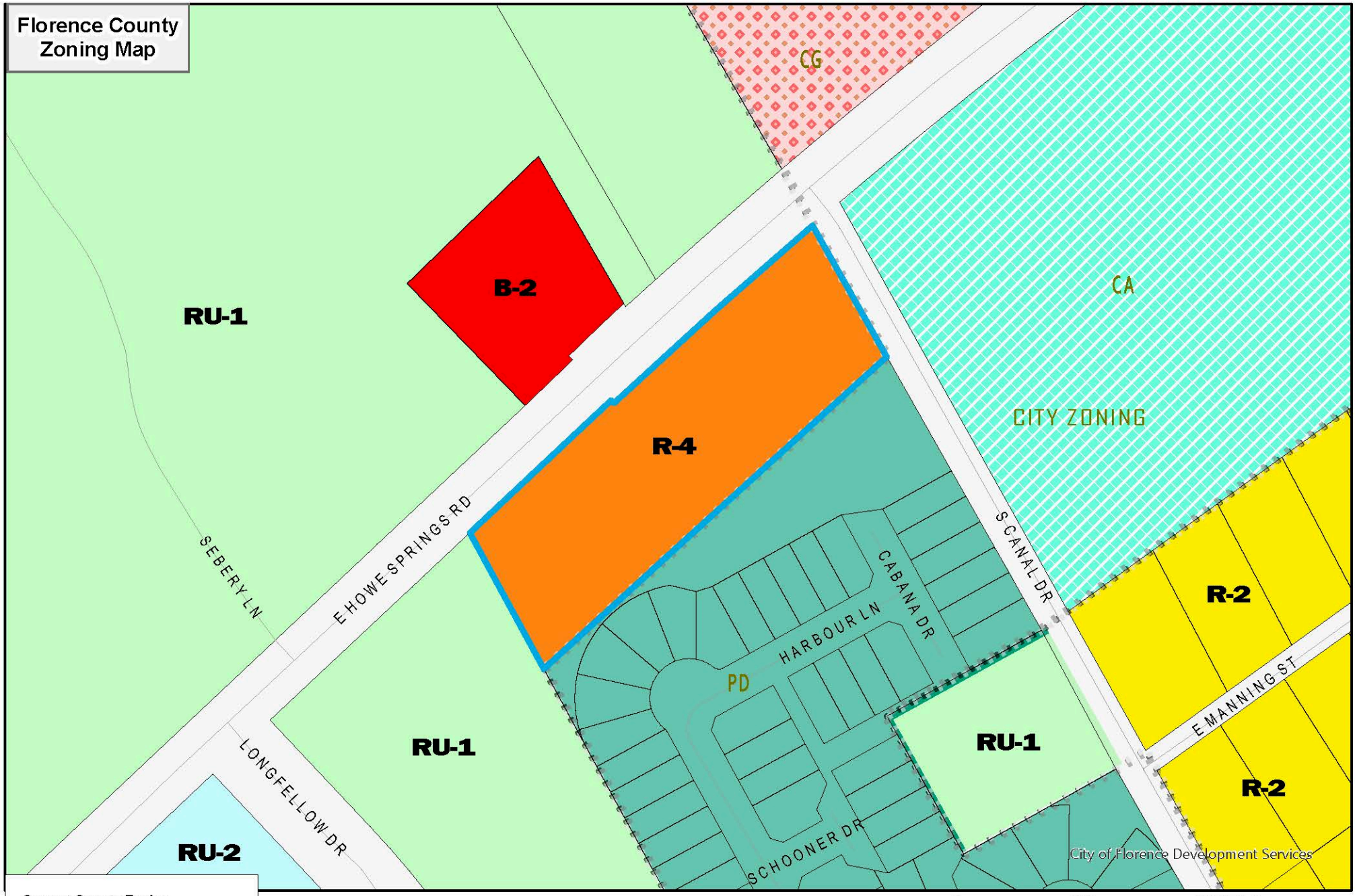
5. Traffic Review:
   The rezoning of this property from R-4, Multi-Family Residential District, Limited to B-3, General Commercial District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MARCH 24, 2026:
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 for Tax Map Number 00180, Block 01, Parcel 111 from R-4, Multi-Family Residential District to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
SEBERY LN
E HOWE SPRINGS RD
LONGFELLOW DR
HARBOUR LN
S CANAL DR
DUDLEY DR
PAMPLICO HWY
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
03/24/2026
Council District 5
PC#2026-09



Florence County
Planning Department
Meeting Date:
03/24/2026

Council District 5
PC#2026-09



Florence County
Planning Department
Meeting Date:
03/24/2026

Council District 5
PC#2026-09

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 51-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to B-3 General Commercial District; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 1; Council District 5)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by John Benton; and,

2. The subject property is zoned RU-1, Rural Community District with commercial uses; and

3. The surrounding properties are zoned rural community district (RU-1), rural resource district (RU-2), single-family residential district (R-2), multi-family residential district, limited (R-4), and City of Florence zoning.

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

ATTACHMENTS:
1. Ordinance No. 51-2025/26
2. Staff report for PC#2026-10
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission
Planning Commission Consideration	: March 24, 2026
Planning Commission Public Hearing	: March 24, 2026
Planning Commission Action	: March 24, 2026 [Approved 6-1]
First Reading/Introduction	: April 16, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: May 21, 2026
Third Reading	: June 18, 2026
Effective Date	: Immediately

I_____, Council Clerk, certify that this Ordinance was advertised for Public Hearing on March 7, 2026 (PC).

ORDINANCE NO. 51-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to B-3 General Commercial District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by John Benton; and,

2. The subject property is zoned RU-1, Rural Community District with commercial uses; and

3. The surrounding properties are zoned rural community district (RU-1), rural resource district (RU-2), single-family residential district (R-2), multi-family residential district (R-4), and City of Florence zoning.

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

1. The Property Located at 2106 East Howe Springs Road, Florence, SC As Shown On The Following Tax Map As: 00180-01-188; 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:

_____
Jerry Yarborough Jr., 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, March 24, 2026
PC#2026-10

SUBJECT:	Map Amendment Requested By John Benton To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 188 Located At 2106 East Howe Springs Road, Florence, SC, From RU-1 Rural Community District to **B-3 General Commercial District.**
LOCATION:	2106 East Howe Springs Road, Florence, SC 29505
TAX MAP NUMBERS:	00180, Block 01, Parcel 188
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Southside Engine & Machine
APPLICANT:	John Benton
ZONING/LAND AREA:	RU-1 / Approximately 4.97 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is commercial and is zoned RU-1, Rural Community District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential, Vacant / RU-1
   South: Florence County / Residential / R-2
   West: Florence County/ Vacant / RU-2
   East: City of Florence & Florence County/ Residential & Vacant/ City Zoning & R-4

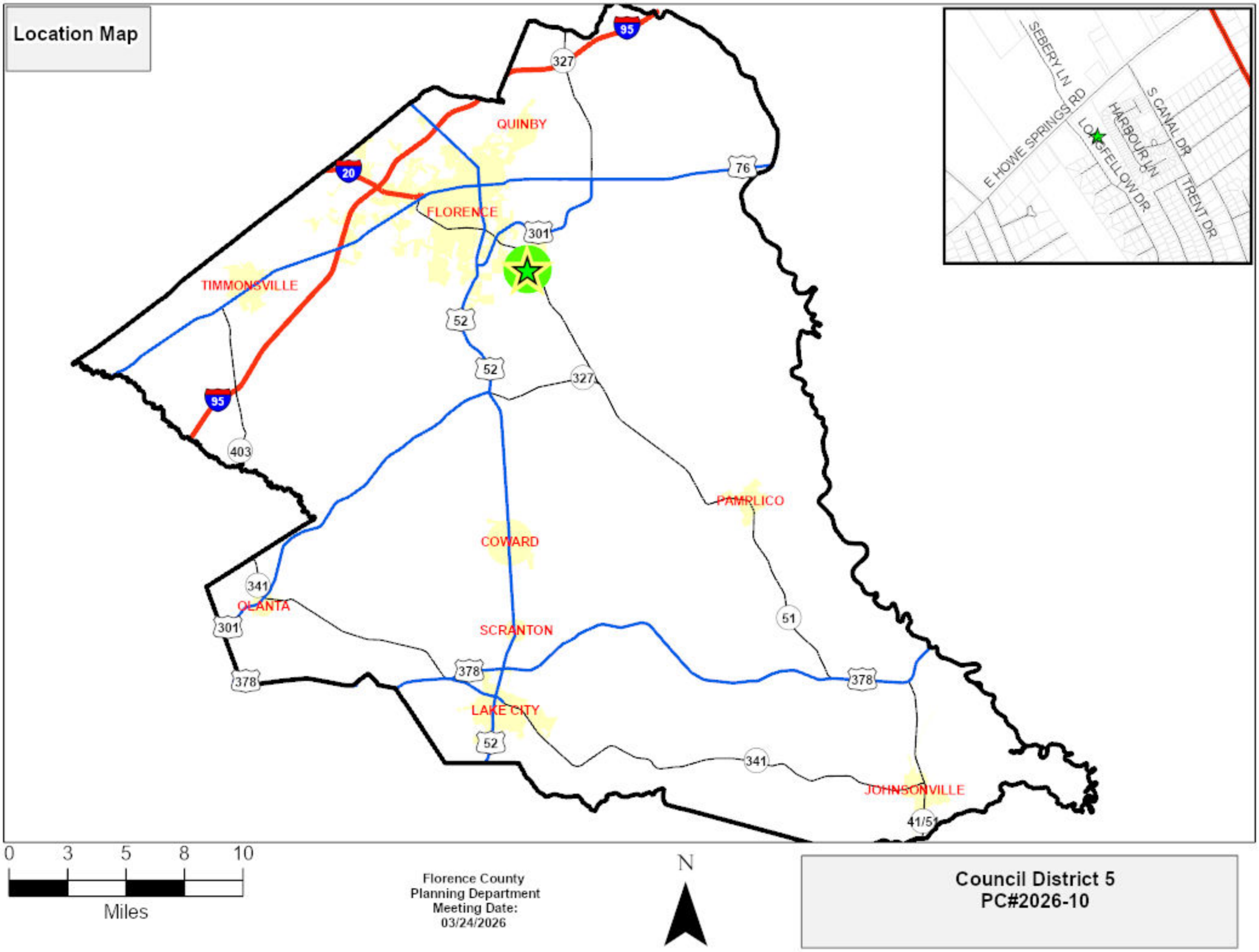
4. Transportation Access and Circulation:
   Present access to the property is by the way of E. Howe Springs Road and Longfellow Drive, Florence, SC.

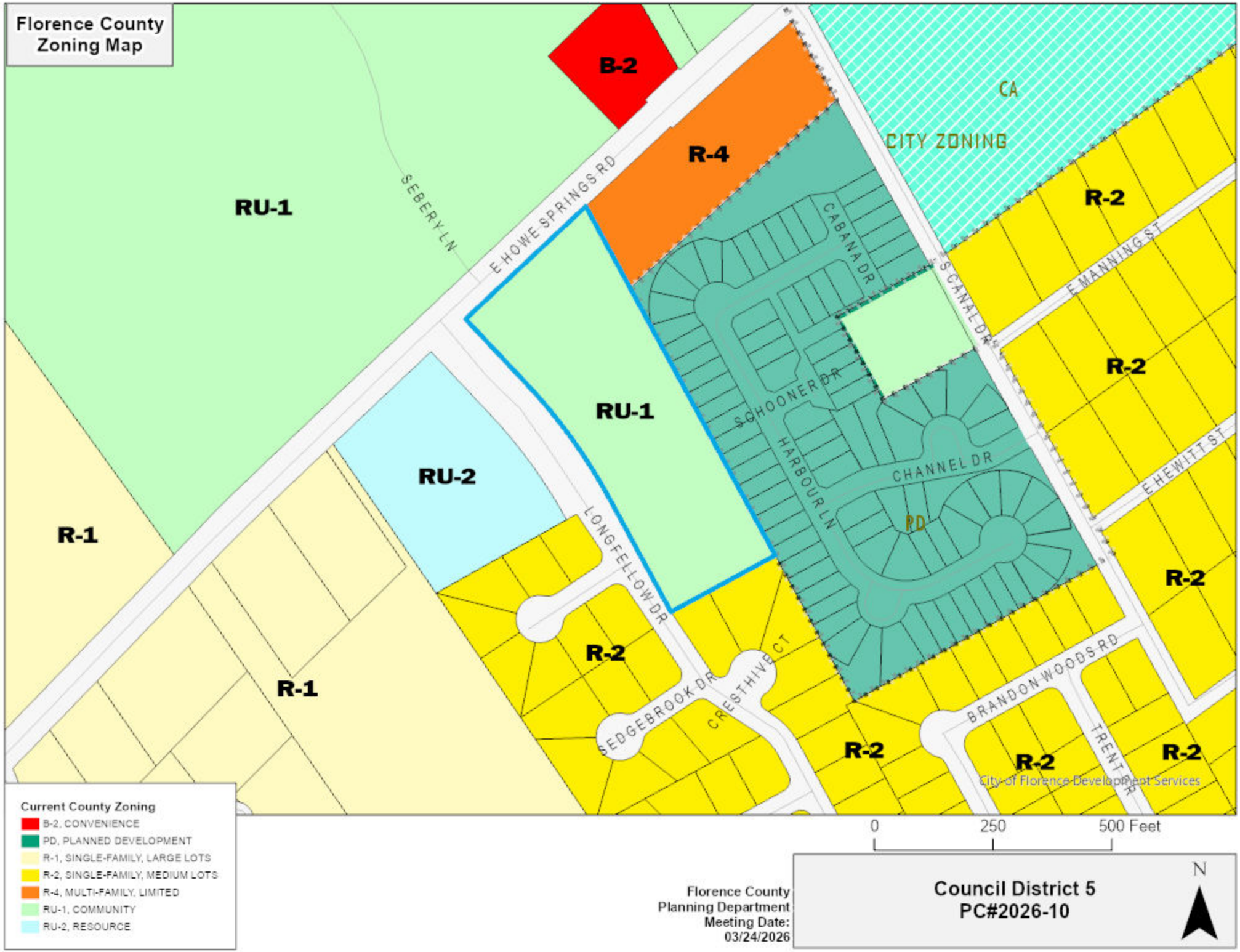
5. Traffic Review:
   The rezoning of this property from RU-1, Rural Community District to B-3, General Commercial District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MARCH 24, 2026:
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 for Tax Map Number 00180, Block 01, Parcel 188 from RU-1, Rural Community District to B-3, General Commercial 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
SEBERY LN
E HOWE SPRINGS RD
LONGFELLOW DR
HARBOUR LN
S CANAL DR
TRENT DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
03/24/2026
Council District 5
PC#2026-10


Florence County
Zoning Map
B-2
R-4
RU-1
SEBERY LN
E HOWE SPRINGS RD
CA
CITY ZONING
R-2
CABANA DR
S CANAL DR
E MANNING ST
RU-1
SCHOONER DR
HARBOUR LN
CHANNEL DR
PD
E HEWITT ST
RU-2
R-1
LONGFELLOW DR
R-2
SEDGEBROOK DR
CRESTHIVE CT
BRANDON WOODS RD
TRENT RD
City of Florence Development Services
Current County Zoning
B-2, CONVENIENCE
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
RU-2, RESOURCE
0
250
500 Feet
N
Florence County
Planning Department
Meeting Date:
03/24/2026
Council District 5
PC#2026-10



Florence County
Planning Department
Meeting Date:
03/24/2026

Council District 5
PC#2026-10

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 52-2025/26 Third Reading Deferral

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As "Project Bubble" (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.

POINTS TO CONSIDER:

1. Project Bubble is a manufacturer that will invest $38,925,000 in the project.
2. Importantly, the $36.9mm of the total is in real property costs which do not depreciate, making the project particularly valuable for property tax purposes.
3. The company will create 108 new jobs in the county.
4. The FILOT agreement would lock in a 6% assessment ratio and provides for a millage rate that is fixed for the first five years and then adjusted every five years to the trailing five-year average.
5. The FILOT agreement further includes an SSRC equal to 20% of the FILOT payments for years 1-10 and 10% for years 11-40. The FILOT agreement includes a clawback for the SSRCs based 50/50 on jobs/investment.
6. The property is part of a multi-county park agreement with Marion County.
7. The county has also agreed to provide a $250,000 grant to offset infrastructure costs incurred by the company. The documents provide that the county can utilize MCIP revenues to provide for the reimbursement. The FILOT agreement includes a clawback for the grant based 50/50 on jobs/investment.

OPTIONS:

1. ***(Recommend)*** defer third reading.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the proposed Ordinance.
2. Copy of Fee agreement.

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Sponsor(s)	: Economic Development	
First Reading/Introduction	: April 16, 2026	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 _____.
Public Hearing	: May 21, 2026	
Second Reading	: May 21, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 52-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between A Company Identified As "Project Bubble" (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.)

WHEREAS:

1. Florence County, South Carolina, a political subdivision of the State of South Carolina (the "***County***"), acting by and through its County Council (the "***County Council***"), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended (the "***Act***") (i) to enter into agreements with qualifying industry to encourage investment and projects constituting economic development property to which the industrial development of the State of South Carolina (the "State") will be promoted by inducing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State; and (ii) to covenant with such investors to accept certain payments in lieu of *ad valorem* taxes ("***FILOT***") with respect to such investment; and

2. The County is authorized by Title 4, Chapter 1 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170 and 4-1-175 thereof, Section 4-29-68 of Title 4, Chapter 29 of the Code of Laws of South Carolina 1976, as amended (collectively, the "Infrastructure Credit Act"), and Article VIII, Section 13 of the South Carolina Constitution to provide special source revenue credits against FILOT Payments for the purpose of defraying certain costs, including, without limitation, the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the County or the Project (as defined below) and for improved and unimproved real estate and personal property, including machinery and equipment, used in the operation of a manufacturing facility or commercial enterprise, all to enhance the economic development of the County; and

3. A company identified under the code name of Project Bubble, and its subsidiaries, acting for themselves, one or more affiliates, and/or project sponsors (collectively, the "***Company***") is considering expanding a manufacturing facility in Florence County, South Carolina, which

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would result in an investment of at least $38,925,000 and the creation of approximately 108 full-time jobs in the County, provided that the Company and the County reach an agreement as to various incentives to offset the costs associated with the Project; and

4. The Project is competitive in that the Company is considering locations outside of the County where the Project could be located; and

5. The County has determined, pursuant to the Act, to finalize with the Company a Fee-in-Lieu of Tax and Incentive Agreement as described further below.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, as follows:

Section 1. The Chairman of the County Council is hereby authorized and directed to execute Fee-in-Lieu of Tax Agreement (the "***Fee Agreement***") in substantially the form attached hereto as Exhibit A, providing for a fee-in-lieu of tax incentive and the issuance of special source revenue credits. The Fee Agreement is approved with such changes as are not materially adverse to the County with the approval of the County Administrator, in the name of and on behalf of the County; the Clerk of the County Council is hereby authorized and directed to attest to the same; and the County Administrator is hereby authorized and directed to deliver said executed Fee Agreement to the Company.

Section 2. The County hereby finds (i) the Project will benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or incorporated municipality or to no charge against its general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public.

Section 3. All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry W. Yarborough, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

DRAFT

FEE AGREEMENT

Between

FLORENCE COUNTY, SOUTH CAROLINA

and

PROJECT BUBBLE

Dated as of June 18, 2026

RECAPITULATION OF CONTENTS OF
FEE AGREEMENT PURSUANT TO S.C. CODE §12-44-55(A)

The parties have agreed to waive this requirement pursuant to S.C. Code Ann. § 12-44-55(B).

FEE AGREEMENT

THIS FEE AGREEMENT (the "Fee Agreement") is made and entered into as of June 18, 2026 by and between FLORENCE COUNTY, SOUTH CAROLINA (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), acting by and through the Florence County Council (the "County Council") as the governing body of the County, and PROJECT BUBBLE, a North Carolina corporation (the "Company"), authorized to do business in South Carolina.

RECITALS

1. Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended (the "Act") authorizes the County *(i)* to induce industries to locate in the State; *(ii)* to encourage industries now located in the State to expand their investments and thus make use of and employ manpower, products, and other resources of the State; and *(iii)* to enter into a fee agreement with entities meeting the requirements of such Act, which identifies certain property of such entities as economic development property.

2. Pursuant to Section 12-44-40(I)(1) of the Act, the County finds that: (a) the Project (as defined herein) is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally; (b) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against its general credit or taxing power; (c) the purposes to be accomplished by the Project are proper governmental and public purposes; and (d) the benefits of the Project are greater than the costs.

3. The County Council has evaluated the Project based on all relevant criteria that include, but are not limited to, the purposes the Project is to accomplish, the anticipated dollar amount and nature of the investment, and the anticipated costs and benefits to the County.

4. An Ordinance that the County Council adopted contemporaneously with the date of this Fee Agreement (the "Fee Ordinance") authorizes the County and the Company to enter into a Fee Agreement that classifies the Project as Economic Development Property under the Act and provides for the payment of fees in lieu of taxes, all as further described herein.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS

Section 1.1 The terms that this section defines shall for all purposes of this Fee Agreement have the meanings herein specified, unless the context clearly requires otherwise:

"Act" shall mean Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended, and all future acts successor or supplemental thereto or amendatory thereof.

"Act Minimum Investment Requirement" shall mean an investment of at least $2,500,000 by the Company and any Sponsors and Sponsor Affiliates of property within the Investment Period, provided, however, that in the event of a reduction of the minimum investment level in Section 12-44-30(14) or any successor section by legislative action, then the Act Minimum Investment Requirement shall equal such reduced amount.

"Clawback Minimum Requirements" shall mean an investment of at least $38,925,000 in property subject to ad valorem taxation (in the absence of this Fee Agreement and/or the Industrial Development Park) by the Company and any Sponsors and the Company, its affiliates, and/or contracted labor companies employing a minimum of 108 full-time employees by the end of the Investment Period. Full-time employees must work a minimum of thirty-five hours per week (excluding standard paid time off or approved unpaid leave) and must receive a benefits package including health care with the employer paying for at least fifty percent (50%) of the cost of the employee's coverage.

"Commencement Date" shall mean the last day of the property tax year during which the Project or the first Phase thereof is placed in service, which date must not be later than the last day of the property tax year which is three years from the year in which the County and the Company enter into this Fee Agreement.

"Company" shall mean Project Bubble and any surviving, resulting, or transferee entity in any merger, consolidation, or transfer of assets; or any other person or entity which may succeed to the rights and duties of the Company.

"County" shall mean Florence County, South Carolina, a body politic and corporate and a political subdivision of the State of South Carolina, its successors and assigns, acting by and through the County Council as the governing body of the County.

"County Council" shall mean the Florence County Council, the governing body of the County.

"County Grant" shall mean the cash grant provided by the County for reimbursement of eligible infrastructure as provided for in Resolution No. 30-2025/26, adopted April 16, 2026.

"Department" or "SCDOR" shall mean the South Carolina Department of Revenue.

"Diminution in Value" in respect of the Project or any Phase of the Project shall mean any reduction in the value using the original fair market value (without regard to depreciation) as determined in Step 1 of Section 4.1(a) of this Fee Agreement, of the items which constitute a part of the Project or such Phase and which are subject to FILOT payments which may be caused by *(i)* the Company's removal and/or disposal of equipment pursuant to Section 4.6 of this Fee Agreement; *(ii)* a casualty to the Project, such Phase of the Project, or any part thereof, described in Section 4.7 of this Fee Agreement; or *(iii)* a condemnation of the Project, such Phase of the Project, or any part thereof, described in Section 4.8 of this Fee Agreement.

"Economic Development Property" shall mean those items of real and tangible personal property of the Project which are eligible for inclusion as economic development property under the Act, selected and identified by the Company in its annual filing of a SCDOR PT-300T or

comparable form with the Department (as such filing may be amended from time to time) for each year within the Investment Period.

"Equipment" shall mean all of the machinery, equipment, furniture, office equipment, and fixtures, together with any and all additions, accessions, replacements, and substitutions thereto or therefor used or to be used in the County by the Company for the purposes described in Section 2.2(b) hereof, provided, however, that repairs, alterations, or modifications to personal property which is not economic development property or property subject to a fee in lieu of taxes prior to this Fee Agreement, are not eligible to become Economic Development Property, except for modifications which constitute an expansion of existing real property improvements.

"Event of Default" shall mean any event of default specified in Section 5.1 of this Fee Agreement.

"Exemption Period" shall mean the period beginning on the first day of the property tax year after the property tax year in which an applicable piece of Economic Development Property is placed in service and ending on the Termination Date. In case there are Phases of the Project, the Exemption Period applies to each year's investment made during the Investment Period.

"Fee," "Fee in Lieu of Taxes," "FILOT," or "Payments in Lieu of Taxes" shall mean the amount paid or to be paid in lieu of *ad valorem* property taxes as provided herein.

"Fee Agreement" shall mean this Fee Agreement.

"Fee Term" shall mean the period from the date of this Fee Agreement until the Termination Date.

"Improvements" shall mean all improvements to the Real Property, including buildings, building additions, roads, sewer lines, and infrastructure, together with any and all additions, fixtures, accessions, replacements, and substitutions thereto or therefor used or to be used in the County for the purposes described in Section 2.2(b) hereof; provided, however, that repairs, alterations, or modifications to real property which is not economic development property or property subject to a fee in lieu of taxes prior to this Fee Agreement, are not eligible to become Economic Development Property, except for modifications which constitute an expansion of existing real property improvements and except as otherwise permitted by Section 12-44-110 of the Act.

"Industrial Development Park" shall mean an industrial or business park created pursuant to the MCIP Act.

"Infrastructure" shall mean infrastructure serving the Project, including the Improvements, to the extent that the MCIP Act permits, provided that Infrastructure shall first be deemed to include real property and infrastructure improvements prior to including any personal property, notwithstanding any presumptions to the contrary in the Act or otherwise.

"Infrastructure Credit" shall mean the annual infrastructure credit provided to the Company pursuant to the MCIP Act and Section 4.1(c) and Section 4.1(d) hereof, with respect to the Infrastructure.

"Investment Period" shall mean the period beginning with the first day of any purchase or acquisition of Economic Development Property and ending five years after the Commencement Date, provided that the Company and the County may agree to a later date pursuant to Section 12-44-30(13) of the Act.

"MCIP Act" shall mean Article VIII, Section 13(D) of the Constitution of the State of South Carolina, Sections 4-1-170, 4-1-172, and 4-1-175 of the Code of Laws of South Carolina, 1976, as amended, and Section 4-29-68 of the Code of Laws of South Carolina, 1976, as amended.

"Phase" or "Phases" in respect of the Project shall mean that the Equipment, Improvements, and/or Real Property of the Project are placed in service during more than one year in the Investment Period, and the word "Phase" shall therefore refer to the applicable portion of the Project placed in service in a given year in the Investment Period.

"Project" shall mean all the Equipment, Improvements, and/or Real Property in the County that the Company determines to be necessary, suitable, or useful for the purposes that Section 2.2(b) describes, and first placed in service in calendar year 2026 or thereafter. The Project shall not include existing buildings and improvements on the Real Property, as of the date of the commencement of the Project by the Company, and any machinery and equipment which have previously been subject to South Carolina *ad valorem* taxation, except as expressly permitted by Section 12-44-110 of the Act.

"Real Property" shall mean real property that the Company uses or will use in the County for the purposes that Section 2.2(b) describes, and initially consisting of the land identified on Exhibit A hereto, together with all and singular the rights, members, hereditaments, and appurtenances belonging or in any way incident or appertaining thereto, and any improvements located thereon.

"Removed Components" shall mean the following types of components or Phases of the Project or portions thereof which are subject to FILOT payments, all of which the Company shall be entitled to remove from the Project with the result that the same shall no longer be subject to the terms of the Fee Agreement: (a) components or Phases of the Project or portions thereof which the Company, in its sole discretion, determines to be inadequate, obsolete, worn-out, uneconomic, damaged, unsuitable, undesirable, or unnecessary pursuant to Section 4.6 hereof or otherwise; or (b) components or Phases of the Project or portions thereof which the Company in its sole discretion, elects to be treated as removed pursuant to Section 4.7(c) or Section 4.8(b)(iii) of this Fee Agreement.

"Replacement Property" shall mean any property which is placed in service as a replacement for any item of Equipment, any Improvement, or any Real Property previously subject to this Fee Agreement regardless of whether such property serves the same functions as the property it is replacing and regardless of whether more than one piece of property replaces any item of Equipment, any Improvement, or any Real Property, to the fullest extent that the Act permits.

"Sponsor Affiliate" shall mean an entity that joins with or is an affiliate of, the Company and that participates in the investment in, or financing of, the Project and which meets the requirements under the Act to be entitled to the benefits of this Fee Agreement with respect to its participation in the Project, and that executes and delivers to the County a Joinder Agreement in the form attached hereto as Exhibit B.

"Streamlined FILOT Act" shall mean Title 4, Chapter 12 of the Code of Laws of South Carolina, 1976, as amended.

"Termination Date" shall mean in case the entire Project is placed in service in one year, the end of the last day of the property tax year which is the 39th year following the first property tax year in which the entire Project is placed in service, or in case there are Phases of the Project, the Termination Date shall mean with respect to each Phase of the Project the end of the last day of the property tax year which is the 39th year following the first property tax year in which such Phase of the Project is placed in service, provided, that the intention of the parties is that the Company will make at least 40 annual FILOT payments under Article IV hereof with respect to each Phase of the Project and provided further, that if this Fee Agreement is terminated earlier in accordance with the terms hereof, the Termination Date is the date of such termination.

Section 1.2 Any reference to any agreement or document in this Article I or otherwise in this Fee Agreement shall include any and all amendments, supplements, addenda, and modifications to such agreement or document.

Section 1.3 The term "investment" or "invest" as used herein shall include not only investments made by the Company or a Sponsor, but also to the fullest extent permitted by law, those investments made by or for the benefit of the Company in connection with the Project through federal, state, or local grants, to the extent such investments are subject to *ad valorem* taxes or FILOT payments by the Company.

ARTICLE II

REPRESENTATIONS, WARRANTIES, AND AGREEMENTS

Section 2.1 Representations, Warranties, and Agreements of the County. The County hereby represents, warrants, and agrees as follows:

(a) The County is a body politic and corporate and a political subdivision of the State and acts through the County Council as its governing body. The Act authorizes and empowers the County to enter into the transactions that this Fee Agreement contemplates and to carry out its obligations hereunder. The County has duly authorized the execution and delivery of this Fee Agreement and any and all other agreements described herein or therein and has obtained all consents from third parties and taken all actions necessary or that the law requires to fulfill its obligations hereunder.

(b) Based upon representations by the Company, the Project constitutes a "project" within the meaning of the Act, and the County is a County that the Act authorizes to enter into fee in lieu of tax agreements with companies that satisfy the Act Minimum Investment Requirement within the County.

(c) The County has agreed that each item of real and tangible personal property comprising the Project which is eligible to be economic development property under the Act and that the Company selects shall be considered Economic Development Property and is thereby exempt from *ad valorem* taxation in South Carolina.

(d) The millage rate in Section 4.1 hereof shall be adjusted every fifth year, and will begin with an initial millage rate of 0.3811, the millage rate in effect with respect to the location of the proposed Project on June 30, 2026, as provided under Section 12-44-50(A)(1)(d) of the Act.

(e) The County will not be in default in any of its obligations (contractual or otherwise), including any violation of its statutory debt limit, as a result of entering into and performing under this Fee Agreement and/or as a result of creating an Industrial Development Park encompassing the Project.

(f) The County will take all reasonable action to include the Project in an Industrial Development Park.

Section 2.2 Representations, Warranties, and Agreements of the Company. The Company hereby represents, warrants, and agrees as follows:

(a) The Company is or will be in good standing under the laws of the State of South Carolina prior to commencing operations at the Project, is or will be duly authorized to transact business in the State of South Carolina prior to commencing operations at the Project, has power to enter into this Fee Agreement, and has duly authorized the execution and delivery of this Fee Agreement.

(b) The Company intends to operate the Project as a "project" within the meaning of the Act as in effect on the date hereof. The Company intends to operate the Project as a distribution facility and for such other purposes that the Act permits as the Company may deem appropriate.

(c) The Company will use commercially reasonable efforts to ensure that its total capital investment will equal or exceed the Act Minimum Investment Requirement.

ARTICLE III

COMMENCEMENT AND COMPLETION OF THE PROJECT

Section 3.1 The Project. The Company intends to invest in Equipment, Improvements, and/or Real Property, which together comprise the Project and which are anticipated to create at least the Act Minimum Investment Requirement in eligible Economic Development Property investment subject to Payments in Lieu of Taxes in the County.

The parties hereto agree that, to the extent that applicable law allows or is revised or construed to allow the benefits of the Act, in the form of FILOT Payments to be made under Article IV hereof, to be applicable to leased assets including, but not limited to a building and/or personal property to be installed in the buildings and leased to but not purchased by the

Company from one or more Sponsors under any form of lease, then such property shall, at the election of the Company, be subject to FILOT Payments to the same extent as the Company's assets covered by this Fee Agreement, subject, at all times, to the requirement of such applicable law. The parties hereto further agree that this Fee Agreement may be interpreted or modified as may be necessary or appropriate in order to give proper application of this Fee Agreement to such tangible property without such construction or modification constituting an amendment to this Fee Agreement, and thus not requiring any additional action by the County Council. The County Administrator after consulting with the County Attorney, shall be and hereby is authorized to make such modifications, if any, as may be necessary or appropriate in connection therewith. Such leased property shall constitute a part of the Project for all purposes of this Fee Agreement, including the calculation of the Clawback Minimum Requirements, removal, replacement, and termination, and such Sponsor shall be deemed to be a party to this Fee Agreement provided, however, that no Sponsor shall be liable for any payments pursuant to Section 4.2(b) hereof, which shall remain the Company's liability.

Pursuant to the Act and subject to Section 4.2 hereof, the Company and the County hereby agree that the Company shall identify annually those assets which are eligible for FILOT payments under the Act and which the Company selects for such treatment by listing such assets on the applicable schedule in its annual PT-300 form (or comparable form) to be filed with the Department (as such may be amended from time to time) and that by listing such assets, such assets shall automatically become Economic Development Property and therefore be exempt from all *ad valorem* taxation during the Exemption Period. Anything contained in this Fee Agreement to the contrary notwithstanding, the Company shall not be obligated to complete the acquisition of the Project. However, if the Company does not meet the Act Minimum Investment Requirement, this Fee Agreement shall be terminated as provided in Section 4.2 hereof.

Section 3.2 Diligent Completion. The Company agrees to use its reasonable efforts to cause the completion of the Project as soon as practicable, but in any event on or prior to the end of the Investment Period.

Section 3.3 Filings and Reports.

(a) Each year during the term of the Fee Agreement, the Company shall deliver to the County, the County Auditor, the County Assessor, and the County Treasurer, a copy of its most recent annual filings with the Department with respect to the Project, not later than 30 days following delivery thereof to the Department.

(b) The Company shall cause a copy of this Fee Agreement, as well as a copy of the completed Form PT-443 of the Department, to be filed with the County Auditor and the County Assessor of the County and any partner county, when the Project is placed in an Industrial Development Park, and the Department within 30 days after the date of execution and delivery hereof by all parties hereto.

ARTICLE IV

PAYMENTS IN LIEU OF TAXES; ECONOMIC DEVELOPMENT GRANT

Section 4.1 Negotiated Payments; Economic Development Grant.

(a) Pursuant to Section 12-44-50 of the Act, the Company is required to make payments in lieu of *ad valorem* taxes to the County with respect to the Economic Development Property. Inasmuch as the Company anticipates an initial investment of sums sufficient for the Project to qualify for a fee in lieu of tax arrangement under the Act, the County and the Company have negotiated the amount of the FILOT Payments in accordance therewith. The Company shall make FILOT Payments on all Economic Development Property which comprises the Project and is placed in service, as follows: the Company shall make FILOT Payments during the Exemption Period with respect to the Economic Development Property or, if there are Phases of the Economic Development Property, with respect to each Phase of the Economic Development Property, said payments to be made annually and to be due and payable and subject to penalty assessments on the same dates and in the same manner as prescribed by the County for *ad valorem* taxes. The determination of the amount of such annual FILOT Payments shall be in accordance with the following procedure (subject, in any event, to the procedures that the Act requires):

Step 1: Determine the fair market value of the Economic Development Property (or Phase of the Economic Development Property) placed in service during the Exemption Period using original income tax basis for State income tax purposes for any Real Property and Improvements without regard to depreciation (provided, the fair market value of real property, as the Act defines such term, that the Company obtains by construction or purchase in an arms-length transaction is equal to the original income tax basis, and otherwise, the determination of the fair market value is by appraisal) and original income tax basis for State income tax purposes for any personal property less depreciation for each year allowable for property tax purposes, except that no extraordinary obsolescence shall be allowable. The fair market value of the Real Property for the first year of the Fee Term remains the fair market value of the Real Property for the life of the Fee Term. The determination of these values shall take into account all applicable property tax exemptions that State law would allow to the Company if the property were taxable, except those exemptions that Section 12-44-50(A)(2) of the Act specifically disallows.

Step 2: Apply an assessment ratio of six percent (6%) to the fair market value in Step 1 to establish the taxable value of the Economic Development Property (or each Phase of the Economic Development Property) in the year it is placed in service and in each of the 39 years thereafter or such longer period of years in which the Act permits the Company to make annual fee payments.

Step 3: Use a adjustable millage rate that will initially, and for the first five (5) years equal to the millage rate in effect on June 30, 2026, which is 381.1 mills, as Section 12-44-50(A)(1)(d) of the Act provides, such millage rate to be adjusted every fifth (5^{th}) year in step with the

average cumulative actual millage rate applicable to the Project, based upon the preceding five-year period, as Section 12-44-50(A)(1)(b)(ii) of the Act provides during the Exemption Period, against the taxable value to determine the amount of the Payments in Lieu of Taxes due during the Exemption Period on the payment dates that the County prescribes for such payments or such longer period of years in which the Act permits the Company to make annual fee payments.

(b) The FILOT Payments shall be in lieu of all *ad valorem* tax payments and any other charges that would have appeared on the property tax bills otherwise generated by the County in the absence of this Fee Agreement.

In the event that a final order of a court of competent jurisdiction or an agreement of the parties determines that the calculation of the minimum FILOT Payment applicable to this transaction is to be other than by the procedure herein, the payment shall be reset at the minimum permitted level so determined.

Subject to Section 6.8 hereof, in the event that a final order of a court of competent jurisdiction from which no further appeal is allowable declares the Act and/or the herein-described Payments in Lieu of Taxes invalid or unenforceable, in whole or in part, for any reason, the parties express their intentions to reform such payments so as to effectuate most closely the intent hereof and so as to afford the Company with the benefits to be derived herefrom, the intention of the County being to offer the Company a strong inducement to locate the Project in the County. If the Economic Development Property is deemed to be subject to *ad valorem* taxation, this Fee Agreement shall terminate, and the Company shall pay the County regular *ad valorem* taxes from the date of termination, but with appropriate reductions equivalent to all tax exemptions which are afforded to the Company. Any amount determined to be due and owing to the County from the Company, with respect to a year or years for which the Company previously remitted Payments in Lieu of Taxes to the County hereunder, shall *(i)* take into account all applicable tax exemptions to which the Company would be entitled if the Economic Development Property was not and had not been Economic Development Property under the Act; and *(ii)* be reduced by the total amount of Payments in Lieu of Taxes the Company had made with respect to the Project pursuant to the terms hereof. Notwithstanding anything contained herein to the contrary, neither the Company nor any successor in title or interest shall be required to pay FILOT payments and *ad valorem* taxes for the same property over the same period in question.

The County agrees that all qualifying capital expenses of the Company during the Investment Period shall qualify for an Infrastructure Credit as follows: 20% for the first ten payments due hereunder (years 1-10), and 10% for the next thirty payments due hereunder (years 11-40). The Company shall receive the Infrastructure Credit to offset the aggregate Infrastructure costs incurred. The Infrastructure Credit shall be applied as a setoff against the FILOT owed for the then current year.

Section 4.2 Failure to Achieve Act Minimum Investment Requirement, Clawback Minimum Requirements.

(a) In the event that the cost of the Economic Development Property (without regard to depreciation) that the Company acquires does not reach the Act Minimum Investment Requirement by the end of the Investment Period, this Fee Agreement shall terminate as to such entity failing to meet the minimum investment level. In such event, the Company shall pay the County an amount (the "Additional Payment") pursuant to the Act which is equal to the excess, if any, of *(i)* the total amount of *ad valorem* taxes as would result from taxes levied on the Project by the County, municipality or municipalities, school district or school districts, and other political units as if the items of property comprising the Economic Development Property were not Economic Development Property, but with appropriate reductions equivalent to all tax exemptions and abatements to which the Company would be entitled in such a case, through and including the end of the Investment Period, over *(ii)* the total amount of FILOT payments the Company has made with respect to the Economic Development Property through and including the end of the Investment Period. Any amounts determined to be owing pursuant to the foregoing sentence shall be subject to the minimum amount of interest that the Act may require.

(b) If the Company fails to meet and maintain the Clawback Minimum Requirements as of the end of the Investment Period, the Company shall be obligated to repay a prorated portion of the Infrastructure Credits provided under Section 4.1(c) hereof, with such prorated portion to be calculated by determining the average achievement percentage of the job and investment requirements (as compared to the Clawback Minimum Requirements) as of the last day of the Investment Period with computations for the achievement percentages rounded up to the nearest hundredth decimal place and the resulting prorated repayment percentage amount rounded down to the nearest hundredth decimal place. Investment shall be measured based on gross cost without regard to depreciation. Subject to the foregoing prorated repayment requirement, this Fee Agreement shall continue in effect and the Company may, in its discretion, continue to pay the Fee in Lieu of Taxes and receive Infrastructure Credits, as provided in this Fee Agreement, even in the event of such failure to meet and maintain the Clawback Minimum Requirements The reduction shall be calculated as follows:

Reduction Factor = 100% - Overall Achievement Percentage

Overall Achievement Percentage = (Investment Achievement Percentage + Jobs Achievement Percentage) / 2

Investment Achievement Percentage = Actual investment of Company and any Sponsor or Sponsor Affiliate at the expiration of the Investment Period / 38,925,000

Jobs Achievement Percentage = Actual number of full-time jobs of Company at the expiration of the Investment Period / 108

Provided, if the Investment Achievement Percentage or Jobs Achievement Percentage is 90% or greater, such percentage shall be deemed to be 100%. The Reduction Factor shall be applied to the Infrastructure Credits received to date.

For example, and by way of example only, if the Investment Period ends on December 31, 2031, and if the Company achieved an investment of $31,918,500 and created 95 total jobs in the County by December 31, 2027, the clawback would be calculated as follows:

Investment Achievement Percentage = $31,918,500/$38925,000 = 82.00%

Jobs Achievement Percentage = 95/108 = 88.00%

Overall Achievement Percentage = (82% + 88%) / 2 = 85.00%

Reduction Factor = 100% - 85% = 15.00%

Following the end of the Investment Period, for any year in which the Company is eligible to receive Infrastructure Credits, if the Company fails to maintain the Clawback Minimum Requirements as of the last day of its property tax year at any time during the term of this Agreement, the Infrastructure Credits provided pursuant to Section 4.1(c) hereof shall be reduced each year in a prorated manner, with the prorated amount to be calculated in the same manner provided above, including the applicability of the 90% safe harbor.

The Company shall file a written certification with the County Auditor, Finance Director, and Administrator within sixty (60) days of the end of the Investment Period, and within sixty (60) days following the end of each year following the Investment Period in which the Company is eligible for Infrastructure Credits under Section 4.1(c), certifying the eligible investments and jobs as of the end of the applicable year and the calculation of the Reduction Factor for such year. Failure to file such notice shall constitute a waiver of the Infrastructure Credits under Section 4.1(c) for such year until the certification is filed, provided that if the certification is not filed prior to June 30 of any year for which the Company is eligible for an Infrastructure Credit under Section 4.1(c), but the certification is filed at a later date, the County may elect to apply the Infrastructure Credit to the year in question or in equal installments over up to eight succeeding property tax years. For example, and by way of example only, if the Company fails to file a certification for property tax year 2040, on or before June 30, 2040, reporting investments, job creation, and the Reduction Factor as of December 31, 2039 (assuming the Company's fiscal year ends on December 31), but the Company subsequently files the certification, the County may elect to apply the Infrastructure Credits applicable under Section 4.1(c) for property tax year 2040 to the 2040 property tax year or in equal installments over a period of up to eight years as determined by the County.

(c) If the Company fails to meet and maintain the Clawback Minimum Requirements as of the end of the Investment Period, the Company shall be obligated to repay a prorated portion of the County Grant calculated in the same manner as provided in Section 4.2(b), including the applicability of the 90% safe harbor. Provided, however, that the obligation to repay a prorated portion of the County Grant, if any, shall not extend beyond the end of the Investment Period.

The written certification required to be filed within sixty (60) days of the end of the Investment Period as provided in Section 4.2(b), to include a calculation of the Reduction Factor shall apply to any repayment obligation under this Section 4.2(c).

(d) The remedies stated herein shall be the County's sole remedies for the Company's failure to meet any required investment or job creation level.

(e) Any amounts due to the County under Section 4.2(a), 4.2(b), or 4.2(c), if any, shall be paid within ninety (90) days following written notice thereof from the County to the Company.

Section 4.3 Payments in Lieu of Taxes on Replacement Property. If the Company elects to replace any Removed Components and to substitute such Removed Components with Replacement Property as a part of the Economic Development Property, or the Company otherwise utilizes Replacement Property, then, pursuant and subject to Section 12-44-60 of the Act, the Company shall make statutory payments in lieu of *ad valorem* taxes with regard to such Replacement Property in accordance with the following:

(i) Replacement Property does not have to serve the same function as the Economic Development Property it is replacing. Replacement Property is deemed to replace the oldest Economic Development Property subject to the Fee, whether real or personal, which is disposed of in the same property tax year in which the Replacement Property is placed in service. Replacement Property qualifies as Economic Development Property only to the extent of the original income tax basis of Economic Development Property which is being disposed of in the same property tax year. More than one piece of property can replace a single piece of Economic Development Property. To the extent that the income tax basis of the Replacement Property exceeds the original income tax basis of the Economic Development Property which it is replacing, the excess amount is subject to annual payments calculated as if the exemption for Economic Development Property were not allowable. Replacement Property is entitled to treatment under the Fee Agreement for the period of time remaining during the Exemption Period for the Economic Development Property which it is replacing; and

(ii) The new Replacement Property which qualifies for the Fee shall be recorded using its income tax basis, and the calculation of the Fee shall utilize the millage rate and assessment ratio in effect with regard to the original property subject to the Fee.

Section 4.4 Reductions in Payments of Taxes Upon Removal, Condemnation, or Casualty. In the event of a Diminution in Value of the Economic Development Property or any Phase of the Economic Development Property, the Payment in Lieu of Taxes with regard to the Economic Development Property or that Phase of the Economic Development Property shall be reduced in the same proportion as the amount of such Diminution in Value bears to the original fair market value of the Economic Development Property or that Phase of the Economic Development Property as determined pursuant to Step 1 of Section 4.1(a) hereof; *provided, however,* that if at any time subsequent to the end of the Investment Period, the total value of the Project based on the original income tax basis of the Equipment, Real Property, and Improvements contained therein, without deduction for depreciation, is less than the Act

Minimum Investment Requirement, beginning with the first payment thereafter due hereunder and continuing until the end of the Fee Term, the Company shall no longer be entitled to the incentive provided in Section 4.1, and the Company shall therefore commence to pay regular *ad valorem* taxes on the Economic Development Property part of the Project. However, the Company will not be required to make any retroactive payment such as the Additional Payment under Section 4.2.

Section 4.5 Place of Payments in Lieu of Taxes. The Company shall make the above-described Payments in Lieu of Taxes directly to the County in accordance with applicable law.

Section 4.6 Removal of Economic Development Property. Subject, always, to the other terms and provisions hereof, the Company shall be entitled to remove and dispose of components or Phases of the Project from the Project in its sole discretion with the result that said components or Phases shall no longer be considered a part of the Project and, to the extent such constitute Economic Development Property, shall no longer be subject to the terms of this Fee Agreement to the fullest extent allowed by the Act, as amended. Economic Development Property is disposed of only when it is scrapped or sold or it is removed from the Project. If it is removed from the Project, it is subject to *ad valorem* property taxes to the extent the Property remains in the State and is otherwise subject to *ad valorem* property taxes.

Section 4.7 Damage or Destruction of Economic Development Property.

(a) Election to Terminate. In the event the Economic Development Property is damaged by fire, explosion, or any other casualty, the Company shall be entitled to terminate this Fee Agreement. The Company shall only be required to make FILOT payments as to all or any part of the tax year in which the damage or casualty occurs to the extent property subject to *ad valorem* taxes would otherwise have been subject to such taxes under the same circumstances for the period in question.

(b) Election to Rebuild. In the event the Economic Development Property is damaged by fire, explosion, or any other casualty, and if the Company does not elect to terminate this Fee Agreement, the Company may commence to restore the Economic Development Property with such reductions or enlargements in the scope of the Economic Development Property, changes, alterations, and modifications (including the substitution and addition of other property) as may be desired by the Company. All such restorations and replacements shall be considered, to the fullest extent permitted by law and this Fee Agreement, substitutions of the destroyed portions of the Economic Development Property and shall be considered part of the Economic Development Property for all purposes hereof, including, but not limited to, any amounts due by the Company to the County under Section 4.1 hereof.

(c) Election to Remove. In the event the Company elects not to terminate this Fee Agreement pursuant to subsection (a) and elects not to rebuild pursuant to subsection (b), the damaged portions of the Economic Development Property shall be treated as Removed Components.

Section 4.8 Condemnation.

(a) Complete Taking. If at any time during the Fee Term title to or temporary use of the Economic Development Property should become vested in a public or quasi-public authority by virtue of the exercise of a taking by condemnation, inverse condemnation, or the right of eminent domain; by voluntary transfer under threat of such taking; or by a taking of title to a portion of the Economic Development Property which renders continued use or occupancy of the Economic Development Property commercially unfeasible in the judgment of the Company, the Company shall have the option to terminate this Fee Agreement by sending written notice to the County within a reasonable period of time following such vesting.

(b) Partial Taking. In the event of a partial taking of the Economic Development Property or a transfer in lieu thereof, the Company may elect: *(i)* to terminate this Fee Agreement; *(ii)* subject to the Act and the terms and provisions of this Fee Agreement, to repair and restore the Economic Development Property, with such reductions or enlargements in the scope of the Economic Development Property, changes, alterations, and modifications (including the substitution and addition of other property) as the Company may desire, and all such changes, alterations, and modifications shall be considered as substitutions of the taken parts of the Economic Development Property; or *(iii)* to treat the portions of the Economic Development Property so taken as Removed Components.

(c) The Company shall only be required to make FILOT payments as to all or any part of the tax year in which the taking occurs to the extent property subject to *ad valorem* taxes would otherwise have been subject to such taxes under the same circumstances for the period in question.

Section 4.9 Confidentiality/Limitation on Access to Project. The County acknowledges and understands that the Company utilizes confidential and proprietary processes and materials, services, equipment, trade secrets, and techniques (herein "Confidential Information") and that any disclosure of Confidential Information concerning the Company's operations may result in substantial harm to the Company and could thereby have a significant detrimental impact on the Company's employees and also upon the County. The Company acknowledges that the County is subject to the Freedom of Information Act, and, as a result, must disclose certain documents and information on request absent an exemption. For these reasons, the Company shall clearly label all Confidential Information it delivers to the County "Confidential Information." Therefore, the County agrees that, except as required by law, neither the County nor any employee, agent, or contractor of the County shall (i) request or be entitled to receive any such Confidential Information, or (ii) disclose or otherwise divulge any such Confidential Information to any other person, firm, governmental body or agency, or any other entity unless specifically required to do so by law; provided, however, that the County shall have no less rights concerning information relating to the Project and the Company than concerning any other property or property taxpayer in the County, and, provided further, that the confidentiality of such confidential or proprietary information is clearly disclosed to the County in writing as previously described. Prior to disclosing any Confidential Information, subject to the requirements of law, the Company may require the execution of reasonable, individual, confidentiality and non-disclosure agreements by any officers, employees, or agents of the County or any supporting or cooperating governmental agencies who would gather, receive, or review such information. In the event that the County is required to disclose any Confidential Information obtained from the Company to any third party, the County agrees to provide the

Company with as much advance notice as possible of such requirement before making such disclosure, and to cooperate reasonably with any attempts by the Company to obtain judicial or other relief from such disclosure requirement.

Section 4.10 Assignment. If Section 12-44-120 of the Act or any successor provision requires consent to an assignment, the Company may assign this Fee Agreement in whole or in part with the prior written consent of the County or a subsequent written ratification by the County, which consent or ratification the County will not unreasonably withhold. The Company agrees to notify the County and the Department of the identity of such transferee within 60 days of the transfer. In case of a transfer, the transferee assumes the transferor's basis in the Project for purposes of calculating the Fee. No approval is required for transfers to sponsor affiliates or other financing related transfers, as defined in the Act.

Section 4.11 No Double Payment; Future Changes in Legislation.

(a) Notwithstanding anything contained herein to the contrary, and except as expressly required by law, neither the Company nor any Sponsor shall ever be required to make a Payment in Lieu of Taxes in addition to a regular property tax payment in the same year over the same piece of property, nor shall the Company or any Sponsor be required to make a Payment in Lieu of Taxes on property in cases where, absent this Fee Agreement, property taxes would otherwise not be due on such property.

In case there is any legislation enacted which provides for more favorable treatment for property to qualify as, or for the calculation of the fee related to, Economic Development Property under Sections 4.4, 4.6, 4.7, 4.8, or the calculation of the Investment Period, the County agrees to give expedient and full consideration to such legislation, with a view to allow for such more favorable treatment or calculation.

Section 4.12 Administration Expenses. The Company agrees to pay the reasonable and necessary expenses that the County incurs with respect to the execution and administration of this Fee Agreement, including without limitation reasonable and actual attorneys' fees (the "Administration Expenses"); provided, however, that no such expense shall be an Administration Expense until the County has furnished to the Company a statement in writing indicating the amount of such expense and the reason for its incurrence. As used in this section, "Administration Expenses" shall include the reasonable and necessary out-of-pocket expenses, including attorneys' fees, incurred by the County with respect to: (i) this Fee Agreement; (ii) all other documents related to this Fee Agreement and any related documents; and (iii) the fulfillment of its obligations under this Fee Agreement and any related documents and the implementation and administration of the terms and provisions of the documents after the date of execution thereof, but only as a result of a request by the Company for a modification, assignment, or a termination of such documents by the Company, or as a result of a bankruptcy of the Company or a default by the Company under the terms of such documents. Reimbursement for the County's attorneys' fees shall be at hourly rates for outside counsel to the County, not to exceed the standard hourly rates charged by such outside counsel.

Section 4.13 Execution of Lease. The parties acknowledge that the intent of this Fee Agreement is to afford the Company the benefits of the FILOT Payments in consideration of the

Company's decision to locate the Project within the County and that this Fee Agreement has been entered into in reliance upon the validity and enforceability of the Act. In the event that a court of competent jurisdiction holds that the Act is unconstitutional or that this Fee Agreement or agreements similar in nature to this Fee Agreement are invalid or unenforceable in any material respect, or should the parties determine that there is a reasonable doubt as to the validity or enforceability of this Fee Agreement in any material respect, then the County, upon the provision by the Company of evidence acceptable to the County that the Project is free from environmental contamination and the conveyance of title to the Project to the County at the expense of the Company, agrees to lease the Project to the Company pursuant to the Streamlined FILOT Act and, to the extent permitted under the law in effect at such time, use its best efforts to ensure that the Company receives the benefits of the FILOT arrangement as contemplated by this Fee Agreement.

ARTICLE V

DEFAULT

Section 5.1 Events of Default. The following shall be "Events of Default" under this Fee Agreement, and the term "Events of Default" shall mean, whenever used with reference to this Fee Agreement, any one or more of the following occurrences:

(a) Failure by the Company to make the Payments in Lieu of Taxes described in Section 4.1 hereof, which failure shall not have been cured within 30 days following receipt of written notice thereof from the County; *provided, however,* that the Company shall be entitled to all redemption rights granted by applicable statutes; or

(b) A representation or warranty made by the Company which is deemed materially incorrect when deemed made; or

(c) Failure by the Company to perform any of the terms, conditions, obligations, or covenants hereunder (other than those under (a) above), which failure shall continue for a period of 30 days after written notice from the County to the Company specifying such failure and requesting that it be remedied, unless the Company shall have instituted corrective action within such time period and is diligently pursuing such action until the default is corrected, in which case the 30-day period shall be extended to cover such additional period during which the Company is diligently pursuing corrective action; or

(d) A cessation of operations of all or substantially all of the Project, other than a temporary cessation not to exceed ninety (90) days; or

(e) A representation or warranty made by the County which is deemed materially incorrect when deemed made; or

(f) Failure by the County to perform any of the terms, conditions, obligations, or covenants hereunder, which failure shall continue for a period of 30 days after written notice from the Company to the County specifying such failure and requesting that it be remedied, unless the County shall have instituted corrective action within such time period and is diligently pursuing such action until the default is corrected, in which case the 30-day period shall be

extended to cover such additional period during which the County is diligently pursuing corrective action.

Section 5.2 Remedies on Default.

(a) Whenever any Event of Default by the Company shall have occurred and shall be continuing, the County may take any one or more of the following remedial actions:

(i) terminate the Fee Agreement, upon 60 days' notice to the Company and any Sponsor; or

(ii) take whatever action at law or in equity may appear necessary or desirable to collect the amounts due hereunder. In no event shall the Company be liable to the County or otherwise for monetary damages resulting from the Company's failure to meet the Act Minimum Investment Requirement, other than as expressly set forth herein.

Although the Company and the County acknowledge that the Project is exempt from *ad valorem* property taxes, there shall be a lien on the Project for tax purposes as provided in Section 12-44-90 of the Act, and the County and any other taxing entity affected thereby may, without limiting the generality of the foregoing, exercise the remedies provided by general law (Title 12, Chapter 49) and the Act relating to the enforced collection of taxes.

The County's right to receive Payments-in-Lieu-of-Taxes hereunder shall have a first priority lien status pursuant to Section 12-44-90 of the Act and Chapters 4 and 54 of Title 12 of the Code of Laws of South Carolina, 1976, as amended. In the event the Company should fail to make any of the payments required in this Fee Agreement, the item or installment so in default shall continue as an obligation of the Company until the amount in default shall have been fully paid, and, in the case of the Payments in Lieu of Taxes, subject to the penalties provided by law until paid.

(b) Whenever any Event of Default by the County shall have occurred or shall be continuing, the Company may take one or more of the following actions:

(i) bring an action for specific enforcement;

(ii) terminate the Fee Agreement;

(iii) withhold so much of the payment as is in dispute with the County until such dispute is fully and finally resolved; or

(iv) in case of a materially incorrect representation or warranty, take such action as is appropriate, including legal action, to recover its damages, to the extent allowed by law.

Section 5.3 Reimbursement of Legal Fees and Expenses and Other Expenses. Upon the occurrence of an Event of Default hereunder, should a party be required to employ attorneys or incur other reasonable expenses for the collection of payments due hereunder or for the

enforcement of performance or observance of any obligation or agreement, the successful party shall be entitled, within 30 days of demand therefor, to reimbursement of the reasonable fees of such attorneys and such other reasonable expenses so incurred.

ARTICLE VI

MISCELLANEOUS

Section 6.1 Notices. Any notice, election, demand, request, or other communication to be provided under this Fee Agreement shall be effective when delivered to the party named below or when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

IF TO THE COMPANY:

[To be inserted for execution copy]

WITH A COPY TO:

Turner Padget Graham & Laney
Attn: Arthur E. Justice, Jr.
P.O. Box 5478
Florence, SC 29502

IF TO THE COUNTY:

Florence County, South Carolina
Attn: County Administrator
180 N. Irby Street, MSC-G
Florence, SC 29501-3456

WITH A COPY TO:

Florence County Attorney
180 N. Irby Street, MSC-G
Florence, SC 29501-3456

And

Haynsworth Sinkler Boyd, P.A.
Attn: Will Johnson
P.O. Box 11889
Columbia, SC 29211

Section 6.2 Binding Effect. This Fee Agreement and each document contemplated hereby or related hereto shall be binding upon and inure to the benefit of the Company, the County, and their respective successors and assigns. In the event of the dissolution of the County or the consolidation of any part of the County with any other political subdivision or the transfer of any rights of the County to any other such political subdivision, all of the covenants, stipulations, promises, and agreements of this Fee Agreement shall bind and inure to the benefit of the successors of the County from time to time and any entity, officer, board, commission, agency, or instrumentality to whom or to which any power or duty of the County has been transferred.

Section 6.3 Counterparts. This Fee Agreement may be executed in any number of counterparts, and all of the counterparts taken together shall be deemed to constitute one and the same instrument.

Section 6.4 Governing Law. This Fee Agreement and all documents executed in connection herewith shall be construed in accordance with and governed by the laws of the State of South Carolina.

Section 6.5 Headings. The headings of the articles and sections of this Fee Agreement are inserted for convenience only and shall not be deemed to constitute a part of this Fee Agreement.

Section 6.6 Amendments. The provisions of this Fee Agreement may only be modified or amended in writing by any agreement or agreements entered into between the parties.

Section 6.7 Further Assurance. From time to time, and at the expense of the Company, to the extent any expense is incurred, the County agrees to execute and deliver to the Company such additional instruments as the Company may reasonably request and as are authorized by law and reasonably within the purposes and scope of the Act and Fee Agreement to effectuate the purposes of this Fee Agreement.

Section 6.8 Invalidity; Change in Laws. In the event that the inclusion of property as Economic Development Property or any other issue is unclear under this Fee Agreement, the County hereby expresses its intention that the interpretation of this Fee Agreement shall be in a manner that provides for the broadest inclusion of property under the terms of this Fee Agreement and the maximum incentive permissible under the Act, to the extent not inconsistent with any of the explicit terms hereof. If any provision of this Fee Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions hereof shall be unimpaired, and such illegal, invalid, or unenforceable provision shall be reformed to effectuate most closely the legal, valid, and enforceable intent thereof and so as to afford the Company with the maximum benefits to be derived herefrom, it being the intention of the County to offer the Company the strongest inducement possible, within the provisions of the Act, to locate the Project in the County. In case a change in the Act or South Carolina laws eliminates or reduces any of the restrictions or limitations applicable to the Company and the Fee incentive, the parties agree that the County will give expedient and full consideration to reformation of this Fee

Agreement, with a view toward providing the Company with the benefits of such change in the Act or South Carolina laws.

The County agrees that in case the FILOT incentive described herein is found to be invalid or otherwise does not provide the Company with the economic benefit it is intended to receive from the County as an inducement to locate in the County, the savings lost as a result of such invalidity will be considered a special source revenue credit or infrastructure improvement credit to the Company (in addition to the Infrastructure Credit explicitly provided for above) to the maximum extent permitted by law, and the County will provide a special source revenue credit or infrastructure improvement credit against all FILOT payments or fee payments made or to be made by the Company equal to the amount that the Company would have saved if the FILOT had been valid, to the maximum extent permitted by law.

Section 6.9 Force Majeure. The Company shall not be responsible for any delays or non-performance caused in whole or in part, directly or indirectly, by strikes, accidents, freight embargoes, fires, floods, inability to obtain materials, conditions arising from governmental orders or regulations, war or national emergency, acts of God, and any other cause, similar or dissimilar, beyond the Company's reasonable control.

Section 6.10 Termination by Company. The Company is authorized to terminate this Fee Agreement at any time with respect to all or part of the Project upon providing the County with written notice of termination, and such termination shall be effective as of the date determined by the Company; *provided, however,* that (i) any monetary obligations existing hereunder and due and owing at the time of termination to a party hereto; and (ii) any provisions which are intended to survive termination, shall survive such termination. In the year following the effective date of termination, all property shall be subject to ad valorem taxation or such other taxation or fee in lieu of taxation that would apply absent this Fee Agreement. The Company's obligation to make fee in lieu of tax payments under this Fee Agreement shall terminate in the year following the effective date of such termination pursuant to this section.

Section 6.11 Entire Understanding. This Fee Agreement expresses the entire understanding and all agreements of the parties hereto with each other with respect to its subject matter, and neither party hereto has made or shall be bound by any agreement or any representation to the other party which is not expressly set forth in this Fee Agreement or in certificates delivered in connection with the execution and delivery hereof.

Section 6.12 Waiver. Either party may waive compliance by the other party with any term or condition of this Fee Agreement only in a writing signed by the waiving party.

Section 6.13 Business Day. In the event that any action, payment, or notice is, by the terms of this Fee Agreement, required to be taken, made, or given on any day which is a Saturday, Sunday, or legal holiday in the jurisdiction in which the person obligated to act is domiciled, such action, payment, or notice may be taken, made, or given on the following business day with the same effect as if given as required hereby, and no interest shall accrue in the interim.

Section 6.14 Limitation of Liability. Anything herein to the contrary notwithstanding, any financial obligation the County may incur hereunder, including for the payment of money, shall not be deemed to constitute a pecuniary liability or a debt or general obligation of the County; provided, however, that nothing herein shall prevent the Company from enforcing its rights hereunder by suit for *mandamus* or specific performance.

(Signature Page Follows)

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this Fee Agreement to be executed in its name and behalf by the County Administrator or County Council Chairman and to be attested by the Clerk of the County Council; and the Company has caused this Fee Agreement to be executed by its duly authorized officer, all as of the day and year first above written.

FLORENCE COUNTY,
SOUTH CAROLINA

Signature: _____
Name: _____
Title: _____

ATTEST:

Signature: _____
Name: _____
Title: Clerk to County Council

PROJECT BUBBLE

Signature: _____
Name: _____
Title: _____

EXHIBIT A
LEGAL DESCRIPTION

[To be inserted for execution copy]

EXHIBIT B
JOINDER AGREEMENT

Reference is hereby made to (i) that certain Fee Agreement effective _____ __, 20__ ("Fee Agreement"), between Florence County, South Carolina (the "County") and Project Bubble (the "Company").

1. Joinder to Fee Agreement.

The undersigned hereby (a) joins as a party to, and agrees to be bound by and subject to all of the terms and conditions of, the Fee Agreement except the following: _____; (b) acknowledges and agrees that (i) in accordance the Fee Agreement, the undersigned has been designated as a Sponsor Affiliate by the Company for purposes of the Project and such designation has been consented to by the County in accordance with the Act (as defined in the Fee Agreement); (ii) the undersigned qualifies or will qualify as a Sponsor Affiliate under the Fee Agreement and Section 12-44-30(20) and Section 12-44-130 of the Act; and (iii) the undersigned shall have all of the rights and obligations of a Sponsor Affiliate as set forth in the Fee Agreement.

The Sponsor Affiliate acknowledges that all references in the Fee Agreement to rights and obligations of the Company in the Fee Agreement apply to the Sponsor Affiliate with respect to its investment in the Project.

The Company (a) agrees to be responsible for all repayment obligations that arise pursuant to the Fee Agreement, unless otherwise agreed to through a separate agreement in writing by and between the Company and the Sponsor Affiliate (including any lease agreements that have been or will be assigned to the Company in connection with the Project); and (b) agrees to indemnify the Sponsor Affiliate against all claims brought against it arising from the Fee Agreement, provided that such repayment obligation is not an obligation of the Sponsor Affiliate under a separate agreement in writing as set forth above or the claim is not a result of Sponsor Affiliate's own negligence, bad faith, fraud, deceit, or willful misconduct.

2. Capitalized Terms.

All capitalized terms used but not defined in this Joinder Agreement shall have the meanings set forth in the Fee Agreement.

3. Governing Law.

This Joinder Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina, without regard to principles of choice of law.

4. Notice.

Notices under Section 6.1 of the Fee Agreement shall be sent to:

[ ]

IN WITNESS WHEREOF, the undersigned has executed this Joinder Agreement to be effective as of the date set forth below, and the Company hereby agrees to the terms set forth herein.

_____ _____
Date Name of Sponsor Affiliate

Signature: _____
Name: _____
Title: _____
Address: _____
_____

COMPANY:

Signature: _____
Name: _____
Title: _____

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 53-2025/26 Third Reading Deferral

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.

POINTS TO CONSIDER:
1. Florence County and Marion County entered into an agreement for development of a joint county industrial and business park dated as of April 19, 2018.
2. It is now desired that the boundaries of the Park be enlarged to include property located in Florence County related to a project by The Company.

OPTIONS:
1. (***Recommend)*** defer third reading.
2. Provide an alternate directive.

ATTACHMENTS:
1. A copy of the proposed Ordinance.
2. A copy of the amendment to the agreement.

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Sponsor(s)	: Economic Development	
First Reading/Introduction	: April 16, 2026	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 21, 2026	
Public Hearing	: May 21, 2026	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 53-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.]

WHEREAS:

1. Florence County and Marion County entered into an agreement for development of a joint county industrial and business park dated as of April 19, 2018 (the "Park Agreement"); and

2. Pursuant to Section 3 of the Park Agreement, the boundaries of the park created therein (the "Park") may be enlarged pursuant to ordinances of the respective County Councils of Florence County and Marion County and property located in Florence County that is added to the Park shall be described in an attachment to the Park Agreement designated Exhibit B; and

3. It is now desired that the boundaries of the Park be enlarged to include property located in Florence County related to a project by The Company; and

4. The Park shall include the real estate described in the schedule attached to this Ordinance as Exhibit B (as such description may be hereafter refined) ("Property") and upon passage of this Ordinance and the related Marion County ordinance, this Ordinance and Exhibit B shall be attached to the Park Agreement.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, as follows:

Section 1. The Park Agreement is hereby and shall be amended to include the Property.

Section 2. The Amendment to the Park Agreement attached hereto as Exhibit A is hereby approved, and the Chairman of County Council and the Clerk to County Council are hereby authorized, empowered and directed to execute, acknowledge and deliver the Amendment to The

DRAFT

Company and Marion County and the Clerk to County Council shall attach this Ordinance, the Amendment, Exhibit B, and a copy of the related Marion County ordinance to the Park Agreement.

Section 3. 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 4. 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 passage and approval.

ATTEST:

_____ _____

Hope M. Jones, Council Clerk Jerry W. Yarborough, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT

_____

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

DRAFT

EXHIBIT A

AMENDMENT TO PARK AGREEMENT

DRAFT

EXHIBIT B

FLORENCE COUNTY PROPERTY
LEGAL DESCRIPTION

That property designated as Florence County Tax Map Number _____.

DRAFT

STATE OF SOUTH CAROLINA	**)**	**AMENDMENT TO AGREEMENT FOR THE**
	)	**DEVELOPMENT OF A JOINT INDUSTRIAL**
COUNTY OF FLORENCE	**)**	**AND BUSINESS PARK DATED APRIL 19,**
COUNTY OF MARION	**)**	**2018 (PROJECT BUBBLE)**

THIS AMENDMENT ENTERED INTO AS OF THE __ DAY OF _____, 2026 BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND MARION COUNTY, SOUTH CAROLINA.

By authority of Florence County Ordinance No. _____enacted by Florence County Council on _____ __, 2026; and Marion County Ordinance No. _____ enacted by Marion County Council on _____ __, 2026, for value received, Florence County and Marion County hereby agree that the property described in Exhibit B attached to each above ordinance and attached hereto, is hereby added to and shall be deemed to be a part of the Agreement for the Development of a Joint Industrial and Business Park between Florence County and Marion County dated as of April 19, 2018 (the "Park Agreement"). All other terms and provisions of said Agreement shall remain in full force and effect.

WITNESS our hands and seals as of the day first above written.

FLORENCE COUNTY, SOUTH CAROLINA

_____
Jerry W. Yarborough
Chairman of County Council

ATTEST:

_____
Hope M. Jones, Council Clerk

MARION COUNTY, SOUTH CAROLINA

_____
Dewayne Tennie
Chairman of County Council

ATTEST:

_____
Sabrina Davis, Council Clerk

EXHIBIT B

FLORENCE COUNTY PROPERTIES

LEGAL DESCRIPTION

That property designated as Florence County Tax Map Number _____.

FLORENCE COUNTY COUNCIL MEETING

JUNE 18, 2026

AGENDA ITEM: Third Reading Ordinance No. 54-2025/26

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
(An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto.)

POINTS TO CONSIDER:

1. There have been grants received during the year that need to be formally appropriated by Council.
2. Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 in the amount of $3,341,076 require the unexpended balances of purchase orders in the amount of $1,696,715 to be added to the General Fund fund balance, the unexpended balances of purchase orders in the amount of $467,415 to be added to the Fire and First Responder Fund fund balance, the unexpended balances of purchase orders in the amount of $1,017,147 to be added to the Local Hospitality Tax Fund fund balance and the unexpended balances of purchase orders in the amount of $159,799 to be added to the Road Maintenance-Public Works Fund fund balance.
3. The County Administrator approved use of Local Accommodation Tax funds to provide a local match for the Southern Songwriters Series in the amount of $50,000, to support Keep Florence Beautiful initiatives in the amount of $10,000, to fund the construction of a LRCP storage building to house the Lights 4 Paws displays and equipment in the amount of 300,000 and to fund a land protection project in partnership with the Open Space Institute Land Trust in the amount of $45,000.
4. The County Administrator approved use of Local Hospitality Tax funds to help with the completion of the Lions Park project in the amount of $173,448.65, to fund necessary utility and maintenance expenses for the Browntown property in the amount of $10,000, and to cover landscaping work related to the Museum expansion project in the amount of $18,000.
5. $8,813 of revenue was received on various dates during fiscal year 2026 for fees associated with the Sheriff Sex Offender Registry.
6. $1,237.46 of revenue was received on various dates during fiscal year 2026 for fees associated with Victim/Witness Assistance.

FUNDING FACTORS:

1. County Council has previously accepted the various grant agreements. This Ordinance approves the formal appropriation for the related grant expenditures.
2. The allocation for contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 in the amount of $3,341,076 is being funded from General Fund fund balance in the amount of $1,696,715, Fire and First Responder Fund fund balance in the amount of $467,415, Local Hospitality Tax Fund fund balance in the amount of $1,017,147 and Road Maintenance-Public Works Fund fund balance in the amount of $159,799.
3. The County Administrator approved use of Local Accommodation Tax funds fund balance to cover the projects listed above.
4. The County Administrator approved use of Local Hospitality Tax funds fund balance to cover the projects listed above.

OPTIONS:

1. ***(Recommended)*** Approve Third Reading of Ordinance No. 54-2025/26.
2. Provide An Alternate Directive

ATTACHMENT:
Copy of Proposed Ordinance No. 54-2025/26

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Sponsor(s)	: County Council	
Introduction	: April 16, 2026	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	: May 21, 2026	
Second Reading	: May 21, 2026	
Third Reading	: June 18, 2026	
Effective Date	:	

ORDINANCE NO. 54-2025/2026

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto.]

WHEREAS:

1. The previous adoption of various actions by County Council requires supplemental appropriations for unanticipated revenues received after the adoption of the budget; and
2. As a result of these actions, the County Council will adopt a final budget amendment ordinance ratifying budget actions authorized by Council during the fiscal year, as well as grants, any other supplemental appropriation actions, and other non-recurring allocations in accordance with the 1976 South Carolina Code of Laws, as amended.

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

1. The Florence County Council hereby amends the FY26 budgetary appropriations and directs the allocation of the receipt of nonrecurring revenue as detailed hereinafter, and authorizes and directs the Florence County Administrator to make the following changes to the FY26 appropriated budgets:

a. **GENERAL FUND (FUND #10)**

Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 require the unexpended balances of the purchase orders to be added to General Fund fund balance. These unexpended balances are in need of being carried over into FY26. Based on various FY25 uncompleted contracts and purchase orders being carried over into FY26, Florence County Council hereby directs the appropriation of the following expenditures and the use of fund balance for its funding:

Revenue	010-399-999-999-9500	$1,696,715
Expenditures	010-411-403-200-0300	$ 27,818
	010-411-418-100-1200	$ 473,405
	010-411-420-000-6413	$ 42,034
	010-411-420-000-6415	$ 5,540
	010-411-420-000-6422	$ 17,966
	010-411-420-000-8600	$ 6,338
	010-411-427-000-6400	$ 158,189
	010-421-421-110-9200	$ 191
	010-421-421-110-9600	$ 5,596
	010-421-421-200-2200	$ 5,182

	010-451-423-000-9100	$ 757,874
	010-471-451-100-8600	$ 78,772
	010-471-451-200-8619	$ 117,811

b. **UNIFIED FIRE DISTRICT FUND (FUND #37)**

Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 require the unexpended balances of the purchase orders to be added to Unified Fire District Fund fund balance. These unexpended balances are in need of being carried over into FY26. Based on various FY25 uncompleted contracts and purchase orders being carried over into FY26, Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	037-399-999-999-9500	$ 467,415
Expenditures	037-451-428-100-4500	$ 6,500
	037-451-428-100-9200	$ 28,928
	037-451-428-200-4700	$ 13,015
	037-451-428-200-8600	$ 9,500
	037-451-428-500-8600	$ 44,672
	037-451-428-900-9100	$ 364,800

c. **LOCAL ACCOMMODATIONS TAX (FUND #123)**

1) On August 20, 2025, the County Council approved the use of Local Accommodations Tax Fund fund balance to provide funding to support Keep Florence Beautiful initiatives. The amount of $10,000 was added to the Local Accommodations Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	123-399-999-999-9500	$ 10,000
Expenditures	123-411-411-000-9000	$ 10,000

2) On September 25, 2025, the County Administrator approved the use of Local Accommodations Tax Fund fund balance to fund the construction of a storage building at the Lynches River County Park to house the Lights 4 Paws light displays and associated equipment. The amount of $300,000 was added to the Local Accommodations Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	123-399-999-999-9500	$ 300,000
Expenditures	123-471-451-200-8600	$ 300,000

3) October 22, 2025, the County Council approved the use of Local Accommodations Tax Fund fund balance to provide a local match for the Southern Songwriters Series. $50,000 was added to the Local Accommodations Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	123-399-999-999-9500	$ 50,000
Expenditures	123-471-451-000-6189	$ 50,000

4) On December 17, 2025, the County Administrator approved the use of Local Accommodations Tax Fund fund balance to help fund a land protection project in partnership with the Open Space Institute Land Trust. The amount of $45,000 was added to the Local Accommodations Tax Fund budget.Florence County Council hereby directs the appropriation of the following
expenditure and the use of fund balance for its funding:

Revenue	123-399-999-999-9500	$ 45,000
Expenditures	123-471-451-000-7601	$ 45,000

d. **LOCAL HOSPITALITY TAX (FUND #124)**

Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 require the unexpended balances of the purchase orders to be added to Local Hospitality Tax Fund fund balance. These unexpended balances are in need of being carried over into FY26. Based on various FY25 uncompleted contracts and purchase orders being carried over into FY26, Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	124-399-999-999-9500	$ 1,017,147
Expenditures	124-471-451-000-8600	$ 52,519
	124-471-486-640-8630	$ 964,628

1) On September 22, 2025, the County Administrator approved the use of Local Hospitality Tax Fund fund balance to provide funding for the completion of the Lions Park Project. The amount of $130,000 was added to the Local Hospitality Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	124-399-999-999-9500	$ 130,000
Expenditures	124-471-451-000-8600	$ 130,000

2) On October 16, 2025, the County Administrator approved the use of Local Hospitality Tax Fund fund balance to fund necessary utility and maintenance expenses for the County's Browntown property. The amount of $10,000 was added to the Local Hospitality Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	124-399-999-999-9500	$ 10,000
Expenditures	124-471-486-680-1505	$ 3,000
	124-471-486-680-4900	$ 4,000
	124-471-486-680-6100	$ 3,000

3) On October 17, 2025, the County Administrator approved the use of Local Hospitality Tax Fund fund balance to provide funding for the completion of the Lions Park Project. The amount of $43,448.65 was added to the Local Hospitality Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	124-399-999-999-9500	$ 43,448.65

Expenditures	124-471-451-000-8600	$ 43,448.65

4) On January 6, 2026, the County Administrator approved the use of Local Hospitality Tax Fund fund balance to cover expenses related to the Museum Expansion project, which included removal and relocation of the fauna from the courtyard to the front of the Museum. The amount of $18,000 was added to the Local Hospitality Tax Fund budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	124-399-999-999-9500	$ 18,000
Expenditures	124-471-486-640-8630	$ 18,000

e. **SHERIFF SEX OFFENDER REGISTRY (FUND #146)**

Throughout FY26, fees associated with the Sheriff Sex Offender Registry were collected. As a result, a total of $ 8,813 was added to the Sheriff Sex Offender Registry budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	146-399-999-999-9500	$ 8,813
Expenditures	146-421-421-000-8900	$ 8,813

f. **ROAD MAINTENANCE-PUBLICWORKS (FUND #153)**

Contracts and related purchase orders in various stages of completion at the end of FY25 and incomplete as of June 30, 2025 require the unexpended balances of the purchase orders to be added to Road Maintenance-Public Works Fund fund balance. These unexpended balances are in need of being carried over into FY26. Based on various FY25 uncompleted contracts and purchase orders being carried over into FY26, Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	153-399-999-999-9500	$159,799
Expenditures	153-441-431-000-8660	$159,799

g. **VICTIM/WITNESS ASSISTANCE (FUND #154)**

Throughout FY26, fees associated with Victim/Witness Assistance were collected. As a result, a total of $1,237.46 was added to the Victim/Witness Assistance budget. Florence County Council hereby directs the appropriation of the following expenditure and the use of fund balance for its funding:

Revenue	154-399-999-999-9500	$ 1,237.46
Expenditures	154-421-421-110-8900	$ 1,237.46

h. **GRANT FUND (FUND #141)**

The FY26 Budget is hereby amended to increase revenue and expenditures for various grants awarded during the fiscal year. The grants, grant numbers, and amounts are as follows:

School Dist #1 SRO	4201	$	777,159.00
School Dist #2 SRO	4201	$	58,080.00

School Dist #3 SRO	4201	$ 58,080.00	
School Dist #5 SRO	4201	$ 58,080.00	
Tropical Storm Debby	4205	~~$ 369,506.01~~	$372,324.70
Florence County Museum	4207	~~$ 84,183.35~~	$88,283.35
SCDES Solid Waste	4210	$ 14,500.00	
SCDES Waste Oil	4211	$ 14,301.00	
SCDES Waste Tire	4212	$ 20,000.00	
SCDPS State Funded SRO	4213	~~$ 672,757.00~~	$748,682.29
SCDPS Police Vehicles/Senate Appropriations - RollForward	4214	$ 2,648.48	
SCDPH GIA	4216	$ 12,901.83	
SCDPS Body Worn Camera	4218	$ 27,650.31	
SC250 - History Trunks	4219	$ 12,000.00	
CDBG #4-CE-25-009 Timmonsville Vocational Building Demolition	4221	$ 1,600.00	
Child Fatality Review Team	4225	$ 34,782.60	
Petco - Animal Welfare Organization	4231	$ 75,000.00	
SCDPH DUI Funds	4233	$ 2,105.78	
Hurricane Matthew	4238	$ 24,128.00	
Florence County West Legislative Funds - RollForward	4245	$ 419,870.79	
CTC Project P044722 Gulledge Road	4247	$ 435,000.00	
CVD Public Defender	4248	$ 780,000.00	
SC250 Partisan Trail	4249	$ 30,630.40	
DUI Prosecutor - Solicitors Office	4253	$ 165,075.19	
Florence County East Legislative Funds - RollForward	4263	$ 2,906,159.30	
CDBG - Hannah-Salem Fire Truck	4264	$ 595,800.00	
LEMPG24-21	4268	$ 27,075.85	
SCDPH-HPP/PD-5-850	4274	$ 10,000.00	
DSS Incentives	4277	~~$ 19,156.42~~	$20,616.26
DSS Unit Cost	4278	~~$ 395,228.26~~	$438,404.29
LocateSC Fund L-24-011	4280	$ 300,000.00	
SCIIP Grant #A-23-C071 Deer Road Water Extension	4281	$ 789,525.89	
Voters Registration - SCORF	4282	$ 26,469.72	
OSI Conservation Planning Project	4284	$ 45,000.00	
Solicitors Office - SCORF	4288	$ 117,600.00	
CDV – Solicitor	4294	$ 276,978.10	
Museum Education Space - Foundation of the Carolinas	4295	$ 75,000.00	
SCPRT STAR	4296	$ 34,588.88	
Pee Dee Botanical Gardens	4302	$ 50,000.00	
SCSL State Aid	4327	$ 377,577.36	
Fighters For Freedom - William H. Johnson - RollForward	4334	$ 4,519.20	
SCSL IID-25-607	4336	$ 1,700.00	
SC250 Francis Marion Trail Commission	4337	$ 22,400.00	
Lights4Paws	4350	$ 60,190.00	
SC250 Comprehensive Study	4351	$ 49,580.00	
SCIIP Grant #A-23-C069 - Drainage Improvements	4352	~~$ 2,230,732.56~~	$3,124,899.28

Browntown Preservation - Bruce & Lee Foundation	4358	$ 75,000.00	
Opioid Recovery Fund	4364	$ 1,317,617.64	
SCEC Election Commission Senate Appropriations - RollForward	4389	~~$ 117,432.00~~	$122,580.00
AESC p/t - City of Florence	4398	$ 86,500.00	
Solicitor Juvenile Arbitration	4399	$ 82,958.19	
Solicitor General	4400	~~$ 1,012,792.03~~	$1,071,429.98
Solicitor Pretrial Intervention	4401	$ 183,697.70	
Solicitor Drug Court	4402	$ 322,051.69	
SCPRT Tennis & Pickleball Courts - RollForward	4425	$ 15,791.35	
Santee Electric RDA – Lake City WWTP	4428	$ 200,000.00	
1st Saturday/Animal Care	4430	~~$ 4,163.00~~	$5,122.00
Project Longshot II	4439	$ 200,000.00	
DSS SSOP	4452	~~$ 20,247.50~~	$28,743.00
Museum Perm. Gift Account	4455	~~$ 106,379.65~~	$113,095.37
SCPRT TAG	4461	~~$ 20,597.50~~	$32,795.00
Florence County Transportation Committee	4463	$ 750.00	
AESC Offsite	4481	$ 26,382,173.72	
Lynches River Dog Park	4497	~~$ 199.00~~	$224.00

2. This Ordinance includes the ratification of all grant and budget related resolutions and actions previously approved by Florence County Council for the fiscal year ending 06/30/26.

3. All provisions in other County Ordinances or Resolutions in conflict with this Ordinance are hereby repealed.

4. If any provision of this Ordinance or the application thereof to any person or circumstances 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
Clerk to Council

SIGNED:

Jerry Yarborough, Chairman
Florence County Council

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 55-2025/26 Third Reading

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
An Ordinance To Provide For The Issuance And Sale Of Not Exceeding Four Million Three Hundred Sixty Thousand Dollars ($4,360,000) General Obligation Bonds In One Or More Series Of Florence County, South Carolina, To Prescribe The Purposes For Which The Proceeds Of Said Bonds Shall Be Expended, To Provide For The Payment Of Said Bonds, And Other Matters Relating Thereto.

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

ATTACHMENTS:
A copy of the proposed Ordinance for third reading.

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Sponsor(s)	: Finance	
First Reading	: April 16, 2026	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 21, 2026	
Public Hearing	: May 21, 2026	
Third Reading	: June 18, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 55-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING FOUR MILLION THREE HUNDRED SIXTY THOUSAND DOLLAR ($4,360,000) GENERAL OBLIGATION BONDS IN ONE OR MORE SERIES OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS OF SAID BONDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT OF SAID BONDS, AND OTHER MATTERS RELATING THERETO.

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Exhibit B – Form of Bond
Exhibit C – Form of Notice of Sale

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

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

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

As of June 1, 2015, the County entered into a Base Lease Agreement (the "2015 Base Lease") and a Public Facilities Purchase and Occupancy Agreement (the "2015 Facilities Purchase Agreement") with Florence County Public Facilities Corporation, a South Carolina nonprofit corporation (the "Corporation"). Pursuant to the 2015 Base Lease, the County leased certain real property to the Corporation.

Pursuant to the 2015 Facilities Purchase Agreement, the facilities subject to the 2015 Base Lease were developed, financed, acquired, designed, equipped, constructed, and made available for use by the County for a new County Judicial Center (the "Judicial Facilities"). The 2015 Facilities Purchase Agreement further provides for the payment by the County on a semi-annual basis of a portion of the purchase price of the Judicial Facilities ("2015 Base Payments"). By the making of 2015 Base Payments to the Corporation, the County acquires an undivided interest in the Judicial Facilities. Upon the making of the final scheduled 2015 Base Payment under the 2015 Facilities Purchase Agreement and the final Base Payment under the 2021 Facilities Purchase Agreement (as defined below), the County will have purchased all interest of the Corporation in the Judicial Facilities and will own the same outright.

The Corporation has, pursuant to the terms of a Trust Agreement between it and The Bank of New York Mellon Trust Company, N.A., as Trustee (the "Trustee") of the Corporation's $42,000,000 Installment Purchase Revenue Bonds (Judicial Center Project), Series 2015 (the "2015 Bonds"), assigned its right to receive 2015 Base Payments, as defined in the 2015 Facilities Purchase Agreement, to the Trustee. The 2015 Base Payments have been calculated to yield the exact amount due by way of principal and interest on the Revenue Bond.

The 2015 Bonds were paid in full and retired on October 1, 2025.

On April 22, 2021, the Corporation, pursuant to a 2021 Supplement Trust Agreement dated as of April 1, 2021, between it and The Bank of New York Mellon Trust Company, N.A., issued its $37,870,000 Installment Purchase Revenue Refunding Bonds Taxable Series 2021 (the "2021 Bonds"), the proceeds of which were used to defease those Series 2015 Bonds maturing after October 1, 2023.

The 2021 Bonds are secured by and payable from amounts paid as Base Payments by the County under a First Amendment to Facilities Purchase and Occupancy Agreement dated as of April 1, 2021 (the "2021 Facilities Purchase Agreement").

As of December 1, 2023, the County entered into a Base Lease Agreement (the "2023 Base Lease") and a Public Facilities Purchase and Occupancy Agreement (the "2023 Facilities Purchase Agreement") with the Corporation. Pursuant to the 2023 Base Lease, the County leased certain real property to the Corporation.

Pursuant to the 2023 Facilities Purchase Agreement, the facilities subject to the 2023 Base Lease were developed, financed, acquired, designed, equipped, constructed, and made available for use by the County as the improved County Complex (the "Complex Facilities"). The 2023 Facilities Purchase Agreement further provides for the payment of Base Payments by the County on a semi-annual basis of a portion of the purchase price of the Complex Facilities. By the making of Base Payments to the Corporation, the County acquires an undivided interest in the Complex Facilities. Upon the making of the final scheduled Base Payment under the 2023 Facilities Purchase Agreement and the final Base Payments under the 2026 Second Supplemental Facilities Purchase Agreement (as defined below), the County will have purchased all interest of the Corporation in the Complex Facilities and will own the same outright.

The Corporation, pursuant to the terms of a Trust Agreement (the "2023 Trust Agreement") between it and the Trustee of the Corporation's $50,000,000 Installment Purchase Revenue Bonds (Comprehensive Facilities Improvements), Series 2023 (the "2023 Bonds"), assigned its right to receive Base Payments, as defined in the 2023 Facilities Purchase Agreement, to the Trustee.

On October 14, 2025, the Corporation, pursuant to a First Supplement Trust Agreement to the 2023 Trust Agreement dated as of October 14, 2025, between it and the Trustee, issued its $20,000,000 Installment Purchase Revenue Bond (Comprehensive Facilities Improvements) Series 2025 (the "2025 Bond"), the proceeds of which were used to provide for additional improvements to the Project Facilities with respect to the Complex Facilities as well as certain Additional Ancillary Projects as such term is defined in the Trust Agreement.

The 2025 Bond is secured by and payable from amounts paid as Base Payments by the County under a First Amendment to Facilities Purchase and Occupancy Agreement dated as of October 14, 2025, relating to the 2023 Facilities Purchase Agreement.

On March 26, 2026, the Corporation, pursuant to a Second Supplement Trust Agreement dated as of March 26, 2026, between it and the Trustee, issued its $4,035,000 Installment Purchase Revenue Bond (Capital Reimbursements) Series 2026A (Taxable) (the "Series 2026A Bond") and $7,935,000 Installment Purchase Revenue Bond (Capital Projects) Series 2026B (the "Series 2026B Bond" and, together with the Series 2026A Bond, the "2026 Bonds"), the proceeds of which will be used to provide for additional improvements to the Project Facilities as well as certain Additional Ancillary Projects as such term is defined in the Trust Agreement.

The 2026 Bonds are secured by and payable from amounts paid as Base Payments by the County under a Second Amendment to Facilities Purchase and Occupancy Agreement dated as of March 26, 2026, relating to the 2023 Facilities Purchase Agreement.

Base Payments with respect to the 2023 Bonds and 2025 Bond are being paid from the proceeds of a Capital Project Sales Tax imposed in the County. Together, the Base Payments with respect to the 2021 Bonds and the 2026 Bonds are hereinafter referred to as the "Base Payments".

The County's installments of Base Payments falling due on October 1, 2026 amount to a total of approximately $3,315,792.73 (the "October 2026 Payment"). In addition, Base Payments will be due April 1, 2027 (the "April 2027 Payment") and amount to approximately $968,287.75. In consultation with the County's financial advisor, the County is considering a single issuance of Bonds to fund such Combined Payments and subsequent issues in September of each year for such purpose. The County has determined to adopt this ordinance to authorize the issuance of general obligation bonds of the County, in one or more series, to provide funds with which to pay a portion of the October 2026 Payment, and, at the option of the County as determined by the County Administrator, the April 2027 Payment, and costs of issuance related to such bonds.

Section 1.02 Recital of Applicable Constitutional Provisions.

The Council is advised that the assessed value of all taxable property in the County for the year 2025, excluding property subject to a fee-in-lieu of ad valorem property taxes, will amount to $647,533,535. Accordingly, the eight percent general obligation debt limit of the County as established by Section 14 of Article X of the South Carolina Constitution amounts to not less than the sum of $51,802,682. As of the date of issuance of the bond authorized hereby, the County will have outstanding and chargeable against the debt limit general obligation bonded indebtedness in the amount of $31,343,000. The County is therefore permitted under Section 14 of Article X of the South Carolina Constitution to issue the proposed general obligation bonds in order to raise the required sum, not to exceed $4,360,000, and under the provisions of said Section 14 of Article X of the South Carolina Constitution and of Act No. 113 of the 1999 Acts of the General Assembly of the State of South Carolina (now codified as Sections 11-27-10 through 11-27-100, Code of Laws of South Carolina, 1976) may do so without the necessity of holding an election.

Section 1.03 Holding of Public Hearing.

Pursuant to the provisions of Section 4-9-130 of the Code of Laws of South Carolina, 1976, as amended, a public hearing, after giving reasonable notice, is required to be conducted prior to the third and final reading of this Ordinance by Council. Such public hearing has been duly held by Council prior to third reading of this Ordinance.

Section 1.04 Notice Pursuant to Section 11-27-40.

The Council is mindful of the fact that Section 4-9-1220 of the Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), applies to the provisions of this Ordinance. In the event that the County Administrator determines in his sole discretion that it is necessary to proceed as soon as possible to issue and deliver a series of Bonds authorized hereby, the County may avail itself of the provisions of Paragraph 8 of Section 11-27-40 of the S.C. Code with respect to either of the Bonds. In such case, notice shall be published in substantially the form attached hereto as Exhibit A.

* * *

ARTICLE II

DEFINITIONS AND AUTHORITY

Section 2.01 Definitions.

(1) As used in this Ordinance, unless the context shall otherwise require, the following terms shall have the following respective meanings:

"Authorized Investments" means any securities which are authorized legal investments for political subdivisions pursuant to the Code of Laws of South Carolina, 1976, as now and as may be hereafter amended.

"Authorized Officer" means the Chairman or the Vice-Chairman of the Council and any other officer or employee of the Council designated from time to time as an Authorized Officer by resolution of the Council, and when used with reference to any act or document also means any other person authorized by resolution of the Council to perform such act or sign such document.

"Base Payments" shall have the meaning given thereto in Section 1.01 of this Ordinance.

"Bond Counsel" means a firm of attorneys nationally recognized in the practice of public finance law.

"Bond Payment" means the payments of principal of and interest on any series of Bonds.

"Bond Payment Date" means the date or dates on which principal of and/or interest on the respective Bonds shall be paid as determined by the County Administrator pursuant to Section 3.02 hereof.

"Bondholder" or "Holder" or "Owner" or similar term means, when used with respect to the Bond any person who shall be registered as the owner of the Bond outstanding.

"Bonds" means either or both of the series of general obligation bonds of the County issued in accordance with the provisions of this Ordinance.

"Clerk to Council" means the Clerk to the County Council of the County.

"Code" means the Internal Revenue Code of 1986, as amended.

"Council" means the Florence County Council, South Carolina, the governing body of said County or any successor governing body of said County.

"County" means Florence County, South Carolina.

"County Administrator" means the County Administrator of Florence County.

"County Auditor" means the County Auditor of Florence County.

"County Treasurer" means the County Treasurer of Florence County.

"Enabling Act" means Chapter 15, Title 4, Code of Laws of South Carolina, 1976, as amended and supplemented by Act No. 113 of the 1999 Acts of the South Carolina General Assembly.

"Government Obligations" means and includes direct general obligations of the United States of America or agencies thereof or obligations, the payment of principal or interest on which is fully and unconditionally guaranteed by the United States of America.

"Ordinance" shall mean this ordinance of the County Council authorizing the issuance of the Bond.

"Outstanding", when used in this Ordinance with respect to the Bond, means as of any date, the Bond theretofore delivered pursuant to this Ordinance except:

(a) any Bond cancelled or delivered to the Registrar for cancellation on or before such date;

(b) any Bond deemed to have been paid in accordance with the provisions of Section 7.01 hereof; and

(c) any Bond in lieu of or in exchange for which another Bond shall have been authenticated and delivered pursuant to Section 3.11 of this Ordinance.

"Person" means an individual, a partnership, a corporation, a trust, a trustee, an unincorporated organization, or a government or an agency or political subdivision thereof.

"Record Date" means the fifteenth day of the month immediately preceding the Bond Payment Date.

"Registrar" means the County, acting through the Clerk to Council.

"2015 Bonds" means the $42,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds, Series 2015, dated June 30, 2015.

"2021 Bonds" means the $37,870,000 Florence County Public Facilities Corporation Installment Purchase Revenue Refunding Bonds, Series 2021, dated April 22, 2021.

"2023 Bonds" means the $50,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds (Comprehensive Facilities Improvements), Series 2023, dated December 14, 2023.

"2025 Bond" means the $20,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bond (Comprehensive Facilities Improvements), Series 2025, dated October 14, 2025.

"2026 Bonds" means the Series 2026A Bond and the Series 2026B Bond together.

"2026A Bond" means the $4,065,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bond (Capital Reimbursements), Series 2026A (Taxable), dated March 26, 2026.

"2026B Bond" means the $7,935,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bond (Capital Projects), Series 2026B, dated March 26, 2026.

Section 2.02 Construction.

In this Ordinance, unless the context otherwise requires:

(1) Articles and Sections referred to by number shall mean the corresponding Articles and Sections of this Ordinance.

(2) The terms "hereby", "hereof", "hereto", "herein", "hereunder" and any similar terms refer to this Ordinance, and the term "hereafter" shall mean after, and the term "heretofore" shall mean before, the date of adoption of this Ordinance.

(3) Words of the masculine gender shall mean and include correlative words of the female and neuter genders, and words importing the singular number shall mean and include the plural number and vice versa.

(4) Any fiduciary shall be deemed to hold an Authorized Investment in which money is invested pursuant to the provisions of this Ordinance, even though such Authorized Investment is evidenced only by a book entry or similar record of investment.

ARTICLE III

ISSUANCE OF BONDS

Section 3.01 Ordering the Issuance of the Bonds.

Pursuant to the provisions of the Enabling Act, and for the purpose of obtaining funds with which to make the October 2026 Payment and the April 2027 Payment and pay other costs identified in Section 1.01 of this Ordinance, there shall be issued not exceeding Four Million Three Hundred Sixty Thousand Dollar ($4,360,000) general obligation bonds of the County in one or more series, to be styled "General Obligation Bond, Series 2026" with such letter designation to distinguish each series. The County Administrator shall determine the actual amount of the Bonds in each series, not to exceed in the aggregate $4,360,000, in his sole discretion in order to accomplish the purposes of this Ordinance.

Section 3.02 Maturity Schedule of Bonds.

Each series of Bond shall be dated as of the date of its delivery and shall bear interest from its dated date. For each series of Bonds, the County Administrator is hereby authorized to determine the maturity schedule, without privilege of early redemption.

Section 3.03 Medium of Payment; Form and Denomination of Bond; Place of Payment of Principal.

(a) The Bonds shall be payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

(b) The Bonds shall be issued in the form of one (1) fully registered bond.

(c) The Bond Payment shall be payable to the Person appearing on the Record Date on the registration books of the County, which books shall be held by the County as Registrar as provided in Section 3.06 hereof, as the registered Owner thereof. The Bond Payment shall be made on or after the Bond Payment Date upon the presentation and surrender for cancellation of the Bond at the office of the County Treasurer, provided, however, that the County Administrator may, upon advice of bond counsel, elect to waive presentation and surrender if requested by the purchaser of the Bond, in which case the Bond Payment shall be paid by check, draft or wire transfer as determined by the County Treasurer.

Section 3.04 Execution and Authentication.

(a) The Bonds shall be executed in the name and on behalf of the County by the manual signature of an Authorized Officer or Officers, with its corporate seal impressed, imprinted or otherwise reproduced thereon, and attested by the manual signature of the Clerk to Council or other Authorized Officer (other than the officer or officers executing any Bond). The Bonds may bear the manual signature

of any person who shall have been such an Authorized Officer authorized to sign the Bonds at the time such Bond was so executed, and shall bind the County notwithstanding the fact that his or her authorization may have ceased prior to the authentication and delivery of the Bonds.

(b) The Bonds shall not be valid or obligatory for any purpose nor shall it be entitled to any right or benefit hereunder unless there shall be endorsed on each Bond a certificate of authentication in the form set forth in this Ordinance, duly executed by the manual signature of the Registrar, and such certificate of authentication upon any Bond executed on behalf of the County shall be conclusive evidence that the Bond so authenticated has been duly issued hereunder and that the Holder thereof is entitled to the benefit of the terms and provisions of the Ordinance.

Section 3.05 Exchange of the Bond.

Any Bond, upon surrender thereof at the office of the Registrar with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered Holder or his duly authorized attorney, may, at the option of the registered Holder thereof, be exchanged for a new Bond of the same interest rate and maturity. So long as any Bond remains Outstanding, the County shall make all necessary provisions to permit the exchange of such Bond. Such new Bond shall reflect the principal amount thereof as then yet unpaid.

Section 3.06 Transferability and Registry.

The Bonds shall at all times, when the same are Outstanding, be payable to a Person, and shall be transferable only in accordance with the provisions for registration and transfer contained in this Ordinance and in the Bonds. So long as any Bond remains Outstanding, the County (acting through the Clerk to Council), as Registrar, shall maintain and keep, at its administrative office, books for the registration and transfer of any Bond, and, upon presentation thereof for such purpose at such office, the County shall register or cause to be registered therein, and permit to be transferred thereon, under such reasonable regulations as it may prescribe, such Bond. So long as any Bond remains Outstanding, the County shall make all necessary provisions to permit the transfer of such Bond at its administrative office.

Section 3.07 Transfer of the Bond.

All Bonds shall be transferable only upon the books of the Registrar, upon presentation and surrender thereof by the Holder of such Bond in person or by his attorney duly authorized in writing, together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered Holder or his duly authorized attorney. Upon surrender for transfer of such Bond, the County shall execute, authenticate and deliver, in the name of the Person who is the transferee, a new Bond of the same principal amount and maturity and rate of interest as the surrendered Bond. Such new Bond shall reflect the principal amount thereof as then yet unpaid.

Section 3.08 Regulations with Respect to Exchanges and Transfers.

Any Bond surrendered in any exchange or transfer shall forthwith be cancelled by the Registrar. For each such exchange or transfer of such Bond, the Registrar may make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, which sum or sums shall be paid by the Holder requesting such exchange or transfer as a condition precedent to the exercise of the privilege of making such exchange or transfer. The County shall not be obligated to issue, exchange or transfer any Bond during the 15 days next preceding any (a) Bond Payment Date, or (b) date upon which the Bond will be redeemed.

Section 3.09 Mutilated, Destroyed, Lost and Stolen Bond.

(a) If the Holder surrenders a mutilated Bond to the Registrar or the Registrar receives evidence to its satisfaction of the destruction, loss, or theft of the Bond, and there is delivered to the Registrar such security or indemnity as may be required by it to save it harmless, then, in the absence of notice that the Bond has been acquired by a bona fide purchaser, the County shall execute and deliver, in exchange for the mutilated Bond or in lieu of any such destroyed, lost, or stolen Bond, a new Bond of like tenor, maturity, and interest rate bearing a number unlike that of such mutilated, destroyed, lost, or stolen Bond, and shall thereupon cancel any such mutilated Bond so surrendered. In case any such mutilated, destroyed, lost, or stolen Bond has become or is to become due for final payment within one year, the County in its discretion may, instead of issuing a new Bond, pay such Bond.

(b) Upon the issuance of any new Bond under this Section 3.09, the County may require the payment of a sum sufficient to cover any tax, fee, or other governmental charge that may be imposed in relation thereto and any other expenses, including counsel fees or other fees, of the County or the Registrar connected therewith.

(c) Each new Bond issued pursuant to this Section in lieu of any destroyed, lost, or stolen Bond, shall constitute an additional contractual obligation of the County, whether or not the destroyed, lost, or stolen Bond shall at any time be enforceable by anyone, and shall be entitled to all the benefits hereof equally and proportionately with the Bond duly issued pursuant to the Ordinance.

(d) All Bonds shall be held and owned upon the express condition that the foregoing provisions are exclusive with respect to the replacement or payment of the mutilated, destroyed, lost, or stolen Bond and shall preclude (to the extent lawful) all other rights or remedies with respect to the replacement or payment of the mutilated, destroyed, lost, or stolen Bond or securities.

Section 3.10 Holder As Owner of Bond.

In its capacity as Registrar, the County may treat the Holder of any Bond as the absolute owner thereof, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the Bond Payment on the Bond and for all other purposes, and payment of the Bond Payment shall be made only to, or upon the order of, such Holder. All payments to such Holder shall be valid and effectual to satisfy and discharge the liability upon the Bond to the extent of the sum or sums so paid, and the County shall not be affected by any notice to the contrary.

Section 3.11 Cancellation of the Bond.

The Registrar shall destroy any Bond when the same shall be surrendered to it for cancellation. In such event, such Bond shall no longer be deemed Outstanding under this Ordinance and no Bond shall be issued in lieu thereof.

Section 3.12 Payments Due Saturdays, Sundays and Holidays.

In any case where a Bond Payment Date shall be Saturday or Sunday or shall be, at the place designated for payment, a legal holiday or a day on which banking institutions are authorized by law to close, then payment of the Bond Payment need not be made on such date but may be made on the next succeeding business day not a Saturday, Sunday or a legal holiday or a day upon which banking institutions are authorized by law to close, with the same force and effect as if made on the Bond Payment Date and no interest shall accrue for the period after such date.

Section 3.13 Tax Exemption in South Carolina.

The Bond Payments shall be exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer or certain franchise taxes.

Section 3.14 Order to Levy Ad Valorem Taxes to Pay Principal and Interest of Bond.

For the payment of principal of and interest on any Bond as the same become due and for the creation of such sinking fund as may be necessary therefor, the full faith, credit, and taxing power of the County are hereby irrevocably pledged, and there shall be levied an ad valorem tax upon all taxable property located within the County sufficient to pay the principal of and interest on such Bond as the same become due and to create such sinking fund as may be necessary therefor.

Section 3.15 Notice to Auditor and Treasurer.

The County Auditor and the County Treasurer shall be notified of the adoption of this Ordinance and directed to levy and collect annually upon all taxable property within the County ad valorem property taxes in an amount sufficient to pay the principal of and interest on any Bond as the same become due and to create such sinking fund as may be necessary therefor.

Section 3.16 Form of Bonds.

The form of the Bonds, and registration provisions to be endorsed thereon, shall be substantially as set forth in Exhibit B attached hereto and made a part of this Ordinance.

* * *

ARTICLE IV

REDEMPTION OF BOND

Section 4.01 Redemption of Bonds.

No series of Bonds shall be subject to redemption prior to maturity.

* * *

ARTICLE V

SALE OF BOND

Section 5.01 Determination of Time to Receive Bids – Form of Notice of Sale

Each series of Bonds shall be sold at public sale at a price of not less than par. Bids for such Bonds shall be received at such time on a date or dates to be selected by the County Administrator. The sale of any series of Bonds shall be advertised for sale in THE BOND BUYER, a financial journal published in the City of New York, or in THE STATE, by means of Notice of Sale and which shall appear at least once, not less than seven (7) days before the date set for said sale. The form of the Notice of Sale shall be substantially as set forth in Exhibit C attached hereto, together with such amendments thereto as deemed advisable by the Chairman of Council not inconsistent with this Ordinance, and the conditions of sale of each series of Bonds shall be as set forth in the Notice of Sale as shall be published prior to the sale of such Bonds; provided, however, that a summary notice of sale may be published in THE BOND BUYER or in THE STATE.

Section 5.02 Award of Bond

Unless all bids are rejected, the award of any series of Bonds shall be made by the County Administrator following the receipt of bids as provided in this Ordinance.

Section 5.03 Private Sale.

In the event any series of Bonds issued hereunder shall be in a principal amount of not more than $1,500,000 and mature not later than ten (10) years from the date of issuance thereof, the County Administrator may elect, pursuant to Section 11-27-40(4) of the S.C. Code, to sell such series of Bonds at a private sale and to publish Notice of Private, if not less than seven days prior to delivery of any such series of bond, notice of intention to sell such series of bonds at private sale shall be given by publication in a newspaper of general circulation in the County.

* * *

ARTICLE VI

DISPOSITION OF PROCEEDS OF SALE OF BONDS

Section 6.01 Disposition of Bond Proceeds Including Temporary Investments.

The proceeds derived from the sale of any series of Bonds shall be expended and made use of by the County as follows:

(a) the amounts determined by the County Administrator, upon advice of the County's Finance Director, to be sufficient, including investment earnings thereon, to allow the County to pay the October 2026 Payment on October 1, 2026, and the April 2027 Payment on April 1, 2027, taking into account all other amounts credited against payments of Base Payments, shall be paid to and held by the County Treasurer of Florence County and applied to payment of the Base Payment when due;

(b) the remaining proceeds shall be expended and made use of by the County to defray the costs of issuing each series of the Bonds. Pending the use of Bond proceeds, the same shall be invested and reinvested by the County Treasurer, in Authorized Investments. All earnings from such investments, if not required for payment of issuance costs, shall be applied, with respect to each series of Bonds, to pay the interest due on such Bonds on the first Bond Payment Date for such Bonds.

(c) If any balance remains, it shall be held by the County Treasurer, in a special fund and used to effect the retirement of the applicable series of Bonds authorized by this Ordinance, or, if so provided by supplemental ordinance of the Council, expended for some other purpose lawful under the Enabling Act.

Provided, that neither the purchaser nor any Holder of any of the Bonds shall be liable for the proper application of the proceeds thereof.

* * *

ARTICLE VII

DEFEASANCE OF BONDS

Section 7.01 Discharge of Ordinance - Where and How the Bonds are Deemed to Have Been Paid and Defeased.

If any Bond and the interest thereon shall have been paid and discharged, then the obligations of the County under this Ordinance and all other rights granted hereby shall cease and determine. The Bond shall be deemed to have been paid and discharged within the meaning of this Article under each of the following circumstances, viz.:

(1) A third party fiduciary, which shall be any bank, trust company, or national banking association which is authorized to provide corporate trust services (the "Fiduciary"), shall hold, in trust and irrevocably appropriated thereto, sufficient moneys for the payment of all Bond Payments due thereunder; or

(2) If default in the payment of the Bond Payment due shall have occurred on any Bond Payment Date, and thereafter tender of such payment shall have been made, and at such time the Fiduciary shall hold in trust and irrevocably appropriated thereto, sufficient moneys for the payment thereof to the date of the tender of such payment; or

(3) If the County shall elect to provide for the payment of such Bond prior to the Bond Payment Date and shall have deposited with the Fiduciary, in an irrevocable trust, moneys which shall be sufficient, or Government Obligations, the principal of and interest on which when due will provide moneys, which together with moneys, if any, deposited with the Fiduciary at the same time, shall be sufficient to pay when due the Bond Payment.

Neither the Government Obligations nor moneys deposited with the Fiduciary pursuant to this Section nor the interest, if any, thereon shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the Bond Payment; provided that any cash received from such principal or interest payments on Government Obligations deposited with the Fiduciary, if not then needed for such purpose, shall to the extent practicable be invested and reinvested in Government Obligations maturing at times and in amounts sufficient to pay when due the Bond Payment on the Bond Payment Date, and interest earned from such reinvestments not required for the payment of the Bond Payment, may be paid over to the County, free and clear of any trust, lien or pledge.

* * *

ARTICLE VIII

FEDERAL TAX CONSIDERATIONS

Section 8.01 Election to Issue Bonds as Taxable.

If he determines such to be in the best interests of the County, the County Administrator may elect to sell any series of Bonds to the purchaser thereof as an obligation the interest on which is included in the gross income of the Holder for purposes of federal income taxation (in such case, a "Taxable Bond") as opposed to an obligation the interest on which is not included in the gross income of the Holder for purposes of federal income taxation (in such case, a "Tax-Exempt Bond").

Section 8.02 Covenants Applicable to a Tax-Exempt Bonds.

In the event any series of Bonds is issued as a Tax-Exempt Bond, the following covenants shall apply:

The County will comply with all requirements of the Code in order to preserve the tax-exempt status of such Bond, including without limitation, the requirement to file the information report 8038-G with the Internal Revenue Service. In this connection, the County covenants to execute any and all agreements, certificates and other documentation as it may be advised by Bond Counsel will enable it to comply with this Section, and such agreements, certificates and other documentation may be executed by an Authorized Officer and by the County Administrator or either of them.

The County hereby represents and covenants that it will not take any action which will, or fail to take any action which failure will, cause interest on such Bond to become includable in the gross income of the Holder thereof for federal income tax purposes pursuant to the provisions of the Code and regulations promulgated thereunder in effect on the date of original issuance of such Bond. Without limiting the generality of the foregoing, the County represents and covenants that:

(a) All property provided or refinanced by the net proceeds of such Bond will be owned by the County in accordance with the rules governing the ownership of property for federal income tax purposes.

(b) The County shall not permit the proceeds of such Bond or any facility refinanced with the proceeds of the Bond to be used in any manner that would result in (a) ten percent (10%) or more of such proceeds being considered as having been used directly or indirectly in any trade or business carried on by any natural person or in any activity carried on by a person other than a natural person other than a governmental unit as provided in Section 141(b) of the Code, or (b) five percent (5%) or more of such proceeds being considered as having been used directly or indirectly to make or finance loans to any person other than a governmental unit as provided in Section 141(c) of the Code.

(c) The County is not a party to nor will it enter into any contracts with any person for the use or management of any facility refinanced with the proceeds of such Bond that do not conform to the guidelines set forth in Revenue Procedure 2017-13, as may be subsequently modified by applicable pronouncements of the United States Treasury Department.

(d) The County will not sell or lease any property refinanced by such Bond to any person unless it obtains the opinion of nationally recognized bond counsel that such lease or sale will not affect the tax exemption of the Bond.

(e) Such Bond will not be federally guaranteed within the meaning of Section 149(b) of the Code. The County has not entered into any leases or sales or service contract with any federal government

agency and will not enter into any such leases or contracts unless it obtains the opinion of nationally recognized bond counsel that such action will not affect the tax exemption of the Bond.

Section 8.03 Ability to Meet Arbitrage Requirements.

Careful consideration has been given to the time in which the expenditures will be made. It has been ascertained that, in the event a series of Bonds is issued as a Tax-Exempt Bond, all of the money received from the proceeds of such Bond will be expended within the limitations imposed by Section 148 of the Code and the Treasury regulations promulgated pursuant thereto. Accordingly, the Council will be able to certify upon reasonable grounds that such Bonds herein provided for are not "arbitrage bonds" within the meaning of Section 148 of the Code.

Section 8.04 Qualified Tax-Exempt Obligations.

In the event a series of Bonds authorized herein is issued as Tax-Exempt Bonds and the County and all entities subordinate thereto will not issue tax-exempt obligations in the principal amount exceeding $10,000,000 in the calendar year in which such series of Tax-Exempt Bonds will be issued, the County Administrator is hereby authorized to designate such series of the Bonds a "qualified tax exempt obligation" within the meaning of Section 265(b)(3)(B) of the Code.

* * *

ARTICLE IX

MISCELLANEOUS

Section 9.01 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 9.02 Ordinance to Constitute Contract.

In consideration of the purchase and acceptance of any series of the Bonds by those who shall purchase and hold the same from time to time, the provisions of this Ordinance shall be deemed to be and shall constitute a contract between the County and the Holders from time to time of the Bonds, and such provisions are covenants and agreements with such Holders which the County hereby determined to be necessary and desirable for the security and payment thereof. The pledge hereof and the provisions, covenants, and agreements herein set forth to be performed on behalf of the County shall be for the benefit, protection, and security of the Holders of the Bonds.

Section 9.03 Continuing Disclosure.

Pursuant to Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended, the County covenants to file with a central repository for availability in the secondary bond market when requested:

(a) An annual independent audit, within thirty days of the County's receipt of the audit; and

(b) Event specific information within thirty days of an event adversely affecting more than five percent of revenue or the County's tax base.

The only remedy for failure by the County to comply with the covenant in this Section 9.03 shall be an action for specific performance of this covenant. The County specifically reserves the right to amend this covenant to reflect any change in Section 11-1-85, without the consent of any Bondholder.

Section 9.04 Filing of Copies of Ordinance.

Copies of this Ordinance shall be filed in the offices of the Council and in the office of the Clerk of Court for Florence County (as a part of the Transcript of Proceedings).

Section 9.05 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, which includes but is not limited to providing the notice and conducting the public hearing described in Section 1.03 hereof. 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 9.06 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

EXHIBIT A

NOTICE OF ADOPTION OF AN ORDINANCE ENTITLED "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING FOUR MILLION THREE HUNDRED SIXTY THOUSAND DOLLAR ($4,360,000) GENERAL OBLIGATION BONDS IN ONE OR MORE SERIES OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS OF SAID BONDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT OF SAID BONDS, AND OTHER MATTERS RELATING THERETO."

Notice is hereby given that by Ordinance effective _____, 2026, Florence County Council, the governing body of Florence County, South Carolina, adopted an ordinance providing for the issuance of a not exceeding Four Million Three Hundred Sixty Thousand Dollar ($4,360,000) General Obligation Bond, Series 2026 (the "Bond") in one or more series. The Bond will be a general obligation of Florence County, secured by the full faith, credit and taxing power thereof, payable by way of an ad valorem tax on all taxable property within the County.

Notice is further given that the provisions of Section 4-9-1220, Code of Laws of South Carolina, 1976, permitting the filing of a petition seeking a referendum to effect the repeal of the foregoing Ordinance will not be applicable, unless as provided by paragraph 8 of Section 11-27-40 of the Code of Laws of South Carolina, 1976, notice of intention to seek such a referendum signed by not less than five qualified electors shall be filed with the Clerk of Court for Florence County and with the Clerk to Florence County Council within twenty (20) days from the date of publication of this Notice.

By order of Florence County Council, South Carolina.

Chairman, Florence County Council,
South Carolina

EXHIBIT B

(FORM OF BOND)

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
COUNTY OF FLORENCE
GENERAL OBLIGATION BOND, SERIES 20___

No. 1

Interest Rate	**Maturity Date**	**Original Issue Date**
_____%	**March 1, 20___**	**_____, 20___**

Registered Holder:

Principal Amount: _____ DOLLARS ($_____)

FLORENCE COUNTY, SOUTH CAROLINA (the "County"), a public body corporate and politic and a political subdivision of the State of South Carolina (the "State"), created and existing by virtue of the laws of the State, acknowledges itself indebted and for value received hereby promises to pay, solely as hereinafter provided, to the Registered Holder named above or registered assigns, the Principal Amount stated above.

This Bond is issued in the principal amount of _____ Dollars ($_____) for purposes authorized by and pursuant to and in accordance with the Constitution and Statutes of the State of South Carolina, including particularly the provisions of Sections 4-15-10 through 4-15-180, Code of Laws of South Carolina, 1976, as amended, and an Ordinance duly adopted by the County Council of the County (the "Ordinance"). This Bond shall not be subject to redemption prior to maturity.

The principal and interest on this Bond shall be due and payable on March 1, 20__ (the "Bond Payment Date") and shall be payable (upon presentation of this Bond at the office of the County Treasurer of the County) (by check, draft of wire transfer as directed by the Holder hereof). This Bond shall bear interest at the rate of _____ per centum (____%) per annum calculated on the basis of a 360-day year consisting of twelve 30 day months, from _____, 20___. The Bond Payment is payable in any coin or currency of the United States of America which at the time of payment is legal tender for the payment of public and private debts.

Certain capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Ordinance. Certified copies of the Ordinance are on file in the office of the Clerk of Court of Florence County and in the office of the Florence County Council.

This Bond is payable from a tax levied on all taxable property within the County. For the prompt payment of the Bond Payments as the same shall become due, the full faith, credit, and taxing power of the County are irrevocably pledged.

This Bond and the interest hereon are exempt from all State, county, municipal, school district, and all other taxes or assessments of the State of South Carolina, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise, except inheritance, estate, transfer, or certain franchise taxes.

The Bond is issued in the form of one (1) fully registered Bond and is transferable, as provided in the Ordinance, only upon the registration books of the County kept for that purpose at the offices of the County by the registered Holder in person or by his duly authorized attorney upon, (i) surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered holder or his duly authorized attorney, and (ii) payment of the charges, if any, prescribed in the Ordinance. Thereupon a new fully registered Bond of interest rate and like principal amount shall be issued to the transferee in exchange therefor as provided in the Ordinance. The County may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of the Bond Payment due hereon and for all other purposes.

For every exchange or transfer of the Bond, the County may make a charge sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid with respect to such exchange or transfer.

It is hereby certified and recited that all acts, conditions, and things required to exist, happen, and to be performed precedent to and in the adoption of the Ordinance and in the issuance of the Bond in order to make the legal, valid, and binding general obligation of the County in accordance with its terms, do exist, have been done, have happened and have been performed in regular and due form as required by law; and that the issuance of the Bond does not exceed or violate any constitutional, statutory, or other limitation upon the amount of indebtedness prescribed by law.

IN WITNESS WHEREOF, FLORENCE COUNTY, SOUTH CAROLINA, has caused this bond to be signed by the manual signature of the Chairman of the Florence County Council, attested by the manual signature of the Clerk to the Florence County Council, and the seal of the County impressed hereon.

FLORENCE COUNTY, SOUTH CAROLINA

(Seal)

_____
Chairman, Florence County Council,
South Carolina

ATTEST:

_____
Clerk to Florence County Council,
South Carolina

CERTIFICATE OF AUTHENTICATION

This Bond is the Bond of the issue described in the within mentioned Ordinance.

Clerk to Council, as Registrar

By: _____

Date of Authentication: _____, 20___

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common	UNIF GIFT MIN ACT -
TEN ENT - as tenants by the entireties	Custodian _____ (Cust) (Minor)
JT TEN - as joint tenants with right of survivorship and not as tenants in common	under Uniform Gifts to Minors Act _____ (state)

Additional abbreviations may also be used though not in above list.

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto _____ the within bond and does hereby irrevocably constitute and appoint _____ attorney to transfer the within bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated:_____

_____ Signature Guaranteed	_____ (Authorized Officer)
_____ (Signature must be guaranteed by a participant in the Securities Transfer Agent Medallion Program (STAMP)	_____ Notice: The signature to the assignment must correspond with the name of the registered owner as it appears upon the face of the within bond in every particular, without alteration or enlargement or any change whatever.

EXHIBIT C

OFFICIAL NOTICE OF SALE

$_____
GENERAL OBLIGATION BOND, SERIES 20___,
OF FLORENCE COUNTY, SOUTH CAROLINA

Time and Place of Sale: **NOTICE IS HEREBY GIVEN** that sealed proposals, addressed to the undersigned, will be received by Florence County Council, the governing body of Florence County, South Carolina (the "County"), until 1:00 p.m. (local time) on

_____, _____, 20___

at which time said proposals will be publicly opened in the **Office of the County Administrator, Florence County Complex, 180 North Irby Street, Florence, South Carolina 29501,** for the purchase of **$4,360,000 GENERAL OBLIGATION BOND, SERIES 20___, OF FLORENCE COUNTY, SOUTH CAROLINA** (the "Bond").

Details of the Bond: The Bond will be dated as of the date of delivery, which is expected to be on _____, 20___, and will bear interest from the date thereof, payable in a single installment of principal and interest on March 1, 20___. Both principal and interest will be payable in any coin or currency of the United States of America, which at the time of payment, is legal tender for the payment of public and private debts, at the Corporate Trust Office of the Registrar and Paying Agent of the Bonds.

Optional Redemption: The Bond shall not be subject to redemption prior to maturity.

Bid Requirements: Bidders shall specify a single fixed rate of interest which the Bond shall bear. A bid for less than the entire Bond or a bid at a price less than par will not be considered.

The County is not liable for any costs incurred in the preparation, delivery, acceptance or rejection of any bid, including, without limitation, the providing of a bid security deposit.

Award of Bond: The Bond will be awarded to the bidder offering to purchase the Bond at the lowest true interest cost (TIC) to the County. Any fees or charges proposed by a bidder to be paid by the County shall be treated as interest for purposes of the preceding sentence. Tie bids will be resolved by the flip of a coin. The Board reserves the right to reject any and all bids or to waive irregularities in any bid. Bids will be accepted or rejected no later than 4:00 p.m., South Carolina time, on the date of the sale.

Bid Submission: The Bond will be sold only to a financial institution for the purpose of investment. Financial institutions desiring to submit a bid to purchase the Bond for the purpose of investment may submit bids via email to avitner@firsttryon.com. The Bond will be issued as a single Bond, without CUSIP identification.

Investment Letter Required: The successful bidder for the Bond must execute a letter addressed to the County and Bond Counsel acknowledging, among other things, that (1) the purchaser understands that no official statement, prospectus, offering circular, or other comprehensive offering statement containing material information with respect to the County and the Bond is being issued, and that, in due diligence, it has made its own inquiry and analysis with respect to the County, the Bond, and the security therefor, and

other material factors affecting the security for and payment of the Bond (2) the purchaser had an opportunity to make appropriate inquires of and receive answers from officials, employees, agents and attorneys of the County; (3) the purchaser has knowledge and experience in financial and business affairs and that it is capable of evaluating the merits and risks of the purchase of the Bond; (4) the purchaser is acquiring the Bond as a vehicle for making a commercial loan and without a present view to the distribution thereof (subject, nevertheless, to any requirement of law that the disposition of its property at all times be under its control) within the meaning of the Federal securities laws; (5) the purchaser is acquiring the Bond solely for its own account and no other undisclosed person now has any direct or indirect ownership or interest therein; (6) the purchaser understands that the Bond (i) is not registered under the Securities Act of 1933 and is not registered or otherwise qualified for sale under the "Blue Sky" laws and regulations of any state, (ii) is not listed on any stock or other securities exchange, and (iii) carries no rating from any rating service; and (7) the purchaser understands that the scope of engagement of Haynsworth Sinkler Boyd, P.A., as Bond Counsel to the County with respect to the Bond has been limited to matters as set forth in its opinion based on its view of such legal proceedings as it deems necessary to approve the validity of the Bond and the tax-exempt status of interest thereon (the "Letter of Representations"). The purchaser will also be required to covenant that it will not voluntarily dispose of all or any portion of the Bond unless it procures from each assignee thereof representations and covenants in form and content the same as those made by the purchaser.

Security: The Bond shall constitute a binding general obligation of the County and the full faith, credit, resources and taxing power of the County are irrevocably pledged for the payment of the Bond. There shall be levied and collected annually a tax, without limit, on all taxable property in the County sufficient to pay the principal and interest of the Bond as it matures and to create such sinking fund as may be necessary therefor.

Purpose: The Bond is issued for the purpose of providing funds with which to pay [a portion of] the net Base Payment due in Fiscal Year 2026-27 under (a) the Public Facilities Purchase and Occupancy Agreement, dated as of April 1, 2021, between the County and the Florence County Public Facilities Corporation (the "Corporation"), and (b) the Second Amendment to Public Facilities Purchase and Occupancy Agreement, dated as of March 26, 2026, between the County and the Corporation, as well as costs of issuance of such bond.

Legal Opinion: The Purchaser will be furnished with the Bond and an opinion on its validity by Haynsworth Sinkler Boyd, P.A., Florence, South Carolina, bond counsel, and with the usual closing proofs, which will include (a) a certificate that there is no litigation threatened or pending to restrain the issuance or sale of said Bond, and (b) certificates establishing that the Bond is not an "arbitrage" bond, within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, and the applicable regulations issued thereunder as in effect on the occasion of the delivery of the Bond.

[The Purchaser will also be furnished with the opinion of Haynsworth Sinkler Boyd, P.A. to the effect that the Bonds are "qualified tax-exempt obligations" within the meaning of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.]

Delivery: The Bonds will be delivered at the expense of the County on or about _____, 20___, against payment in federal or other immediately available funds.

Continuing Disclosure: In accordance with Section 11-1-85 of the Code of Laws of South Carolina, 1976, as amended, the County has covenanted in the Bond Ordinance authorizing the issuance of the Bonds to file with a central repository for availability in the secondary bond market when requested an annual independent audit, within thirty (30) days of the County's receipt of the audit; and event-specific information within thirty (30) days of an event adversely affecting more than five percent (5%) of the

County's revenue or tax base. The only remedy for failure by the County to comply with this covenant shall be an action for specific performance. Moreover, the County has specifically reserved the right to amend the covenant to reflect any change in Section 11-1-85 without the consent of any bondholder.

Additional Information: Persons seeking information should communicate with Ashley Davison, County Finance Director, Florence County, 180 North Irby Street, Florence, South Carolina 29501 (telephone (843) 665-3013); Benjamin T. Zeigler, Esquire, Haynsworth Sinkler Boyd, P.A., 135 South Dargan Street, Florence, South Carolina 29506 (telephone (843) 669-6002); or Amy Vitner, First Tryon Advisors, 6101 Carnegie Boulevard, Suite 210, Charlotte, NC 28209 (telephone (704) 926-2457).

This Notice is given to evidence the County's intent to receive bids for and award the Bonds on the date stated above. Such sale may be postponed prior to the time bids are to be received and as published on Thomson Municipal Market Monitor, Bloomberg, or other electronic information service. If canceled, the sale may be thereafter rescheduled within 60 days of the date of the publication of this Official Notice of Sale, and notice of such rescheduled date of sale will be posted at least 48 hours prior to the time for receipt of bids on Thomson Municipal Market Monitor, Bloomberg, or other electronic information service.

County Administrator
Florence County, South Carolina

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 June 18, 2026. The Ordinance was read at three public meetings of the County Council on three separate days, April 16, 2026, May 21, 2026, and June 18, 2026. 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 April 16, 2026, May 21, 2026, and June 18, 2026, 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 June, 2026.

(Seal)

_____

Clerk, Florence County Council

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 01-2026/27 – Third Reading

DEPARTMENT: Administration
Finance

ISSUE UNDER CONSIDERATION:

(An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto.)

POINTS TO CONSIDER:

1. Ordinance No. 01-2026/27 is the budget ordinance for next fiscal year.
2. Growth in the value of one mill of property taxes is estimated to generate an additional $1,000,000 in revenue in FY2026/27 compared to the prior year.
3. The additional revenue from this increase in property tax revenue as a result of this growth in the value of one mill, the increase in local option sales taxes, the increase in the Local Government Fund, and the increase in EMS transport revenue will assist in the funding of many needed items, the largest of which are the 17.5% health insurance increase that became effective on January 1, 2026 ($1,200,000), **as well as a 1.5% cost of living increase effective July 1, 2026 ($840,000) and a 2% average merit raise effective January 1, 2027 ($560,000) for all County employees.**
4. Also included in the General Fund is the fully-loaded annual cost ($2,700,000) of the compensation and classification plan implemented in January 2026.
5. The General Fund budget also includes the funding for six new positions in the Sheriff's Office, given the increase in the workload for this department as well as the increase in the number of inmates, as well as funding for four new positions for the EMS Department in order to expand the 12-hour staffing program.
6. The General Fund budget also includes a **no millage increase.**

OPTIONS:

1. ***(Recommended)*** Approve third reading of Ordinance No. 01-2026/27.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 01-2026/27.

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Sponsor(s)	: County Council	
Introduction	: April 16, 2026	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	: May 21, 2026	
Second Reading	: May 21, 2026	
Third Reading	: June 18, 2026	
Effective Date	: July 1, 2026	

ORDINANCE NO. 01-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Provide For The Levy Of Taxes In Florence County For The Fiscal Year Beginning July 1, 2026 And Ending June 30, 2027; To Provide For The Appropriation Thereof; To Provide For Revenues For The Payment Thereof; And To Provide For Other Matters Related Thereto.]

WHEREAS:

1. The Florence County Council, pursuant to state statutes, is authorized and required to adopt an annual budget for all departments, offices, and agencies (hereinafter collectively termed offices or departments) of the County Government; and

2. Pursuant to state statutes, total funds appropriated in fiscal year 2026-2027 for the above purposes do not exceed estimated revenues and funds available for expenditure in fiscal year 2026-2027.

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

SECTION 1. APPROPRIATIONS

a. Procedures Compliance: The fiscal year 2026-2027 County Budget for Florence County, South Carolina is hereby adopted and detailed budget appropriation documentation attached hereto is incorporated herein by reference. The Florence County Council certifies that it has complied with all state laws and regulations regarding readings, notices, and public hearings for mills levied herein, and that it will comply in the case of mill levies which may be adjusted by resolution based on more current information at the time of final issuance of the levies and after the adoption of this ordinance.

b. Levy Process: In all cases, all property shall be taxed unless otherwise exempt from taxation pursuant to the South Carolina Code of Laws, 1976, as amended. The taxes are due and payable and shall be collected in the manner as provided for collection of taxes in the South Carolina Code of Laws, 1976, as amended, and in accordance with procedures established in County enacting ordinances.

(1) Motor Vehicle Taxes: Taxes levied on motor vehicles shall be collected pursuant to the schedules and procedures as established by State Statute and nothing herein shall be deemed to extend or defer the time of payment for such motor vehicle taxes.

(2) Motor Vehicle Owner Responsibility for Taxes: No motor vehicle registered in the State of South Carolina and property of a person, a resident of the County, shall be operated on the streets and public ways of the County unless all the motor vehicle taxes and fees duly assessed against such

vehicle shall have first been paid. In the event that any person violates the provisions of this Section, he shall be guilty of a misdemeanor and subject to the penalties prescribed in Title 46, 1976 South Carolina Code of Laws, as amended. Nothing in this section shall preclude the collection of taxes and fees upon such motor vehicle after the prosecution of the offender for failure to pay such tax.

c. Appropriation Management:

(1) Reallocation: Unless otherwise restricted by State law or specific limitation of accounting standards, all of the appropriations hereinafter and those in the budgetary detail incorporated herein by reference are subject to adjustment and reallocation by County Council by voice motion or resolution. Any amount appropriated in this Ordinance may be discontinued at any time by appropriate action of a majority of the County Council. Expenditures from the General Fund contingency are generally done by resolution or voice motion.

(2) Duplication: If any of the items, or portions thereof, for which funds are herein appropriated is taken over by the State or Federal government and appropriations therefrom be made by either or paid by either directly to a County Office, or if the same shall become available in any manner, then the amounts for said Office herein appropriated shall be reduced in the amount of said appropriation, direct payment, or other available funds or support, unless otherwise restricted by law.

(3) Direct Assistance: All agencies receiving direct assistance payments from the County shall be funded quarterly in arrears no more than twenty-five (25%) percent of their direct assistance line item or on an alternate schedule at the discretion of the County Administrator in the case of emergencies. The quarterly allotments shall be paid around the 15th of the month following the end of each quarter. The final 4th quarter funding may be withheld by the Finance Director pending the reconciliation of outstanding obligations between the County and the Agency receiving funding or in the case of grant irregularities**.** Agencies, boards, and commissions, which are partially funded by Florence County Government, must provide annual audited financial statements to include a copy of the management letter and a copy of the A-133 Single Audit report, if applicable. State funded agencies must provide an annual report or a summary of local office-specific funding. Quarterly funding may be withheld pending the County's receipt of an agency's annual audited financial statements.

d. Mill Levy: The following mills are levied to provide the property tax revenues to fund a portion of the appropriated expenditures noted directly below in Section e, which shall be reflected on tax bills:

	FY26	FY27
Florence County	87.5	87.5
Debt Service	9.2	9.2

Additionally, the following mill levies for the operation of the special purpose fire district and the mill levy for Florence-Darlington Technical College are hereby approved: (Estimated FY25 debt service millage is shown for informational purposes and may be subject to adjustment by the County Auditor.)

	Operating Mills FY26	**Debt Mills FY26**	**Total FY26**	**Operating Mills FY27**	**Estimated Debt Mills FY27**	**Total FY27**
Florence Fire District	**17.9**	**2.9**	**20.8**	**17.9**	**2.9**	**20.8**
Florence-Darlington Technical College	**5.6**	**0.0**	**5.6**	**5.6**	**0.0**	**5.6**

Any millage adopted by this ordinance can be lowered by resolution of County Council prior to issuance of the tax notices.

Any fire district debt service millage will remain in effect for the entire fire district in which it was levied until the associated debt has been completely paid, regardless if a portion of the fire district is annexed by a municipality.

e. Funds: The following funds are hereby established for the purposes set forth with appropriations/budgeted amounts where applicable. Other funds may be delineated elsewhere:

Fund	Fund Name	Appropriation
10	County General Fund	$108,700,000
37	Fire and First Responder Fund*	$ 9,276,643
38	Unified Fire District Emergency Fund*	$ 5,700,000
45	Debt Service Fund*	$ 8,916,819
49	Fire and First Responder Debt Service Fund*	$ 1,366,642
111	Economic Development Capital Project Fund*	$ 6,760,851
112	Economic Development Partnership Fund*	$ 1,263,254
121	65% State Accommodations Tax (2%) Fund*	$ 225,000
122	30% State Accommodations Tax (2%) Fund*	$ 100,000
123	Local Accommodations Tax (3%) Fund*	$ 3,460,304
124	Local Hospitality Tax Fund*	$ 3,564,873
131	District Utility Allocation Fund*	$ 155,546
132	District Infrastructure Allocation Fund*	$ 4,319,025
133	District Rocking and Paving Fund*	$ 2,656,667
146	Sex Offender Registry Fund*	$ 36,365
151	Law Library Fund*	$ 31,181
153	Road Maintenance Fund*	$ 5,950,981
154	Victim/Witness Fund*	$ 41,215
155	Solicitor Check Law Fund*	$ 4,000
421	Solid Waste Management Fund*	$ 7,504,765
431	E-911 System Fund*	$ 1,089,201

* At the close of the fiscal year, any unexpended budgeted monies within these funds and within all capital project funds shall be carried forward with their respective fund balance for the continued established use of that fund subject to appropriations, unless specifically authorized otherwise by ordinance or directed by State law.

f. County General & Debt Service Funds: The Florence County Auditor is authorized and directed to levy upon all taxable property in Florence County, South Carolina, and the Florence County Treasurer is directed to collect, taxes sufficient to meet all County General Fund appropriations directed by this Ordinance, except as provided for by other revenue sources for the operation of the County Government for the Fiscal Year beginning July 1, 2026 through June 30, 2027. The Florence County Auditor is authorized and directed to levy upon taxable property in Florence County, South Carolina and the Florence County Treasurer is directed to collect taxes sufficient to meet the appropriation of $8,916,819 for Debt Service provided by this Ordinance.

g. Major Funds Determination: In accordance with Governmental Accounting Standards Board (GASB) Statement No. 34 and other appropriate regulations requiring Government-wide Financial Statements, major funds will be determined annually at the end of the fiscal year during the audit process.

h. Grants Management:

(1) Grant Fund Balances: Notwithstanding any other provisions of this ordinance, all unexpended balances from previous appropriations of state and federal grant funds, any State Accommodations Tax Funds not committed to the County General Fund, and capital improvement or special project appropriations outstanding as of June 30th in the calendar year in which this budget ordinance is effective, shall be carried forward into the subsequent fiscal year budget appropriations. All grants are to be budgeted and accounted for in a special revenue fund, and authorized local match transfers will be completed by the County Finance Director based on County Council's acceptance of the grant.

(2) County Acceptance: The expenditure of funds for grant programs included in this budget shall not be authorized unless evidence that the respective grants have been approved by the grantor agency is provided to the County Administrator, who is authorized to accept grants. The County Administrator may require that the grant be accepted and funded by proper action of County Council. In all cases, total program expenditures shall be limited to the lesser of the total grant award(s), or the amount(s) designated in the current budget appropriations, as amended, or as approved by County Council. The County Finance Director must be listed as a contact on all grant applications and awards; all correspondence must be copied to the County Grants Manager.

(3) Budgeting: Grant funds requiring matching County funds not budgeted shall be authorized by County Council approving the grant application and identifying matching expenditure funds from other previously appropriated funds. Grants requiring no new local match appropriation may be approved by the County Administrator or County Council, and the budget amended accordingly. The Finance Director is authorized to create the necessary general ledger accounts; the opening of bank accounts, when necessary, shall be executed by the County Treasurer in coordination with the Finance Director. When grant award payments are received, the Treasurer's Office or County Offices shall provide the Grants Manager with copies of all checks received for the reimbursement of grant expenditures and any other related documentation determined by the Finance Director as necessary to ensure audit compliance. All grant revenues shall be credited to the appropriate revenue line item as established by the Finance Director. Grant revenues will not be applied directly to expenditure line items. All grant disbursements shall be authorized only through the Finance Office unless State or Federal law specifically provides otherwise and the County is exempt from financial reporting on those funds at both the State and Federal levels.

(4) Federal Reporting: In accordance with Federal A-133 Audit Requirements related to Federal grants, all County offices and Component Units must report the expenditures and provide copies of grant awards and any other grant related reports to the County Grants Manager. All offices must present all voucher requests for payments related to grants to Procurement for purchase and the Finance Office before the disbursement of grant related funds, as well as coordinating with the County Grants Manager. County offices that do not comply with this ordinance and any other published administrative procedures necessary for complete and timely reporting of grants such that the County incurs additional independent audit costs or loses grants funds will have these costs deducted from the Office or Component Unit's budget appropriations annually until any unfunded expenditures are fully recouped.

SECTION 2. FUND BALANCE MANAGEMENT

a. Compliant Fund Balance Policy: Florence County Council utilizes a compliant fund balance methodology based on the cash-flow needs of the County to maintain sufficient reserves in order to maintain County operations**.** End of year fund balance estimations and associated cash flow projections for all cash-discrete funds are developed annually in the budget process to maintain a minimum of annualized appropriations in operational funds to ensure routine operations remain uninterrupted and in sinking funds (debt service fund) balances as required to timely service all scheduled debt.

Should any individual fund balance fall below the required minimum balance, inter-fund cash transfers are hereby authorized, provided that the allocation of interest is accounted for appropriately no less than once per fiscal year.

b. Tax Anticipation Note Authority: The County is hereby empowered to borrow in anticipation of tax or other revenues for County purposes any sum not exceeding the amount anticipated to be received from taxes and other revenues during the current or following fiscal year, and not only to pledge the taxes or other revenues anticipated in the current or succeeding fiscal year, but to pledge, also, the full faith and credit of Florence County for the repayment of any sums so borrowed. Such sums shall be borrowed from any banking institution or lending agency and shall be payable at such time, upon such terms, and in such sums as may be negotiated between the County and the lender.

SECTION 3. BUDGET YEAR END

a. Purchase Authority Cutoff: The budget year shall expire on June 30 of this fiscal year. No monies shall be disbursed pursuant to this Ordinance unless such funds have been obligated (i.e. an order has been placed or a contract signed for the delivery of goods or services in accordance with County procurement procedures) prior to the close of the fiscal year, which is June 30. The County Administrator will take action to preclude all purchase order activity except business required for expedient operations and emergencies after June 15 of the fiscal year; no capital purchases other than emergencies will be initiated after May 31 of the fiscal year without the express written approval of the County Administrator. In addition, all items must be received and invoiced June 30th or earlier, or the items will be deducted from the originating office's subsequent fiscal year budget, except in the case of emergency procurement items, the procurement of which has been approved in advance by the County Administrator.

b. Purchase Order Liquidation: All offices are responsible for providing documentation regarding outstanding obligations for this fiscal year to the Finance Department on or before June 15th to facilitate the proper accrual of outstanding obligations of the County or the obligation(s) may be deducted from the office's budget for the subsequent fiscal year.

c. No Roll-Forward: Budget line item balances shall under no circumstances roll forward at the end of this fiscal year into the next fiscal year's budget, except for bond funds and grants crossing the fiscal year or as otherwise specified or appropriated within this budget ordinance**.**

SECTION 4. NATURE OF REVENUES, EXPENDITURES, AND CHART OF ACCOUNTS

a. Transfers Prohibited: Unbudgeted transfers are prohibited except as approved herein and in accordance with generally accepted accounting principles.

b. Overspending: Any office which overspends its straight-line spending levels for two consecutive months shall be reviewed by the County Administrator, who may freeze position vacancies, capital

expenditures, and funds transfers, and remove sufficient personnel from the County payroll to offset fully the impending budget overrun prior to the close of the fiscal year. The County Administrator is authorized to transfer County Government functions and allocated appropriations among the various County divisions and offices in order to combine compatible employee positions and functions, eliminate duplicate work, gain performance efficiencies, or reduce overall operating costs of the County Government.

c. Intra-departmental Transfers by Finance Department: In order to process claims for payment submitted to the Finance Department, the Finance Director, or his designee, is hereby authorized to make intra-departmental transfers between line items in any department's budget in order to ensure that no line item is over-spent by the processing of these claims.

SECTION 5. FIXED ASSETS

a. Reporting: The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the useful life of the asset are not capitalized. The threshold for determining if an item is considered to be a fixed or capital asset is the value or the purchase price (whichever is higher) of $5,000 or greater and the item must have a useful life of more than one year. Appropriate depreciation schedules are maintained on the straight-line basis over the estimated useful life of each asset in accordance with Generally Accepted Accounting Principles (GAAP). The estimated useful life is determined by guidelines developed by the State of South Carolina Office of Comptroller General, and in some cases, applicable Federal IRS regulations and/or Governmental Accounting Standards Board (GASB) Statement No. 34 implementation guidelines.

b. Inventory Control: Each Office is responsible for verification of all of its items required to be listed in the Fixed Asset System maintained by County Finance and for providing documentation of the annual inventory review to Finance on or before the third week in June annually. Finance will distribute forms for the inventory verification process and will provide current inventory listings to County Offices for verification of inventory on hand by May 30th annually.

c. Insurance Proceeds: In order to comply with GASB42 regulations, all insurance payments will be processed by the County Finance Office.

d. Leases and Rents: In order to comply with GASB87 regulations, all new or renewed leases and rental agreements are required to be sent to the County Finance Office for tracking and disclosure.

e. Subscription-Based Information Technology Agreements (SBITA's): In order to comply with GASB96 regulations, all new or renewed SBITA's are required to be sent to the County Finance Office for tracking and disclosure.

SECTION 6. RECEIPT, MANAGEMENT, AND REPORTING OF CASH:

a. Timely Deposit: All service charges, fees, fines, reimbursements, grant funds, etc. received by County Offices shall be deposited with the County Treasurer or directly to the bank that serves as checking depository as soon as possible after collection. All County Offices that collect funds on a daily basis shall reconcile receipts to funds received and submit funds to the Treasurer's Office by the following business day in the format as prescribed by the County Treasurer. Offices collecting less than $200 on any single day may delay one business day. This policy does not apply where State law specifically provides authority for other actions to a specific official.

b. Bank Reconciliation: The Treasurer is responsible for reconciling bank accounts maintained in the Treasurer's Office in order to properly record revenues to the books of the County in accordance with the County's chart of accounts and properly allocating interest and all other funds to various funds and bank accounts as required by SC Law.

c. Cash Accounting: The County Treasurer's Office is responsible for annual external audit reporting of revenues to the State Comptroller's Office and for providing the Finance Office and External Auditors with sufficient data to convert revenues from the cash basis of accounting to the modified accrual basis of accounting in order to ensure legal and annual audit compliance with Governmental Accounting Standards Board (GASB) regulations, in particular GASB Statement No. 34 which requires revenue reporting on the modified accrual basis of accounting during the fiscal year and year-end conversion to accrual basis to produce Government-Wide Financial Statements.

SECTION 7. ANNUAL FISCAL REPORTING REQUIREMENTS

Boards, Commissions, Agencies, and Institutions: All boards, commissions, agencies, and institutions receiving County funds shall make a full detailed annual fiscal report to the County Council at the end of the fiscal year. Agencies receiving less than $5,000 annually in direct assistance from the County may submit internally prepared financial statements in lieu of an audited statement. The County governing body, the County Administrator, or the Finance Office may require reports, estimates, and statistics from any County office as may be necessary in the preparation of annual budgets or supplemental appropriations. Prior year audits are required for acceptance of annual budget requests.

SECTION 8. COMPENSATION AND CLASSIFICATION PLAN AND PERSONNEL

a. Solicitor and Public Defender Funding Supplement Commitments: Salary supplements are included for various employees in the Solicitor's and Public Defender's departments' budgets. Disbursement of these supplements is contingent upon available funding received from these offices. The Solicitor and Public Defender shall reimburse Florence County for the cost of these supplements, including applicable fringe benefits, on a monthly basis. Should this funding become unavailable, the supplements shall be removed from the payroll system of Florence County and the salaries reduced accordingly.

b. FY27 Christmas Bonus: A Christmas bonus is hereby included in the budget in the amount of $400 per employee, to be paid between the first and second pay dates in December 2026, if authorized by County Council by motion. All full-time, regular part-time, and all PRN employees who are in pay status during the first pay period in December are eligible to receive this bonus. Note: "Pay status" means a current full-time or part-time employee in the payroll system and has received the first bi-weekly direct deposit or paper check in December.

c. Travel: When employees are required to travel on official business, the County pays reasonable amounts for transportation, meals, and lodging in accordance with the County's Personnel Policies, Administrative Directives, and this ordinance. When an office has County Vehicles assigned to it, employees in that particular office should utilize a County Vehicle if this use does not impede County Operations. If the employee's personal vehicle is utilized, the employee shall be reimbursed at the same rate per mile traveled as is paid to state employees. This includes use of an employee's personal vehicle for travel within Florence County as required by their supervisor. Meal expenses will be $40.00 for a twenty-four hour period and will be $25.00 for periods less than twenty-four hours. Per diem is not provided for meals related to meetings inside Florence County, unless the meeting is an official,

required function. Per diem is provided for in-state, one-day meetings for which an employee leaves the county and returns to the county in the same day. However, if lunch is provided for this meeting, then per diem will not be provided. Travel advances for meals shall not include per diem for the day of departure or the day of return. For a Law Enforcement employee transporting a prisoner, the employee will be reimbursed at per diem rates for his own meal at any food stop mandated by statute on behalf of the prisoner. In all other cases, Law Enforcement employees shall be required to follow the regular requirements for reimbursement of meal expenses provided for other County employees. There is no provision for advance per diems to the individual for Hotel Reservations, Airline Tickets, Conference/Seminar registration costs or all other costs related to travel; all Hotel Reservations, Airline Tickets, Conference/Seminar registration costs or other costs related to travel will normally be paid directly to the vendor providing the service. Original, dated, detailed receipts must accompany all travel reimbursement requests. County Departments and Elected Officials Offices shall have no authority to waive the requirement for receipt of original, dated, detailed receipts under this section. Under no circumstances shall the County reimburse any persons eligible for travel reimbursement by the County for alcoholic beverages, personal purchases of any kind not specifically authorized in the personnel policy, or any amounts for which appropriated funds are not available or which are a violation of the State Ethics Laws and regulations.

d. Credit Cards and Accounts: Credit cards which obligate Florence County directly are not permitted unless specifically authorized by written resolution of County Council. Requests for establishing credit accounts in the name of the County must be forwarded to the County Finance Office which is responsible for establishing credit accounts with vendors upon written approval by the County Administrator or the Finance Director**.** The County Finance Department is also responsible for the control and monitoring of all credit accounts in the County's name, verification of goods received and reconciling of such credit purchases to invoices received**.** Accounts not established in accordance with this ordinance are the sole responsibility of the initiating person, and the County shall not be liable or obligated to make payment on behalf of the initiator or the person using the account.

e. Tuition Assistance Program: An amount of $15,000 has been appropriated in Department 412, Division 900 of the General Fund to assist County employees who wish to further their education in a field of study beneficial to their employment with Florence County. Tuition will be reimbursed for courses only at accredited colleges and for which college credit can be obtained toward a two-year or higher degree. This assistance will be available based on the recommendation of the department head and the approval of the County Administrator. The Human Resources Director is authorized and directed to establish the administrative procedures necessary to operate this program, including but not limited to the establishment of an annual credit hour and dollar reimbursement per employee caps. All expenditures under this program will be for tuition and/or book and supply fees and will not include such other charges such as application fees, matriculation fees, or late fees. In addition, all expenditures will be reimbursement-based according to the grade received. Employees will be reimbursed 100% of $825 or less of the costs noted above for a grade of "A", 75% of $825 or less for a grade of "B", 50% of $825 or less for a grade of "C", and nothing for any grade lower. If the employee receives any other funding such as state or federal grant or any other allocation, the reimbursement percentages above apply only to the remaining unpaid portion of tuition up to $825. If the funding for this program becomes exhausted, the program will be suspended until it is funded further.

f. Retirees' Health Insurance Assistance: All post-retirement health insurance assistance available to eligible retirees, including any established by the Florence County Personnel Policy Manual, is subject to annual appropriation by County Council each fiscal year. For any employee commencing full time employment after June 30, 2011, the baseline financial assistance is as follows: 20 years of continuous

full-time County employment service – 50%, over 25 years of continuous full-time County employment service – 75%. Financial assistance is a percentage of the current retiree only premium which is based on continuous years of employment service attained with Florence County. All financial assistance ceases when the employee first becomes Medicare eligible.

g. Blood Borne Pathogens Standards: Emergency Medical Services, Sheriff's Office, and Detention Center are to provide a copy of the department's current Infection Control Plan to the Human Resources Director annually to demonstrate conformance with Federal and other guidelines.

h. Victim/Witness Fund: The Solicitor agrees to sign a Memorandum of Understanding with the County stating that he will reimburse Florence County for any payments made from his portion of the Victim/Witness Fund that the State of South Carolina may find to be ineligible expenditures of Victim/Witness funds.

i. Beginning of Fiscal Year Payroll Changes: Payroll changes made as a result of the FY2026/27 budget will become effective on the first day of the first full payroll period of the fiscal year.

j. Tax Assessor Department Tier Pay Structure: The County Administrator is authorized to continue restructuring the pay structure for qualified employees in the Tax Assessor Department.

k. Workers' Compensation Benefit: Upon adoption of the budget ordinance, all General Fund budgeted workers compensation amounts included in line 0112 in various departmental/divisional budgets will be transferred to Division 010-411-489-300 – Employee Non-Departmental. As workers compensation claims are incurred, twenty percent (20%) of each claim will be paid from the respective department/division, up to a maximum total per claim of $5,000. In addition, with the exception of 24/7 shift workers, while an employee is on workers compensation leave, the budgeted salary or wages for this employee during the workers compensation leave period will be transferred from the respective department/division salary and wage budget line (account 0100) to the Employee Non-Departmental Division.

l. Solicitor and Public Defender Funding of Certain Positions: The Solicitor and Public Defender are hereby authorized, upon approval by the County Administrator and in accordance with the County's compensation and classification plan, to add positions to the payroll system of Florence County, to be funded with non-County funds. Disbursement for these positions is contingent upon available funding received from these offices. The Solicitor and Public Defender shall reimburse Florence County for the cost of these positions, including applicable fringe benefits, on a monthly basis. Should this funding become unavailable, the positions shall be removed from the payroll system of Florence County.

m. Amendments to Compensation and Classification Plan: Effective July 1, 2017, the Compensation and Classification Plan is hereby amended to increase the annual pay for current employees and the minimum annual pay of each grade for future employees in the following departments and in the following amounts: Public Works and Environmental Services Departments: $4,000 per employee; and EMS Department: 15% for employees with paramedic certification, 10% for employees with advanced EMT certification, and 5% for employees with EMT certification. At its regular meeting on September 22, 2016, County Council approved increasing the annual pay for current employees and the minimum annual pay of each grade for future employees for the Central Dispatch Department by $4,000.

Effective July 1, 2021, a 3% cost of living adjustment is included for all current employees and the Compensation and Classification Plan is hereby amended to increase annual pay for current employees and the minimum annual pay of each grade for future employees in the EMS Department: 5% for employees with paramedic certification, 5% for employees with advanced EMT certification and 5% for basic EMTs.

Effective July 1, 2022, a $3,000 cost of living adjustment is included for all full time current employees and a $2,250 cost of living adjustment is included for all part time current employees working 28 or more hours per week. Also effective July 1, 2022, an additional $2,000 pay adjustment is included for all full time sworn officers in the Florence County Sheriff's Office bringing the total adjustment for these employees to $5,000. As stated, the Compensation and Classification Plan is hereby amended to increase annual pay for current employees and the minimum annual pay of each grade for future employees.

Effective July 1, 2023, a $3,000 cost of living adjustment is included for all full time current employees, a $1.44 per hour cost of living adjustment is included for all part time current employees. Also, effective July 1, 2023, an additional $2,000 pay adjustment is included for all full time sworn officers in the Florence County Sheriff's Office bringing the total adjustment for these employees to $5,000. Also, effective July 1, 2023, an additional $3,500 pay adjustment is included for 21 full time basic EMT positions, an additional $500 pay adjustment for 49 full-time paramedic positions, and an additional $500 pay adjustment for 2 full-time advanced EMT positions. As stated, the Compensation and Classification Plan is hereby amended to increase annual pay for current employees and the minimum annual pay of each grade for future employees.

Effective July 1, 2024, a 5% cost of living adjustment is included for all current employees and the Compensation and Classification Plan is hereby amended to increase annual pay for current employees.

Effective July 1, 2025, a 3% cost of living adjustment is included for all current employees and the Compensation and Classification Plan is hereby amended to increase annual pay for current employees.

Effective July 1, 2026, a 1.5% cost of living adjustment is included for all current employees and the Compensation and Classification Plan is hereby amended to increase annual pay for current employees.

Effective January 1, 2027, a 2% average merit increase is funded for all current employees and the Compensation and Classification Plan is hereby amended to increase annual pay for current employees.

SECTION 9. INDEPENDENT AUDIT

An independent annual audit of all financial records and transactions of the County shall be made by a Certified Public Accountant or firm of public accountants with no personal interest, direct or indirect in the fiscal affairs of the County government of Florence County or any of its officers. The County Council may, without requiring competitive bids, designate such accountant or firm. Unless included in the annual County audit, an annual audit of each county agency, board, bureau, or commission of Florence County, funded in whole or in part by County funds, shall be made. Copies of the annual County audit shall be filed in the office of the Clerk of Court for Florence County and provided for the Florence County Administrator.

The County Administrator is hereby authorized to continue work with the County's existing software programming vendor, Strawn Services, for the purpose of providing automation efficiencies at the departmental level to the extent budgeted funds are available.

SECTION 10. FEES AND CHARGES

a. Disposition of Collections: All taxes, fees, charges, and assessments not otherwise allocated specifically by this ordinance with the supporting detail incorporated herein by reference or by law shall be deposited in the Florence County General Fund with other general fund revenues. All such taxes, fees, charges, and assessments shall be appropriated and allocated by the Florence County Council in the same manner as other general revenues. No such taxes, fees, charges, or assessments shall be paid to or shall accrue to the personal benefit of any officer or employee of Florence County. Use of fees, fines, and charges to reimburse expenditure budget line items through deposit credits is prohibited.

b. Manned Convenience Centers: Commercial use and non-County residential use of the Florence County manned convenience centers (MCCs) is prohibited, subject to a fine of up to $500 per incident plus court costs, which is hereby established. Law enforcement officers with appropriate jurisdiction and Florence County environmental services officers are hereby authorized to write tickets and the Florence County Magistrate's Office is hereby authorized to try the cases. The County Administrator is hereby authorized to amend the manned convenience center contract with Waste Management to reduce hours of operation in accordance with appropriations.

c. Outstanding EMS Bills: Outstanding EMS bills totaling $155,211 posted from the period of May 2021 through April 2023 on which no payment has been made for a period in excess of three years, and which are uncollectible under the three year statute of limitations provision of South Carolina Code of Laws Section 12-54-85, are hereby written off as uncollectible.

d. Cabin Rental Fees: Effective July 1, 2016, the fees to rent a cabin at Lynches River County Park are $60 per night for Sunday through Thursday nights and $70 per night for Friday and Saturday nights.

e. EMS Vehicle Fee: Effective January 1, 2017 There Is Hereby Added A $10 Fee On All Vehicles In The County To Fund EMS And Rescue Squad Services.

f. Unified Fire District Vehicle Fee: Effective January 1, 2017 There Is Hereby Added A $23 Fee On All Vehicles In The Unified Fire District To Fund Fire Service In The Unified Fire District.

g. EMS Vehicle Fee: Effective with the vehicle tax notices mailed after July 1, 2017, the EMS Vehicle Fee is hereby increased to $15 on all vehicles in the County to fund EMS and Rescue Squad services. Effective with the vehicle tax notices mailed after July 1, 2020, the EMS Vehicle Fee is hereby increased by $2.50 to $17.50 on all vehicles in the County to fund EMS and Rescue Squad Services. Effective with the vehicle tax notices mailed after July 1, 2021, the EMS Vehicle Fee is hereby increased by $2.00 to $19.50 on all vehicles in the County to fund EMS and Rescue Squad Services.

h. Solid Waste Household Usage Fee: Effective July 1, 2017, the Solid Waste Household Fee is replaced by a Solid Waste Household Usage Fee of $74.50, to be charged on all residential units in the unincorporated areas of Florence County. Effective with tax notices mailed after July 1, 2021, the Solid Waste Household Usage Fee is hereby increased by $11.75 to $86.25 on all residential units in the unincorporated areas of Florence County. Effective with tax notices mailed after July 1, 2023, the

Solid Waste Household Usage Fee is hereby increased by $9.75 to $96.00 on all residential units in the unincorporated areas of Florence County.

i. Solid Waste Household Availability Fee: Effective July 1, 2019, there is hereby established a Solid Waste Household Availability Fee of $41.75, to be charged on all residential units in Florence County. Effective with tax notices mailed after July 1, 2021, the Solid Waste Household Availability Fee is hereby increased by $6.50 to $48.25 on all residential units in Florence County. Effective with tax notices mailed after July 1, 2023, the Solid Waste Household Availability Fee is hereby increased by $5.75 to $54.00 on all residential units in Florence County.

j. EMS Charges for Transport Service: Effective July 1, 2018, the charges for Emergency Medical Services that involve the transport of a patient are hereby set at 150% of the Medicare and Medicaid allowable rates.

k. EMS Charges for Treatment, No Transport Services: Effective July 1, 2018, the charge for Emergency Medical Services, that do not involve the transport of a patient, but do include the performance of ALS services, is hereby set at $150.

l. E911 Wireline Fee: Effective July 1, 2024, the E911 wireline fee is hereby set at $1.00 per line.

SECTION 11. DEBT COLLECTION

Setoff Debt: Florence County is hereby authorized to participate in the Setoff Debt Program through the South Carolina Association of Counties on an annual basis as approved by the Florence County Administrator, who is authorized to execute all documentation and direct all designations of personnel participating as necessary.

SECTION 12. CONTRACTING AND FUNDS OR OTHER COMMITMENTS

a. Contract Execution: The County Administrator or County Administrator's designee is the sole authority who can obligate the county and any county funds in any manner through signature of contracts, purchase orders, or other such agreements or documents as an authorized agent. Any purchase made or contract executed without appropriate authorization is hereby deemed to be a personal obligation of the party making the purchase or executing the contract and is not an obligation of Florence County.

b. Check Enforcement Unit: The County Administrator is authorized to execute annual agreements between Florence County and the 12th Circuit Solicitor's Office for the operation of the Solicitor's check enforcement unit.

c. Title IV-D Contracts: The County Administrator, Clerk of Court, and Sheriff are authorized to enter jointly into agreements with the South Carolina Department of Social Services for receipt of Title IV-D (Child Support Enforcement) Federal Funds.

d. School Resource Officer Contracts: The County Administrator is authorized to execute contracts at the request of the Florence County Sheriff with the various school districts in Florence County for School Resource Officers, provided that Florence County's share of the funding for each of the contracts does not exceed the amount available in the General Fund for the Florence County Sheriff's Office grant match/contract match line item. If the contracts for FY27 are not signed prior to June 30, 2026, or if County Council does not approve the Sheriff's portion of the contract's budget, the school

districts will be required to provide 100% of the funding for these contracts. If the school districts are unwilling to provide 100% of this funding, then the positions funded by these contracts will be discontinued in FY27.

e. Lease Renewals: The County Administrator is authorized to execute renewals of any existing leases for real or personal property for the terms and conditions included in the various leases as the existing lease periods expire and the leases therefore come up for renewal and for which funds are available through appropriation in this year's budget.

f. SCDOC Agreements: The County Administrator is authorized to execute annual agreements between Florence County and the South Carolina Department of Corrections for the use of pre-release inmates by the Recreation Department. In addition, the County Administrator is authorized and required to execute any contracts between the Florence County Detention Center and the South Carolina Department of Corrections.

g. DSN Resolution: The Chairman of County Council is authorized to execute a resolution designating the Florence County Disabilities and Special Needs Board as an entity in Florence County to provide transportation to persons with disabilities.

h. Independent Contractor's Contracts Or Agreements For Various Services At The Florence County Detention Center: The County Administrator is authorized to execute independent contractor's contracts and/or agreements which are in the best interests of the citizens of Florence County for the provision of medical, mental health, psychological, polygraph, commissary, pharmacy, and clergy services at the Florence County Detention Center at the written recommendation of the Sheriff.

i. Planning and Building Inspection Agreements with Municipalities: The County Administrator is authorized to enter into agreements for the provision and enforcement of planning and building inspection services by the County for various municipalities within Florence County.

j. Council Allocation Expenditure: Should an expenditure of Council Infrastructure allocation balances and/or Council Utility Fund allocation balances result in an available balance being exhausted, any remaining project expenditures may be funded from available Council Road Maintenance allocation balances, in accordance with guidelines and any other legal restrictions.

k. De-obligation of previously approved Council Allocation expenditures: Any remaining balances from projects approved to be funded from council district allocations that were approved prior to July 1, 2024 are hereby de-obligated.

l. Municipal Loan Agreements: The County Administrator is authorized to enter into loan agreements with any Florence County municipality whereby such agreement permits any municipal inmate per diem balance outstanding for more than 30 days may be collected from Florence County Treasurer distributions to that municipality.

m. SCDJJ Agreements: The County Administrator is authorized to execute contracts between the Florence County Detention Center and the South Carolina Department of Juvenile Justice.

n. Florence School District One Agreements: The County Administrator is authorized to execute contracts between the Florence County Detention Center and Florence School District One for inmate adult education services at the Poynor/Adult Education Center.

o. Funding For Attorney Fees: Funds for attorney fees for County officials acting as primary plaintiffs and bringing suit against the County cannot be transferred to the appropriate budgetary line item or paid without prior approval by County Council.

SECTION 13. AGRICULTURAL ASSESSMENT EXTENSION PROCESS – PRIVATE CITIZENS

A fixed Agricultural Assessment Extension Policy for private citizens is hereby authorized. Any private citizen may apply for agricultural assessment for no more than two tax years prior to the then current tax year. Businesses, including partnerships, corporations, etc., are not eligible to receive consideration under this fixed policy, but must continue to make applications to Council demonstrating to Council's satisfaction that the business had reasonable cause for not filing timely.

SECTION 14. VEHICLES – OFFICIAL COUNTY FLEET

a. The approval by resolution of County Council or authorization as provided in annual budget ordinances shall be required to permanently place any additional vehicles in the County fleet. Without such authorization, no vehicle shall be added to the fleet or to the County's insurance policies except where a currently insured vehicle is being removed from same. Vehicles removed from the fleet and the insurance policies must be declared surplus, through Council resolution, and disposed of in accordance with County procedures.

b. If the County Administrator deems it in the best financial interests of the County, the County Administrator is hereby authorized to approve the trade-in of certain County-owned surplus vehicles against the cost of replacing said vehicles, rather than holding surplus vehicles for auction, and to dispose of motorized equipment in accordance with policies approved by County Council.

c. The County Administrator is hereby authorized to allow departments to select alternate vehicles from those approved in the FY27 budget if the change is budget neutral for the same number of vehicles, the alternates are more fuel efficient, and the alternate will perform the functions for which the original vehicle was funded.

SECTION 15. DESIGNATION OF AGENCIES FOR SPECIFIC ACCOMMODATIONS TAX FUNDS

Pursuant to the requirements of South Carolina Law with regard to administration of State Accommodations Tax Funds (Fund 122), the Florence Convention and Visitors Bureau and the Lake City Chamber of Commerce are hereby designated as the tourism bodies in Florence County. These organizations shall be responsible for administering and reporting expenses for these State Accommodations Tax Funds (Fund 122) to County Finance. Total amount of funds shall be adjusted annually based on actual funds the County receives from the State related to the promotion of tourism. County Council reserves the right to designate alternate agencies by voice motion at its discretion.

SECTION 16. AMENDMENT(S) TO THE MULTI-COUNTY PARK AGREEMENT(S)

a. The County Council hereby authorizes an amendment to the multi-county park agreement dated January 11, 1990, as amended March 14, 1995, governing the Nan Ya Plastics property which is geographically located in Florence and Williamsburg Counties to provide that the allocation of internal funding in Florence County will be determined by ordinance of the Florence County Council. The County Administrator is hereby authorized and directed to execute the Amendment to Multi-County

Park Agreement in the form presented to the County Council and attached hereto, together with such changes as are not materially adverse to Florence County, and to deliver the Amendment to Multi-County Park Agreement to Williamsburg County to effectuate the amendment described herein.

b. Consistent with the Florence County Council policy previously adopted and memorialized in Resolution No. 02-2020/21, for all multi-county county park agreements previously established pursuant to Article VIII, Section 13 of the South Carolina Constitution, effective for property tax year 2021, the County Council hereby amends the provisions of all prior ordinances establishing the allocation of revenues received from payments in lieu of taxes with respect to properties geographically located wholly or partially in Florence County as follows:

(1) After the payment of any park expenses and the application of any special source revenue bond payments or special source revenue credits, 10% of the remaining revenues subject to allocation by Florence County shall be allocated to the Florence County Economic Development Capital Project Fund. The remaining revenue shall be allocated as previously established in the applicable multi-county park agreement and ordinance.

SECTION 17. All provisions in other County Ordinances in conflict with this Ordinance are hereby repealed.

SECTION 18. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect any 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
Clerk to Council

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

SIGNED:

_____
Jerry W. Yarborough, Chairman
Florence County Council

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 56-2025/26 – Second Reading

DEPARTMENT: Parks & Recreation

ISSUE UNDER CONSIDERATION:
An Ordinance To Amend Florence County Code of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

POINTS TO CONSIDER:

1. The Recreation Commission met on April 16, 2026, and approved the outline of the purpose of this policy to establish guidelines, procedures, and fees for the rentals and use of the Lynches River County Park Equestrian Arena.
2. Under Section 23-12(a), the Recreation Commission has the authority to make bylaws for the management and regulation of its affairs, consistent with Article IV of the Florence County Code.

OPTIONS:

1. ***(Recommended)*** Approve second reading of Ordinance No. 56-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 56-2025/26.

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Sponsor(s)	: Parks & Recreation
Introduction	: May 21, 2026
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Public Hearing	: June 18, 2026
Second Reading	: June 18, 2026
Third Reading	:
Effective Date	:

I, _____
Council Clerk, certify that the ad for a Public Hearing on this Ordinance ran on:_____

ORDINANCE NO.: 56-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

An Ordinance To Amend Florence County Code Of Ordinances Section 23-11(A) To Establish Guidelines, Procedures, And Rental Fees To Be Collected At Lynches River County Park Equestrian Arena In Florence County And Other Matters Related Thereto.

WHEREAS:

1. The Recreation Commission has approved the outline of the purpose of this policy to establish guidelines, procedures, and fees for the rentals and use of the Lynches River County Park Equestrian Arena on April 16, 2026.

2. Under Section 23-12 (a) the Recreation Commission has the authority to make bylaws for the management and regulation of its affairs, consistent with Article IV of the Florence County Code.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, in meeting duly assembled, as follows:

Section 1. The Florence County Council hereby amends the Florence County Code of Ordinances by Section 23-11 (a) and inserting the following language:

Pursuant to authority under South Carolina Code Ann. Section 23-11 (a), the following guidelines, procedures, and rental fees and use of the Lynches River County Park Equestrian Arena.

- March 1 – November 30: Arena rentals available daily from 9:00 am until 6:00 pm.
- December-February: Arena rentals available daily from 9:00 am until 4:00 pm.
- $40 for 4-hour minimum; $10 for each additional hour.
- In the near future, the County will add equipment rental fees as equipment is added.
- All approved equestrian shows and events held at Lynches River County Park are required to remit ten percent (10%) of all ticket sales (advance sales and at-the-gate) to the park. This requirement is in addition to all applicable rental fees, which remain in effect and must be paid as outlined in the facility rental agreement.

DRAFT

Section 2. All provisions in other County Ordinances or Resolutions are in conflict with this Ordinance are hereby repealed.

Section 3. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or application 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:

_____

_____

Council Clerk

Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
D. Malloy McEachin, County Attorney

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 57-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-2, Rural Resource District To B-3, General Commercial District For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 1; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Shawn Devlin Curl; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a B-3, General Commercial District zoning designation; and,

4. The surrounding properties are RU-1, Rural Community, R-1 and R-2, Single-Family Residential District, and pending County Council approval for a B-3, General Commercial District zoning designation.

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

ATTACHMENTS:
1. Ordinance No. 57-2025/26
2. Staff report for PC#2026-11
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 6-1]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 57-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-2, Rural Resource District To B-3, General Commercial District For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Shawn Devlin Curl; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a B-3, General Commercial District zoning designation; and,

4. The surrounding properties are RU-1, Rural Community, R-1 and R-2, Single-Family Residential District, and pending County Council approval for a B-3, General Commercial District zoning designation.

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

1. The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On The Following Tax Map As: 00180-01-254; Is Hereby Rezoned Variable Development District 1 and 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

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-11

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Shawn Devlin Curl To Change The Future Land Use Designation From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From RU-2, Rural Resource District To **B-3, General Commercial District** For The Property Located Off Of East Howe Springs Road, Florence, SC As Shown On Tax Map Number 00180, Block 01, Parcel 254.
LOCATION:	East Howe Spring, Florence SC
TAX MAP NUMBERS:	00180, Block 01, Parcel 254
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Clarke Howard W (LE)
APPLICANT:	Shawn Devlin Curl
ZONING/LAND AREA:	RU-2 / Approximately 2.96 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	RU-2

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is vacant and is zoned RU-2, Rural Resource District.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential/ RU-1
   South: Florence County / Residential / R-2
   West: Florence County/ Residential, Vacant / R-1
   East: Florence County/ Commercial / RU-1 (Pending County Council approval for B-3)

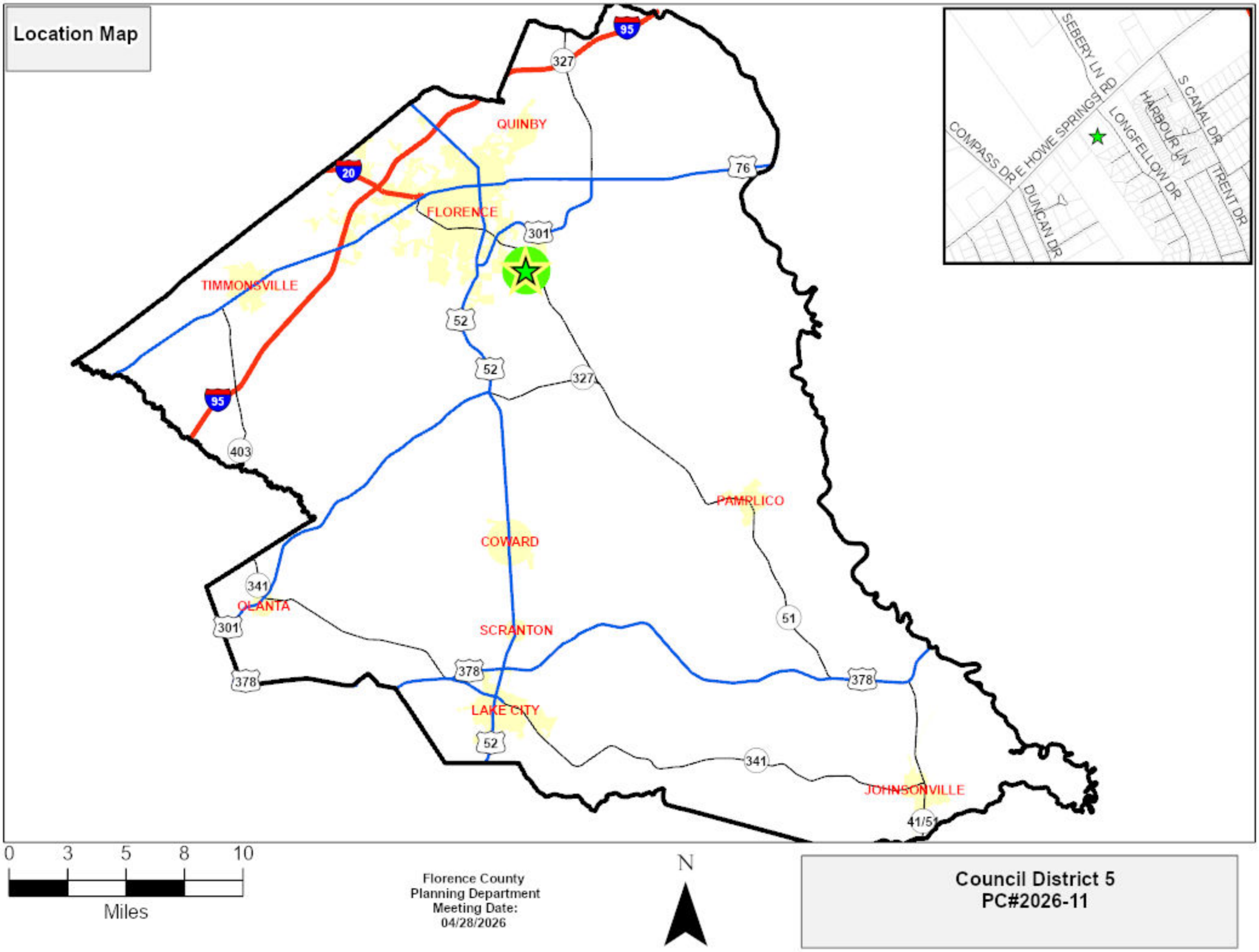
4. Transportation Access and Circulation:
   Present access to the property is by the way of E. Howe Spring Road and Longfellow Drive, Florence, SC.

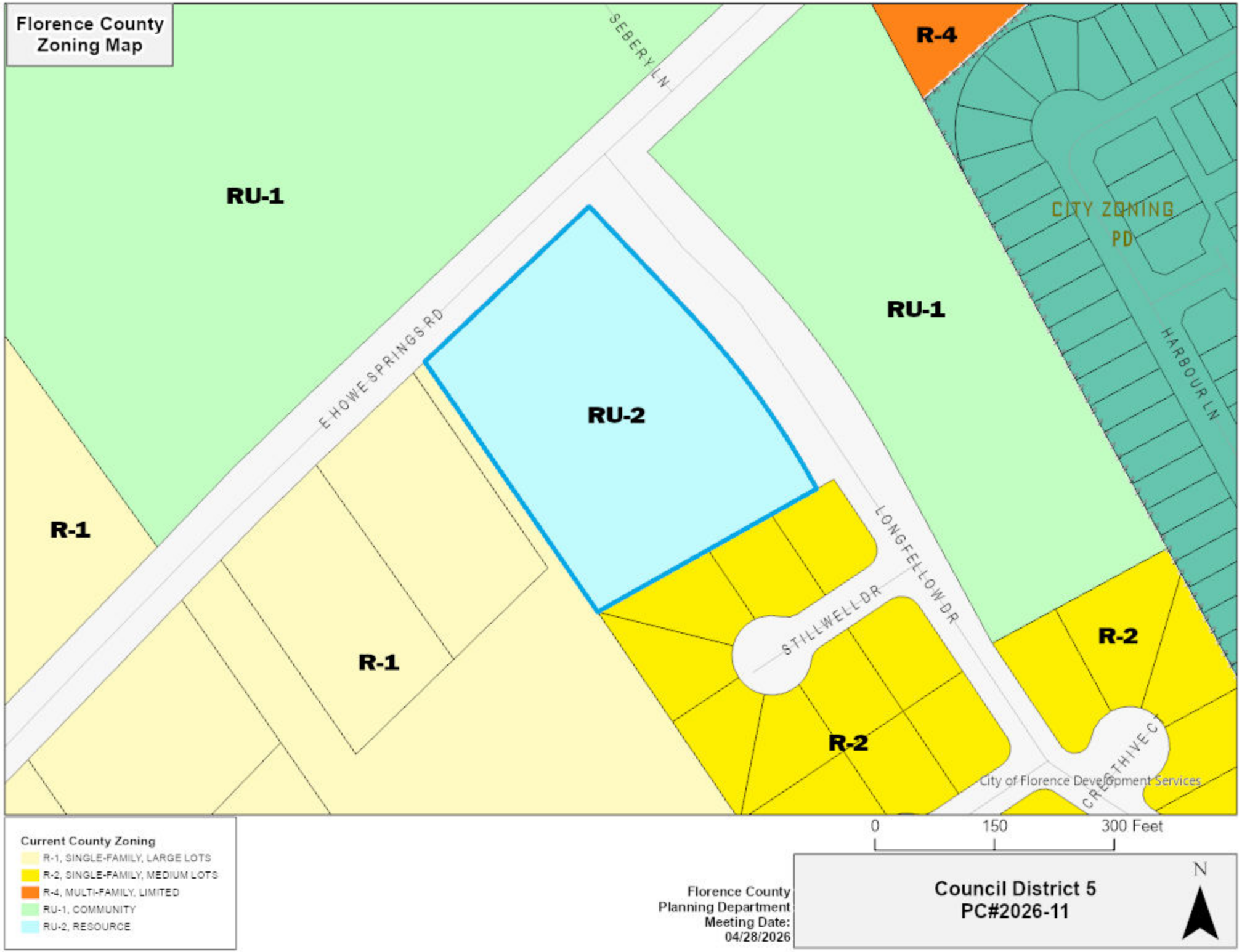
5. Traffic Review:
   The rezoning of this property from RU-2, Rural Resource District to B-3, General Commercial District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned property is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to B-3, General Commercial District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
Seven Planning Commission members voted 6 to 1 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Variable Development District 2 to Variable Development District 1 and to change the zoning designation from RU-2, Rural Resource District to B-3, General Commercial District.

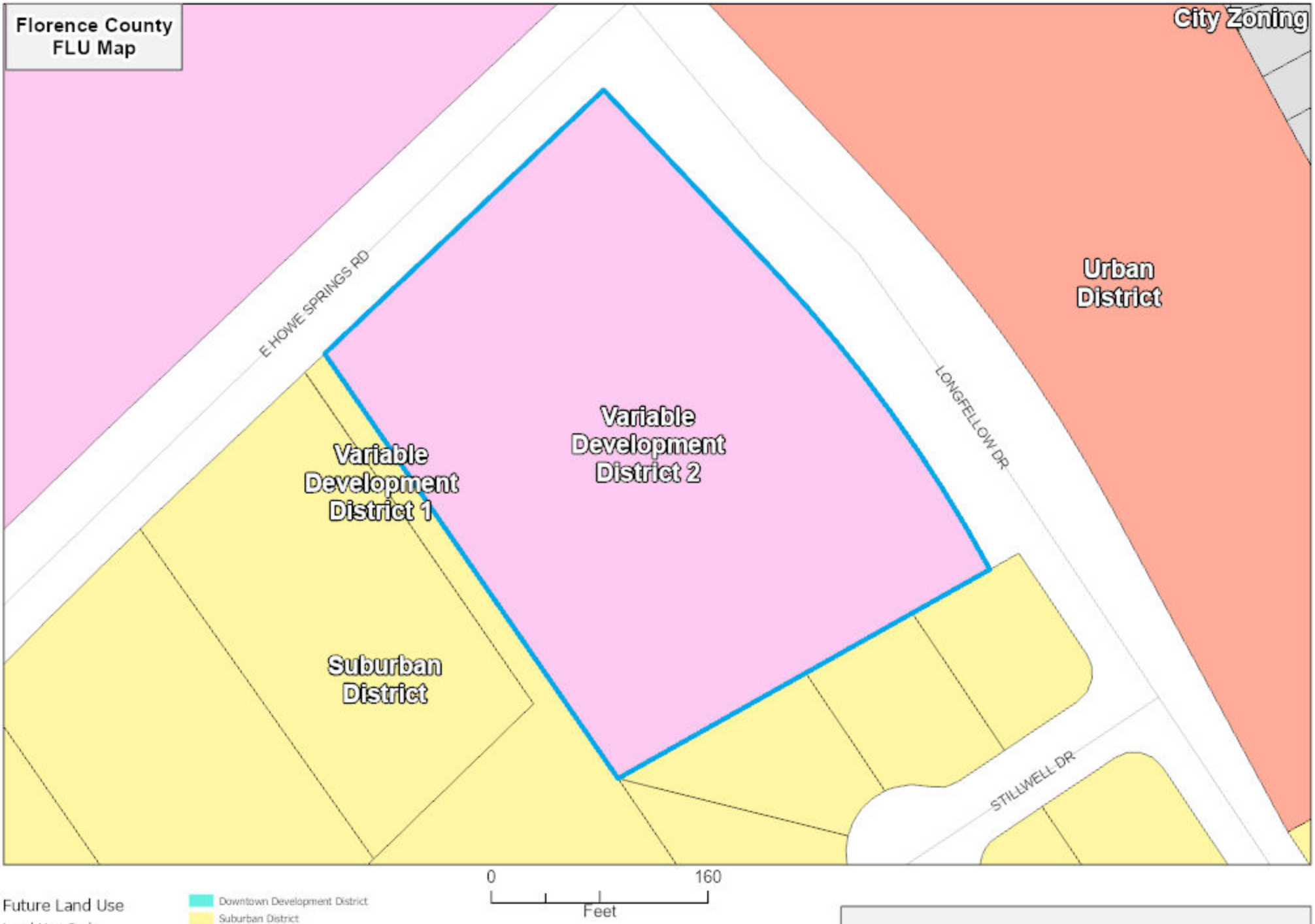

Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
SEBERY LN
RD
S CANAL DR
HARBOUR LN
LONGFELLOW DR
TRENT DR
COMPASS DR
E HOWE SPRINGS
DUNCAN DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 5
PC#2026-11


Florence County
Zoning Map
SEBERY LN
E HOWE SPRINGS RD
R-4
RU-1
CITY ZONING
PD
HARBOUR LN
RU-1
RU-2
R-1
R-1
LONGFELLOW DR
STILLWELL DR
R-2
R-2
CRESTHIVE CT
City of Florence Development Services
0
150
300 Feet
Current County Zoning
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
RU-2, RESOURCE
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 5
PC#2026-11
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 5
PC#2026-11


Florence County
FLU Map
City Zoning
E HOWE SPRINGS RD
LONGFELLOW DR
STILLWELL DR
Urban
District
Variable
Development
District 2
Variable
Development
District 1
Suburban
District
0
160
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 5
PC#2026-11
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 58-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Suburban District To Variable Development District 1 And To Change The Zoning Designation From R-2, Single Family Residential District To RU-1, Rural Community District For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 2)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by Milton and Susanna Graham; and,

2. The applicant's desire to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a RU-1, Rural Community District zoning designation; and,

4. The surrounding properties are RU-1, Rural Community, and R-2, Single-Family Residential Zoning Districts.

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

ATTACHMENTS:
1. Ordinance No. 58-2025/26
2. Staff report for PC#2026-12
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 58-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Suburban District To Variable Development District 1 And To Change The Zoning Designation From R-2, Single Family Residential District To RU-1, Rural Community District For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Milton and Susanna Graham; and,

2. The applicant's desire to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a RU-1, Rural Community District zoning designation; and,

4. The surrounding properties are RU-1, Rural Community and R-2, Single-Family Residential Zoning Districts.

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

1. The Property Located At 402 Diamond Branch Road, Johnsonville, SC As Shown On The Following Tax Map As: 00432-05-014; Is Hereby Rezoned To Variable Development District 1 and RU-1, Rural Community 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

_____
Jerry Yarborough Jr., 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, April 28, 2026
PC#2026-12

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Milton and Susanna Graham To Change The Future Land Use Designation From Suburban District To **Variable Development District 1** And To Change The Zoning Designation From R-2, Single Family Residential District To **RU-1, Rural Community District** For The Property As Shown On Tax Map Number 00432, Block 05, Parcel 014 Located At 402 Diamond Branch Road, Johnsonville, SC.
LOCATION:	402 Diamond Branch Road, Johnsonville SC
TAX MAP NUMBERS:	00432, Block 05, Parcel 014
COUNCIL DISTRICT(S):	2; County Council
OWNER OF RECORD:	Milton and Susanna M Graham
APPLICANT:	Milton and Susanna M Graham
ZONING/LAND AREA:	R-2 / Approximately .86 acres
WATER/SEWER AVAILABILITY:	City of Johnsonville Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-2

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is residential and is zoned R-2, Single-Family Residential District.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **RU-1, Rural Community District**.

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / R-2
   South: Florence County / Vacant / RU-1
   West: Florence County/ Vacant / RU-1
   East: Florence County/ Vacant / RU-1

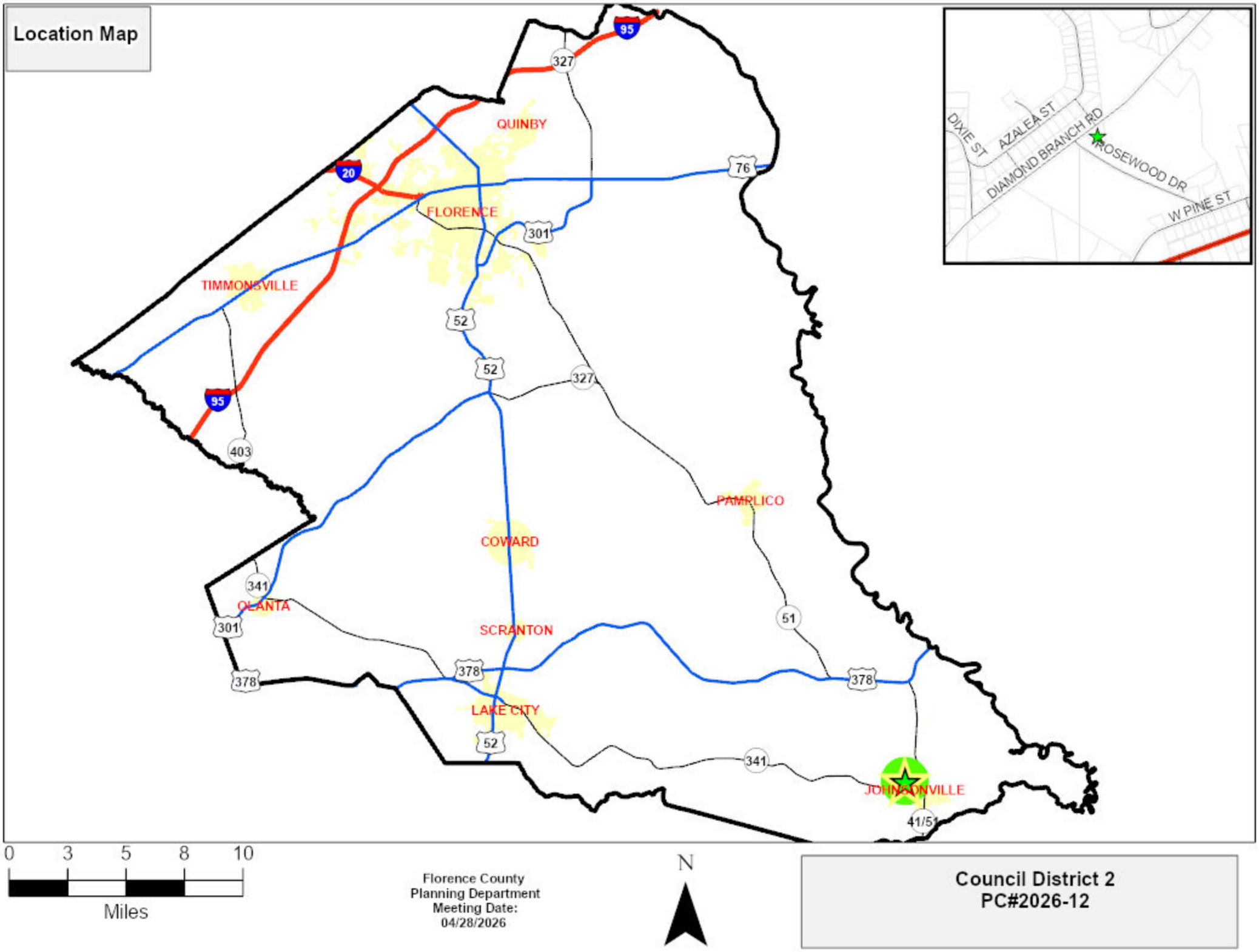
4. Transportation Access and Circulation:
   Present access to the property is by the way of Diamond Branch Road, Johnsonville SC.

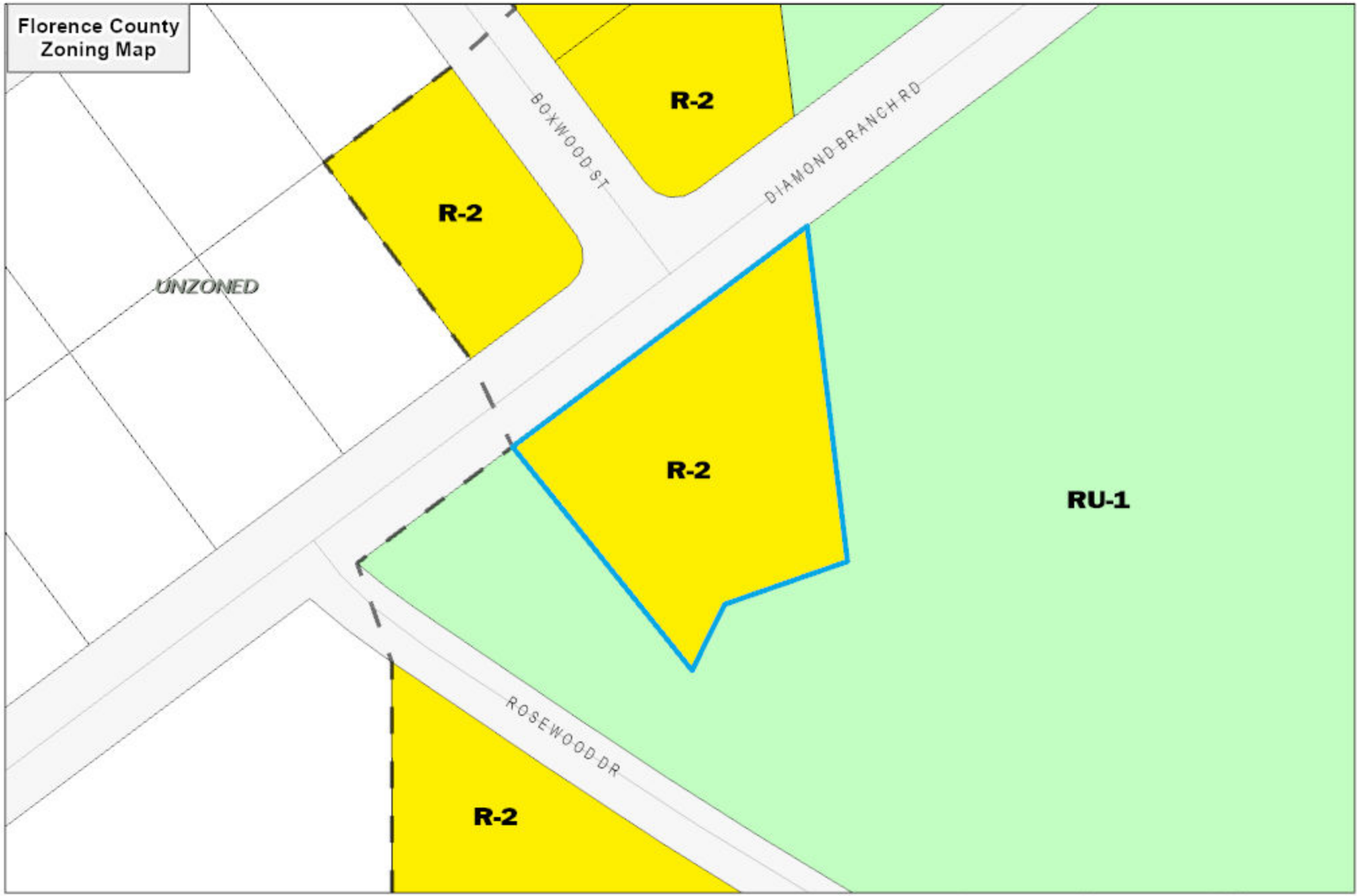
5. Traffic Review:
   The rezoning of this property from R-2, Single-Family Residential District to RU-1, Rural Community District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned property is currently Suburban. The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to RU-1, Rural Community District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Suburban District to Variable Development District 1 and to change the zoning designation from R-2, Single-Family Residential District to RU-1, Rural Community District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
DIXIE ST
AZALEA ST
DIAMOND BRANCH RD
ROSEWOOD DR
W PINE ST
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
04/28/2026
N
Council District 2
PC#2026-12


Florence County
Zoning Map
R-2
R-2
R-2
R-2
BOXWOOD ST
DIAMOND BRANCH RD
ROSEWOOD DR
UNZONED
RU-1
0
90
180 Feet
Current County Zoning
R-2, SINGLE-FAMILY, MEDIUM LOTS
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 2
PC#2026-12
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 2
PC#2026-12


Florence County
FLU Map
BOXWOOD ST
DIAMOND BRANCH RD
ROSEWOOD DR
Suburban
District
Variable
Development
District 1
Urban
District
0
100
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 2
PC#2026-12
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 59-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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 Unzoned For Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011; And Other Matters Related Thereto.]
(Planning Commission Approved 7 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-6, Industrial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and industrial uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), and mixed multi-family (MMF) zoning districts; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 59-2025/26
2. Staff report for PC#2026-13
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 59-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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 Unzoned For Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-6, Industrial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and industrial uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), and mixed multi-family (MMF) zoning districts; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 00241-01-001, 00241-01-002, 00241-01-011; Are Hereby Rezoned B-6, Industrial 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

_____
Jerry Yarborough Jr., 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, April 28, 2026
PC#2026-13

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From Unzoned For Properties In Group Two Of The Highway 76 Corridor Project. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-001, 00241-01-002, 00241-01-011.

LOCATION: The Highway 76 Corridor Project

TAX MAP NUMBERS: 00241-01-001, 00241-01-002, 00241-01-011

COUNCIL DISTRICT(S): 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 industrial and vacant.

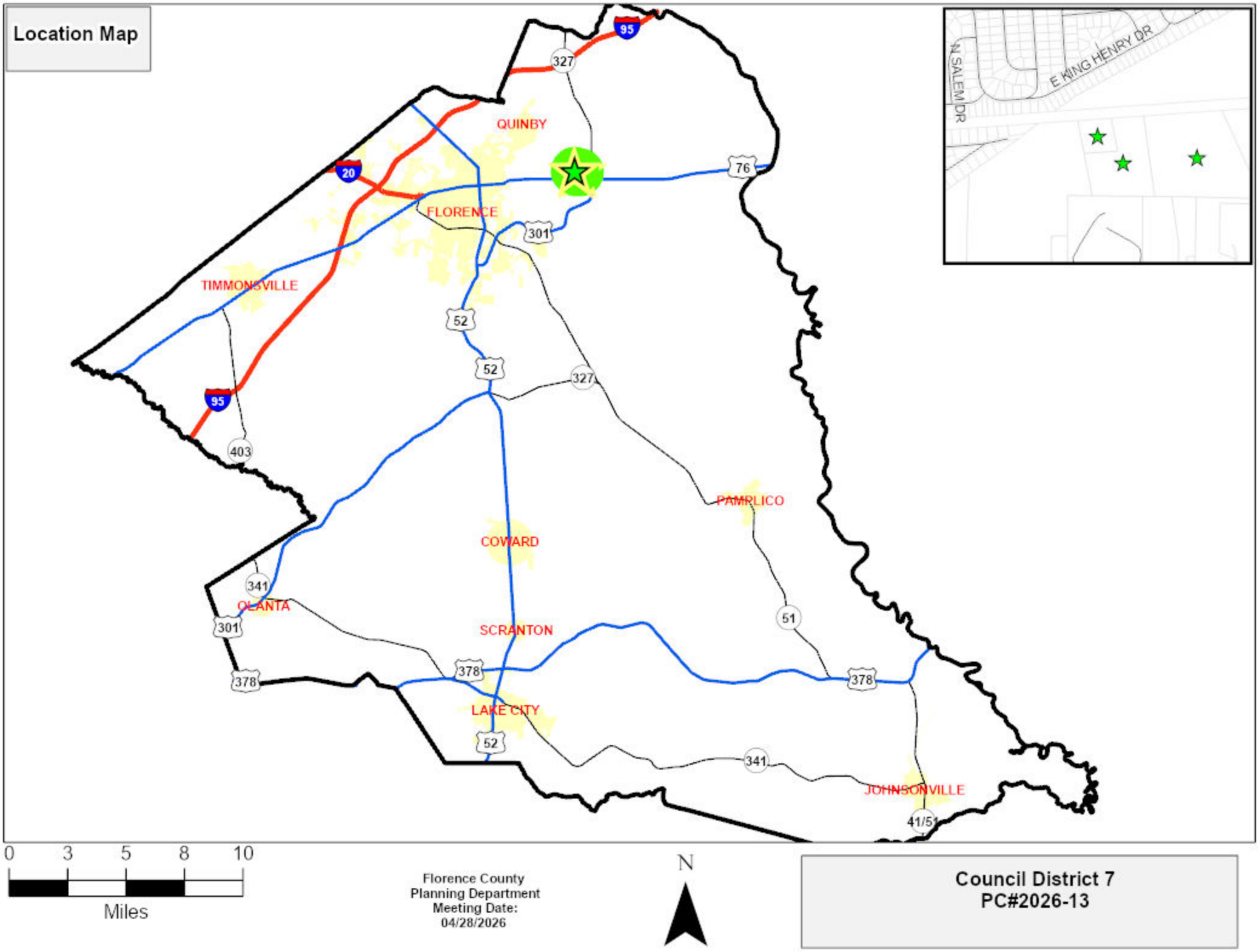
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-6, Industrial District.**

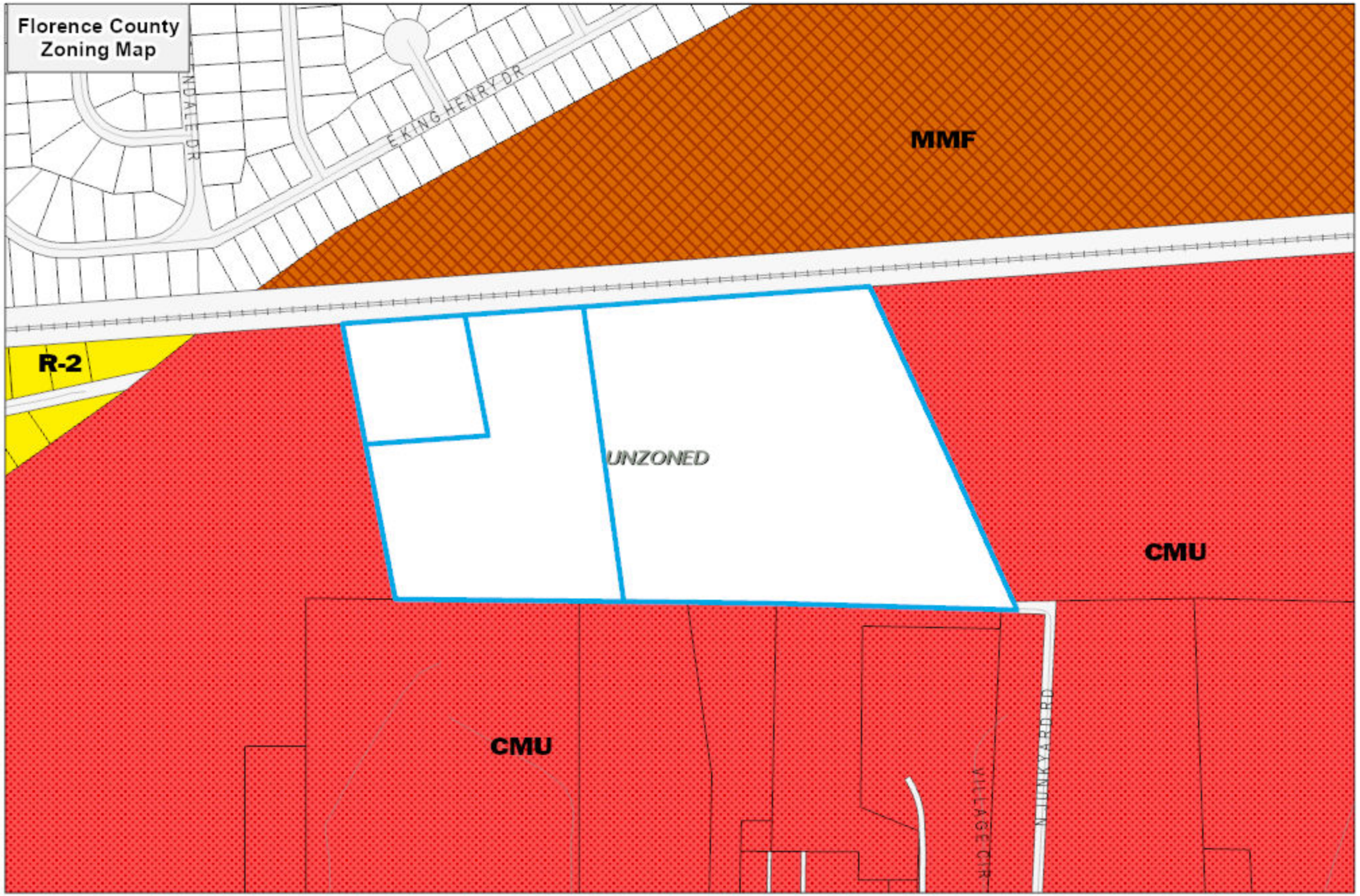
3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned, CMU, and MMF.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Variable Development District 2 (VD2). The requested rezoning of these properties to B-6, Industrial District is compatible with the requested Variable Development District 2 future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 1 to Variable Development District 2 and to change the zoning designation from Unzoned to B-6, Industrial District.


Location Map
N SALEM DR
E KING HENRY DR
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
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:
04/28/2026
Council District 7
PC#2026-13


Florence County
Zoning Map
NDALE DR
E KING HENRY DR
MMF
R-2
UNZONED
CMU
CMU
N LINKYARD RD
VILLAGE DR
0
425
850 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
MMF, MIXED MULTI-FAMILY
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 7
PC#2026-13
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 7
PC#2026-13



Future Land Use

Land Use Code

City Zoning

Downtown Development District

Suburban District

Urban District

Variable Development District 1

Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 7
PC#2026-13

N

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 60-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-1, Rural Community District To R-3A, Single Family Residential District, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007; 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 Dr. Alphonso Bradley; and,

2. The applicant desires to change the future land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3A, Single-Family Residential District zoning designation; and,

4. The surrounding properties are unzoned, B-3, general commercial, and R-3A, single-family residential district zonings.

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

ATTACHMENTS:
1. Ordinance No. 60-2025/26
2. Staff report for PC#2026-14
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 60-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From RU-1, Rural Community District To R-3A, Single Family Residential District, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Dr. Alphonso Bradley; and,

2. The applicant desires to change the future land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3A, Single-Family Residential District zoning designation; and,

4. The surrounding properties are unzoned, B-3, general commercial, and R-3A, single-family residential district zonings.

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

1. The Property Located Off Of Fairfield Circle, Florence, SC As Shown On The Following Tax Map As: 01211-01-007; Is Hereby Rezoned Variable Development District 1 and 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

_____
Jerry Yarborough Jr., 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, April 28, 2026
PC#2026-14

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Dr. Alphonso Bradley To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From RU-1, Rural Community District To **R-3A, Single Family Residential District**, For The Property Located Off Of Fairfield Circle, Florence, SC, As Shown On Florence County Tax Map Number 01211, Block 01, Parcel 007.
LOCATION:	Fairfield Circle, Florence SC
TAX MAP NUMBERS:	01211, Block 01, Parcel 007
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	Housing Authority of Florence, INC
APPLICANT:	Dr. Alphonso Bradley
ZONING/LAND AREA:	RU-1 / Approximately 14.79 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is vacant and is zoned RU-1, Rural Community District.
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 / Residential / Unzoned, B-3
   South: Florence County / Vacant, Commercial / B-3
   West: Florence County/ Residential, Vacant / Unzoned
   East: Florence County/ Residential / R-3A

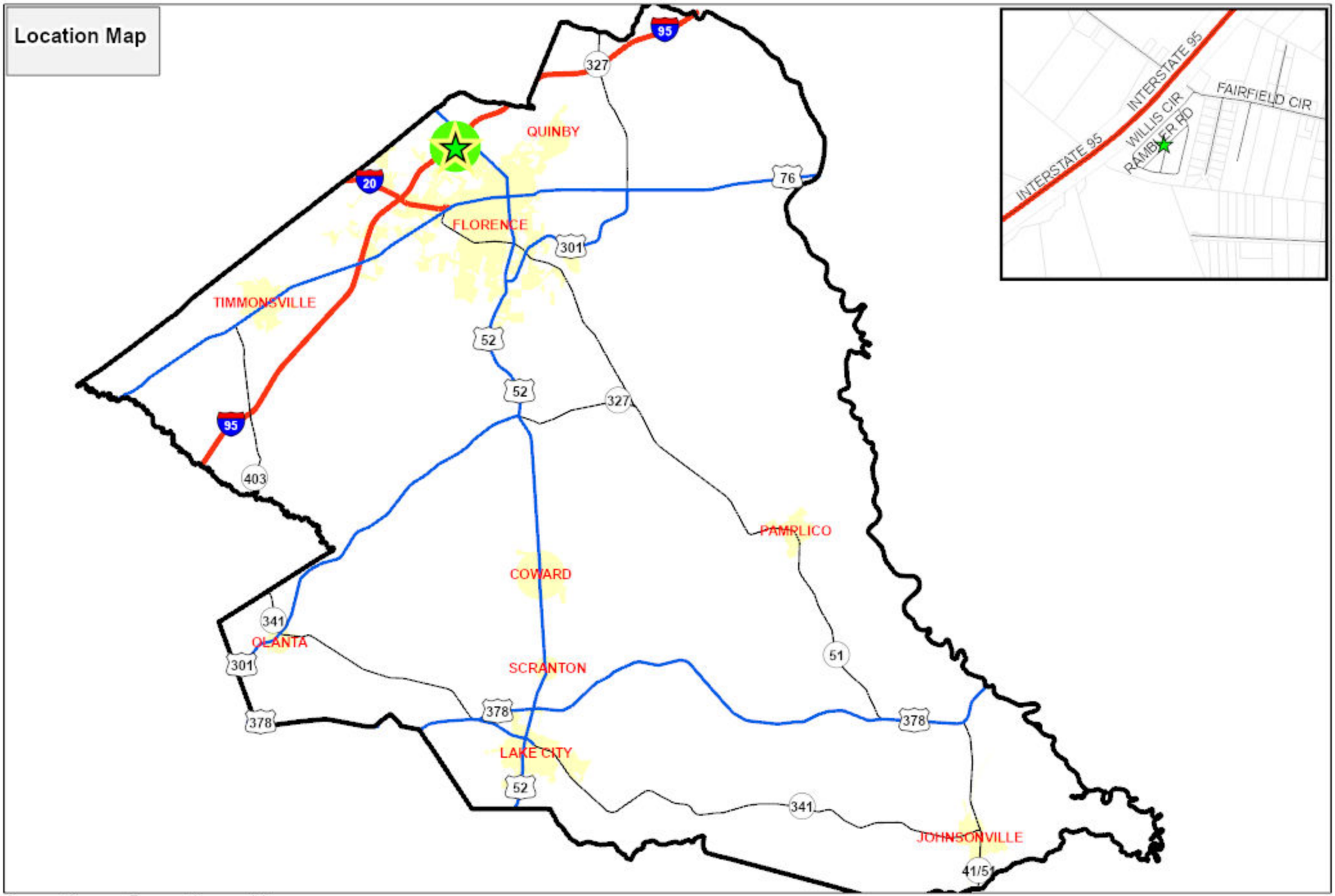
4. Transportation Access and Circulation:
   Present access to the property is by the way of Fairfield Circle, Florence SC.

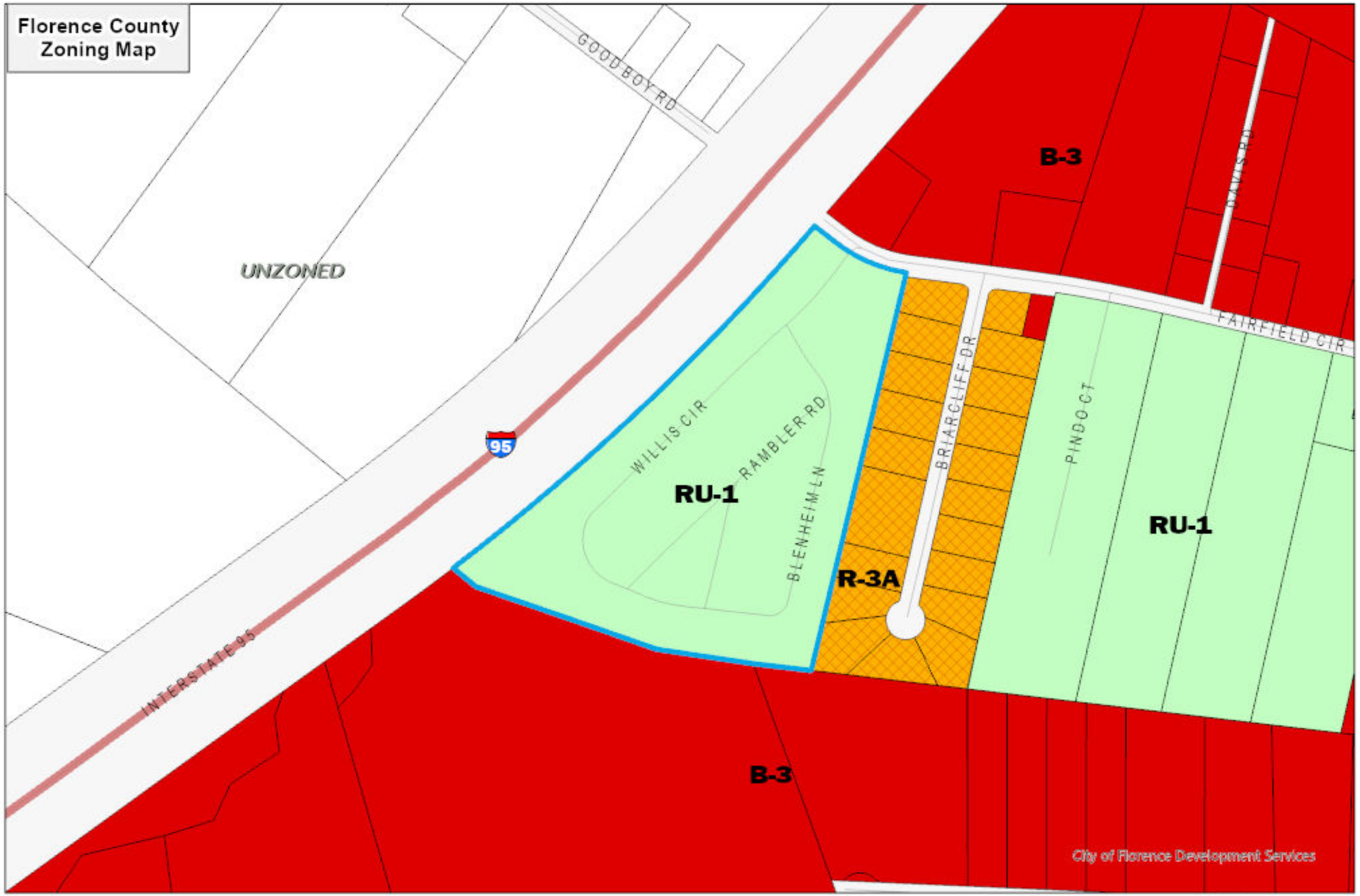
5. Traffic Review:
   The rezoning of this property from RU-1, Rural Community District to R-3A, Single-Family Residential District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned property is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of this property to R-3A, Single-Family Residential District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Variable Development District 2 to Variable Development District 1 and to change the zoning designation from RU-1, Rural Community District to R-3A, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
INTERSTATE 95
WILLIS CIR
FAIRFIELD CIR
RAMBLER RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 3
PC#2026-14


Florence County
Zoning Map
GOODBOY RD
UNZONED
B-3
DAVIS RD
FAIRFIELD CIR
WILLIS CIR
RAMBLER RD
BLENHEIM LN
RU-1
BRIARCLIFF DR
PINDO CT
R-3A
RU-1
95
INTERSTATE 95
B-3
City of Florence Development Services
0
330
660 Feet
Current County Zoning
B-3 GENERAL
R-3A
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 3
PC#2026-14
N



0 240 480

Feet

Florence County
Planning Department
Meeting Date:
04/28/2026

N

Council District 3
PC#2026-14


Florence County
FLU Map
INTERSTATE 95
95
FAIRFIELD CIR
BRIARCLIFF DR
PINDO CT
WILLIS CIR
RAMBLER RD
CULBRETH CT
BLENHEIM LN
Variable
Development
District 2
Variable
Development
District 1
0
380
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 3
PC#2026-14
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 61-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-3A, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,

9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 61-2025/26
2. Staff report for PC#2026-15
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 61-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-3A, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087; 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:

_____

Hope M. Jones, Council Clerk

_____

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

SIGNED:

_____

Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-15

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-026, 00241-01-027, 00241-01-028, 00241-01-029, 00241-01-030, 00241-01-031, 00241-01-032, 00241-01-033, 00241-01-034, 00241-01-035, 00241-01-036, 00241-01-037, 00241-01-038, 00241-01-039, 00241-01-040, 00241-01-041, 00241-01-042, 00241-01-043, 00241-01-044, 00241-01-045, 00241-01-046, 00241-01-047, 00241-01-048, 00241-01-049, 00241-01-050, 00241-01-051, 00241-01-052, 00241-01-053, 00241-01-058, 00241-01-059, 00241-01-060, 00241-01-061, 00241-01-062, 00241-01-063, 00241-01-064, 00241-01-065, 00241-01-066, 00241-01-067, 00241-01-068, 00241-01-069, 00241-01-070, 00241-01-071, 00241-01-072, 00241-01-073, 00241-01-074, 00241-01-075, 00241-01-076, 00241-01-077, 00241-01-078, 00241-01-079, 00241-01-080, 00241-01-081, 00241-01-082, 00241-01-083, 00241-01-084, 00241-01-085, 00241-01-086, 00241-01-087.

LOCATION: The Highway 76 Corridor Project

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.

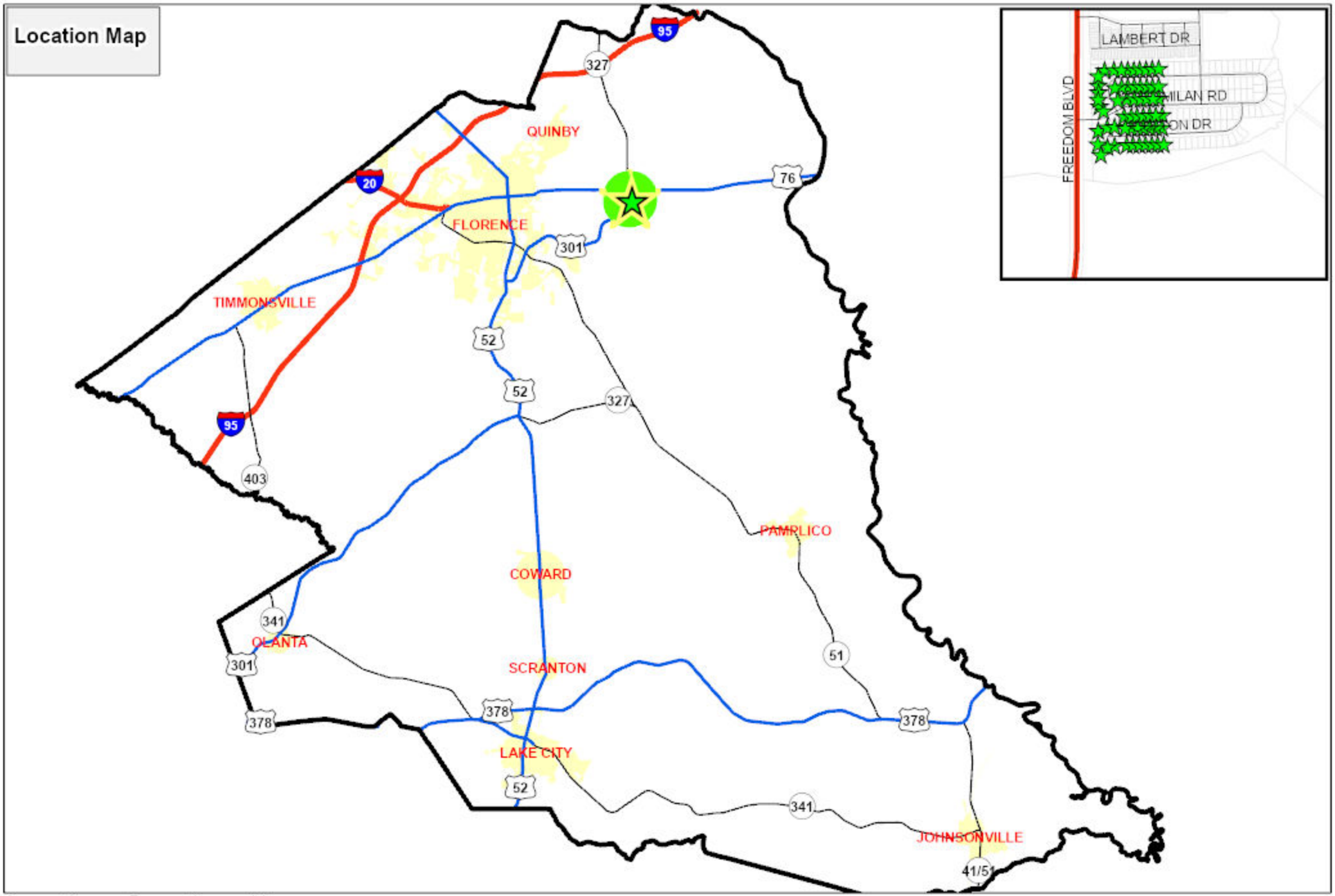
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-3A, Single-Family Residential District**.

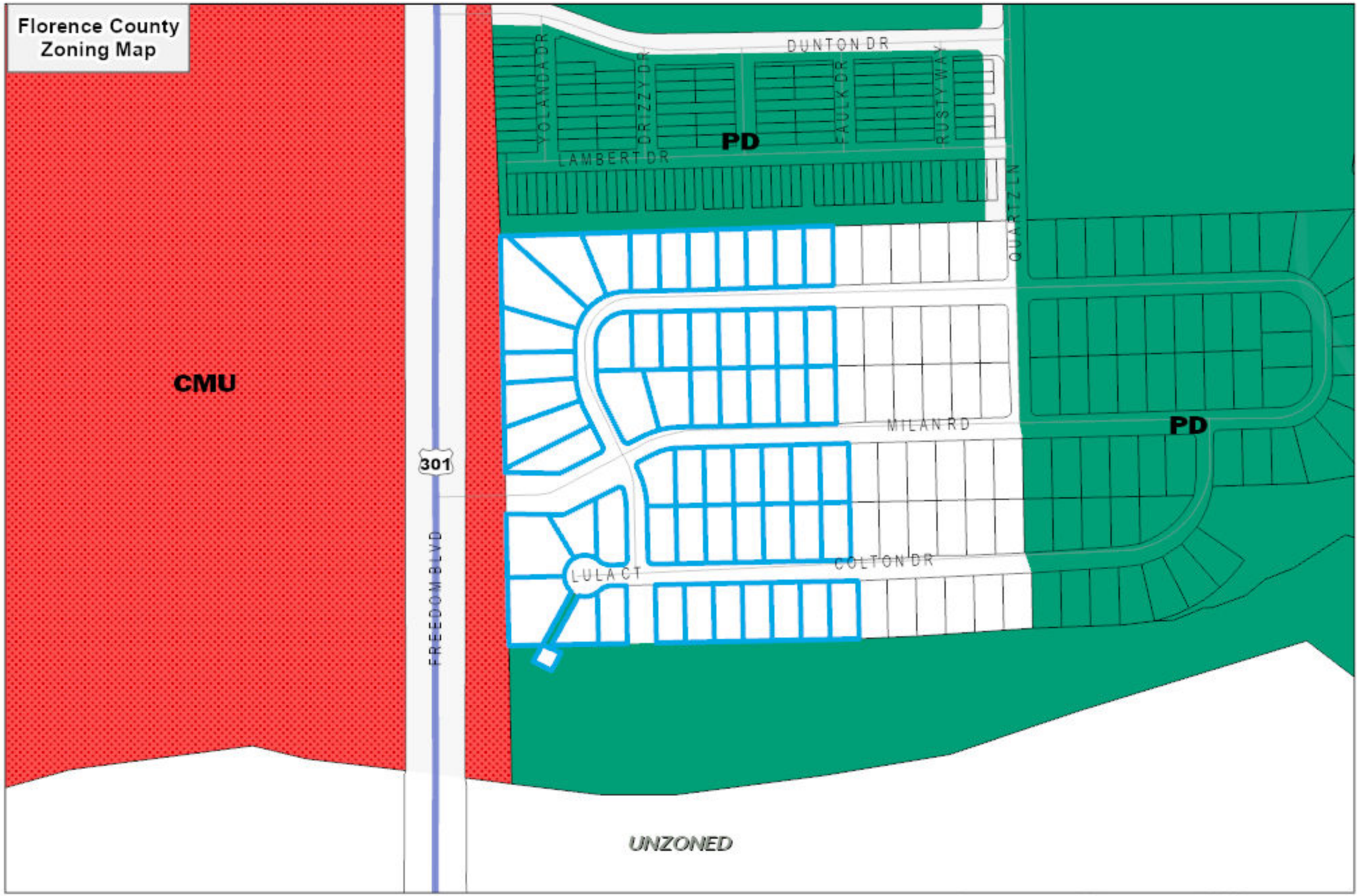
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, and PD (Planned Development District).

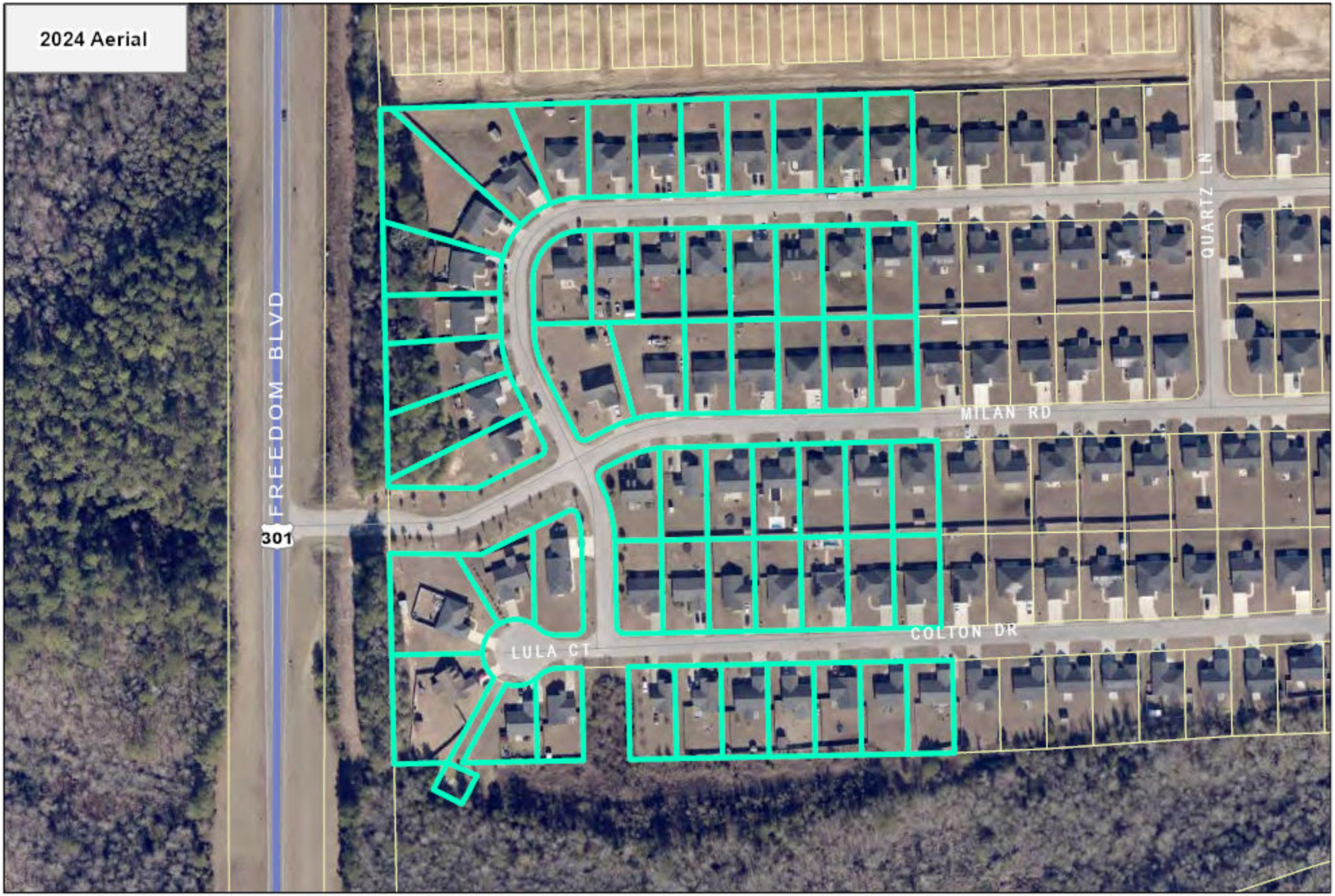
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for the above referenced parcels from Unzoned to R-3A, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
LAMBERT DR
FREEDOM BLVD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-15


Florence County
Zoning Map
CMU
PD
PD
UNZONED
DUNTON DR
VOLANDA DR
DRIZZY DR
LAULK DR
RUSTY WAY
LAMBERT DR
QUARTZ LN
MILAN RD
COLTON DR
LULA CT
301
FREEDOM BLVD
0
310
620 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
PD, PLANNED DEVELOPMENT
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-15
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 6
PC#2026-15

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 62-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is R-3A, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 62-2025/26
2. Staff report for PC#2026-16
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 62-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-3A, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126; 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-16

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00241-01-091, 00241-01-092, 00241-01-093, 00241-01-094, 00241-01-095, 00241-01-096, 00241-01-097, 00241-01-098, 00241-01-099, 00241-01-100, 00241-01-101, 00241-01-102, 00241-01-103, 00241-01-104, 00241-01-105, 00241-01-106, 00241-01-107, 00241-01-108, 00241-01-109, 00241-01-110, 00241-01-111, 00241-01-112, 00241-01-113, 00241-01-114, 00241-01-115, 00241-01-116, 00241-01-117, 00241-01-118, 00241-01-119, 00241-01-120, 00241-01-121, 00241-01-122, 00241-01-123, 00241-01-124, 00241-01-125, 00241-01-126.

LOCATION: The Highway 76 Corridor Project

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.

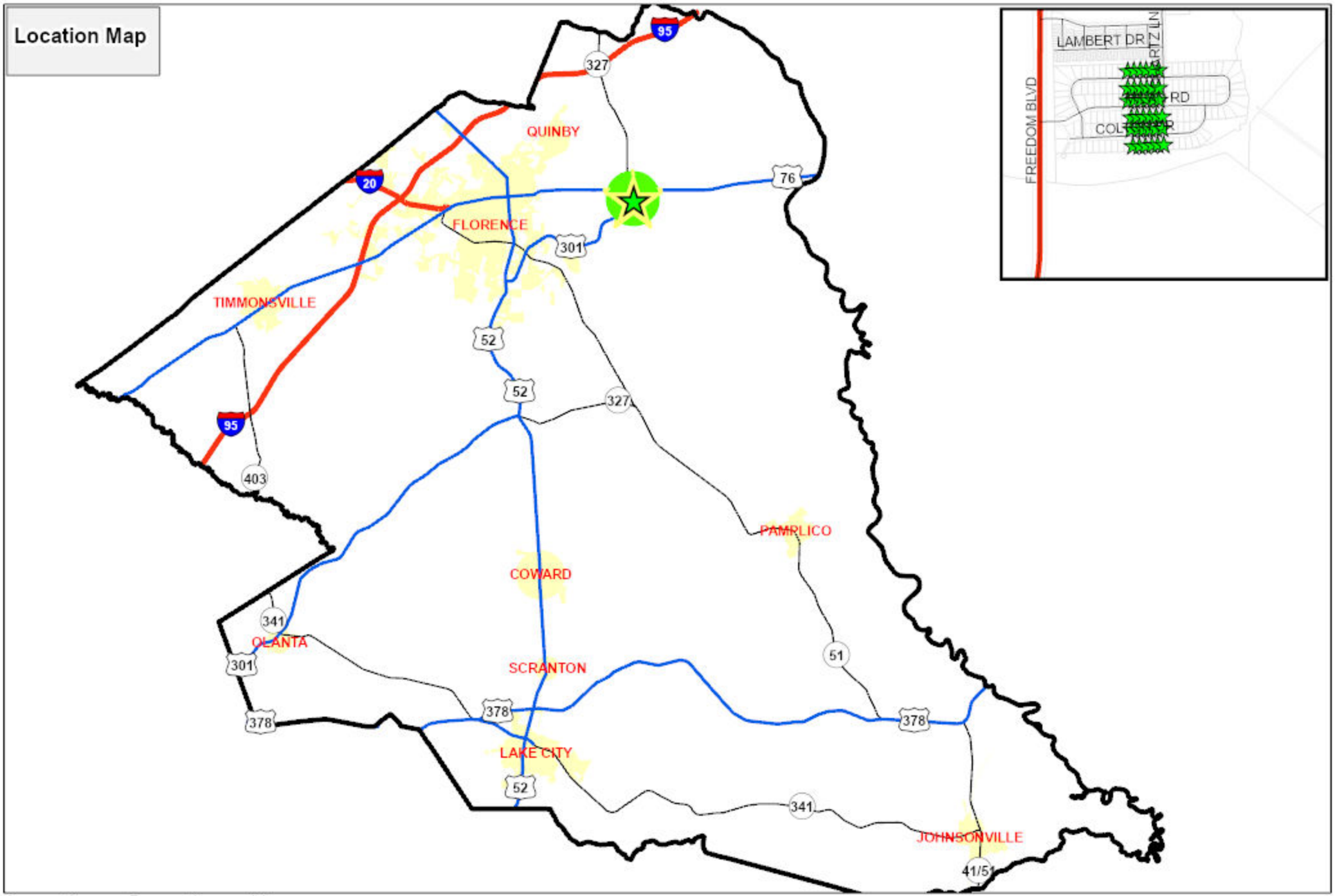
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-3A, Single-Family Residential District**.

3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, and PD (Planned Development District).

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for the above referenced parcels from Unzoned to R-3A, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
LAMBERT DR
FREEDOM BLVD
RD
20
95
76
301
52
327
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-16


Florence County
Zoning Map
DUNTON DR
VOLANDA DR
DRIZZY DR
FAULK DR
RUSTY WAY
LAMBERT DR
PD
COARTZ LN
CMU
301
FREEDOM BLVD
UNZONED
MILAN RD
PD
CMU
LULA CT
COLTON DR
CMU
0
290
580 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
PD, PLANNED DEVELOPMENT
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-16
N



0 210 420

Feet

Florence County
Planning Department
Meeting Date:
04/28/2026

N

Council District 6
PC#2026-16

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 63-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:

1. The recommended zoning for this property is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with commercial uses; and,
4. The surrounding properties are zoned planned development district (PD); and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 63-2025/26
2. Staff report for PC#2026-17
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 63-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for this property is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with commercial uses; and,
4. The surrounding properties are zoned planned development district (PD); and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Property Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 00241-01-025; Is Hereby Rezoned CMU, Commercial Mixed-Use 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-17

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of East Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 00241-01-025.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	00241-01-025
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of commercial.

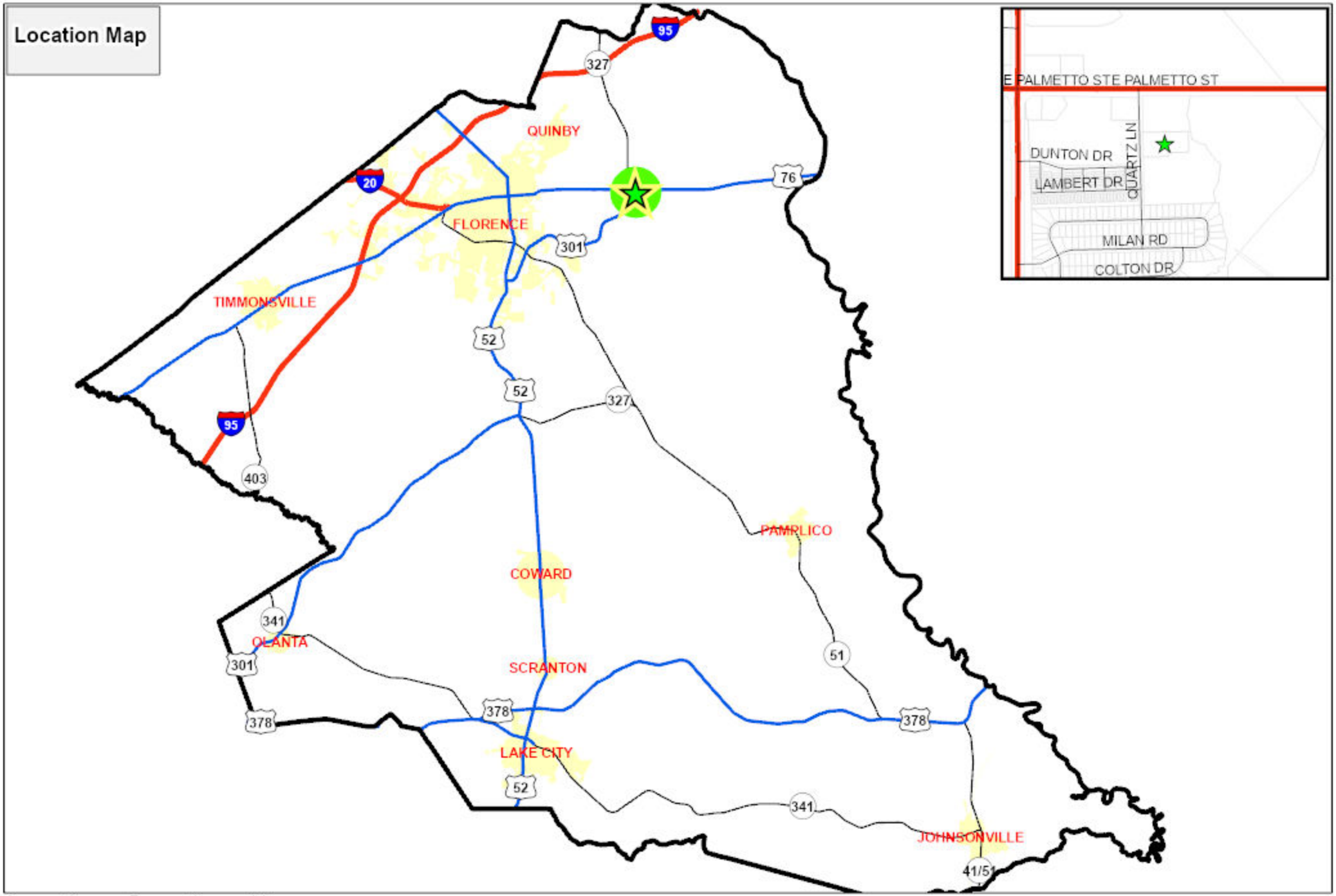
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **CMU, Commercial Mixed-Use District**.

3. Surrounding Land Use and Zoning:
   The surrounding properties are zoned PD, Planned Development District.

4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for Tax Map Number: 00241-01-025, the above referenced parcel from Unzoned to CMU, Commercial Mixed-Use District.


Location Map
E PALMETTO STE PALMETTO ST
DUNTON DR
LAMBERT DR
QUARTZ LN
MILAN RD
COLTON DR
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:
04/28/2026
Council District 6
PC#2026-17


Florence County
Zoning Map
PD
QUARTZ LN
PD
UNZONED
DUNTON DR
0
100
200 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
PD, PLANNED DEVELOPMENT
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-17
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 6
PC#2026-17

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 64-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 9)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential and vacant uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 64-2025/26
2. Staff report for PC#2026-18
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 64-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential and vacant uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272; Are 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

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-18

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-018, 01012-01-019, 01012-01-020, 01012-01-021, 01012-01-022, 01012-01-023, 01012-01-025, 01012-01-094, 01012-01-122, 01012-01-132, 01012-01-133, 01012-01-197, 01012-01-199, 01012-01-225, 01012-01-226, 01012-01-264, 01012-01-267, 01012-01-268, 01012-01-272.
LOCATION:	The Highway 76 Corridor Project
COUNCIL DISTRICT(S):	9; 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 its current use consisting of vacant and residential.

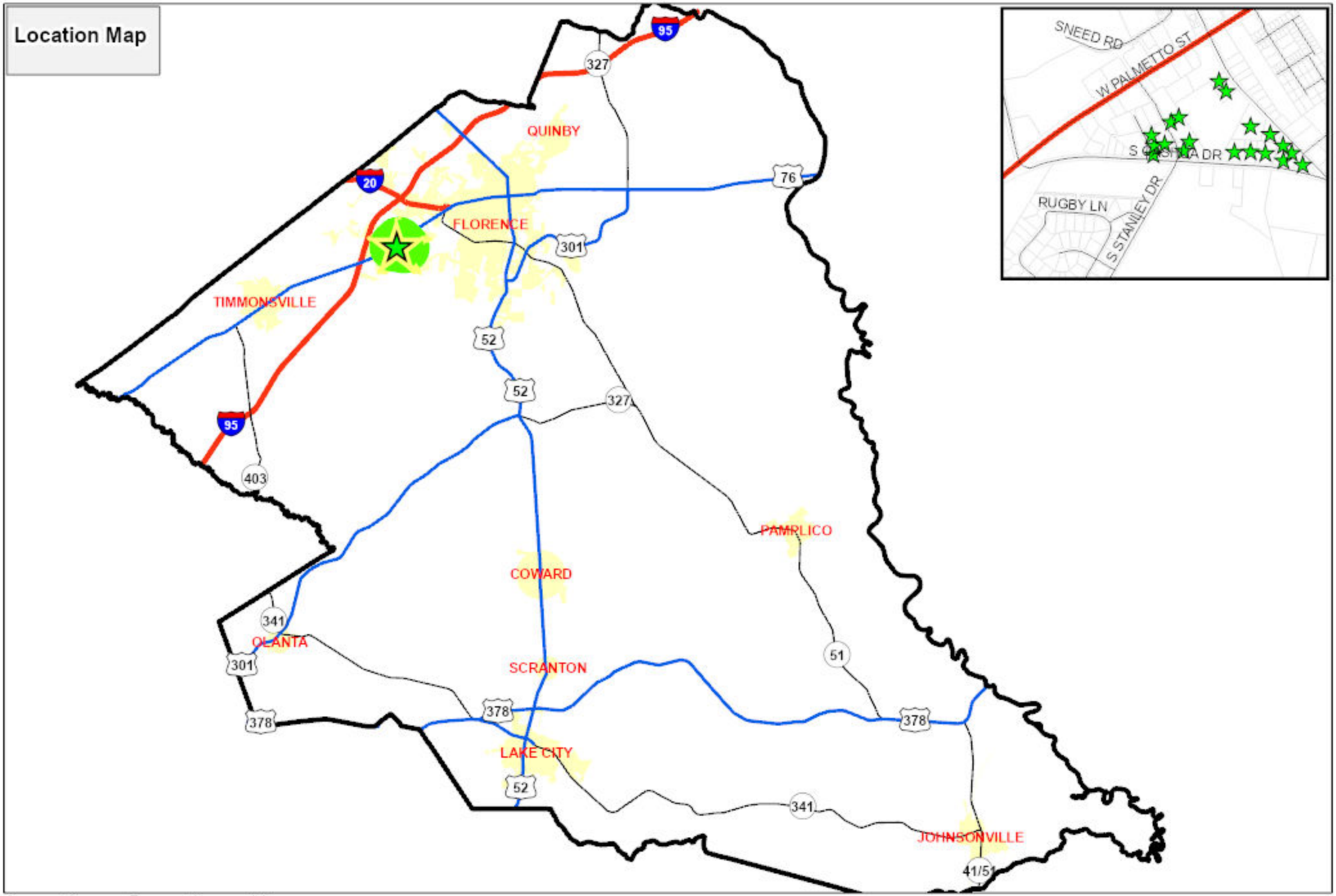
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

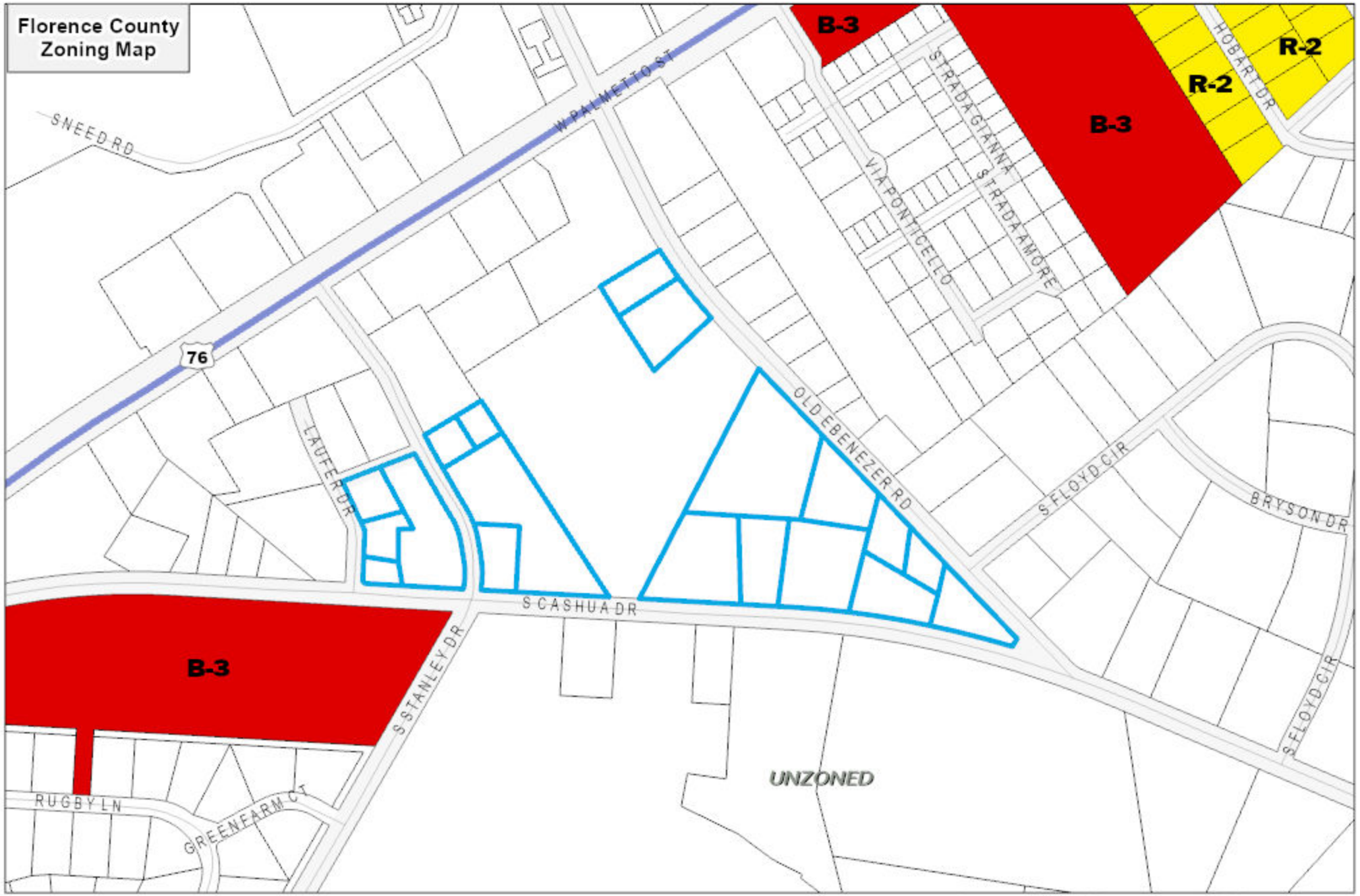
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

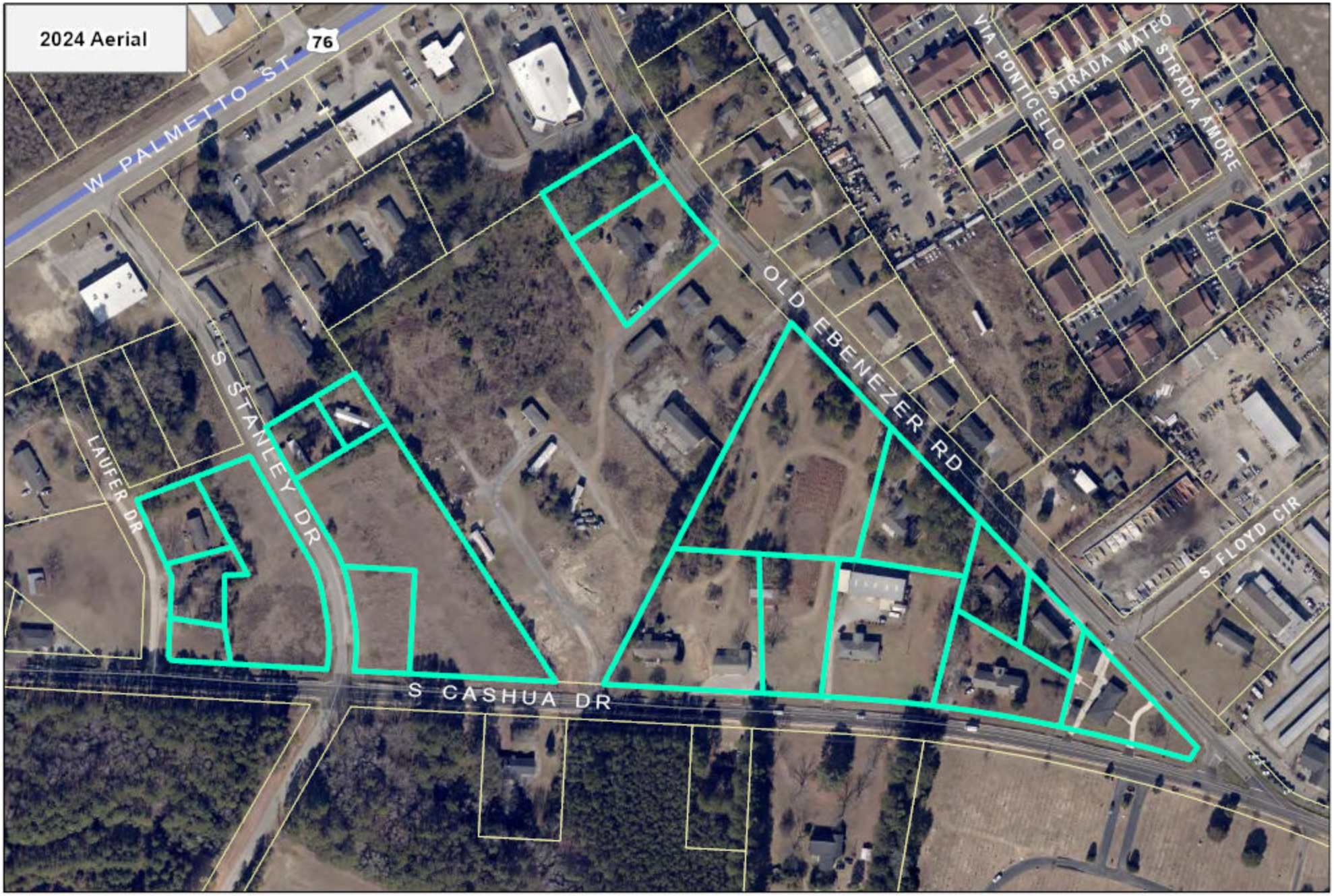
4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for the above referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
SNEED RD
W PALMETTO ST
S STANLEY DR
RUGBY LN
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
51
341
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 9
PC#2026-18


Florence County
Zoning Map
B-3
R-2
R-2
B-3
HOBART DR
W PALMETTO ST
SNEED RD
VIA PONTICELLO
STRADA GIANNA
STRADA AMORE
76
LAUFER DR
OLD EBENEZER RD
S FLOYD CIR
BRYSON DR
S CASHUA DR
B-3
S STANLEY DR
UNZONED
RUGBY LN
GREENFARM CT
S FLOYD CIR
0
375
750 Feet
Current County Zoning
B-3 GENERAL
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 9
PC#2026-18
N



0 275 550

Feet

Florence County
Planning Department
Meeting Date:
04/28/2026

N

Council District 9
PC#2026-18

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 65-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 9)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 65-2025/26
2. Staff report for PC#2026-19
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 65-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123; Are Hereby Rezoned 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-19

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-001, 10018-01-002, 10018-01-003, 10018-01-004, 10018-01-005, 10018-01-006, 10018-01-007, 10018-01-008, 10018-01-009, 10018-01-010, 10018-01-011, 10018-01-012, 10018-01-013, 10018-01-014, 10018-01-015, 10018-01-016, 10018-01-038, 10018-01-039, 10018-01-040, 10018-01-041, 10018-01-042, 10018-01-043, 10018-01-044, 10018-01-045, 10018-01-046, 10018-01-047, 10018-01-048, 10018-01-049, 10018-01-050, 10018-01-083, 10018-01-084, 10018-01-085, 10018-01-086, 10018-01-087, 10018-01-088, 10018-01-089, 10018-01-090, 10018-01-091, 10018-01-092, 10018-01-093, 10018-01-094, 10018-01-095, 10018-01-096, 10018-01-097, 10018-01-098, 10018-01-099, 10018-01-100, 10018-01-121, 10018-01-122, 10018-01-123.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; 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 its current use consisting of residential.

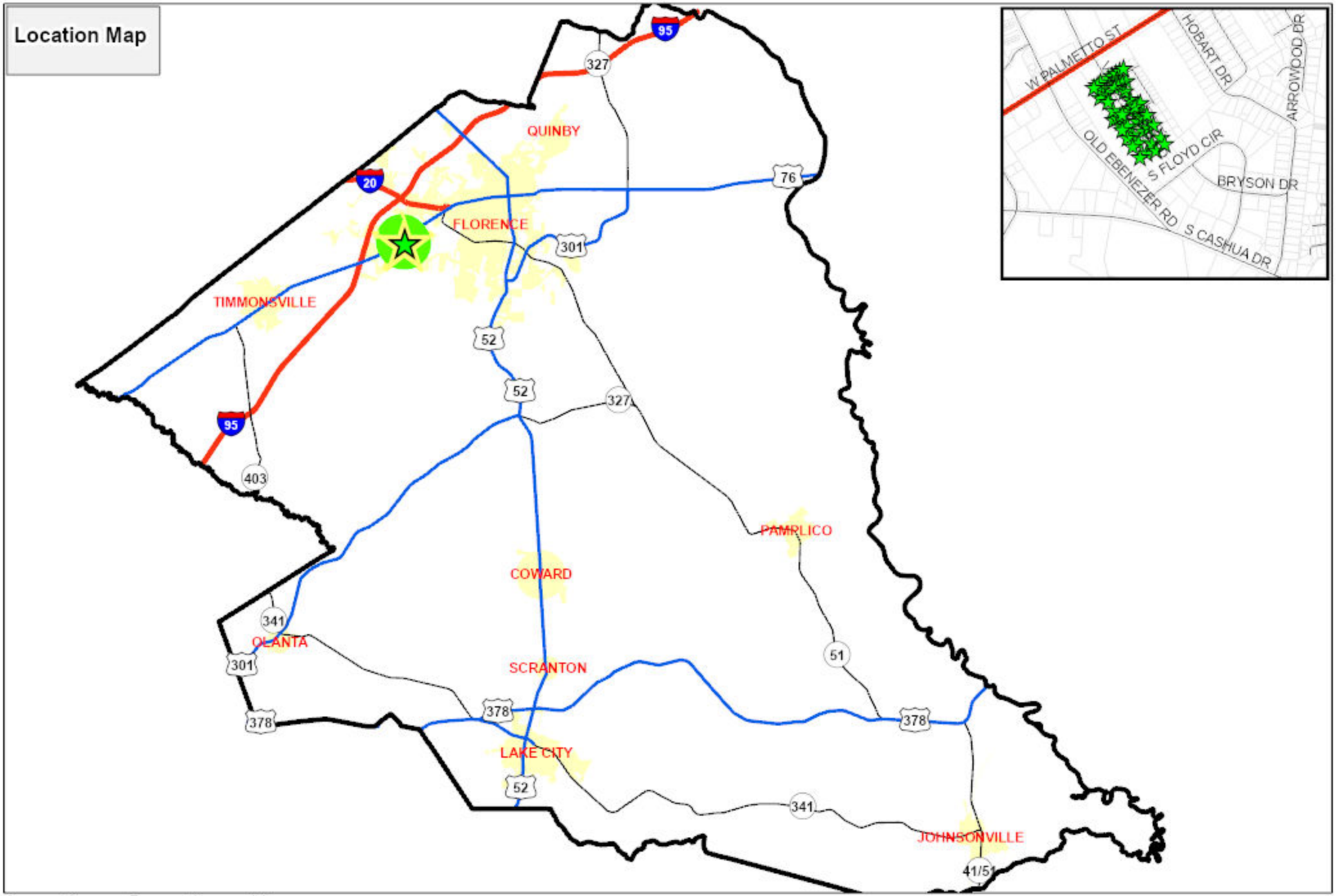
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

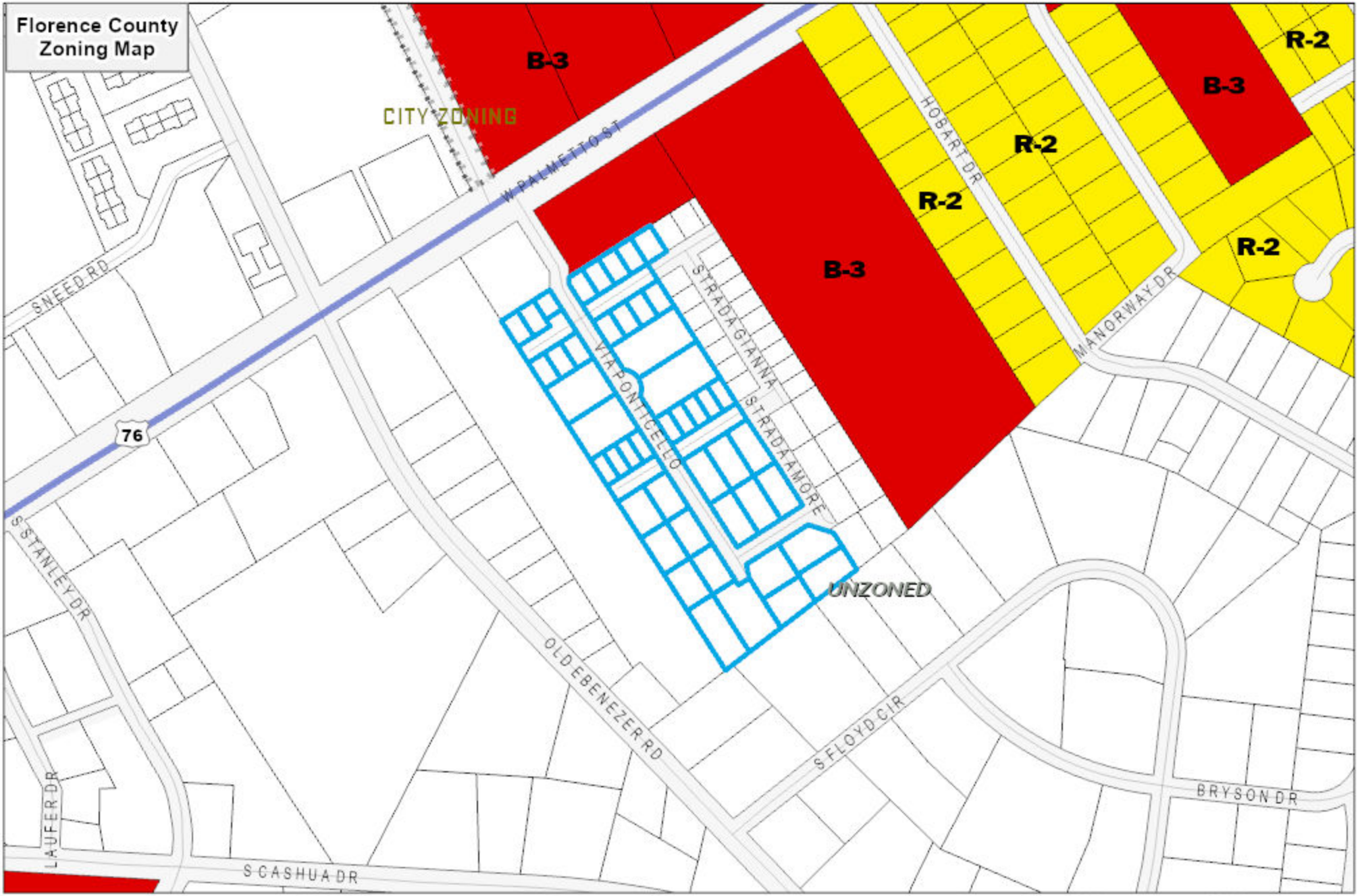
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for the above referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
W PALMETTO ST
HOBART DR
ARROWOOD DR
S FLOYD CIR
OLD EBENEZER RD
BRYSON DR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 9
PC#2026-19



Current County Zoning
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 9
PC#2026-19



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 9
PC#2026-19

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 66-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 9)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 66-2025/26
2. Staff report for PC#2026-20
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: April 28, 2026	this Ordinance was
Planning Commission Action	: April 28, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: May 21, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: June 18, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 66-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Two Of The Highway 76 Corridor Study As Shown On The Following Tax Map As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186; Are Hereby Rezoned 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 28, 2026
PC#2026-20

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-145, 10018-01-146, 10018-01-147, 10018-01-148, 10018-01-149, 10018-01-150, 10018-01-151, 10018-01-152, 10018-01-153, 10018-01-154, 10018-01-155, 10018-01-159, 10018-01-160, 10018-01-161, 10018-01-162, 10018-01-163, 10018-01-164, 10018-01-165, 10018-01-166, 10018-01-167, 10018-01-168, 10018-01-169, 10018-01-170, 10018-01-171, 10018-01-172, 10018-01-173, 10018-01-186.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; 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 its current use consisting of residential.

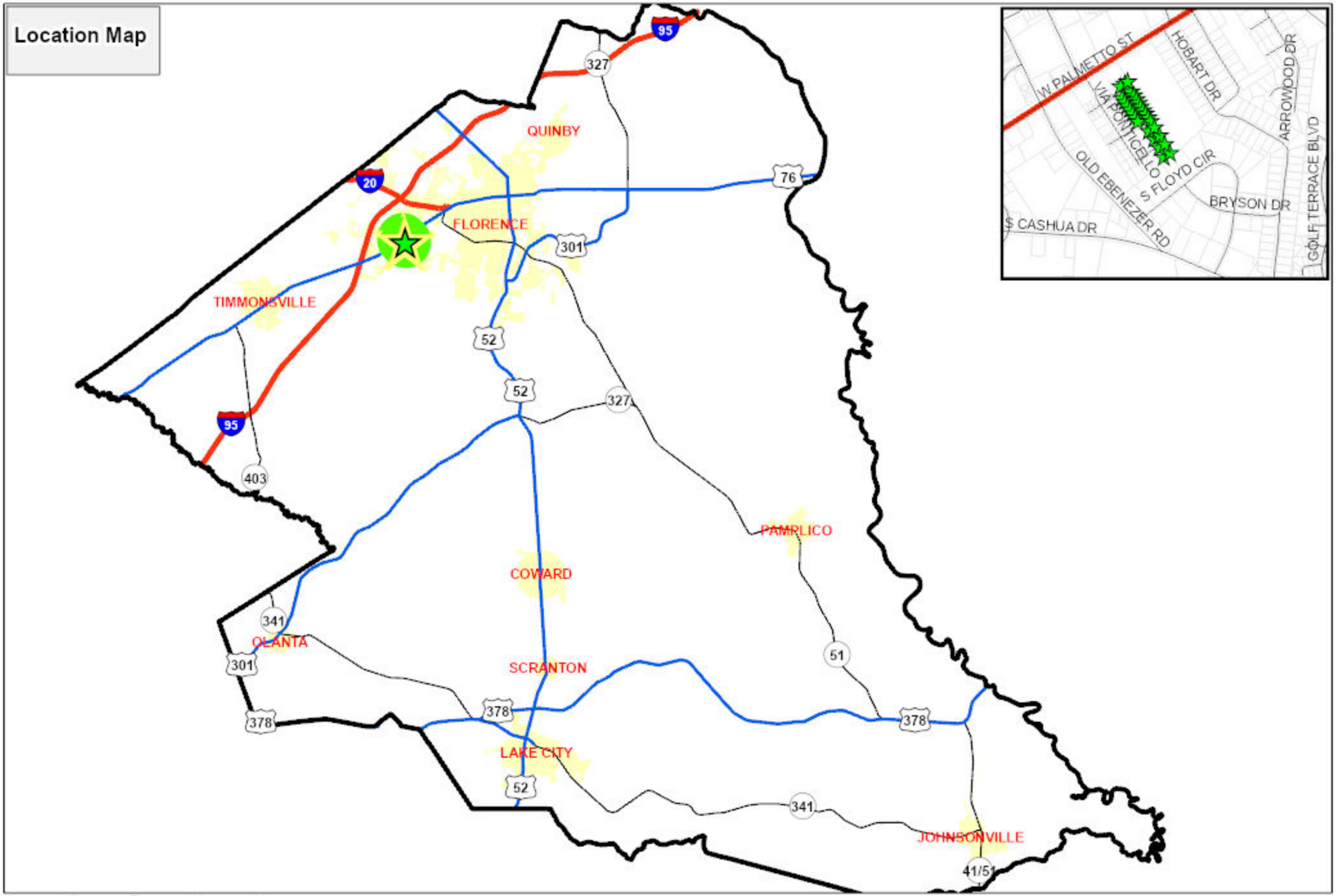
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

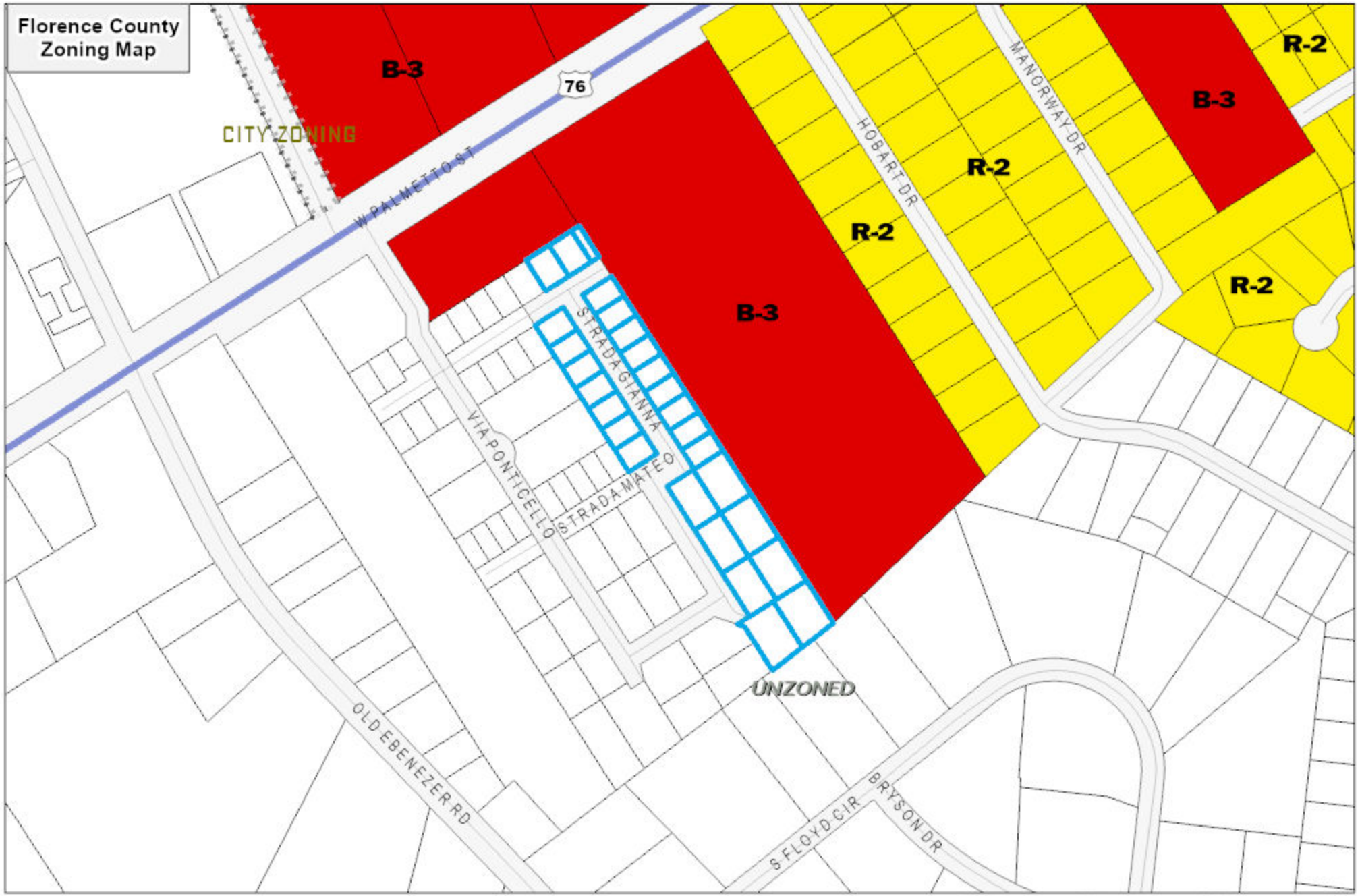
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION APRIL 28, 2026:
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 for the above referenced parcels from Unzoned to R-5A, Multi-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
W PALMETTO ST
HOBART DR
ARROWOOD DR
VIA PONTICELLO
S FLOYD CIR
GOLF TERRACE BLVD
OLD EBENEZER RD
BRYSON DR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 9
PC#2026-20


Florence County
Zoning Map
B-3
76
CITY ZONING
W PALMETTO ST
R-2
B-3
R-2
HOBART DR
MANORWAY DR
R-2
R-2
B-3
STRADA GIANNA
VIA PONTICELLO
STRADA MATEO
UNZONED
OLD EBENEZER RD
S FLOYD CIR
BRYSON DR
0
280
560 Feet
Current County Zoning
B-3 GENERAL
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 9
PC#2026-20
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 9
PC#2026-20

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 67-2025/26 – Second Reading

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance Finding That The South Lynches Fire District May Issue Not Exceeding Two Million Six Hundred Thousand ($2,600,000) General Obligation Bonds; To Authorize The South Lynches Fire District Commission To Issue Such Bonds And To Provide For The Publication Of Notice Of The Said Finding And Authorization.

POINTS TO CONSIDER:
1. A public hearing was held on June 18, 2026, in the Chambers of the County Council. A notice of the Public Hearing was published on June 2, 2026 in the Morning Newspaper.

OPTIONS:

1. ***(Recommended)*** Approve second reading of Ordinance No. 67-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 67-2025/26.

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Sponsor(s)	: County Council	
First Reading	: May 21, 2026	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	: June 18, 2026	2026.
Public Hearing	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: July 16, 2026	

ORDINANCE NO. 67-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(AN ORDINANCE FINDING THAT THE SOUTH LYNCHES FIRE DISTRICT MAY ISSUE NOT EXCEEDING $2,600,000 GENERAL OBLIGATION BONDS; TO AUTHORIZE THE SOUTH LYNCHES FIRE DISTRICT COMMISSION TO ISSUE SUCH BONDS AND TO PROVIDE FOR THE PUBLICATION OF NOTICE OF THE SAID FINDING AND AUTHORIZATION).

WHEREAS, Florence County Council, which is the governing body of Florence County (the "County Council"), held a public hearing on the question of the issuance of not exceeding $2,600,000 General Obligation Bonds of the South Lynches Fire District be held in the Chambers of County Council, at 9:00 a.m. on June 18, 2026, and Notice of such meeting has been duly published once a week for three successive weeks in the Morning News, a newspaper of general circulation in Florence County; and

WHEREAS, the said hearing has been duly held at the above time, date and place and said public hearing was conducted publicly and both proponents and opponents of the proposed action were given full opportunity to be heard and it is now in order for the County Council to proceed, after due deliberation, in accordance with the provisions of Act No. 1189, enacted at the 1974 Session of the South Carolina General Assembly and approved July 9, 1974, now codified as Article 5 of Chapter II of Title (Sections 6-11-810 through 6-11-1050, inclusive) and Act. No. 16 of 2011 of the South Carolina General Assembly (together, the "Enabling Act") to make a finding as to whether not exceeding $2,600,000 general obligation bonds of the South Lynches Fire District (the "District") should be issued.

NOW THEREFORE, BE IT ORDAINED, by the Florence County Council in meeting duly assembled:

DRAFT

Section 1. It is found and determined that each statement of fact set forth in the preambles of this Ordinance is in all respects true and correct.

Section 2. On the basis of the facts adduced at the public hearing held on June 18, 2026, it is found and determined that the South Lynches Fire District Commission (the "Commission") should be authorized to issue not exceeding $2,600,000 general obligation bonds of the District.

Section 3. The County Council finds that the Commission should issue general obligation bonds of the District in an amount not to exceed $2,600,000 as a single issue or from time to time as several separate issues, as the District shall determine.

Section 4. The County Council hereby authorizes the Commission to issue general obligation bonds of the District in an aggregate principal amount not to exceed $2,600,000 as a single issue or from time to time as several separate issues, as the Commission shall determine, for the purpose of defraying the cost to (1) purchase equipment for the District, and (2) substantially upfit existing equipment (the "Improvements"), together with costs of issuance of the bonds. For the payment of the principal of and interest on such bonds as they respectively mature, and for the creation of such sinking fund as may be necessary therefor, the full faith, credit and taxing power of the District shall be irrevocably pledged, and there shall be levied annually a tax without limit on all taxable property within the area of the District sufficient to pay such principal of and interest on the said bonds as they respectively mature, and to create such sinking fund.

Section 5. Pursuant to Section 6-11-870 of the Enabling Act, notice of the action herewith taken shall be given in the form substantially as set forth in Exhibit A hereto. Such notice shall be published once a week for three successive weeks in the Morning News, a newspaper of general circulation in Florence County.

Section 6. The Chairman and other officers of the County Council are herewith authorized and empowered to take such further action as may be necessary to fully implement the action taken by this

DRAFT

Ordinance.

Section 7. A certified copy of this Ordinance shall forthwith be transmitted to the Commission to advise it of the action taken by the County Council, whereby the Commission has been authorized to issue, pursuant to the provisions of the Enabling Act, its general obligation bonds not to exceed the aggregate principal amount of $2,600,000.

DONE AT FLORENCE, SOUTH CAROLINA, this 16th day of July, 2026.

_____
Chairman, Florence County Council

Attest:

_____
Clerk to Florence County Council

First Reading:	May 21, 2026
Second Reading:	June 18, 2026
Third Reading:	July 16, 2026
Public Hearing:	June 18, 2026

DRAFT

EXHIBIT A

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

NOTICE PURSUANT TO SECTION 6-11-870
CODE OF LAWS OF SOUTH CAROLINA, 1976

Notice is hereby given pursuant to the provisions of Section 6-11-870 Code of Laws of South Carolina, 1976, and following a public hearing held on Thursday, June 18, 2026 that the Florence County Council has found that:

1. South Lynches Fire District Commission, created by Act No. 149 of the Acts and Joint Resolutions of the General Assembly of the State of South Carolina for the year 1983, has been authorized to issue not exceeding $2,600,000 general obligation bonds of the South Lynches Fire District either as a single issue, or as several separate issues, for the purpose of defraying the cost to (1) purchase equipment for the District, and (2) substantially upfit existing equipment (the "Improvements") together with costs of issuance of said bonds. For the payment of the principal of and interest on such bonds as they respectively mature, and for the creation of such sinking fund as may be necessary therefor, the full faith, credit and taxing power of the District shall be irrevocably pledged, and there shall be levied annually a tax without limit on all taxable property within the area of the District sufficient to pay such principal of and interest on the said bonds as they respectively mature, and to create such sinking fund.

2. No election has been ordered in the South Lynches Fire District upon the question of the issuance of the aforesaid bonds.

Any person affected by the action aforesaid of the Florence County Council may by action de novo instituted in the Court of Common Pleas for Florence County within twenty (20) days following the last publication of this Notice but not afterwards challenge the action of the Florence County Council.

FLORENCE COUNTY COUNCIL

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 July 16, 2026. The Ordinance was read at three public meetings of the County Council on three separate days, May 21, 2026, June 18, 2026, and July 16, 2026. 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 May 21, 2026, June 18, 2026, and July 16, 2026, 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 July, 2026.

(Seal)

_____

Clerk, Florence County Council

DRAFT

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 68-2025/26 – Second Reading Deferral

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
An Ordinance To Authorize Florence County To Acquire From The City Of Johnsonville The Current Johnsonville City Hall Located At 117 East Broadway Street In The City Of Johnsonville; To Assume With Respect To Such City Hall The City's Obligations Under The Second Amendment To Facilities Purchase And Occupancy Agreement As Of June 1, 2023, Between The City Of Johnsonville And Truist Bank; To Authorize The Conveyance To The City Of Johnsonville Of The Current County Magistrate's Building Located At 111 West Broadway Street In The City Of Johnsonville; To Authorize An Intergovernmental Agreement Between Florence County And The City Of Johnsonville With Respect To The Foregoing; To Authorize The Lease Of A Portion Of The Aforesaid Johnsonville City Hall To Florence County School District Five; To Authorize The Florence County Administrator To Take All Such Actions And Deliver All Such Documents As May Be Required To Effectuate The Aforementioned Transactions; And Other Matters Relating Thereto.

POINTS TO CONSIDER:

OPTIONS:
1. ***(Recommend)*** to defer second reading.
2. Provide an alternate directive.

ATTACHMENT:
Copy of Proposed Ordinance No. 68-2025/26.

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Sponsor(s)	: Finance	
First Reading	: May 21, 2026	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	: Deferral	
Public Hearing	:	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 68-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO AUTHORIZE FLORENCE COUNTY TO ACQUIRE FROM THE CITY OF JOHNSONVILLE THE CURRENT JOHNSONVILLE CITY HALL LOCATED AT 117 EAST BROADWAY STREET IN THE CITY OF JOHNSONVILLE; TO ASSUME WITH RESPECT TO SUCH CITY HALL THE CITY'S OBLIGATIONS UNDER THE SECOND AMENDMENT TO FACILITIES PURCHASE AND OCCUPANCY AGREEMENT AS OF JUNE 1, 2023, BETWEEN THE CITY OF JOHNSONVILLE AND TRUIST BANK; TO AUTHORIZE THE CONVEYANCE TO THE CITY OF JOHNSONVILLE OF THE CURRENT COUNTY MAGISTRATE'S BUILDING LOCATED AT 111 WEST BROADWAY STREET IN THE CITY OF JOHNSONVILLE; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN FLORENCE COUNTY AND THE CITY OF JOHNSONVILLE WITH RESPECT TO THE FOREGOING; TO AUTHORIZE THE LEASE OF A PORTION OF THE AFORESAID JOHNSONVILLE CITY HALL TO FLORENCE COUNTY SCHOOL DISTRICT FIVE; TO AUTHORIZE THE FLORENCE COUNTY ADMINISTRATOR TO TAKE ALL SUCH ACTIONS AND DELIVER ALL SUCH DOCUMENTS AS MAY BE REQUIRED TO EFFECTUATE THE AFOREMENTIONED TRANSACTIONS; AND OTHER MATTERS RELATING THERETO.

DRAFT

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Ordinance No. 69-2025/26 –Second Reading

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.

POINTS TO CONSIDER:
1. The County of Florence previously established the City-County Memorial Stadium Commission to promote athletic events.
2. The High Schools in the Florence area have located athletic fields on their respective campuses.
3. The High Schools in the Florence area have no plans to use the Memorial Stadium.
4. The County desires to dissolve the City-County Memorial Stadium Commission.

OPTIONS:
1. ***(Recommended)*** Approve second reading of Ordinance No. 69-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 69-2025/26.

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Sponsor(s)	: County Council
Introduction	: May 21, 2026
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Public Hearing	: June 18, 2026
Second Reading	: June 18, 2026
Third Reading	:
Effective Date	:

I, _____
Council Clerk, certify that the ad for a Public Hearing on this Ordinance ran on:_____

ORDINANCE NO.: 69-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance Amending Florence County Code, Chapter 2, Memorial Stadium Commission Sections 2-97 To 2-101 In Order To Dissolve The City-County Memorial Stadium Commission And Other Matters Related Thereto.]

WHEREAS:

1. The County of Florence previously established the City-County Memorial Stadium Commission to promote athletic events;

2. The High Schools in the Florence area have located athletic fields on their respective campuses;

3. The High Schools in the Florence area have no plans to use the Memorial Stadium;

4. The County desires to dissolve the City-County Memorial Stadium Commission.

NOW, THEREFORE, BE IT ORDAINED by the Florence County Council, in meeting duly assembled that:

Section 1. Chapter 2, Division 3, Sections 2-97 to 2-101 of the Florence County Code are hereby repealed, and the City-County Memorial Stadium Commission is dissolved.

Section 2. All provisions in other County Ordinances or Resolutions are in conflict with this Ordinance are hereby repealed.

Section 3. If any provision of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or application 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.

DRAFT

ATTEST:

SIGNED:

_____

_____

Council Clerk

Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
D. Malloy McEachin, County Attorney

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 70-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:
1. The recommended zonings for the subject property is split for a portion to R-5, Multi-Family Residential District Off of Cashua Drive and a portion to B-3, General Commercial District Off of Old Ebenezar Road; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, R-4 or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 70-2025/26
2. Staff report for PC#2026-21
3. Location Map
4. Zoning Map
5. Aerial Map
6. Plat of Property

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 70-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zonings for the subject property is split for a portion to R-5, Multi-Family Residential District Off of Cashua Drive and a portion to B-3, General Commercial District off of Old Ebenezer Road; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, R-4 or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Property Located In Group Two Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 01012-01-024; Is Hereby Rezoned To R-5, Multi-Family Residential District Off Of Cashua Drive And B-3, General Commercial District Off Of Old Ebenezer Road.

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

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-21

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.

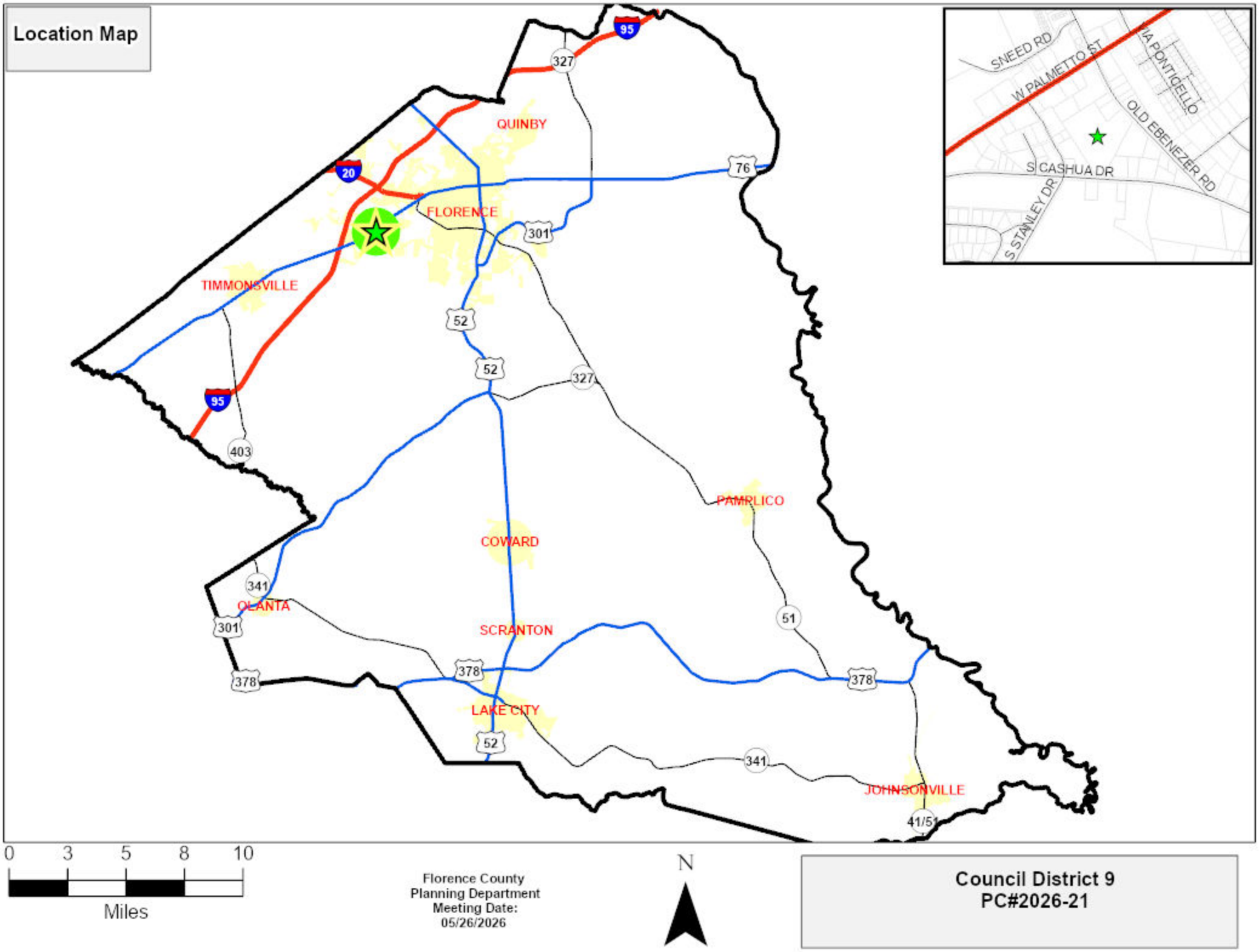
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **R-5, Multi-Family District** and a portion to **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned or pending County Council's approval of zoning for B-3 and R-4.

4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned for a portion to R-5A, Multi-Family Residential District Off of Cashua Drive and a portion to B-3, General Commercial District Off of Old Ebenezer Road, Florence.


Location Map
SNEED RD
W PALMETTO ST
LA PONTICELLO
OLD EBENEZER RD
S CASHUA DR
S STANLEY DR
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
Florence County
Planning Department
Meeting Date:
05/26/2026
N
Council District 9
PC#2026-21


Florence County
Zoning Map
B-3
76
W PALMETTO ST
VIA PONTICELLO
STRADA MATEO
STRADA AMORE
OLD EBENEZER RD
UNZONED
LAUFER DR
S FLOYD CIR
S CASHUA DR
B-3
S STANLEY DR
0
260
520 Feet
Current County Zoning
B-3 GENERAL
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-21
N

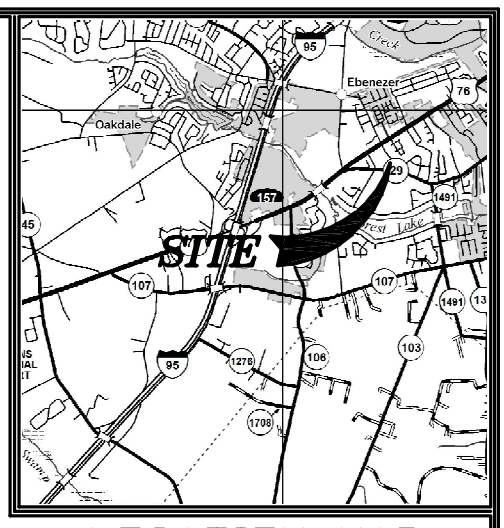


Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-21

◉ DENOTES IPF, #4 REBAR UNLESS NOTED OTHERWISE
◎ DENOTES IPS, (IRON PIN SET) #4 REBAR
◎ DENOTES CALCULATED POINT

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N37°44'33"W



LOCATION MAP

MAGNETIC

LAKESHORE ESTATES, LLC
REMAINDER OF
TM: 01012-01-024
DB A958 PG 564
PB 87 PG 289

#5 REBAR BENT

IPS BACK
2.22'

20' ACCESS EASEMENT

N52°16'07"E

342.63'

IPS @
2.39'

311.15'

182.31'

S37°44'33"E

N35°55'13"W

1.96 ACRES
85,412 SQ. FT

1" OPEN

FENCE

375.25'

S32°12'49"W

3/4" REBAR

90.80'

S32°12'49"W

CASHUA DRIVE 66' R/W

KAREN JEFFORDS MARSH
TM: 01012-01-226
DB A368 PG 1365

±1075.00' TO S CASHUA DR.

OLD EBENEZER ROAD 66' R/W

FLORENCE COUNTY
SOUTH CAROLINA

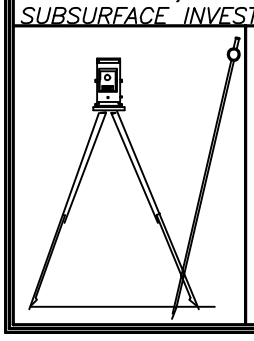
PLAT

OLD EBENEZER RD.
FLORENCE, S.C.

OF 1.96 ACRES BEING A PORTION OF THAT PROPERTY DESIGNATED AS TAX MAP NUMBER 01012-01-024 AND RECORDED IN PLAT BOOK 87 AT PAGE 289 WITH FURTHER DESCRIPTION FOUND IN DEED BOOK A958 AT PAGE 564.
SURVEYED FOR:

LAKESHORE ESTATES, LLC

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0136F, EFFECTIVE DATE 3/25/2025 AND FOUND THAT **NO PART** OF THE ABOVE ACREAGE FALLS WITHIN A FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.

4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302

EMAIL: DAVIDN@NESBITTSURVEYING.COM
EMAIL: JON@NESBITTSURVEYING.COM

DAVID A. NESBITT RLS NO 7623

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
NESBITT SURVEYING CO., INC.
No. C01197

DATE: APR. 17, 2026
JOB: 26090
REF. 05510
TMS: 01012-01-024
DRAWN BY: NCS

SCALE 1" = 100 FT
0 25 50 75 100 200
GRAPHIC SCALE

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 71-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From MR, Mixed Residential District To B-3, General Commercial District For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As: 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058; And Other Matters Related Thereto.]
(Planning Commission Approved 8 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Stoney C. Moore; and,

2. The applicant desires to change the zoning designation for the subject properties; and,

3. The surrounding properties are zoned RU-2, Rural Resource District, MR, Lower Density Mixed Residential District, and B-3, General Commercial District.

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

ATTACHMENTS:
1. Ordinance No. 71-2025/26
2. Staff report for PC#2026-22
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 71-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From MR, Mixed Residential District To B-3, General Commercial District For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As: 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Stoney C. Moore; and,

2. The applicant desires to change the zoning designation for the subject properties; and,

3. The surrounding properties are zoned RU-2, Rural Resource District, MR, Lower Density Mixed Residential District, and B-3, General Commercial District.

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

1. The Properties Located Off Of East Palmetto Street, Florence, SC As Shown On The Following Tax Map As: 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-22

SUBJECT:	Map Amendment Requested By Stoney C. Moore To Change The Zoning Designation From MR, Mixed Residential District To **B-3, General Commercial District** For The Properties Located Off Of East Palmetto Street, Florence, SC, As Shown On Florence County Tax Maps As 00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058.
LOCATION:	East Palmetto Street, Florence SC
TAX MAP NUMBERS:	00307-01-004, 00307-01-059, 00307-01-060, 00307-01-061, And A Portion Of 00307-01-058
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Jimmy W. McKissick, ETAL
APPLICANT:	Stoney C. Moore
ZONING/LAND AREA:	MR / Approximately 10.21 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	MR

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are vacant and zoned MR, Lower Density Mixed Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / MR
   South: Florence County / Vacant / RU-2
   West: Florence County/ Residential, Vacant / MR
   East: Florence County / Religious Services, Vacant, Commercial / RU-2, B-3

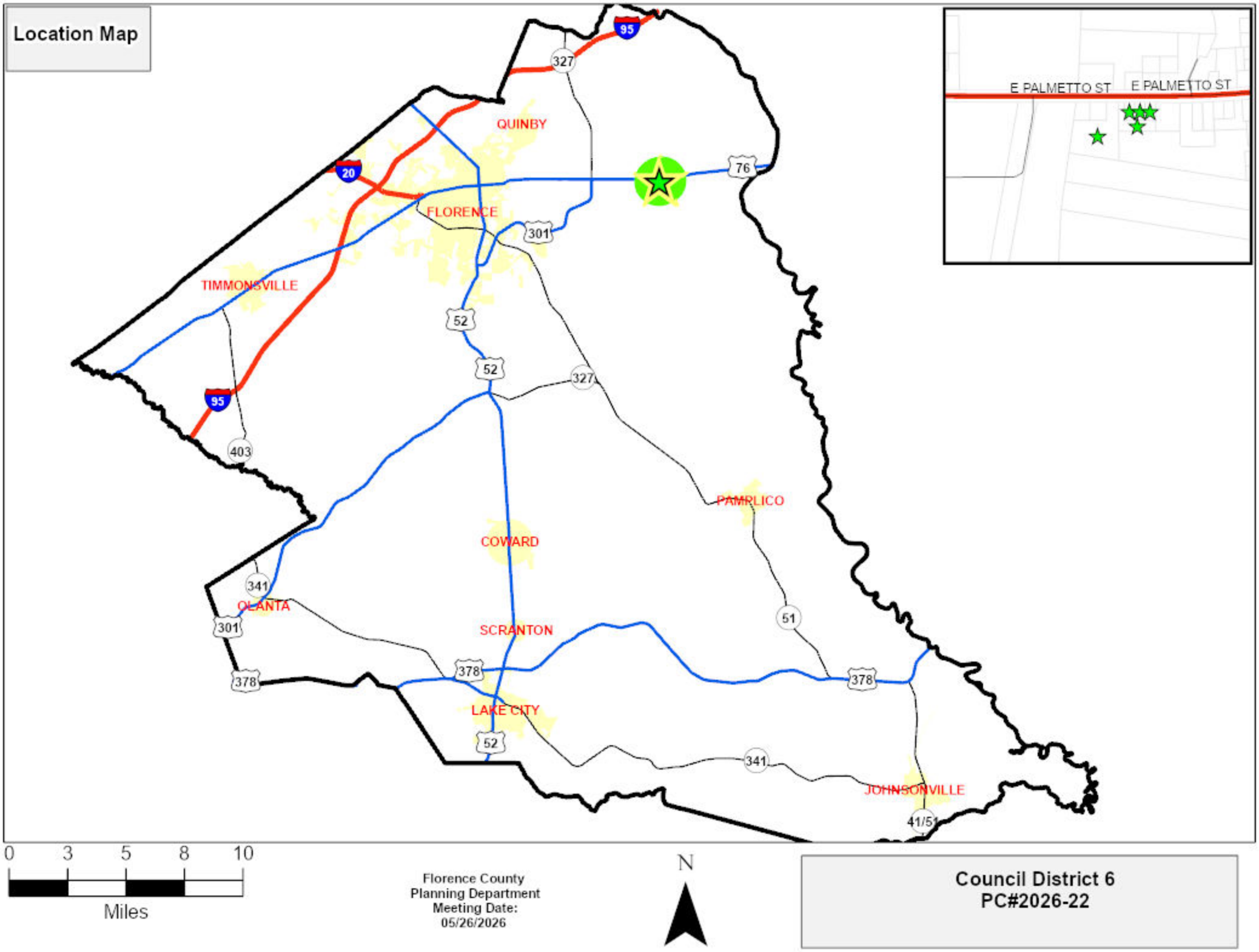
4. Transportation Access and Circulation:
   Present access to these properties is by the way of East Palmetto Street, Florence, SC.

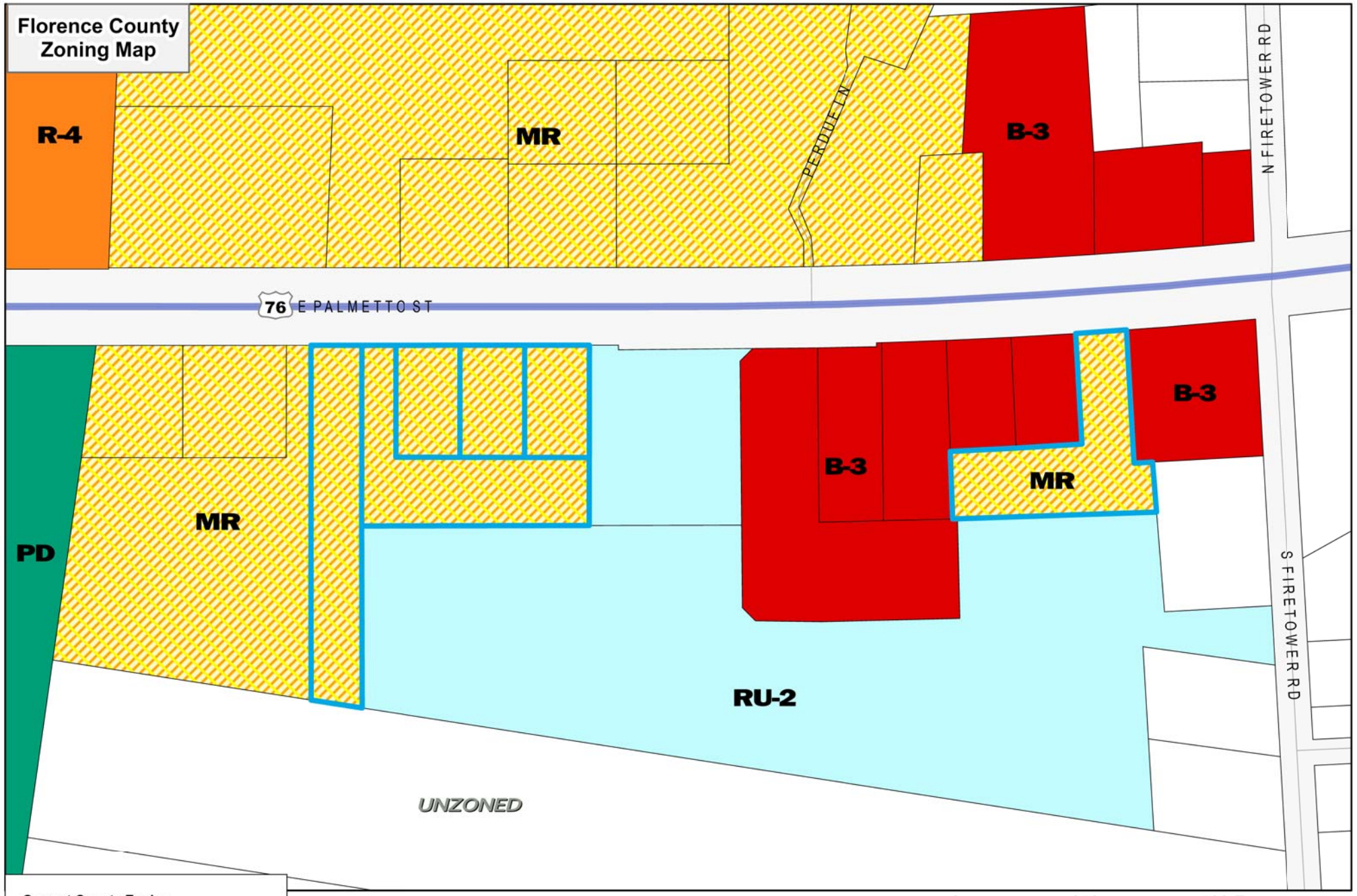
5. Traffic Review:
   The rezoning of these properties from MR, Lower Density Mixed Residential District to B-3, General Commercial District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District (VD1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

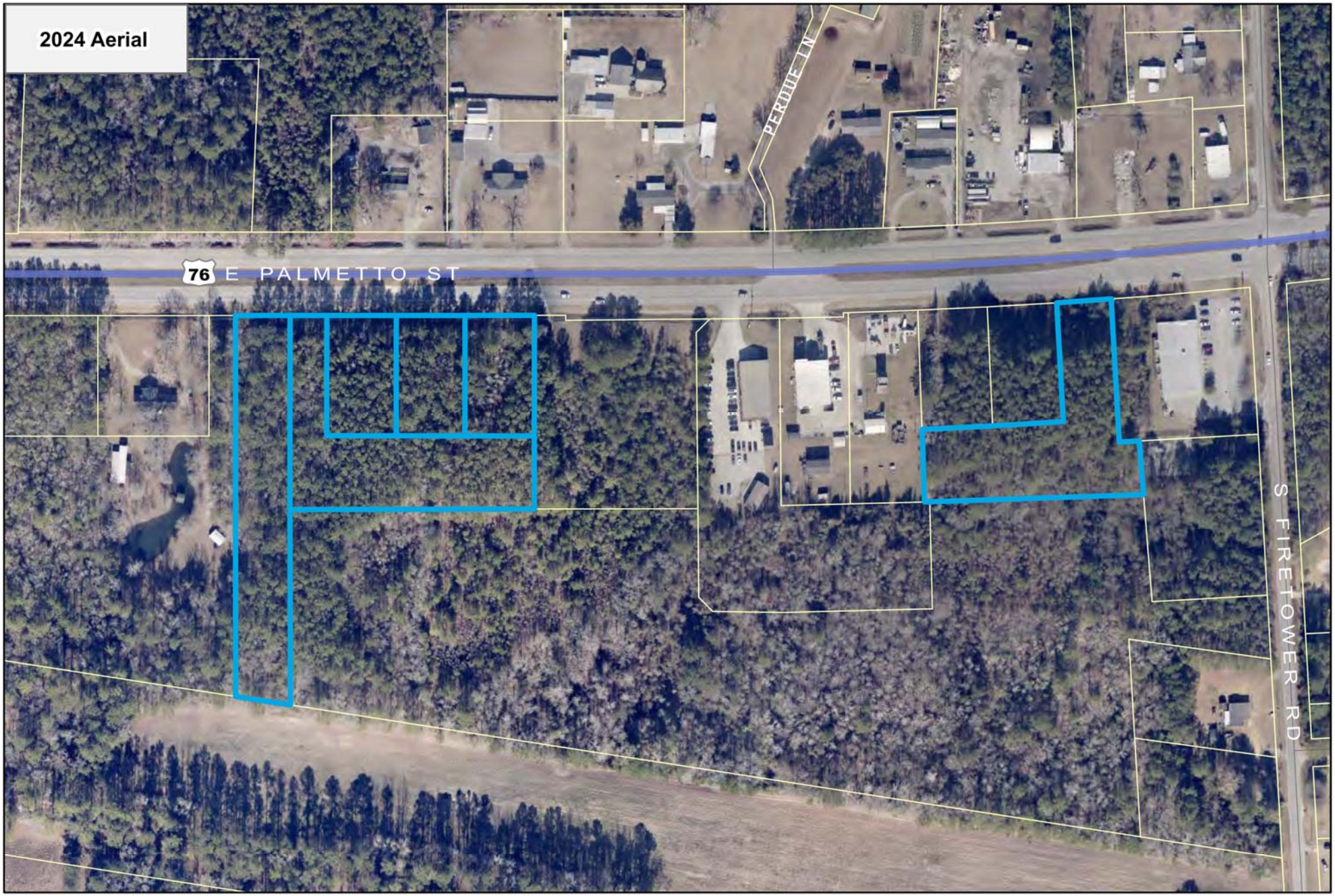
FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from MR, Lower Density Mixed Residential District to B-3, General Commercial District.


Location Map
E PALMETTO ST
E PALMETTO ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
51
341
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 6
PC#2026-22



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 6
PC#2026-22



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 6
PC#2026-22

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 72-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Darryl K. Blackburn; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 72-2025/26
2. Staff report for PC#2026-23
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 72-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Darryl K. Blackburn; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2733 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-054; Is Hereby Rezoned To 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-23

SUBJECT:	Map Amendment Requested By Darryl K. Blackburn To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2733 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 054.
LOCATION:	2733 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-054
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Darryl K. Blackburn Jr.
APPLICANT:	Darryl K. Blackburn Jr.
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone this subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

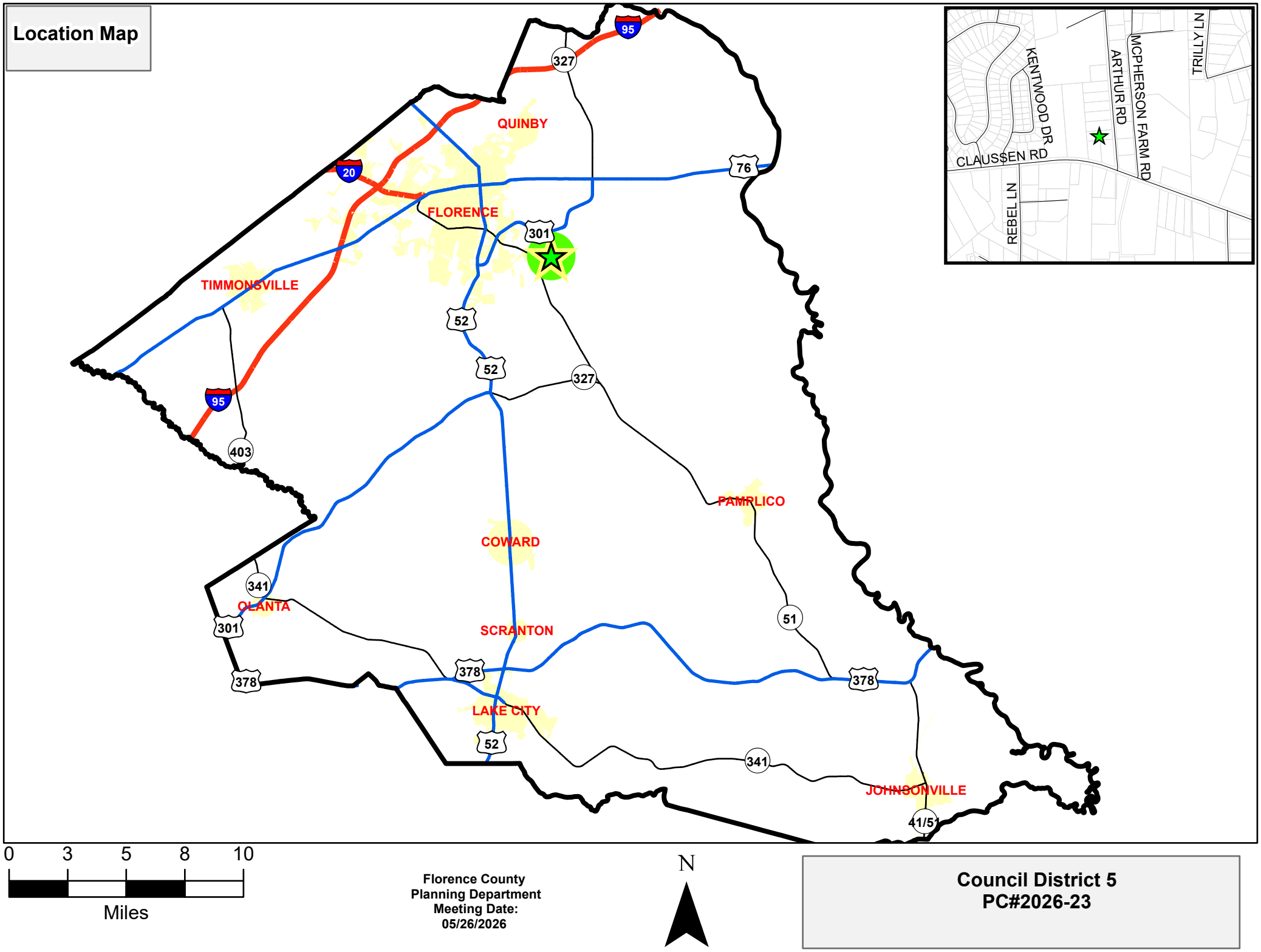
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

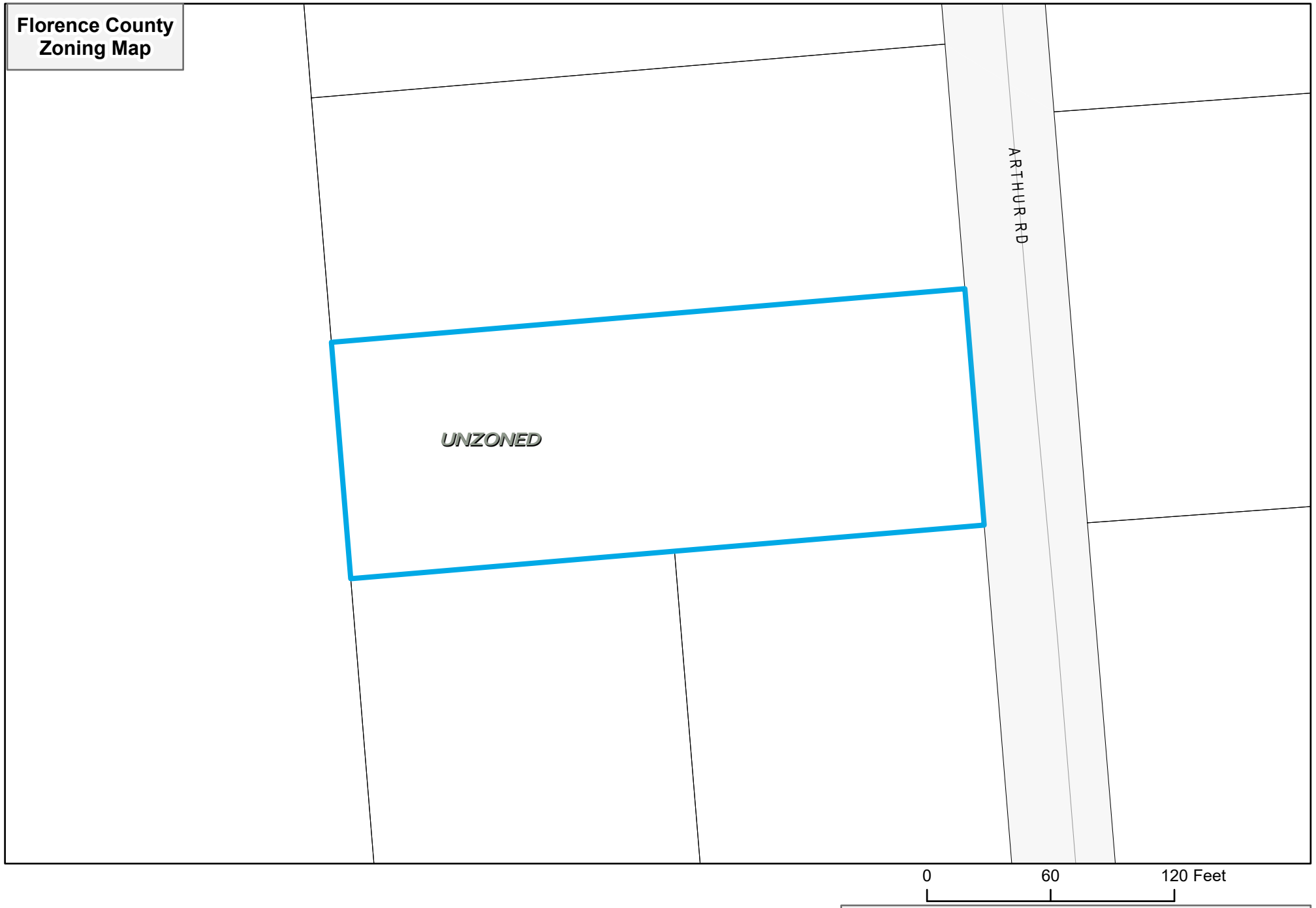
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-23



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-23



Darryl K. Blackburn
2733 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-23
00210-01-054

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 73-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Suzanne M. Braddock; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 73-2025/26
2. Staff report for PC#2026-24
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 73-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Suzanne M. Braddock; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2729 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-055; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-24

SUBJECT:	Map Amendment Requested By Suzanne M. Braddock To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2729 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 055.
LOCATION:	2729 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-055
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Suzanne M. Braddock
APPLICANT:	Suzanne M. Braddock
ZONING/LAND AREA:	Unzoned / Approximately .84 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

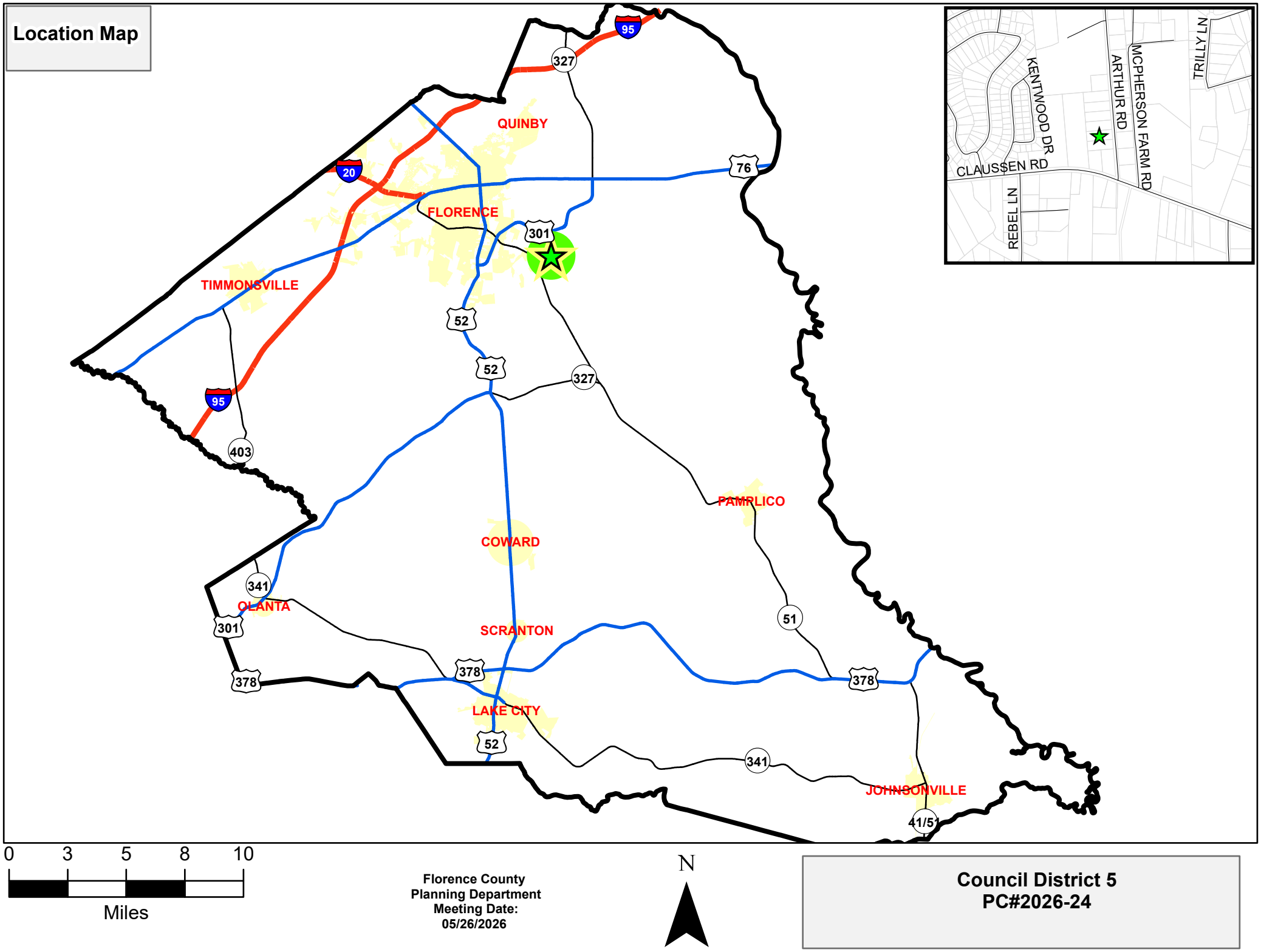
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

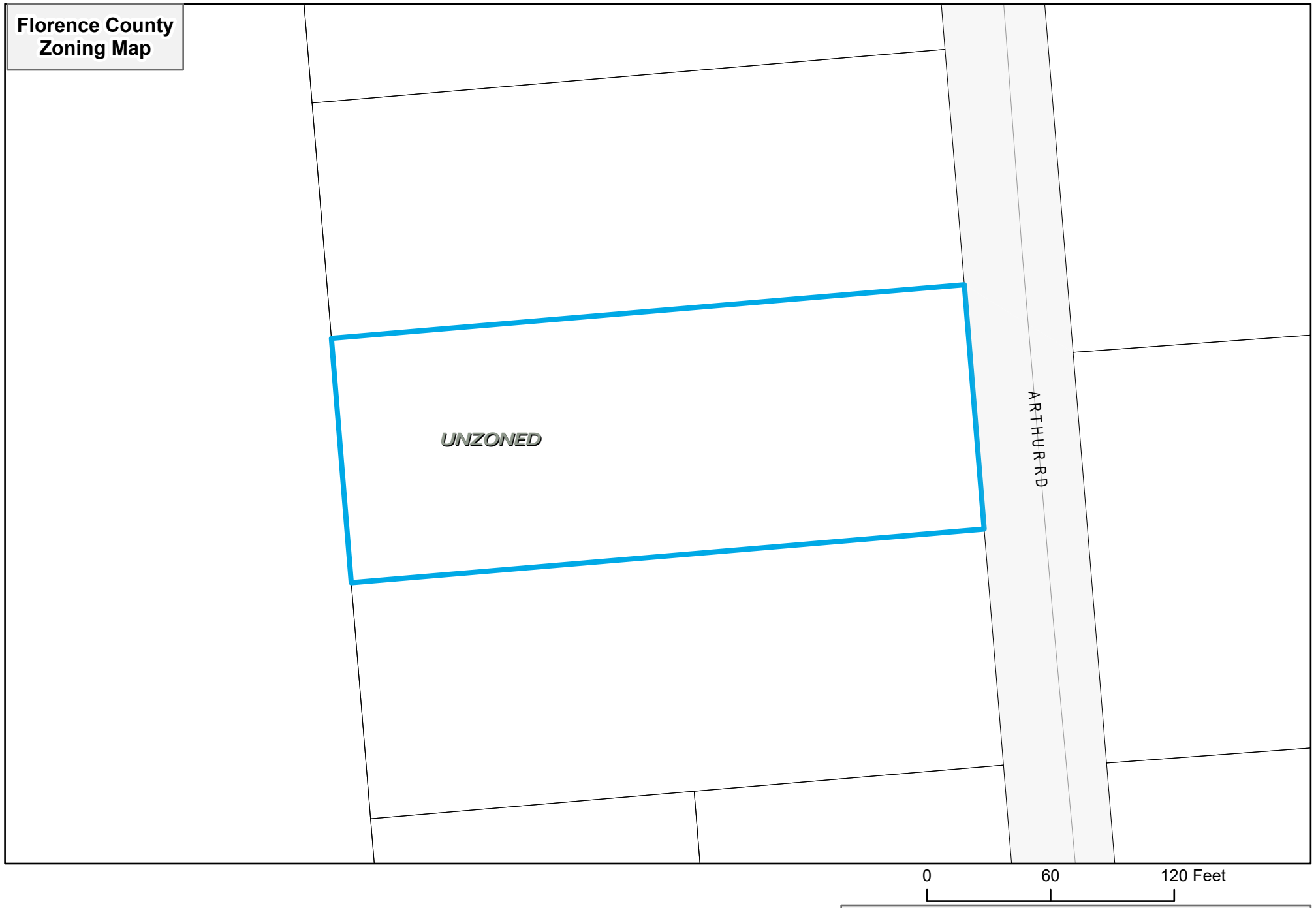
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-24



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-24



Suzanne M Braddock
2729 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-24
00210-01-055

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 74-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Robert F. and Katrina A. Gaskins; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 74-2025/26
2. Staff report for PC#2026-25
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 74-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Robert F. and Katrina A. Gaskins; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2725 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-032; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-25

SUBJECT:	Map Amendment Requested By Robert F. And Katrina A. Gaskins To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032.
LOCATION:	2725 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-032
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Robert F. and Katrina A. Gaskins
APPLICANT:	Robert F. and Katrina A. Gaskins
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

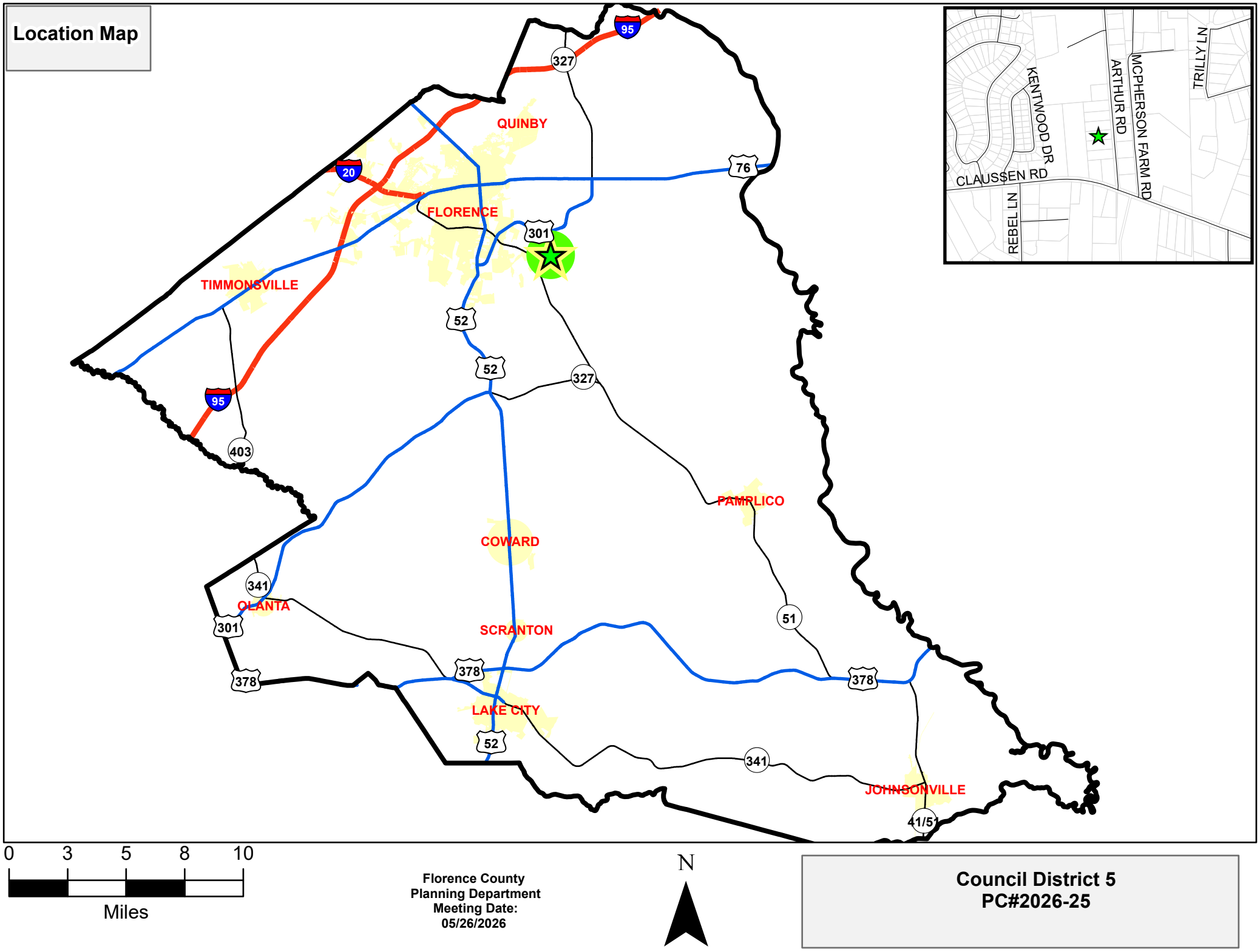
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

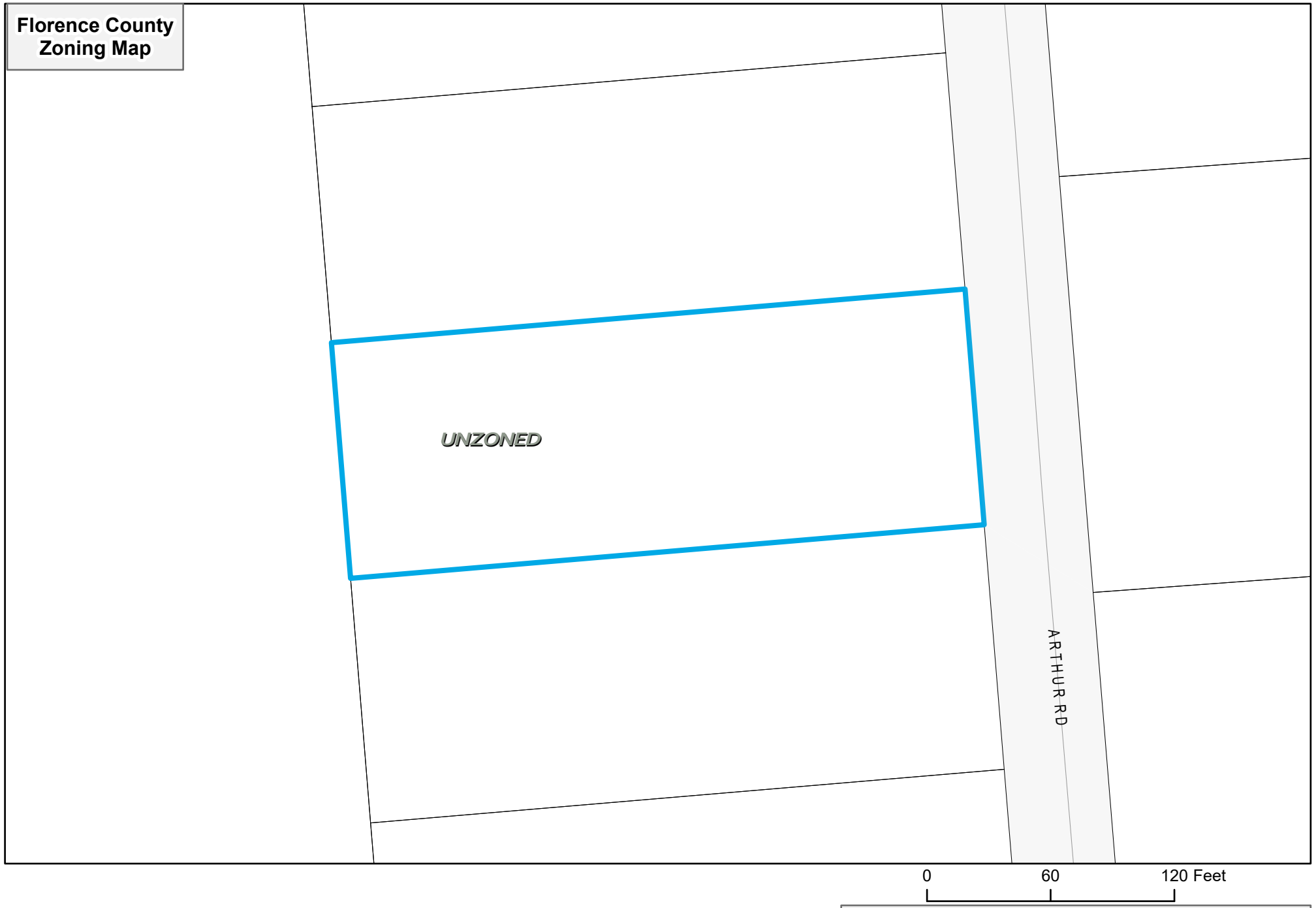
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-25



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-25



0 40 80

Feet

Robert F & Katrina A Gaskins
2725 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-25

00209-01-032

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 75-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Megan M. and Matthew P. Wentzel; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 75-2025/26
2. Staff report for PC#2026-26
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 75-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Megan M. and Matthew P. Wentzel; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2719 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-033; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-26

SUBJECT:	Map Amendment Requested By Megan M. And Matthew P. Wentzel To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2719 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 033.
LOCATION:	2719 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-033
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Megan M. and Matthew P. Wentzel
APPLICANT:	Megan M. and Matthew P. Wentzel
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

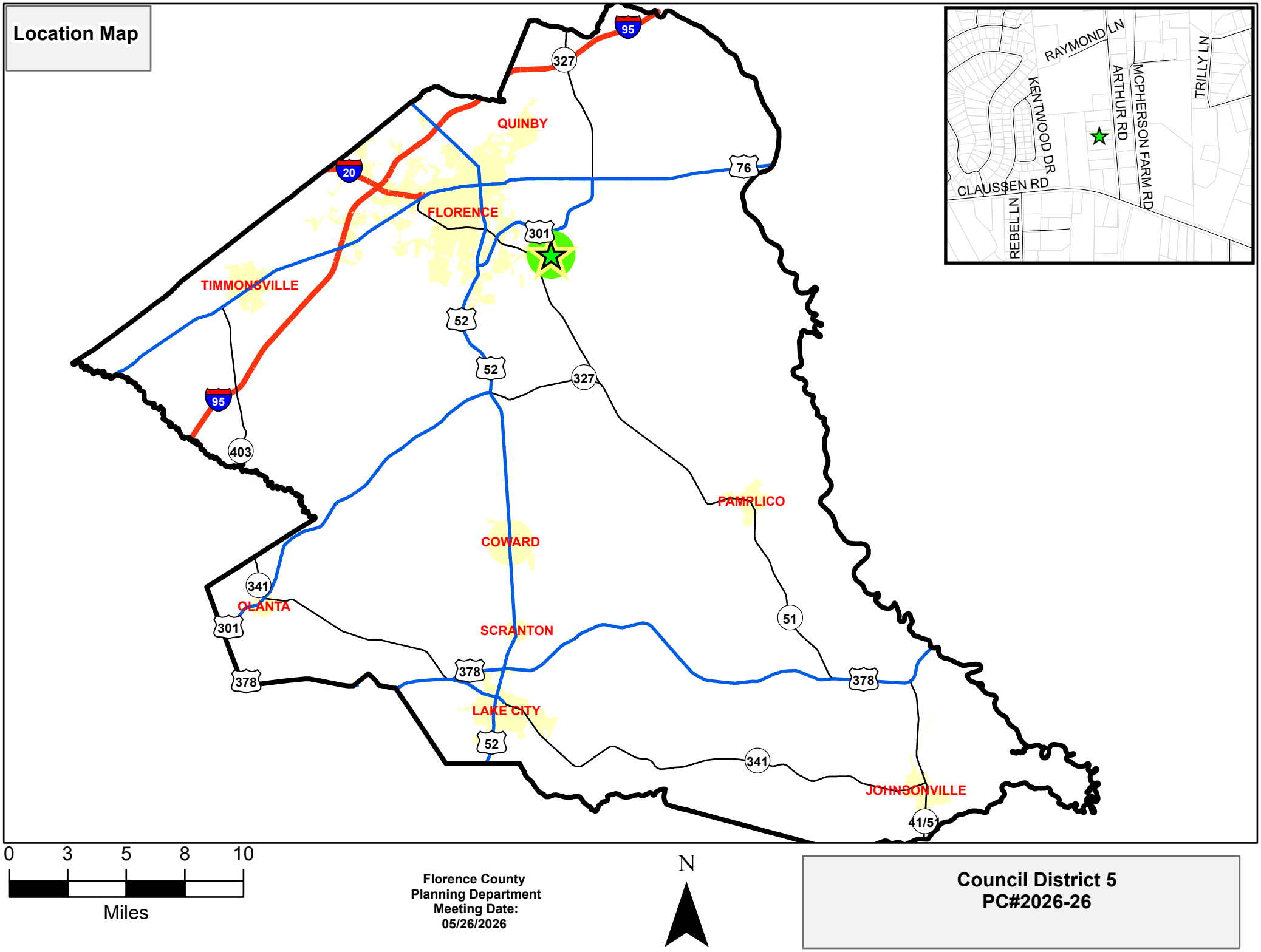
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

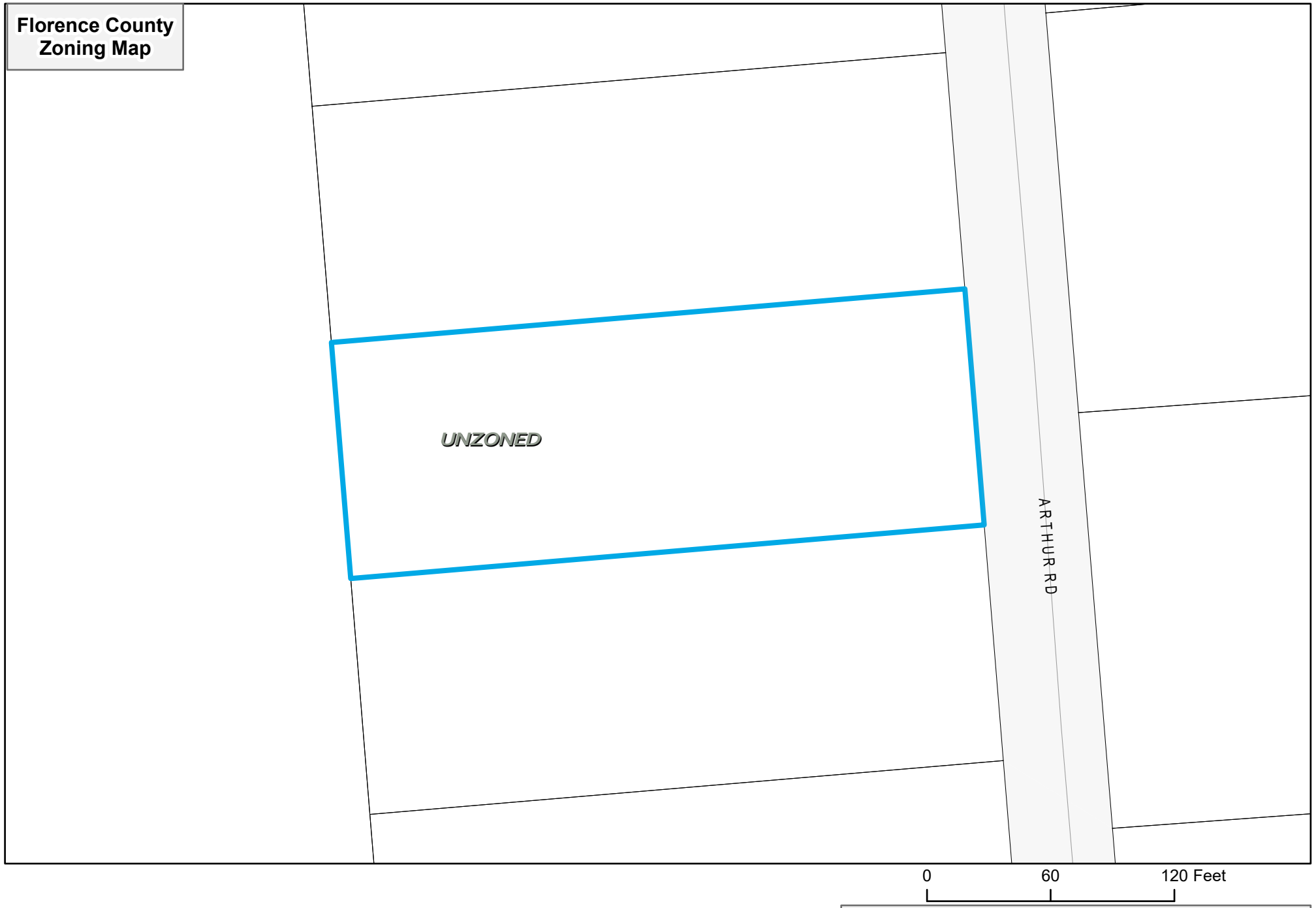
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.

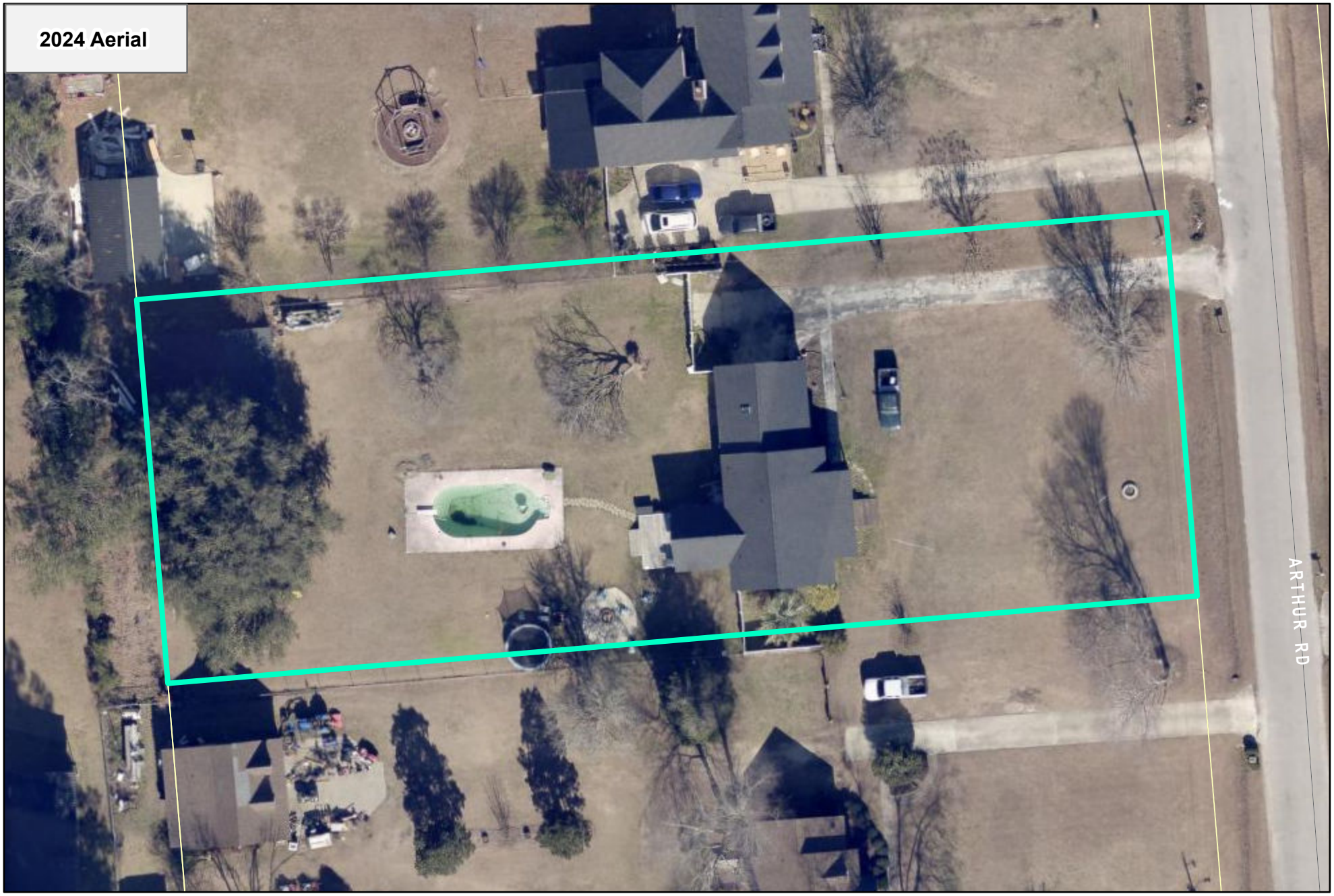

Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
RAYMOND LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-26



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-26



0 40 80

Feet

Megan M & Matthew P Wentzel
2719 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-26

00209-01-033

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 76-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Shannon S. Januesheske; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 76-2025/26
2. Staff report for PC#2026-27
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 76-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Shannon S. Januesheske; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2715 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-034; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-27

SUBJECT:	Map Amendment Requested By Shannon S. Januesheske To Change The Zoning Designation From Unzoned **To R-1, Single-Family Residential District** For The Property Located At 2715 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 034.
LOCATION:	2715 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-034
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Shannon S. Januesheske
APPLICANT:	Shannon S. Januesheske
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

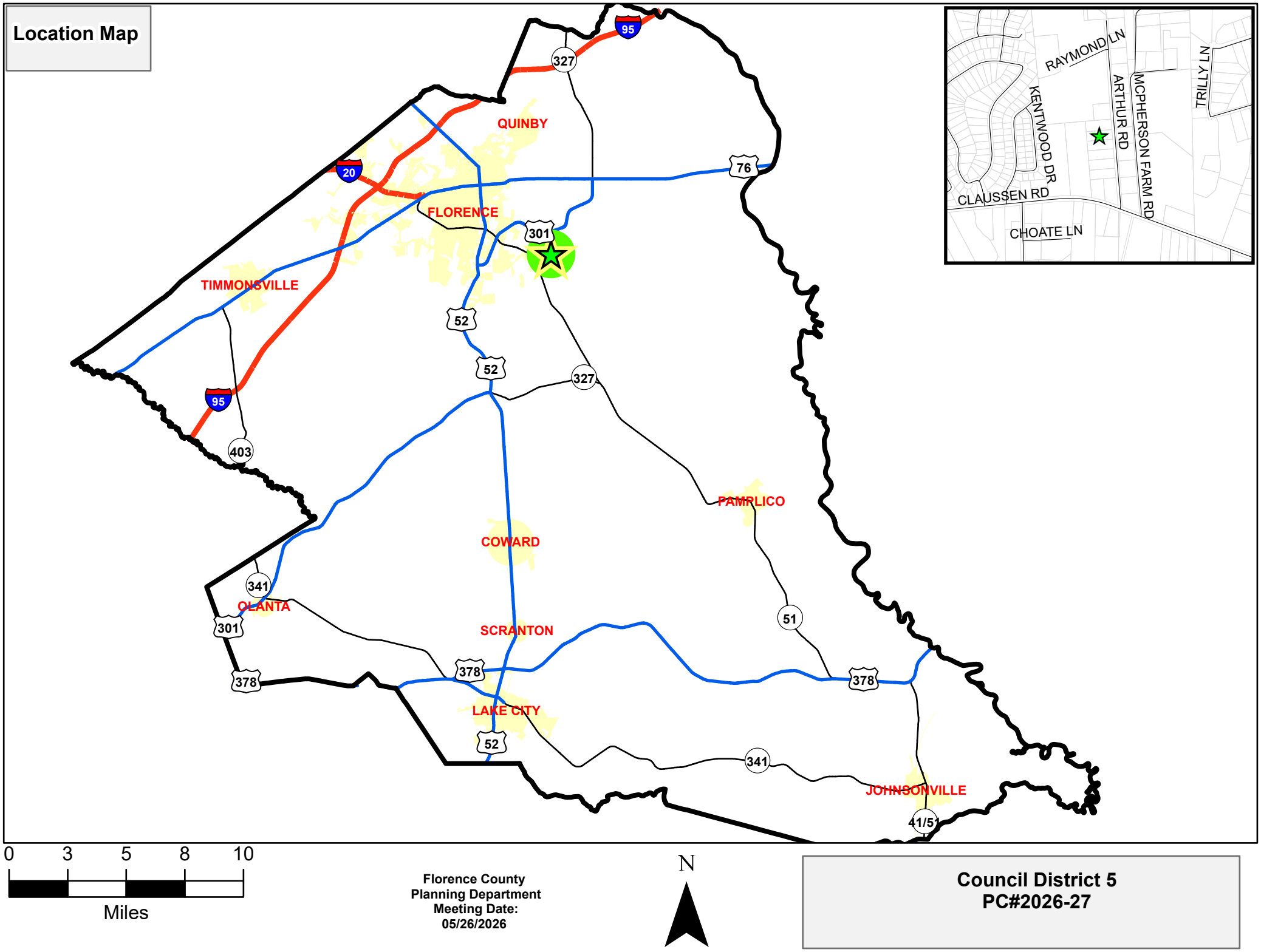
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

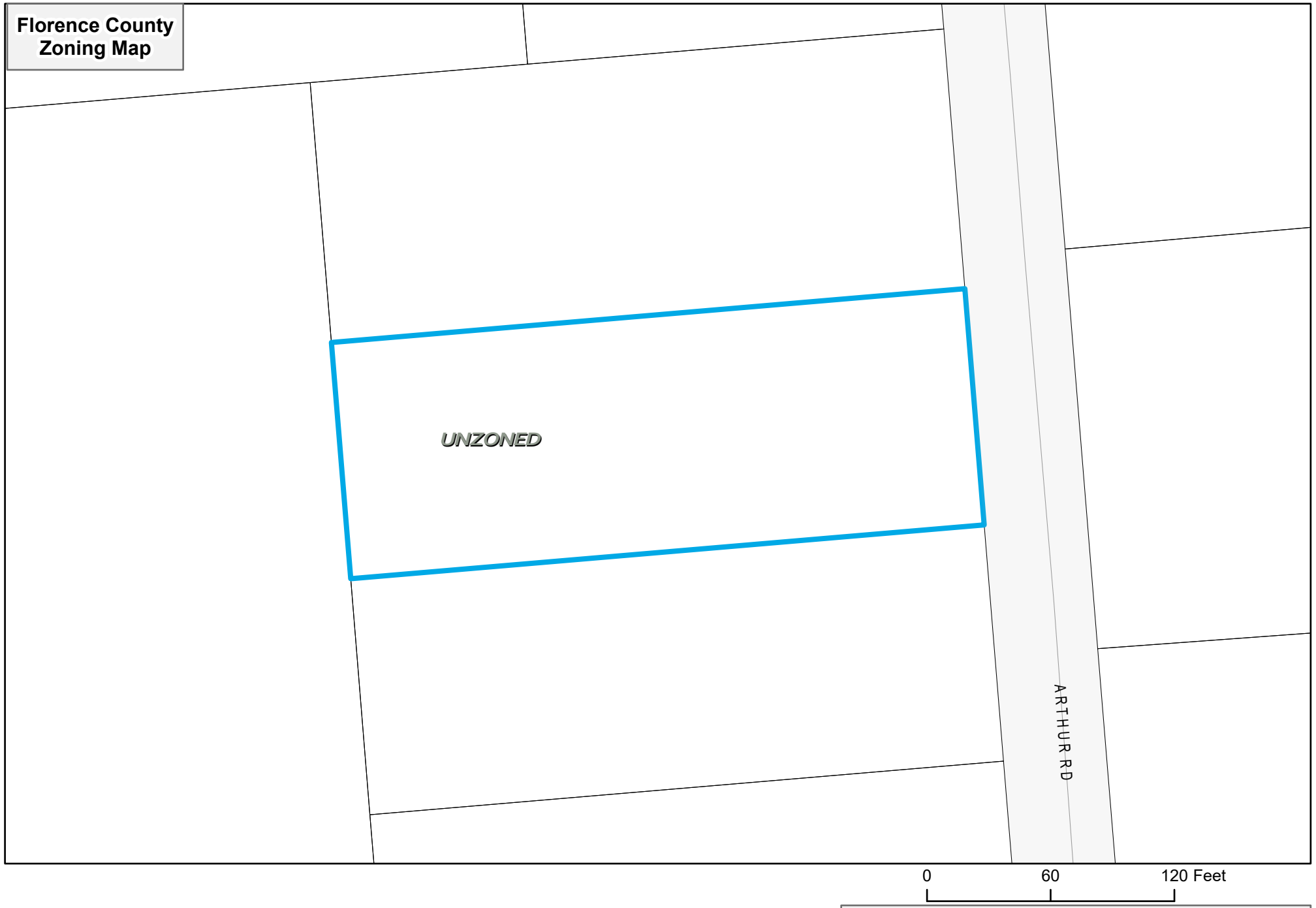
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.

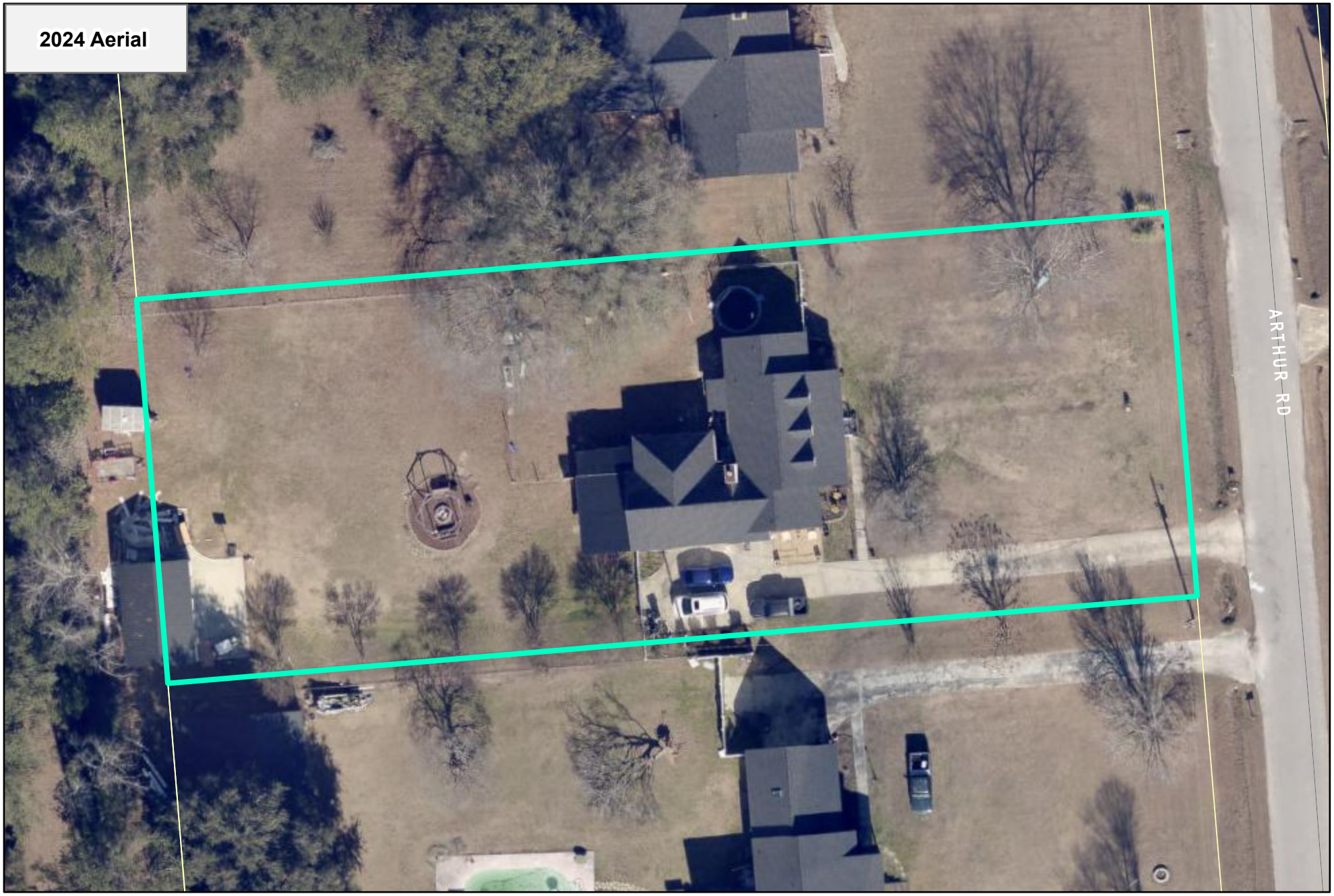

Location Map
RAYMOND LN
TRILLY LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
CLAUSSEN RD
CHOATE LN
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-27



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-27



Shannon S Januesheske
2715 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-27

00209-01-034

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 77-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by John D. Newland, (TTEE); and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 77-2025/26
2. Staff report for PC#2026-28
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 77-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by John D. Newland, (TTEE); and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2709 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-035; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-28

SUBJECT:	Map Amendment Requested By John D. Newland, (TTEE) To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2709 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 035.
LOCATION:	2709 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-035
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	John D. Newland (TTEE)
APPLICANT:	John D. Newland (TTEE)
ZONING/LAND AREA:	Unzoned / Approximately .90 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

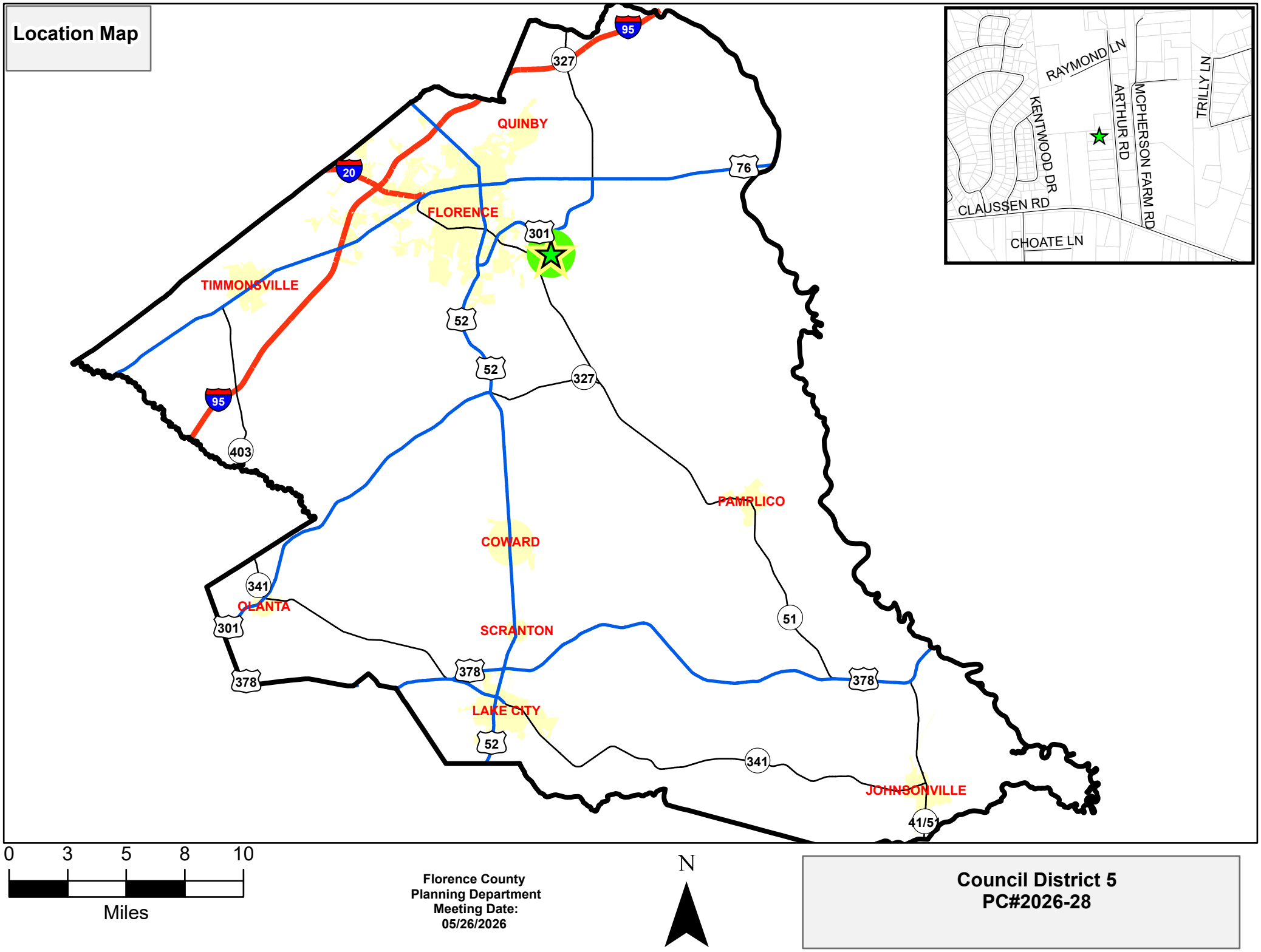
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

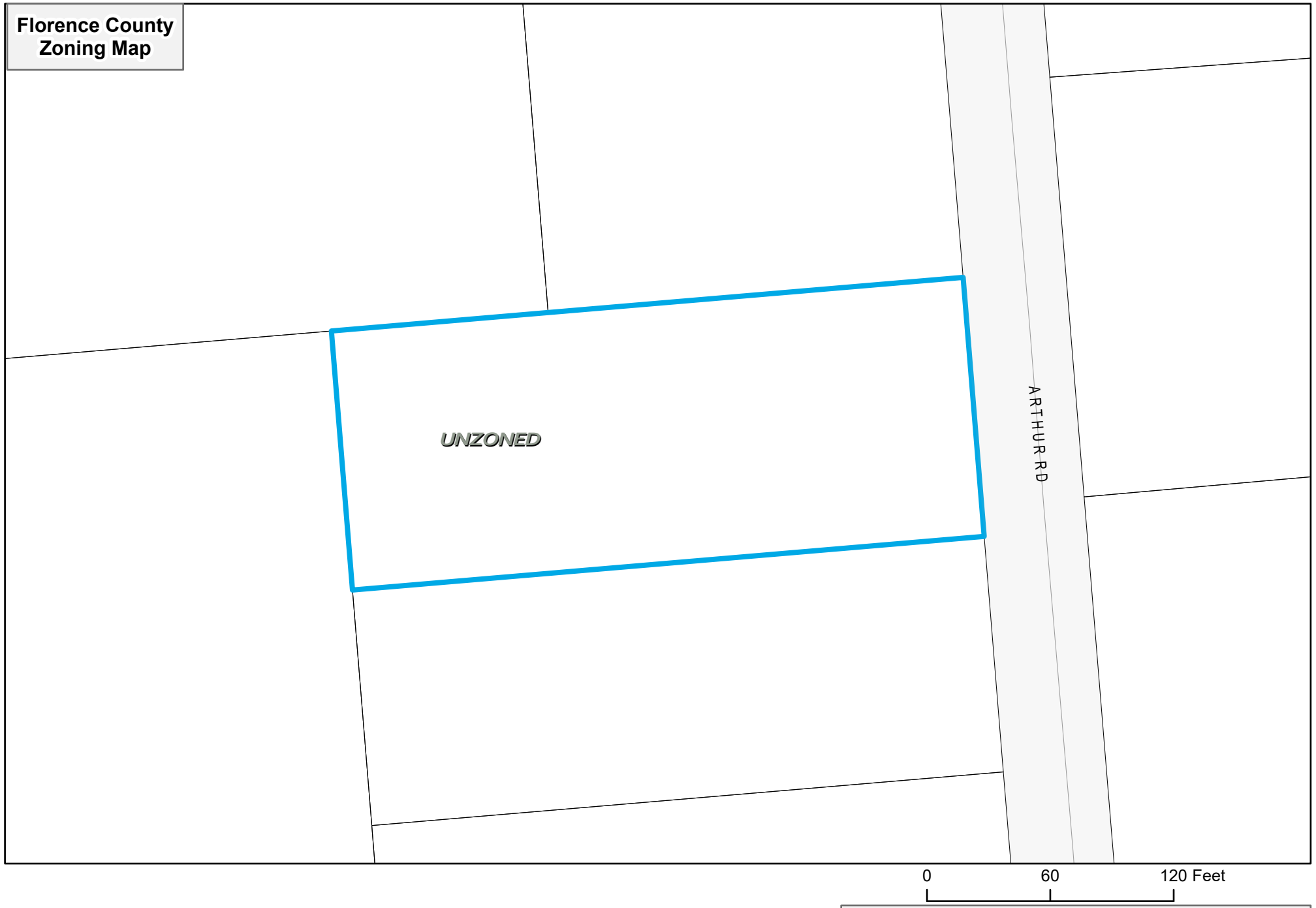
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
RAYMOND LN
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
KENTWOOD DR
CLAUSSEN RD
CHOATE LN
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:
05/26/2026
Council District 5
PC#2026-28



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-28



0 40 80

Feet

John D Newland TTEE
2709 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-28
00209-01-035

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 78-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Mary Jean Smith; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 78-2025/26
2. Staff report for PC#2026-29
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 78-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Mary Jean Smith; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2703 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-036; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-29

SUBJECT:	Map Amendment Requested By Mary Jean Smith To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2703 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 036.
LOCATION:	2703 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-036
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Mary Jean Smith
APPLICANT:	Mary Jean Smith
ZONING/LAND AREA:	Unzoned / Approximately .90 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

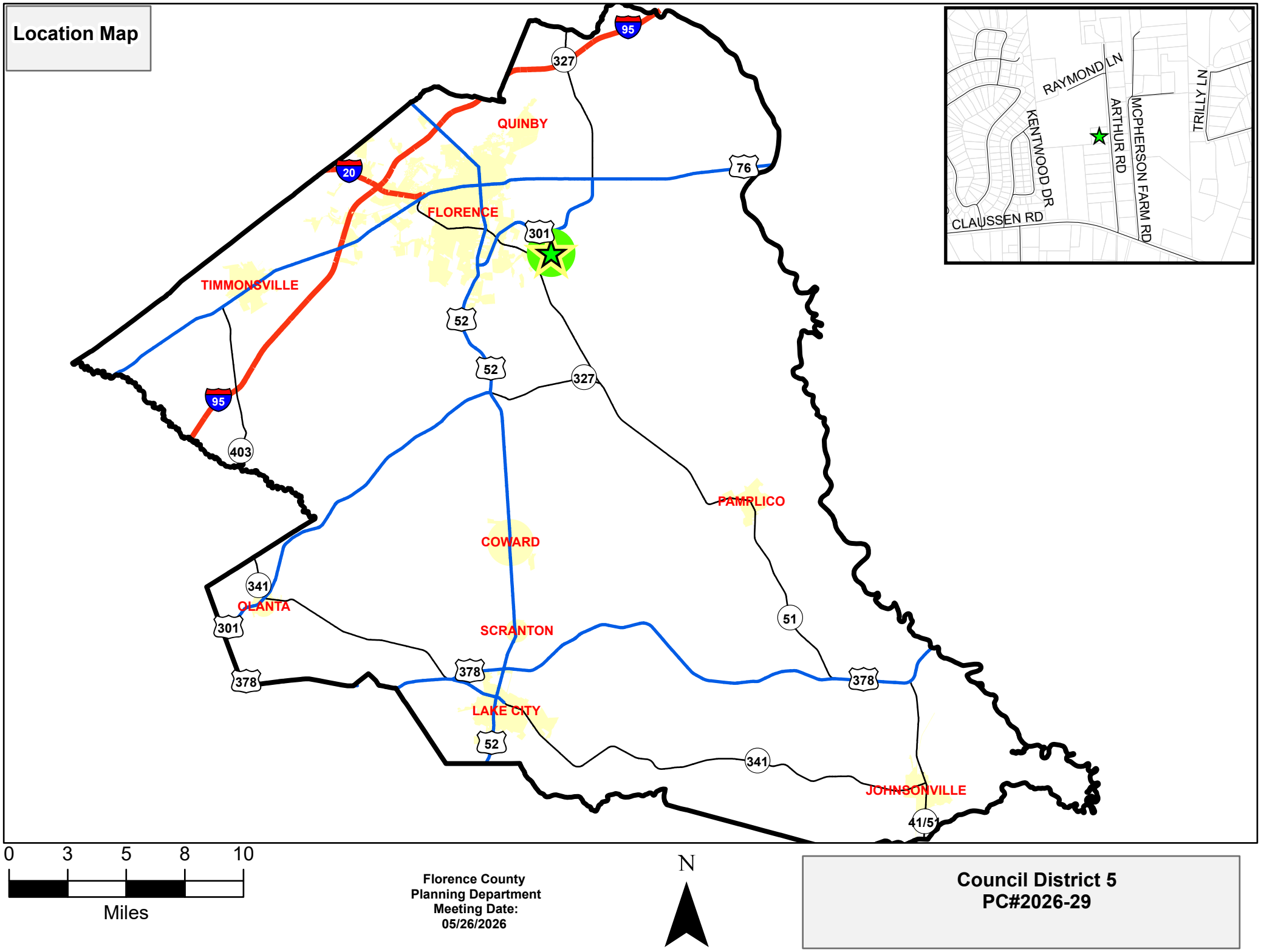
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

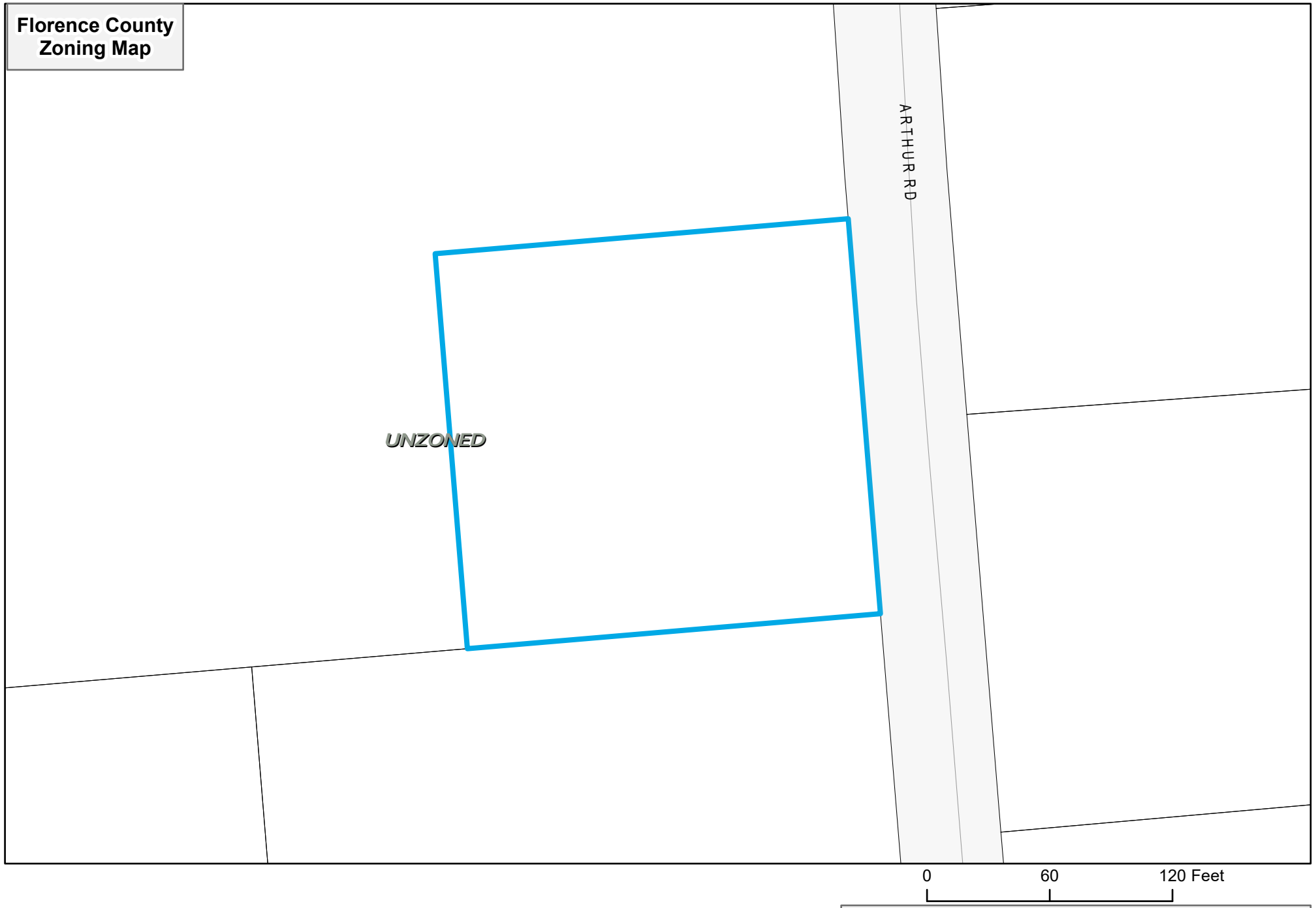
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
RAYMOND LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-29



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-29



Mary G Smith
2703 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-29
00209-01-036

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 79-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

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

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 79-2025/26
2. Staff report for PC#2026-30
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 79-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Charles McPherson; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2403 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-071; Is Hereby Rezoned To 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

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-30

SUBJECT:	Map Amendment Requested By Charles McPherson To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2403 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 071.
LOCATION:	2403 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-071
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Charles McPherson
APPLICANT:	Charles McPherson
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

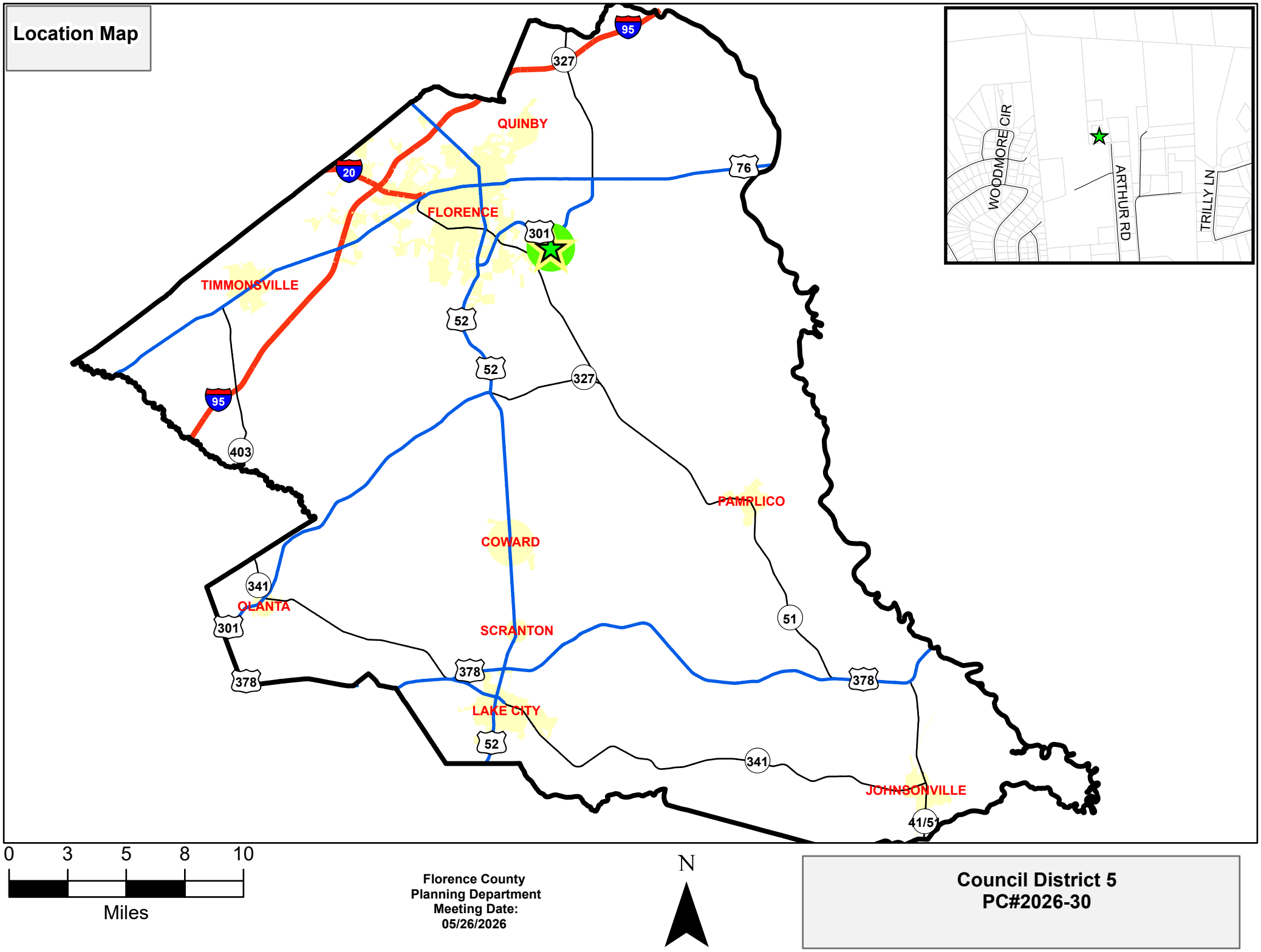
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
WOODMORE CIR
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-30



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-30



Charles McPherson
2403 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-30
00209-01-071

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 80-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by James McPherson II and Patricia McPherson; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 80-2025/26
2. Staff report for PC#2026-31
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 80-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by James McPherson II and Patricia McPherson; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2397 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-037; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-31

SUBJECT:	Map Amendment Requested By James McPherson II And Patricia McPherson To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2397 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 037.
LOCATION:	2397 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-037
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	James McPherson II and Patricia McPherson
APPLICANT:	James McPherson II and Patricia McPherson
ZONING/LAND AREA:	Unzoned / Approximately 1.09 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

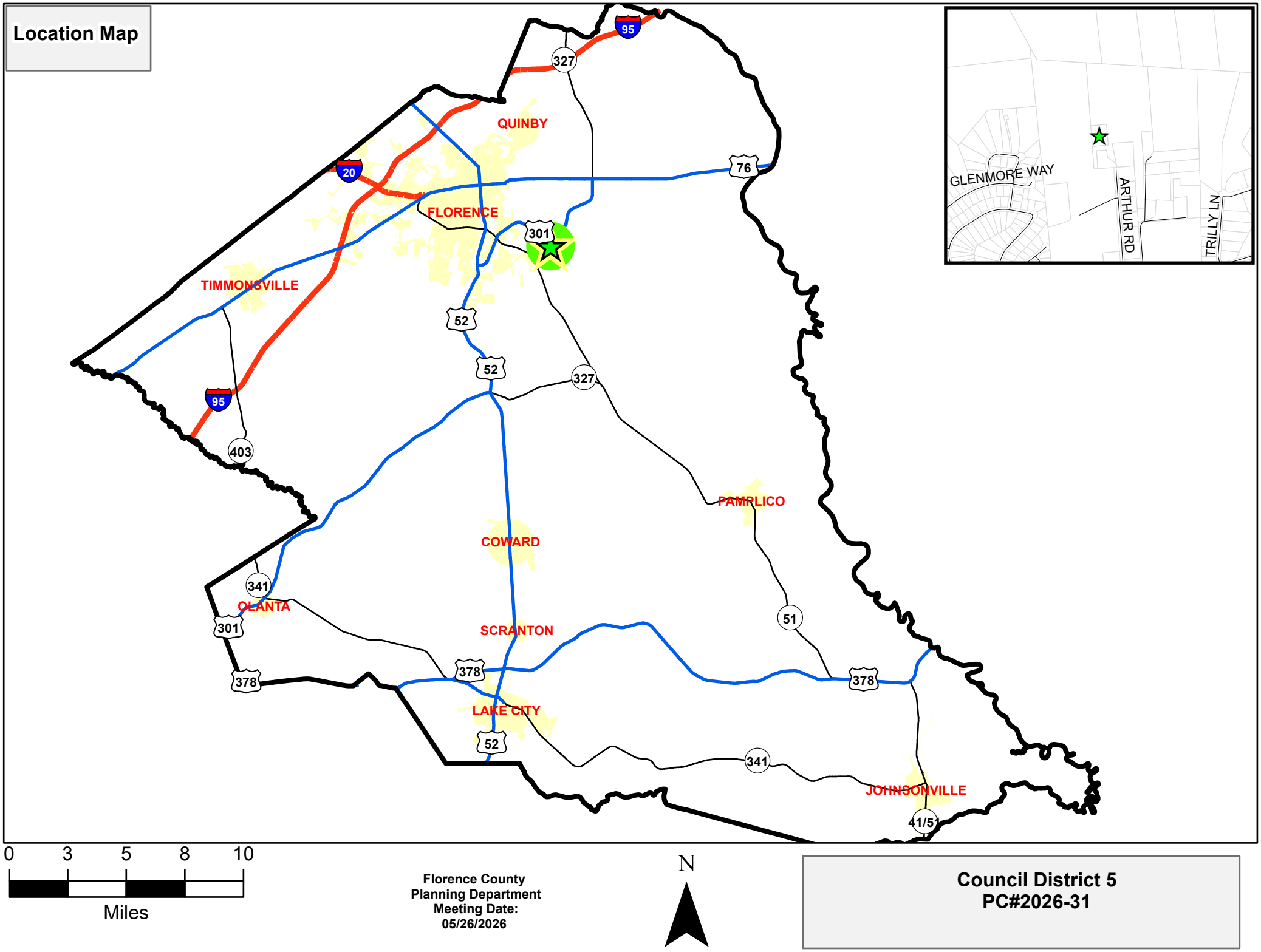
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

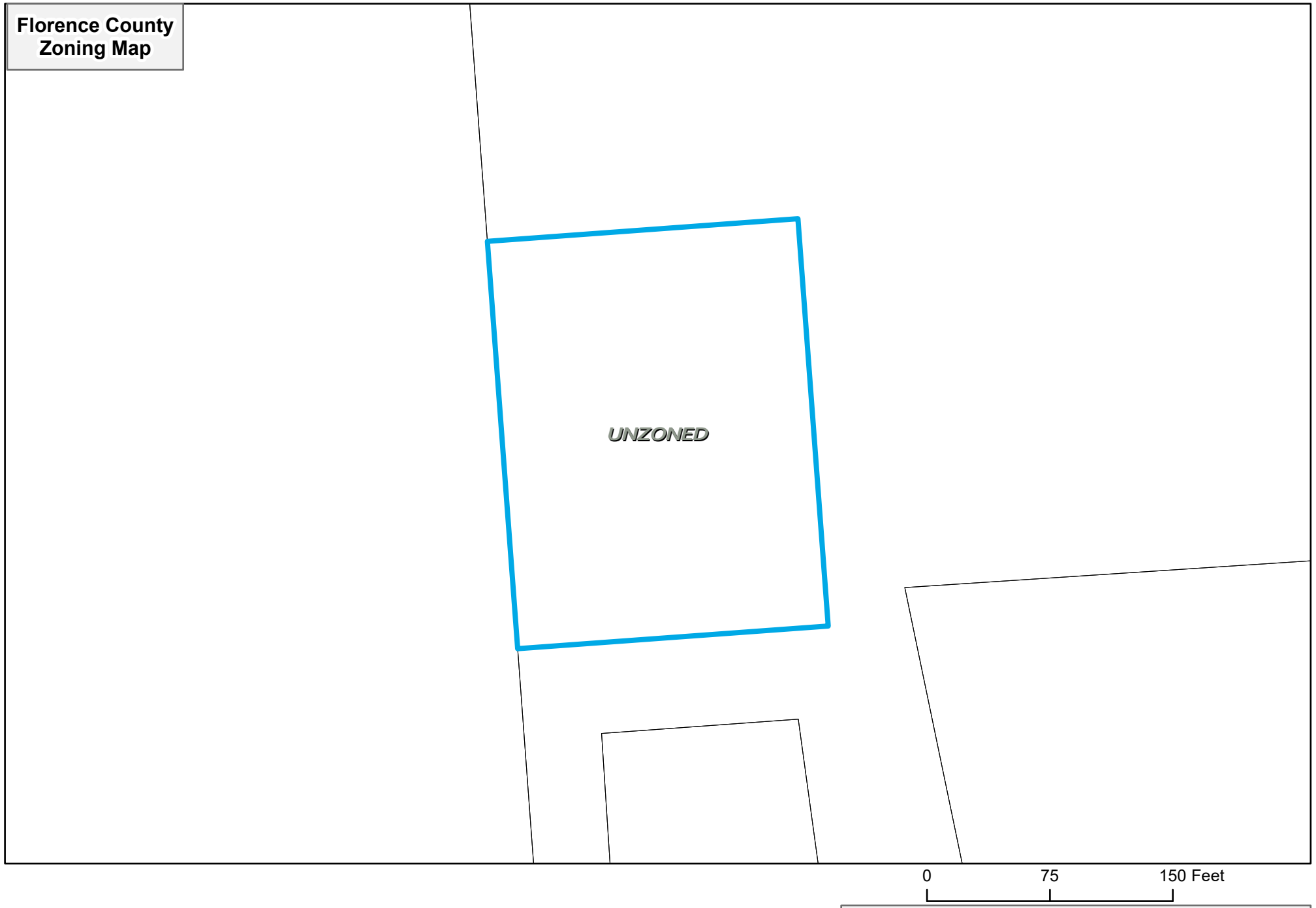
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
GLENMORE WAY
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-31



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-31



James & Patricia McPherson
2397 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-31
00209-01-037

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 81-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Kip A. Jones; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 81-2025/26
2. Staff report for PC#2026-32
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 81-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Kip A. Jones; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2728 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-051; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-32

SUBJECT:	Map Amendment Requested By Kip A. Jones To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051.
LOCATION:	2728 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-051
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Kip A. Jones
APPLICANT:	Kip A. Jones
ZONING/LAND AREA:	Unzoned / Approximately .92 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

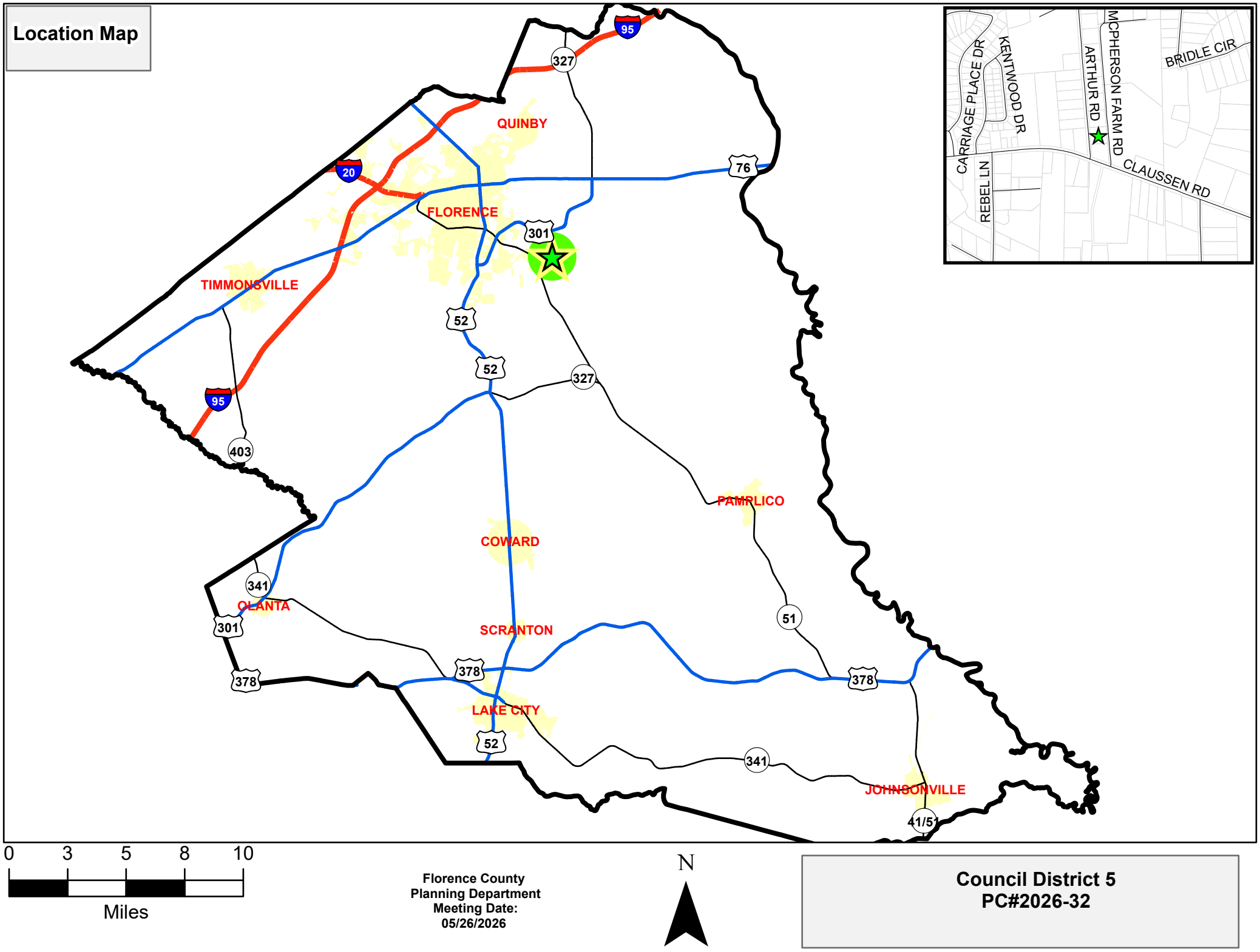
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, 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
CARRIAGE PLACE DR
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
BRIDLE CIR
REBEL LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-32



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-32



0 40 80

Feet

Kip A Jones
2728 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-32
00210-01-051

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 82-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

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

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 82-2025/26
2. Staff report for PC#2026-33
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 82-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Francis McPherson; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2720 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-044; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-33

SUBJECT:	Map Amendment Requested By Francis McPherson To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044.
LOCATION:	2720 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-044
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Francis McPherson
APPLICANT:	Francis McPherson
ZONING/LAND AREA:	Unzoned / Approximately .92 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

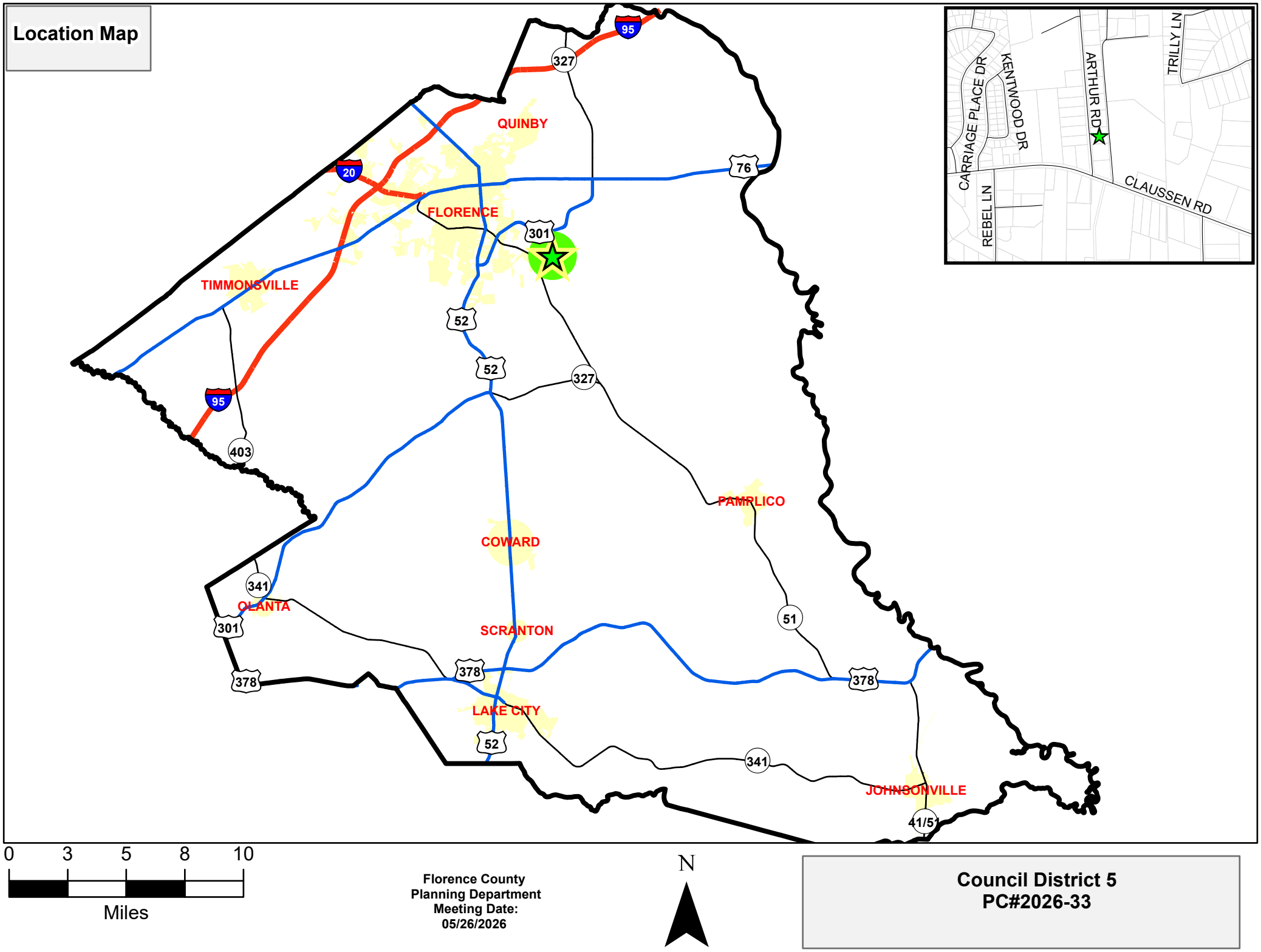
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

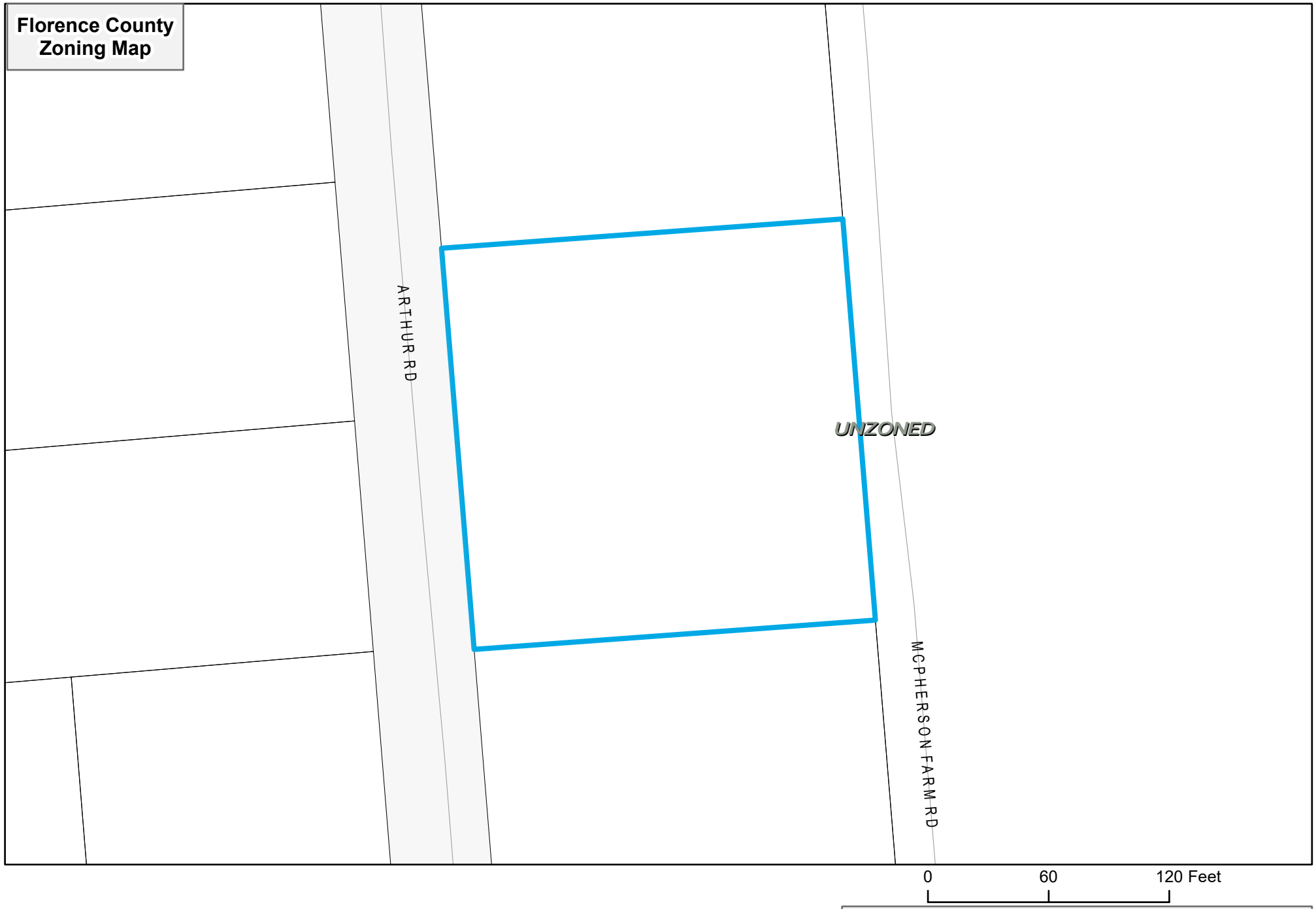
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
CARRIAGE PLACE DR
KENTWOOD DR
ARTHUR RD
TRILLY LN
REBEL LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-33



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-33



0 40 80

Feet

Francis McPherson
2720 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-33
00210-01-044

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 83-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by William Kenneth, Jr. and Phyllis C. Brown; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 83-2025/26
2. Staff report for PC#2026-34
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 83-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by William Kenneth, Jr. and Phyllis C. Brown; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2722 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-027; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-34

SUBJECT:	Map Amendment Requested By William Kenneth, Jr. And Phyllis C. Brown To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2722 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 027.
LOCATION:	2722 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-027
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	William Kenneth, Jr. and Phyllis C. Brown
APPLICANT:	William Kenneth, Jr. and Phyllis C. Brown
ZONING/LAND AREA:	Unzoned / Approximately .93 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

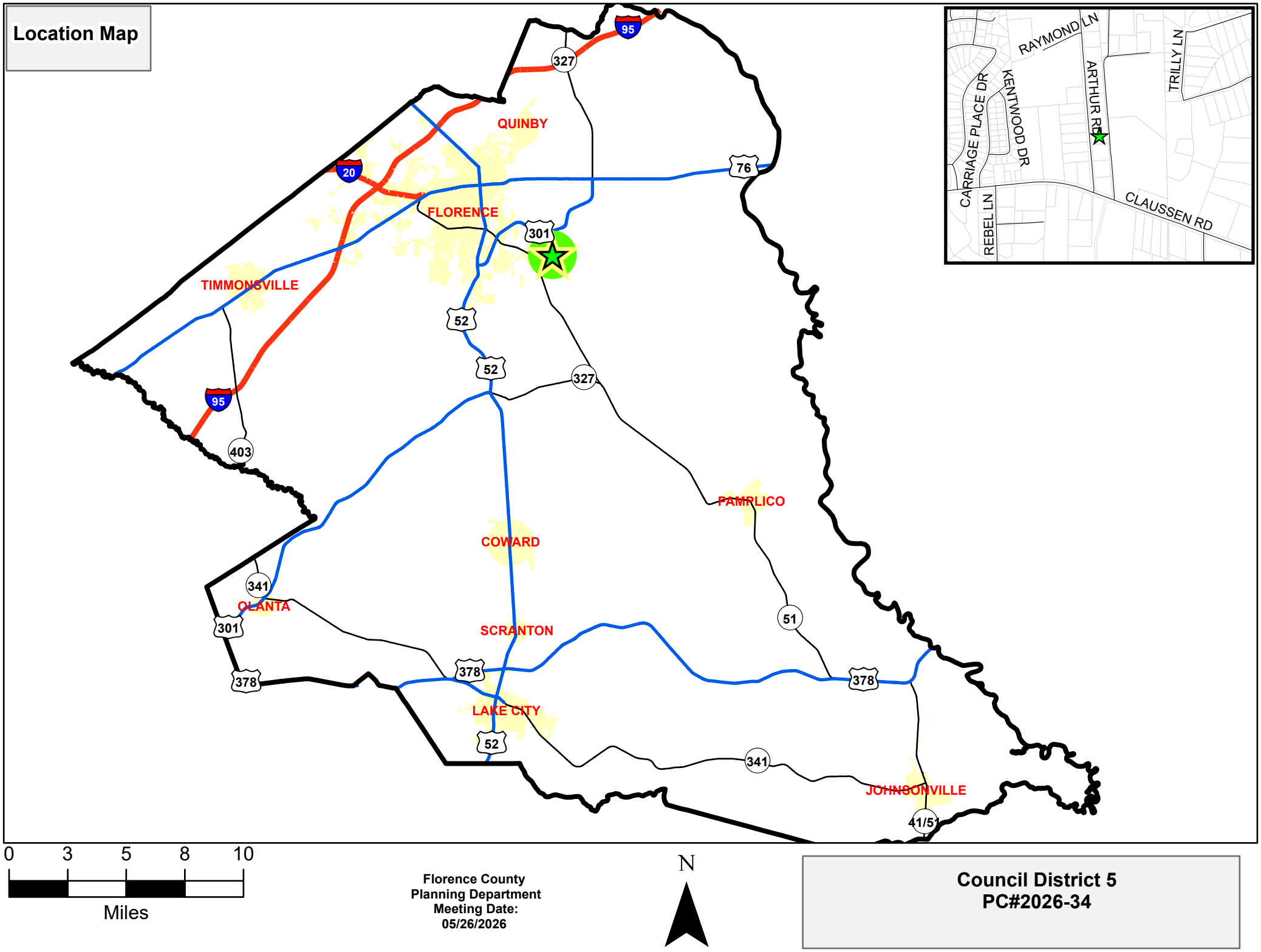
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
RAYMOND LN
TRILLY LN
CARRIAGE PLACE DR
KENTWOOD DR
ARTHUR RD
REBEL LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-34



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-34



William K. & Phyllis C. Brown
2722 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-34
00209-01-027

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 84-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

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

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 84-2025/26
2. Staff report for PC#2026-35
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 84-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Priscilla Bochette; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2706 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-030; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-35

SUBJECT:	Map Amendment Requested By Priscilla Bochette To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2706 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 030.
LOCATION:	2706 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-030
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Priscilla Bochette
APPLICANT:	Priscilla Bochette
ZONING/LAND AREA:	Unzoned / Approximately .93 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

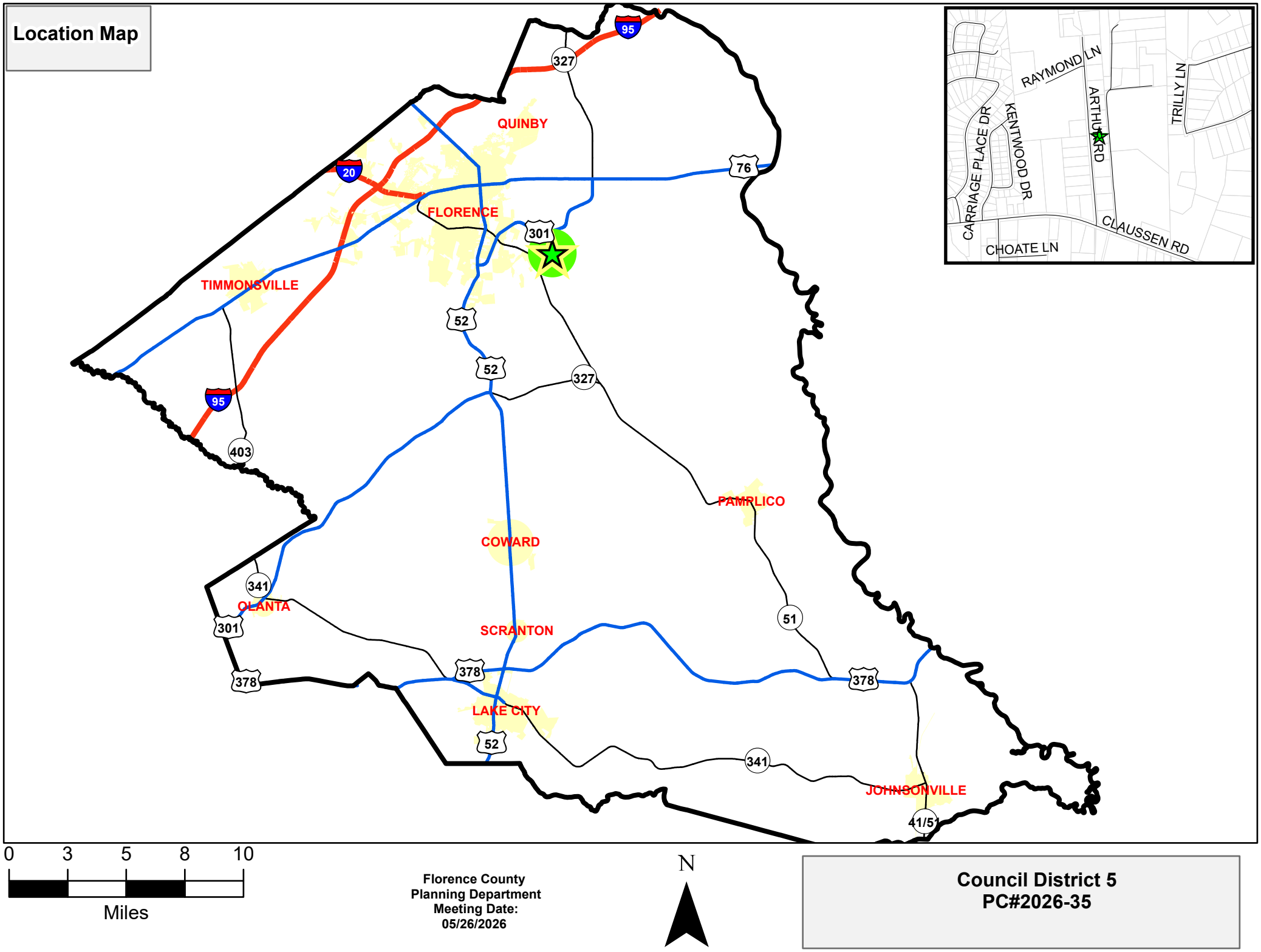
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
RAYMOND LN
ARTHUR RD
TRILLY LN
CARRIAGE PLACE DR
KENTWOOD DR
CHOATE LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-35



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-35



0 40 80

Feet

Priscilla Bochette
2706 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-35
00209-01-030

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 85-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Christopher Hester and Mary M. Spell Hester; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 85-2025/26
2. Staff report for PC#2026-36
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 85-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Christopher Hester and Mary M. Spell Hester; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2618 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-031; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-36

SUBJECT:	Map Amendment Requested By Christopher Hester And Mary M. Spell Hester To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2618 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 031.
LOCATION:	2618 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-031
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Christopher Hester and Mary M. Spell Hester
APPLICANT:	Christopher Hester and Mary M. Spell Hester
ZONING/LAND AREA:	Unzoned / Approximately .91 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

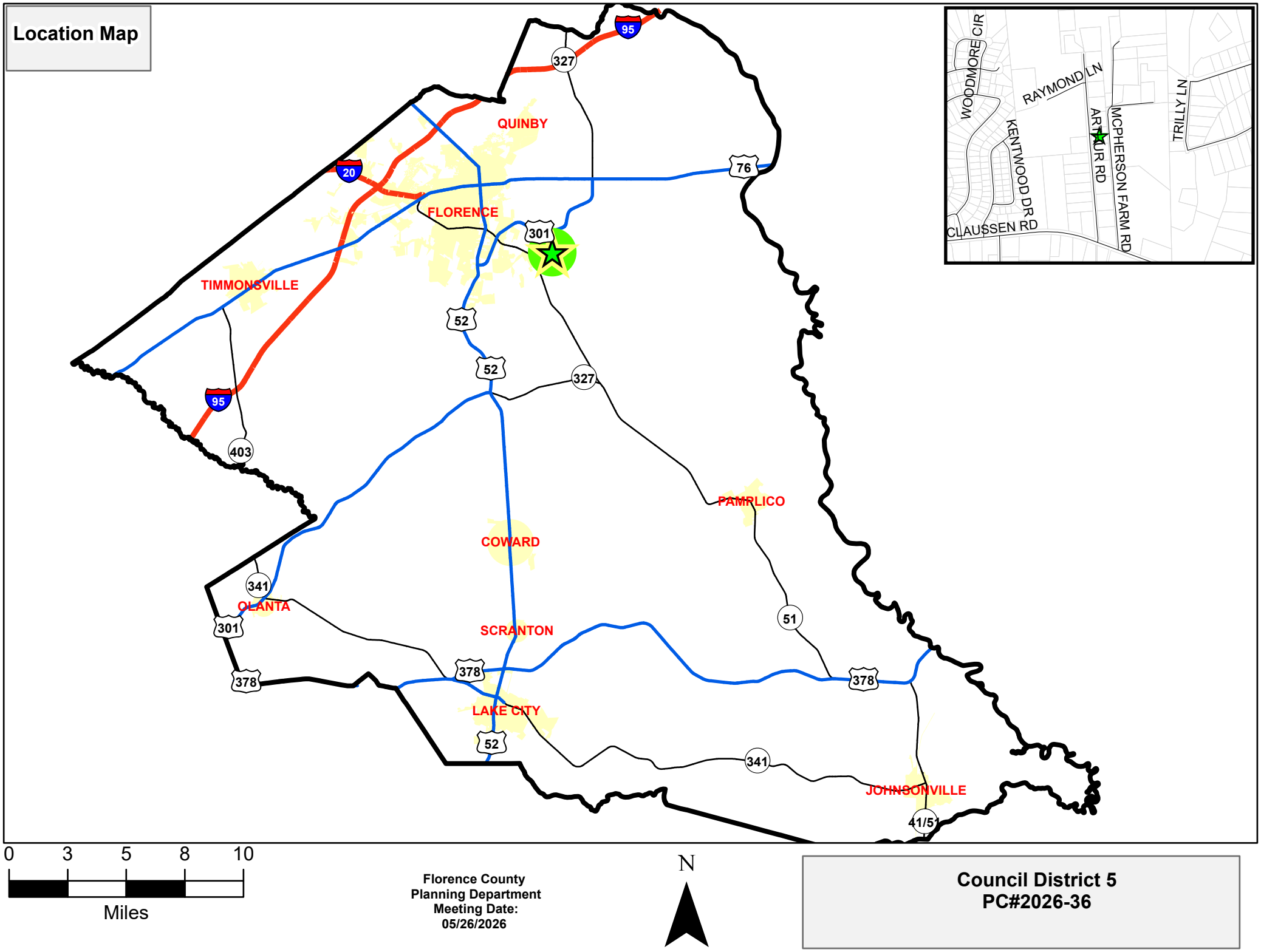
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
95
327
QUINBY
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76
FLORENCE
301
TIMMONSVILLE
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327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-36



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-36



Christopher & Mary M Spell Hester
2618 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-36
00209-01-031

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 86-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Roni Lee and Scarlett B. McManus; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 86-2025/26
2. Staff report for PC#2026-37
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 86-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Roni Lee and Scarlett B. McManus; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2510 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-041; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-37

SUBJECT:	Map Amendment Requested By Roni Lee And Scarlett B. McManus To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041.
LOCATION:	2510 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-041
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Roni Lee and Scarlett B. McManus
APPLICANT:	Roni Lee and Scarlett B. McManus
ZONING/LAND AREA:	Unzoned / Approximately .84 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

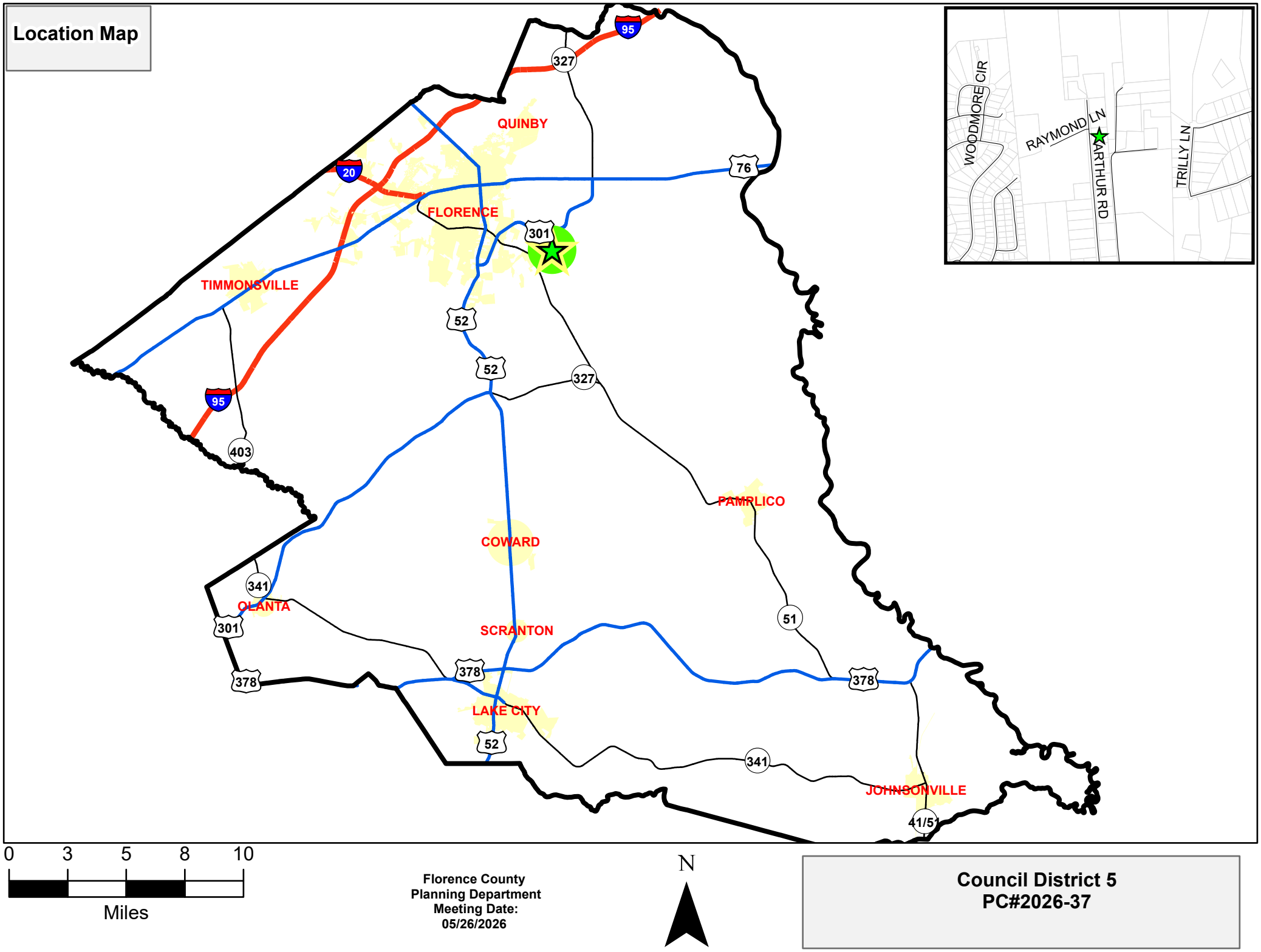
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
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QUINBY
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FLORENCE
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TIMMONSVILLE
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327
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PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
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378
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378
LAKE CITY
52
341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND LN
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-37



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-37



Roni L & Scarlett B McManus
2510 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-37
00209-01-041

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 87-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Margaret E. Hanna-Lownsberry and Erick W. Lownsberry; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 87-2025/26
2. Staff report for PC#2026-38
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 87-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Margaret E. Hanna-Lownsberry and Erick W. Lownsberry; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2504 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-044; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-38

SUBJECT:	Map Amendment Requested By Margaret E. Hanna-Lownsberry And Erick W. Lownsberry To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2504 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 044.
LOCATION:	2504 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-044
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Margaret E. Hanna-Lownsberry and Erick W. Lownsberry
APPLICANT:	Margaret E. Hanna-Lownsberry and Erick W. Lownsberry
ZONING/LAND AREA:	Unzoned / Approximately .80 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

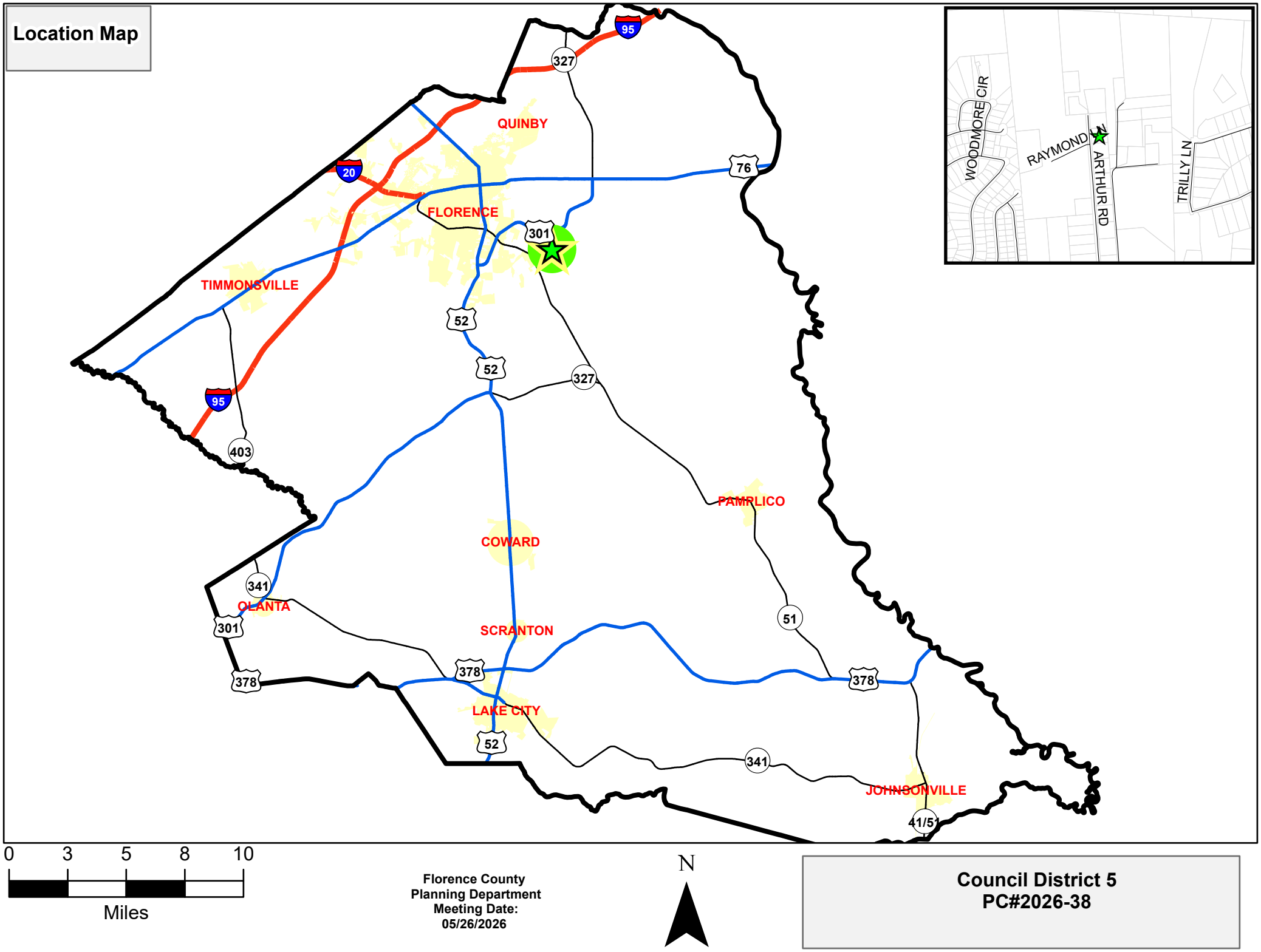
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
95
327
QUINBY
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FLORENCE
301
TIMMONSVILLE
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327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-38



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-38



Margaret E Hanna-Lownsberry
Erick W Lownsberry
2504 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-38
00209-01-044

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 88-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Billy A. and Beth D. Taylor; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 88-2025/26
2. Staff report for PC#2026-39
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 88-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Billy A. and Beth D. Taylor; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2412 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-045; Is Hereby Rezoned To 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

SIGNED:

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-39

SUBJECT:	Map Amendment Requested By Billy A. And Beth D. Taylor To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045.
LOCATION:	2412 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-045
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Billy A. and Beth D. Taylor
APPLICANT:	Billy A. and Beth D. Taylor
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

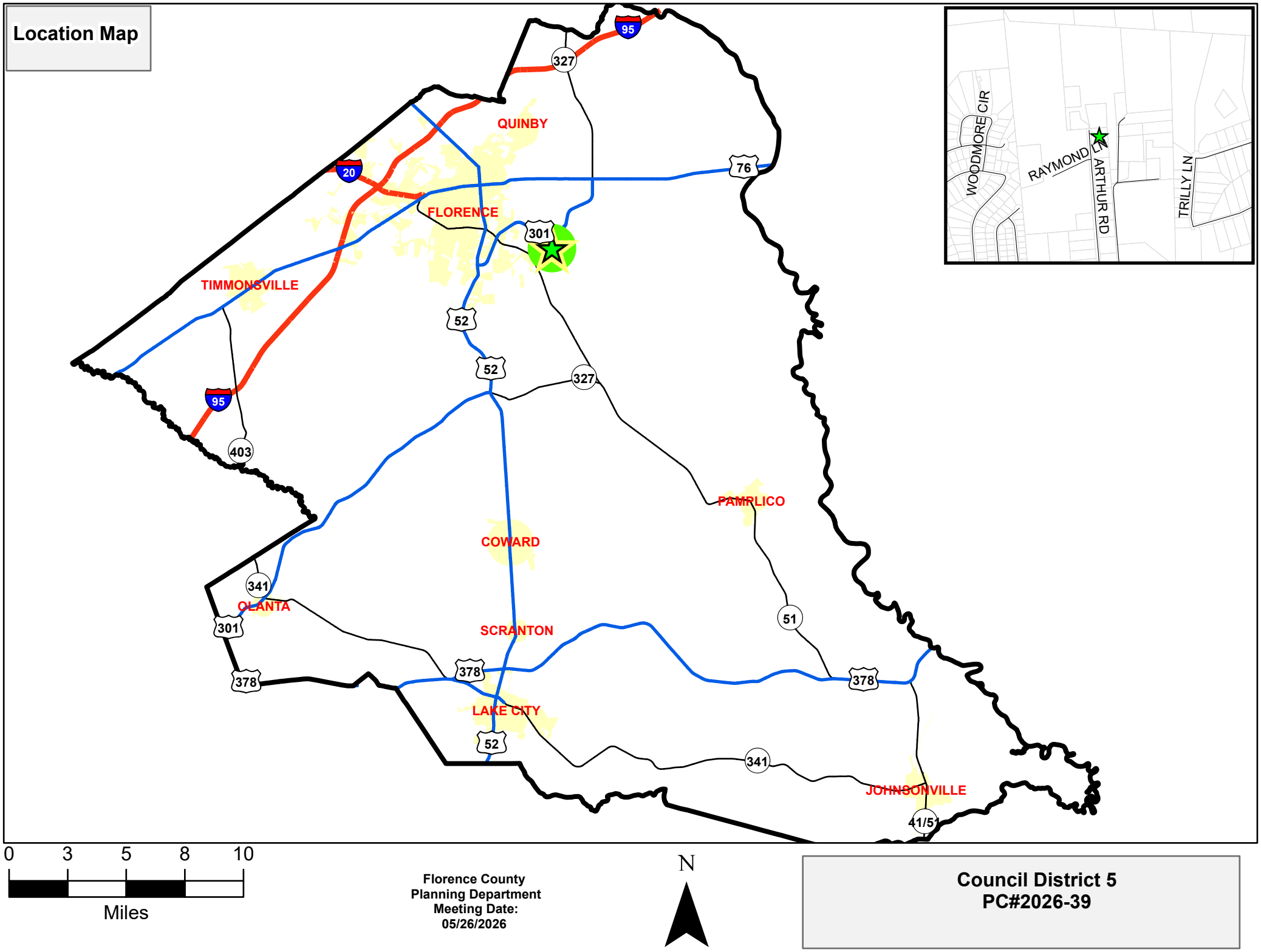
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel from Unzoned to R-1, Single-Family Residential District.


Location Map
95
327
QUINBY
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FLORENCE
301
TIMMONSVILLE
52
52
327
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403
PAMPLICO
COWARD
341
OLANTA
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SCRANTON
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LAKE CITY
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341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND
LARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-39



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-39



Billy A & Beth D Taylor
2412 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-39
00209-01-045

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 89-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Sheldon and Megan Floyd; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 89-2025/26
2. Staff report for PC#2026-40
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 89-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Sheldon and Megan Floyd; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2404 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-072; Is Hereby Rezoned To 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

_____
Jerry Yarborough Jr., 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, May 26, 2026
PC#2026-40

SUBJECT:	Map Amendment Requested By Sheldon And Megan Floyd To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2404 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 072.
LOCATION:	2404 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-072
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Sheldon and Megan Floyd
APPLICANT:	Sheldon and Megan Floyd
ZONING/LAND AREA:	Unzoned / Approximately 1.53 acres
WATER/SEWER AVAILABILITY:	No 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 subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

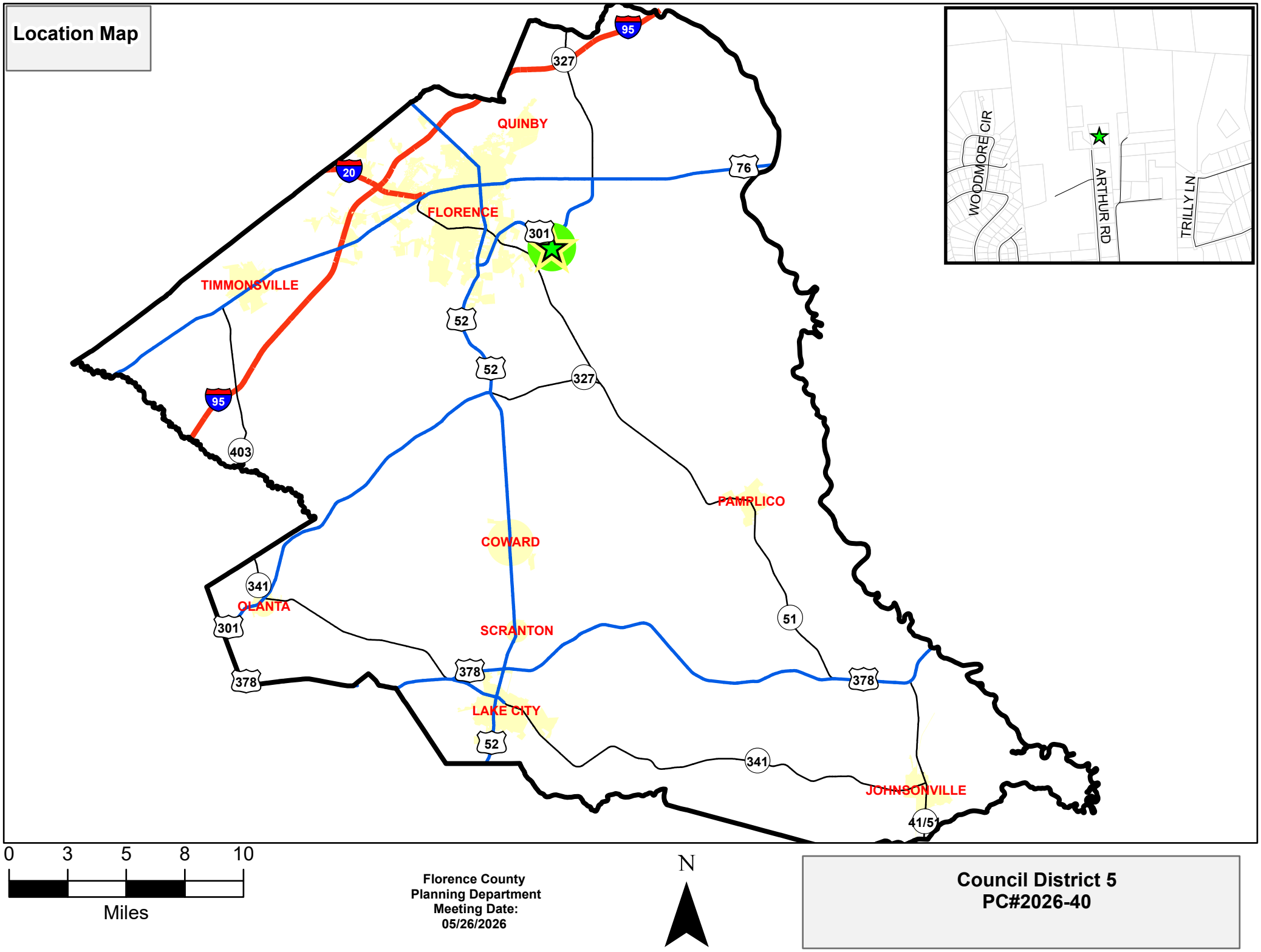
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

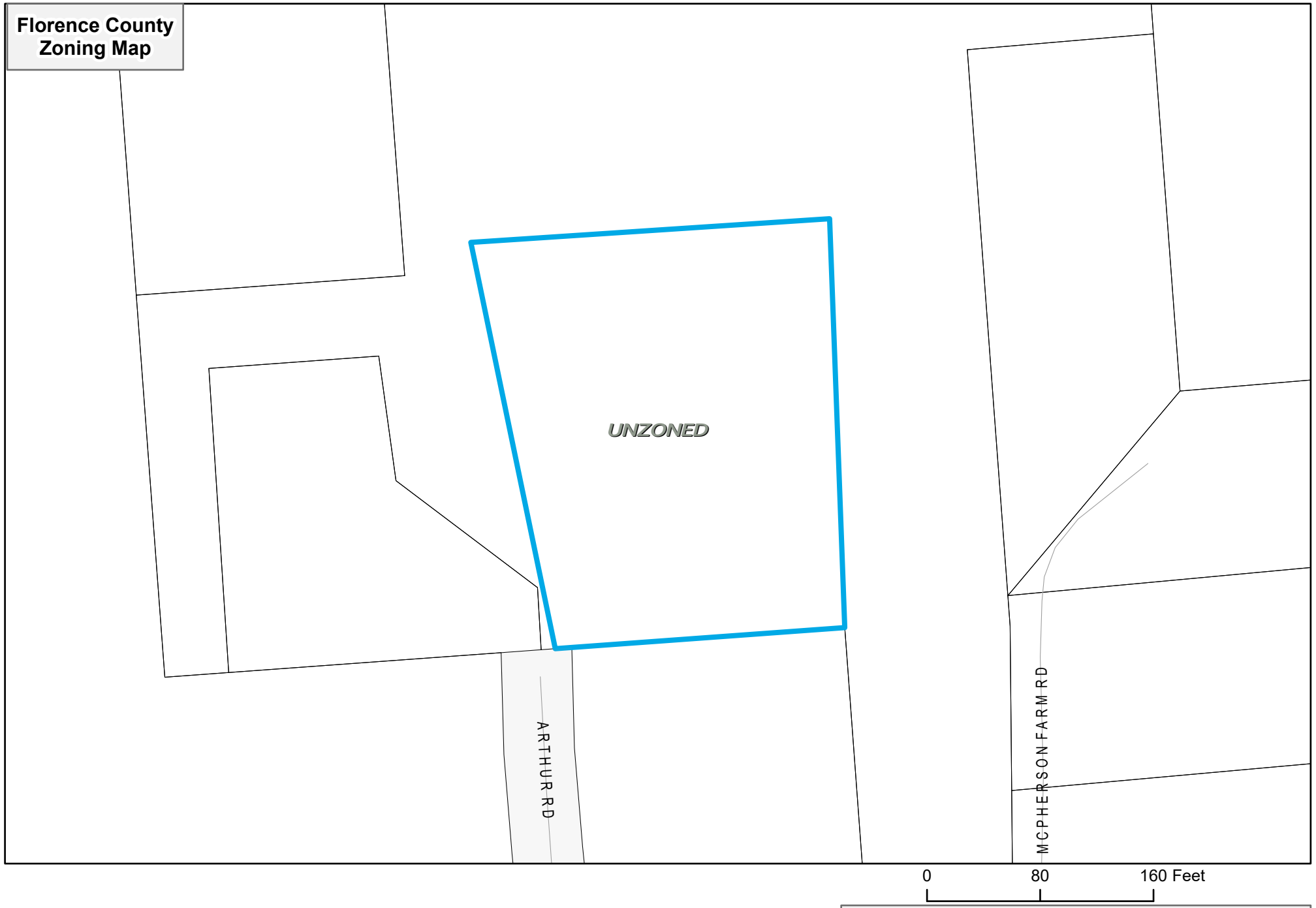
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for this property is currently Variable Development District 1 (VD1). The requested rezoning of this property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcel 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
WOODMORE CIR
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-40



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 5
PC#2026-40



Sheldon & Megan Floyd
2404 ARTHUR RD
Florence, SC 29505

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 5
PC#2026-40
00209-01-072

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 90-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned or zoned CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 90-2025/26
2. Staff report for PC#2026-41
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 90-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned or zoned CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025; Are Hereby Rezoned To RU-1, Rural Community 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-41

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

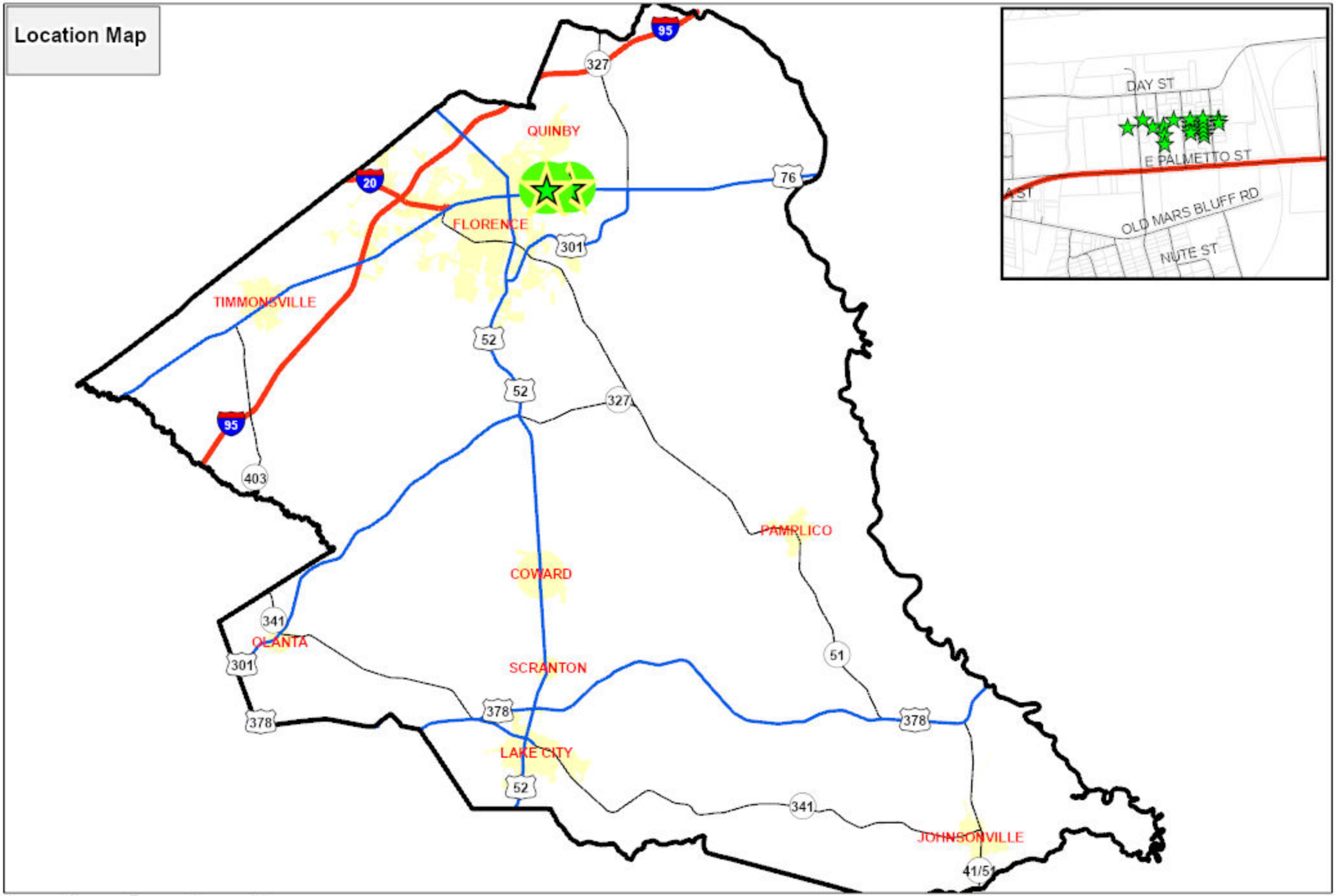
1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential and vacant.

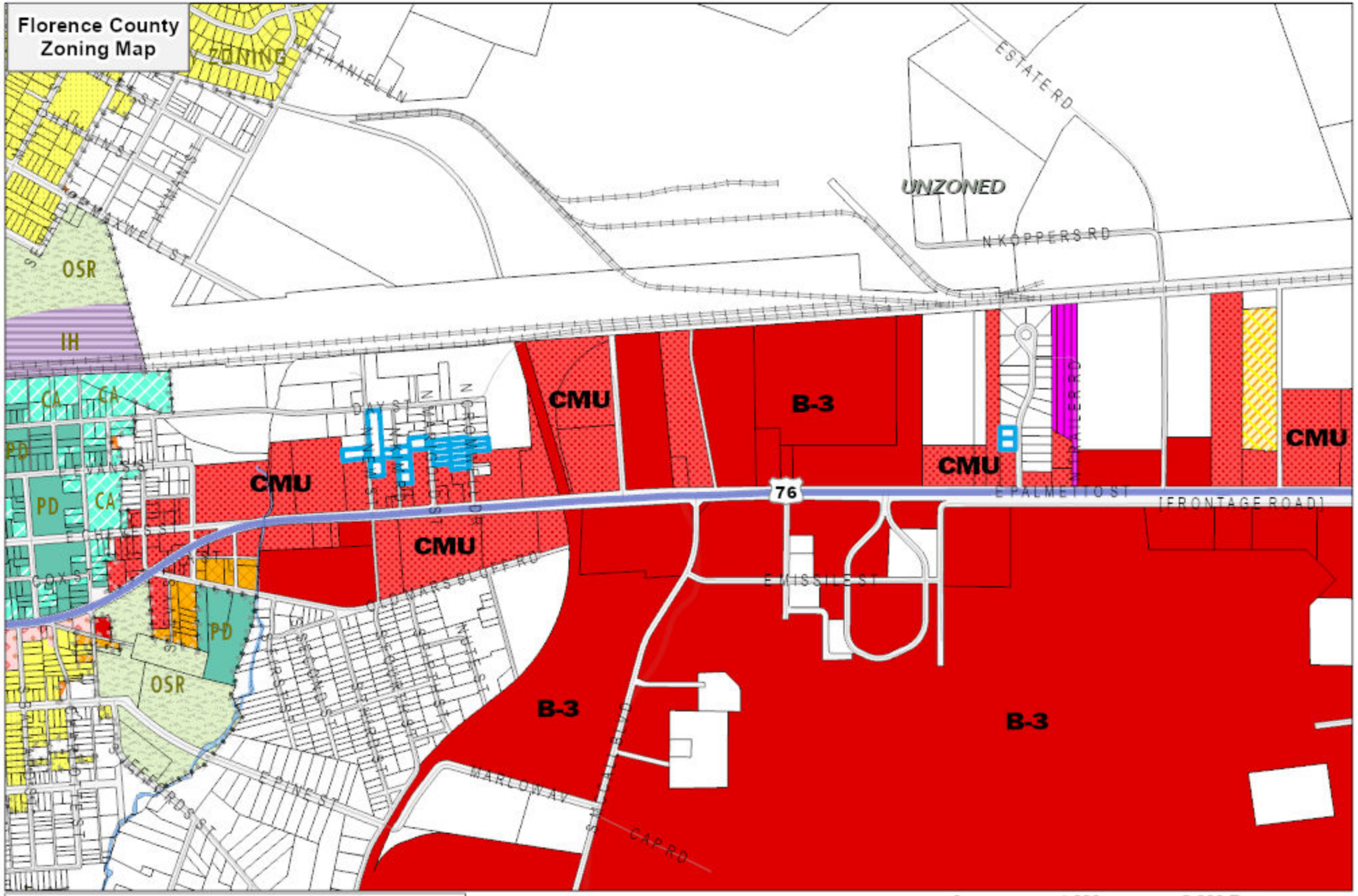
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned and CMU, Commercial Mixed-Use District.

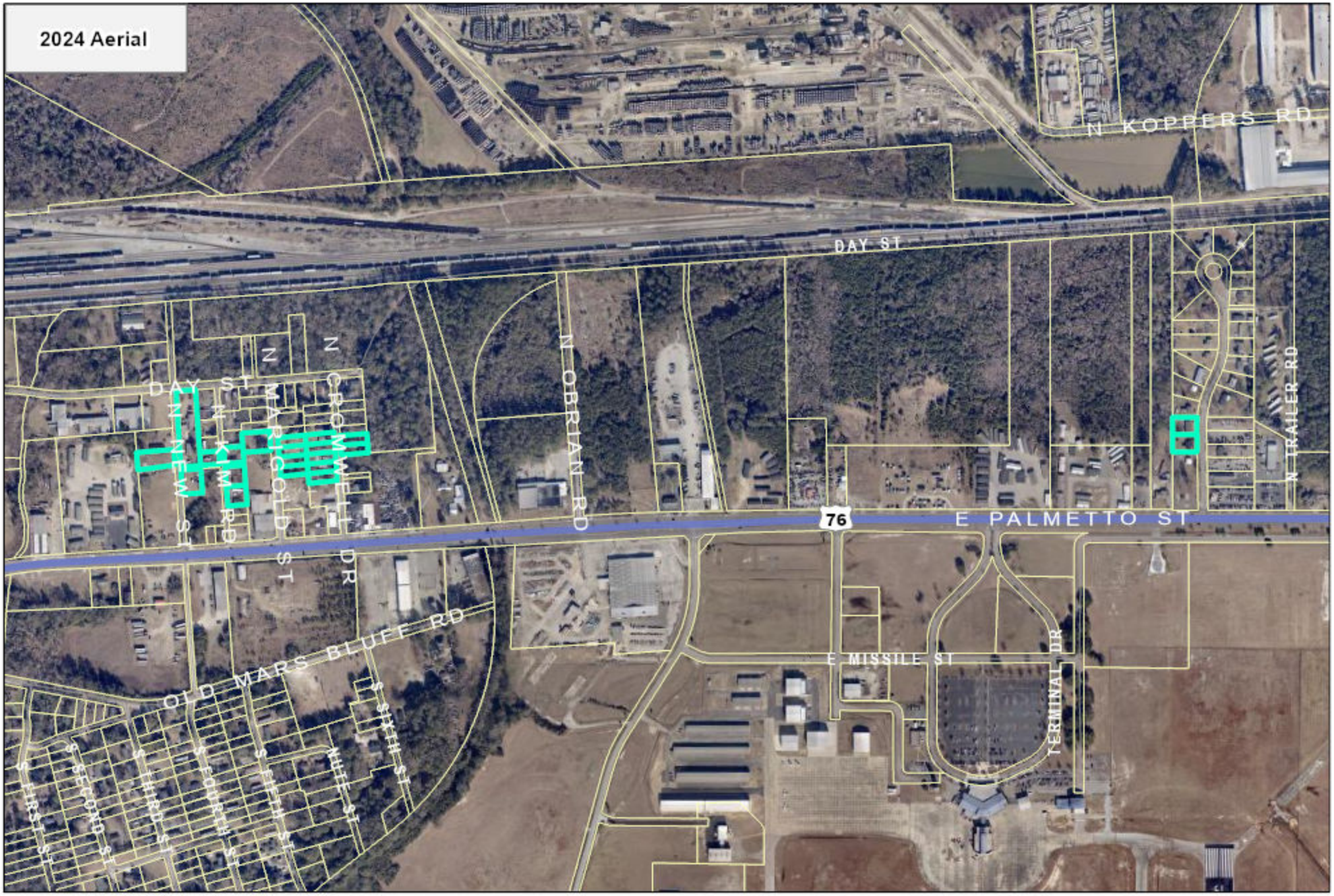
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to RU-1, Rural Community District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
DAY ST
E PALMETTO ST
OLD MARS BLUFF RD
NUTE ST
95
20
327
76
301
52
403
51
341
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-41


Florence County
Zoning Map
ZONING
UNZONED
ESTATE RD
N KOPPERS RD
S MAXWELL ST
OSR
IH
CA
PD
CMU
B-3
76
E PALMETTO ST
[FRONTAGE ROAD]
E MISSILE ST
MALONEY
CAP RD
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-3A
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
RU-2, RESOURCE
UNZONED
0
1,000
2,000 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-41



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-41

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 91-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:
1. Ordinance No. 91-2025/26
2. Staff report for PC#2026-42
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 91-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
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9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046; Are Hereby Rezoned To RU-1, Rural Community 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-42

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90150-01-007, 90150-01-008, 90150-01-009, 90150-01-010, 90150-01-011, 90150-01-012, 90150-01-013, 90150-01-014, 90150-01-015, 90150-01-016, 90150-01-017, 90150-01-018, 90150-01-019, 90150-01-020, 90150-01-021, 90150-01-022, 90150-01-023, 90150-01-040, 90150-01-042, 90150-01-045, 90150-01-046.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 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.

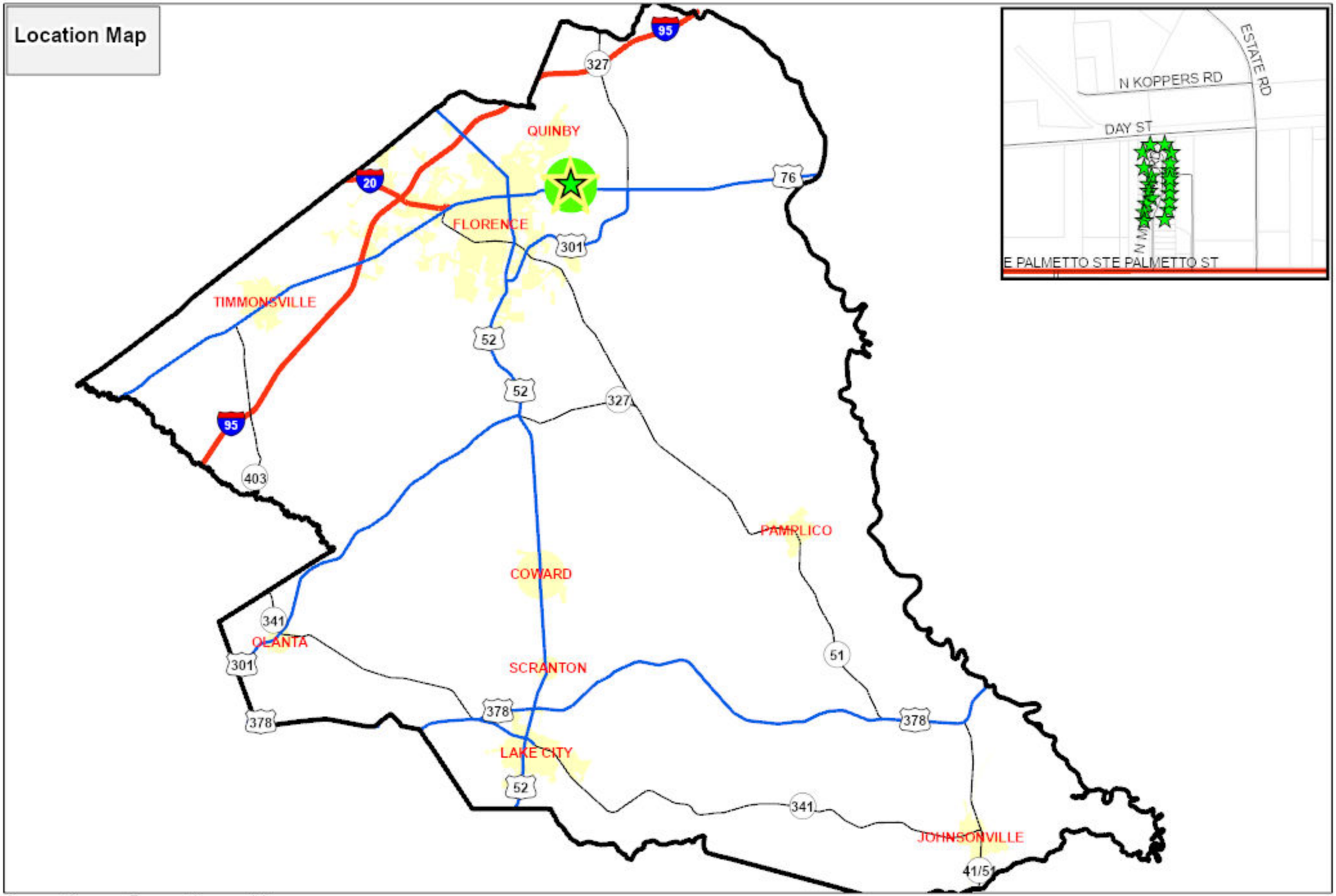
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

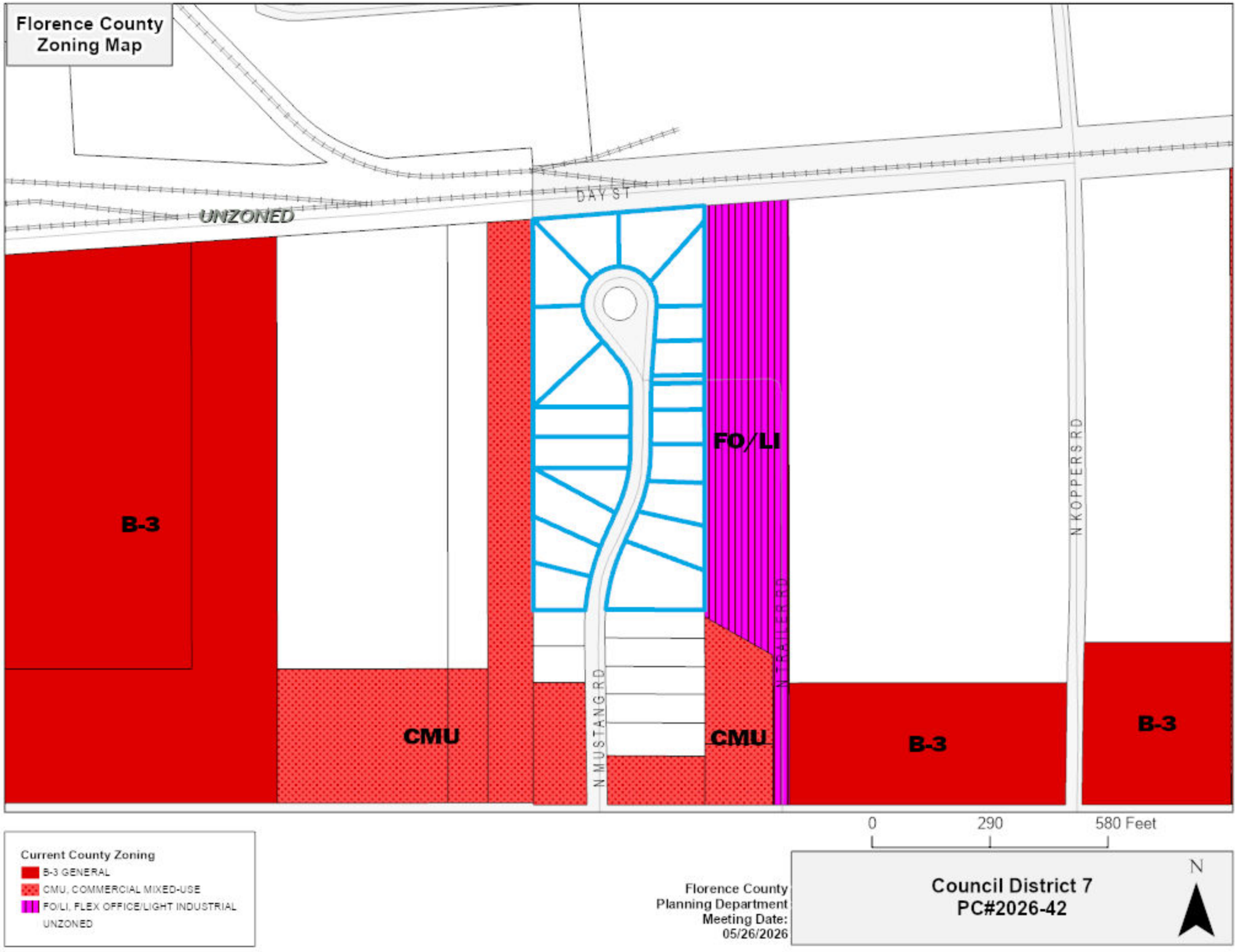
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to RU-1, Rural Community 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
N KOPPERS RD
DAY ST
ESTATE RD
E PALMETTO ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-42


Florence County
Zoning Map
DAY ST
UNZONED
B-3
CMU
CMU
FO/LI
B-3
B-3
N MUSTANG RD
N FAITH RD
N KOPPERS RD
0
290
580 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-42
N



Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 7
PC#2026-42

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 92-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
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9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 92-2025/26
2. Staff report for PC#2026-43
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 92-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006; Are Hereby Rezoned To CMU, Commercial Mixed-Use 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-43

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90137-02-007, 90137-02-009, 90150-01-002, 90150-01-003, 90150-01-004, 90150-01-005, 90150-01-006.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 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 and vacant.

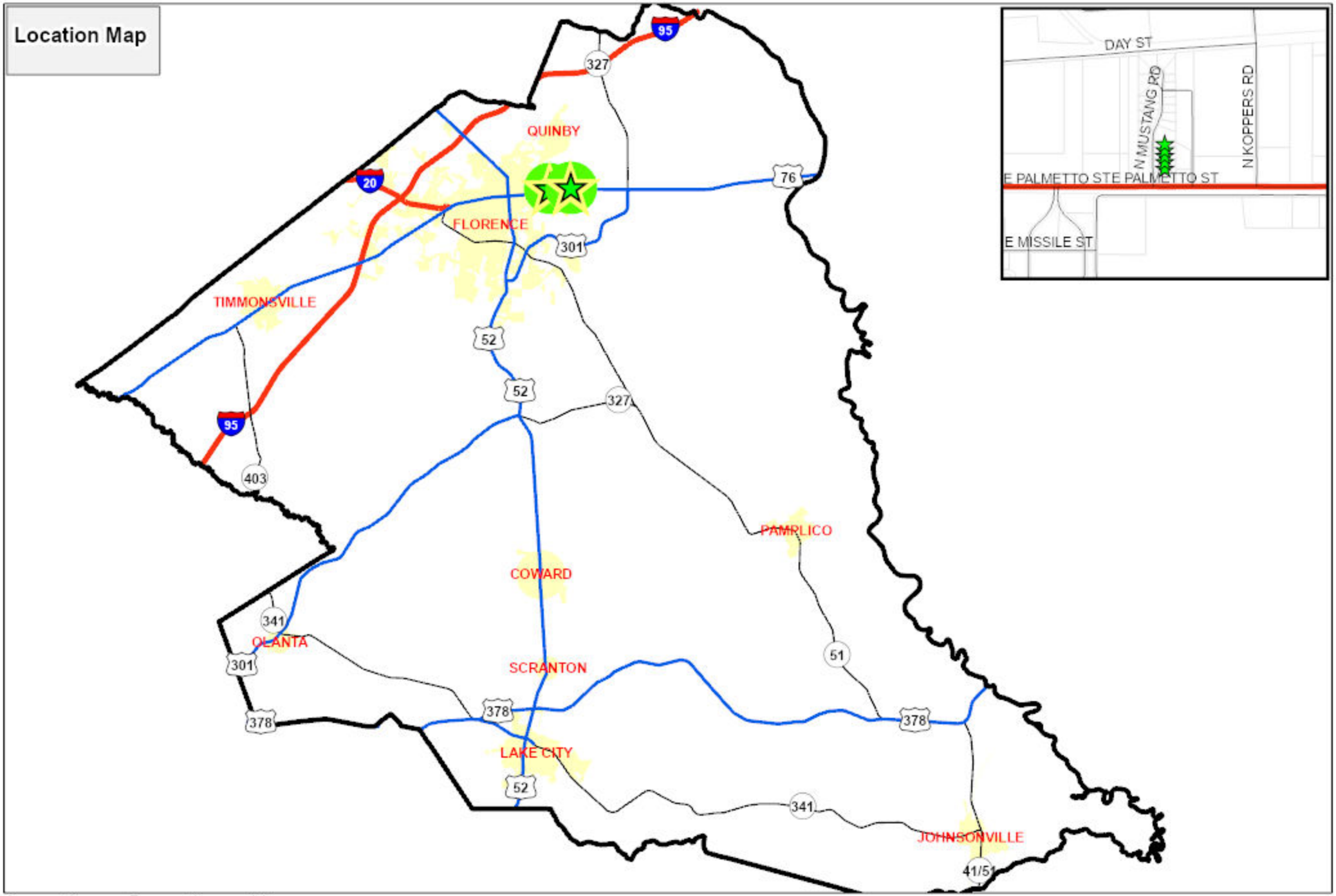
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **CMU, Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:

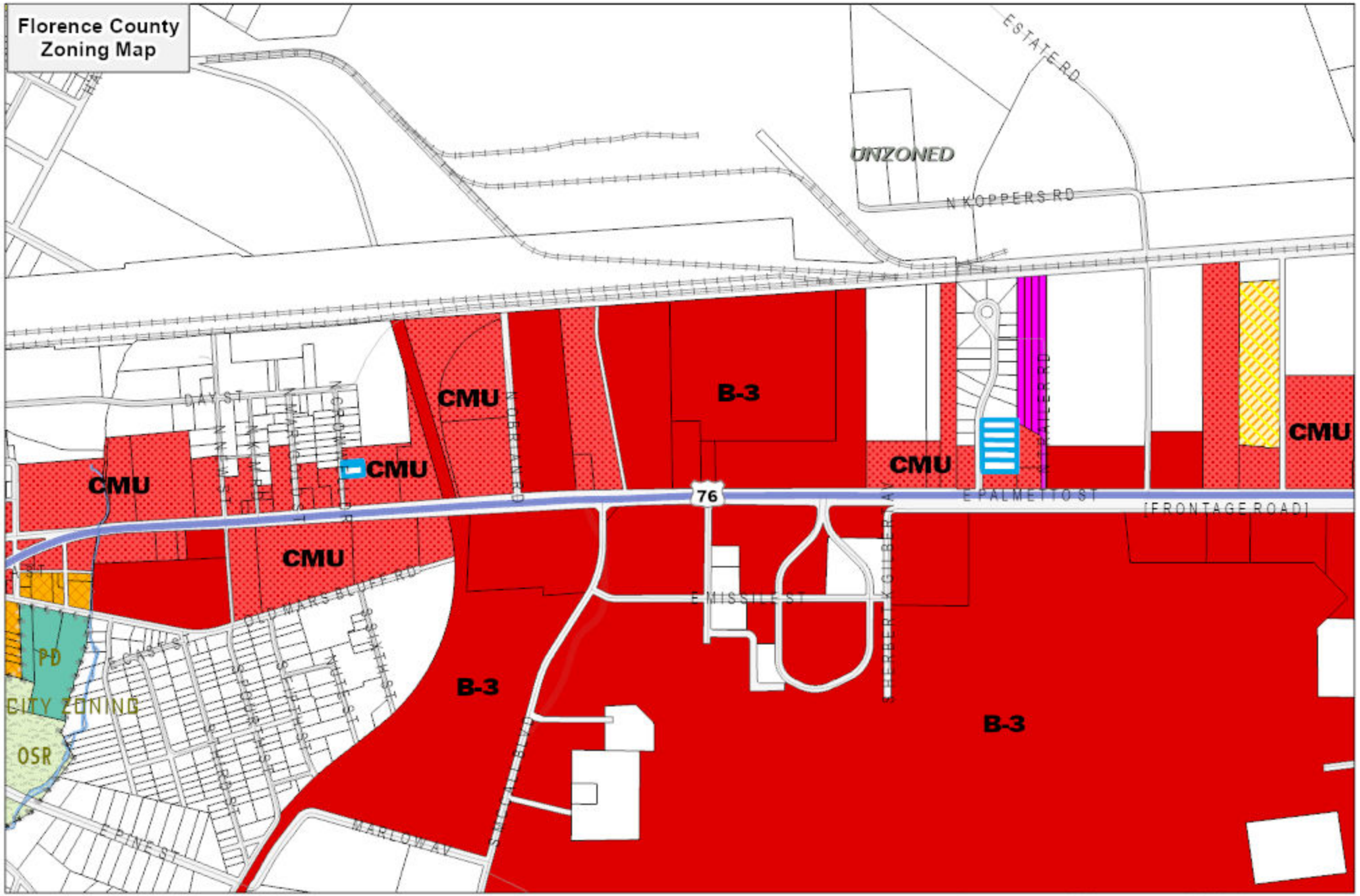
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, and FO/LI, Flex Office/Light Industrial District.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to CMU, Commercial Mixed-Use District.


Location Map
DAY ST
N MUSTANG RD
N KOPPERS RD
E PALMETTO ST
E PALMETTO ST
E MISSILE ST
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:
05/26/2026
Council District 7
PC#2026-43


Florence County
Zoning Map
UNZONED
ESTATE RD
N KOPPERS RD
CMU
B-3
CMU
CMU
CMU
CMU
76
E PALMETTO ST
[FRONTAGE ROAD]
E MISSILE ST
CMU
B-3
B-3
PD
CITY ZONING
OSR
0
875
1,750 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-3A
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-43
N



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-43

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 93-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, and CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 93-2025/26
2. Staff report for PC#2026-45
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 93-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are currently unzoned, and CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00177-01-002, 00177-01-052, 00177-01-053; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-45

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053, 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-013.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 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 and vacant.

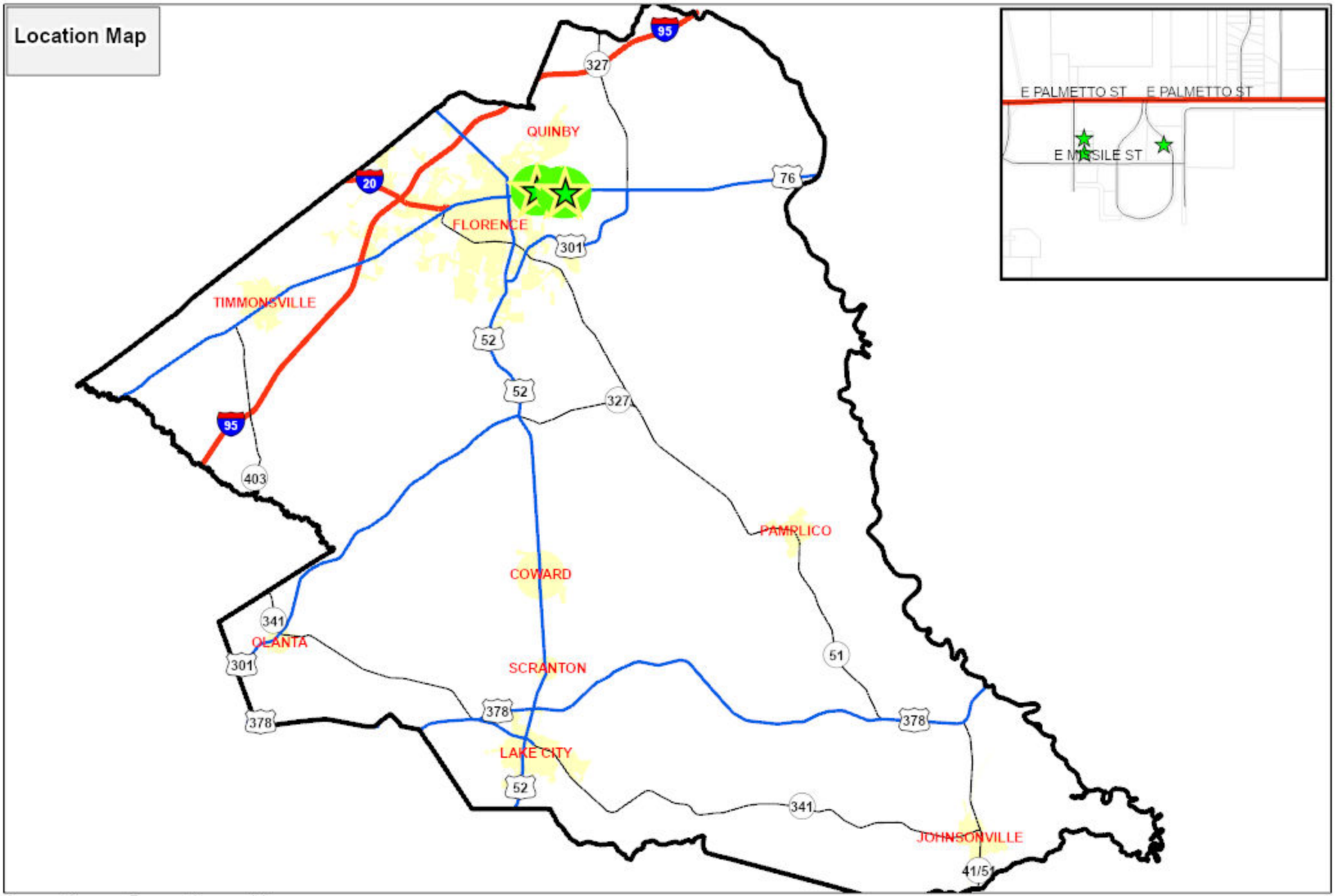
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

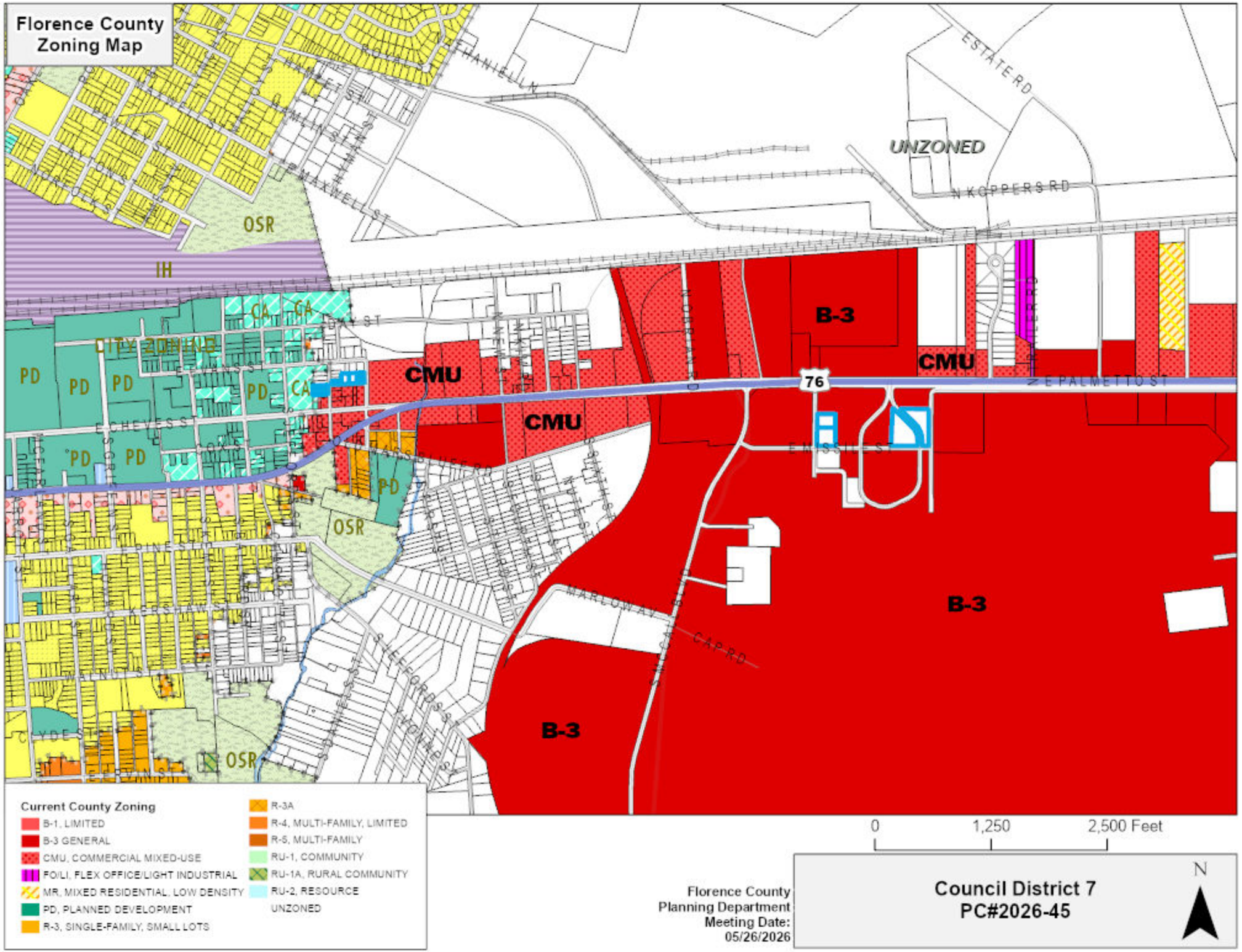
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, B-3, or City of Florence zoning.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1) or Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
E PALMETTO ST
E PALMETTO ST
E MISSILE ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
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:
05/26/2026
Council District 7
PC#2026-45


Florence County
Zoning Map
UNZONED
ESTATE RD
N KOPPERS RD
OSR
IH
CA
CITY ZONING
PD
CMU
B-3
76
E PALMETTO ST
E EVANS ST
E CHEVES ST
MARLOWE ST
CAP RD
STEFFORDS TOWN
Current County Zoning
B-1, LIMITED
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-3, SINGLE-FAMILY, SMALL LOTS
R-3A
R-4, MULTI-FAMILY, LIMITED
R-5, MULTI-FAMILY
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
RU-2, RESOURCE
UNZONED
0
1,250
2,500 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-45



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-45

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 94-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 7)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and industrial uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:
1. Ordinance No. 94-2025/26
2. Staff report for PC#2026-46
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 94-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and industrial uses; and,
4. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-46

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 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 commercial, industrial, or vacant.

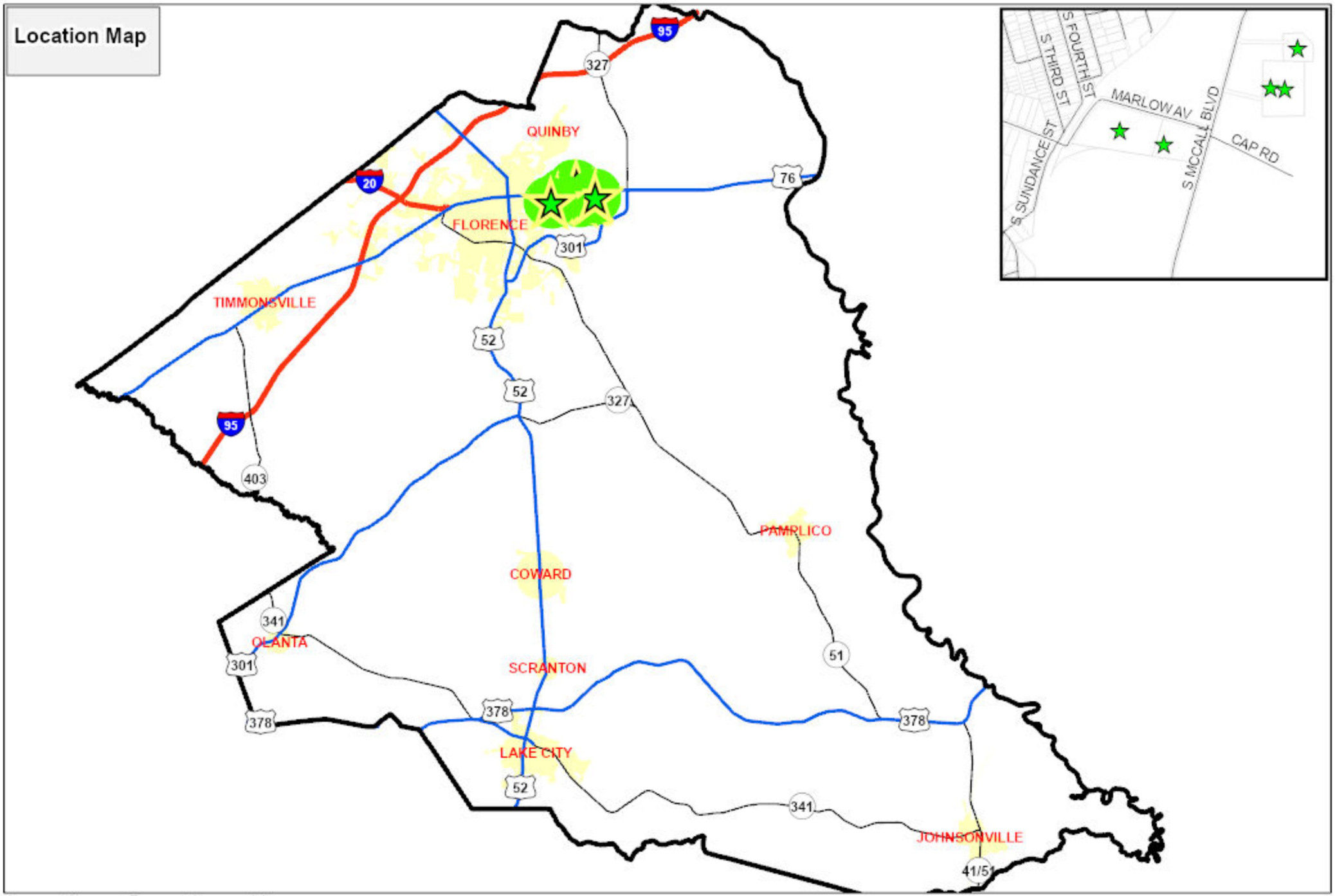
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

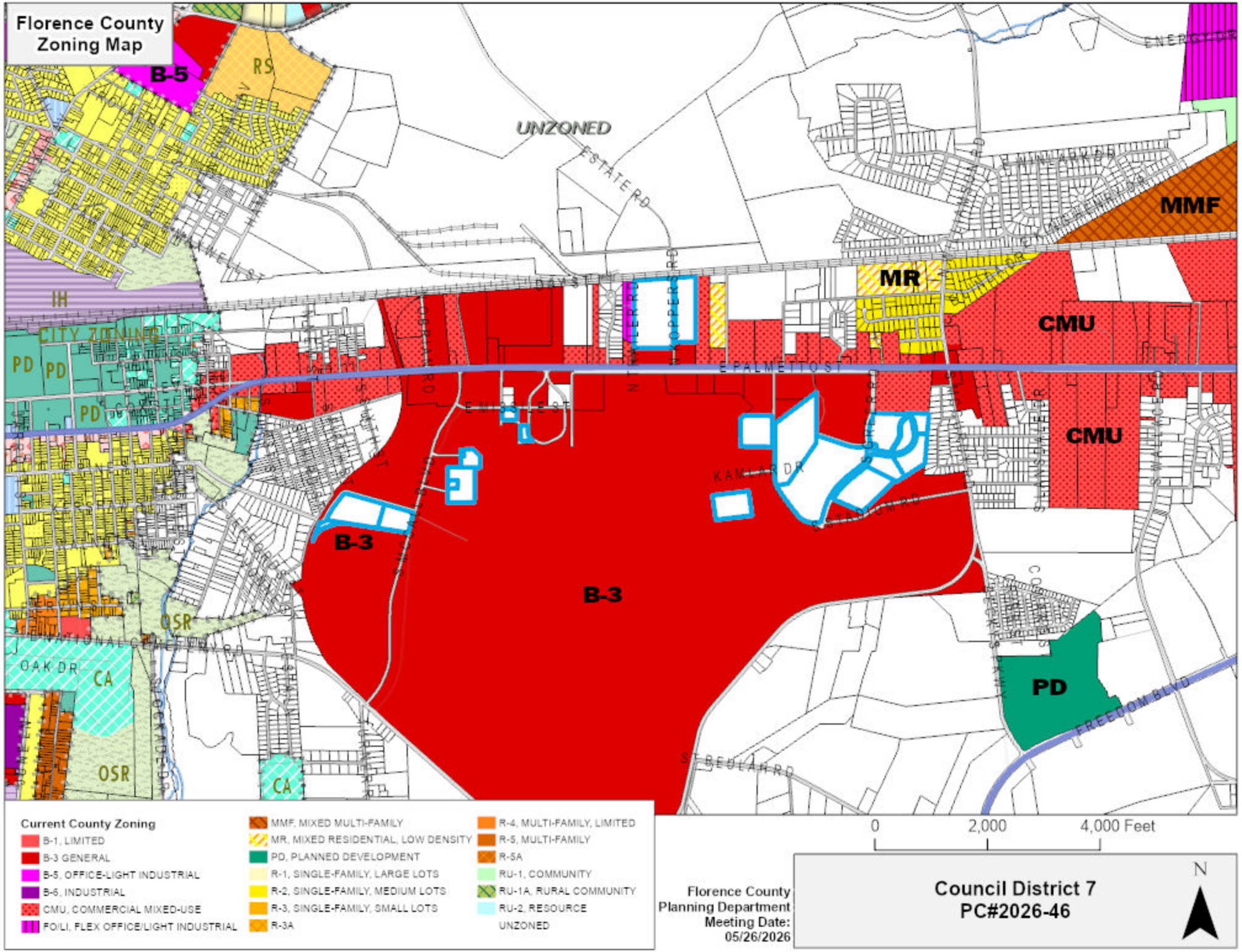
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, CMU, or FO/LI (Flex Office/Light Industrial District).

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD) or Variable Development District (1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
51
341
378
41/51
S FOURTH ST
S THIRD ST
MARLOW AV
S SUNDANCE ST
S MCCALL BLVD
CAP RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-46


Florence County
Zoning Map
B-5
RS
UNZONED
ESTATE RD
MMF
MR
CMU
IH
CITY ZONING
PD
PD
PD
E PALMETTO ST
CMU
B-3
KAMI AR DR
B-3
OSR
OAK DR
CA
OSR
CA
PD
ST BEULAH RD
FREEDOM BLVD
Current County Zoning
B-1, LIMITED
B-3 GENERAL
B-5, OFFICE-LIGHT INDUSTRIAL
B-6, INDUSTRIAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MMF, MIXED MULTI-FAMILY
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
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
R-5, MULTI-FAMILY
R-5A
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
RU-2, RESOURCE
UNZONED
0
2,000
4,000 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-46



Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 7
PC#2026-46

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 95-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 4, 9)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and residential uses; and,
4. The surrounding properties are currently unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or subject to the City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:
1. Ordinance No. 95-2025/26
2. Staff report for PC#2026-47
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 95-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and residential uses; and,
4. The surrounding properties are currently unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or subject to the City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-47

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274.
LOCATION:	The Highway 76 Corridor Project
COUNCIL DISTRICT(S):	4, 9; 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 commercial, residential, or vacant.

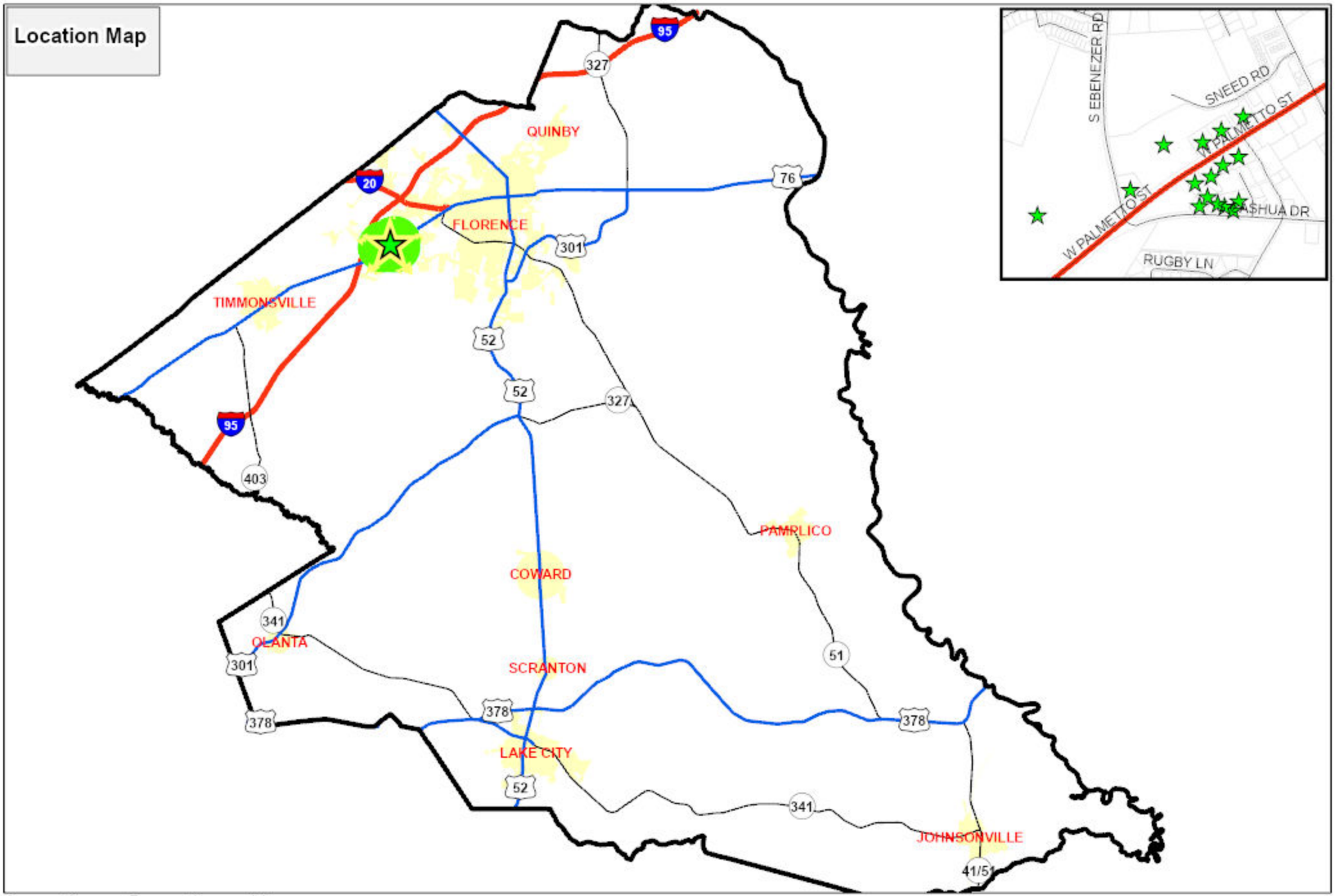
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

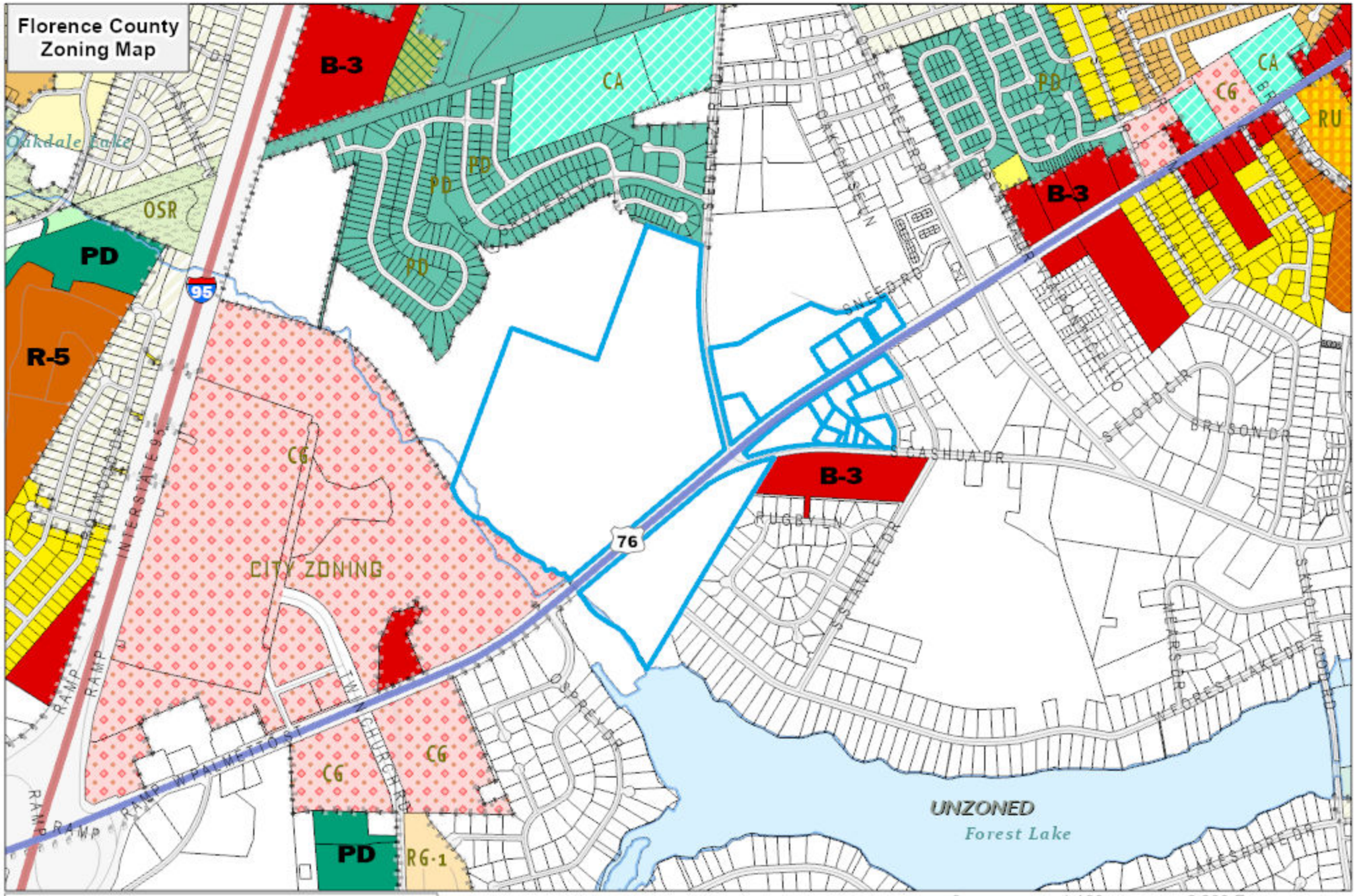
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or City of Florence zoning.

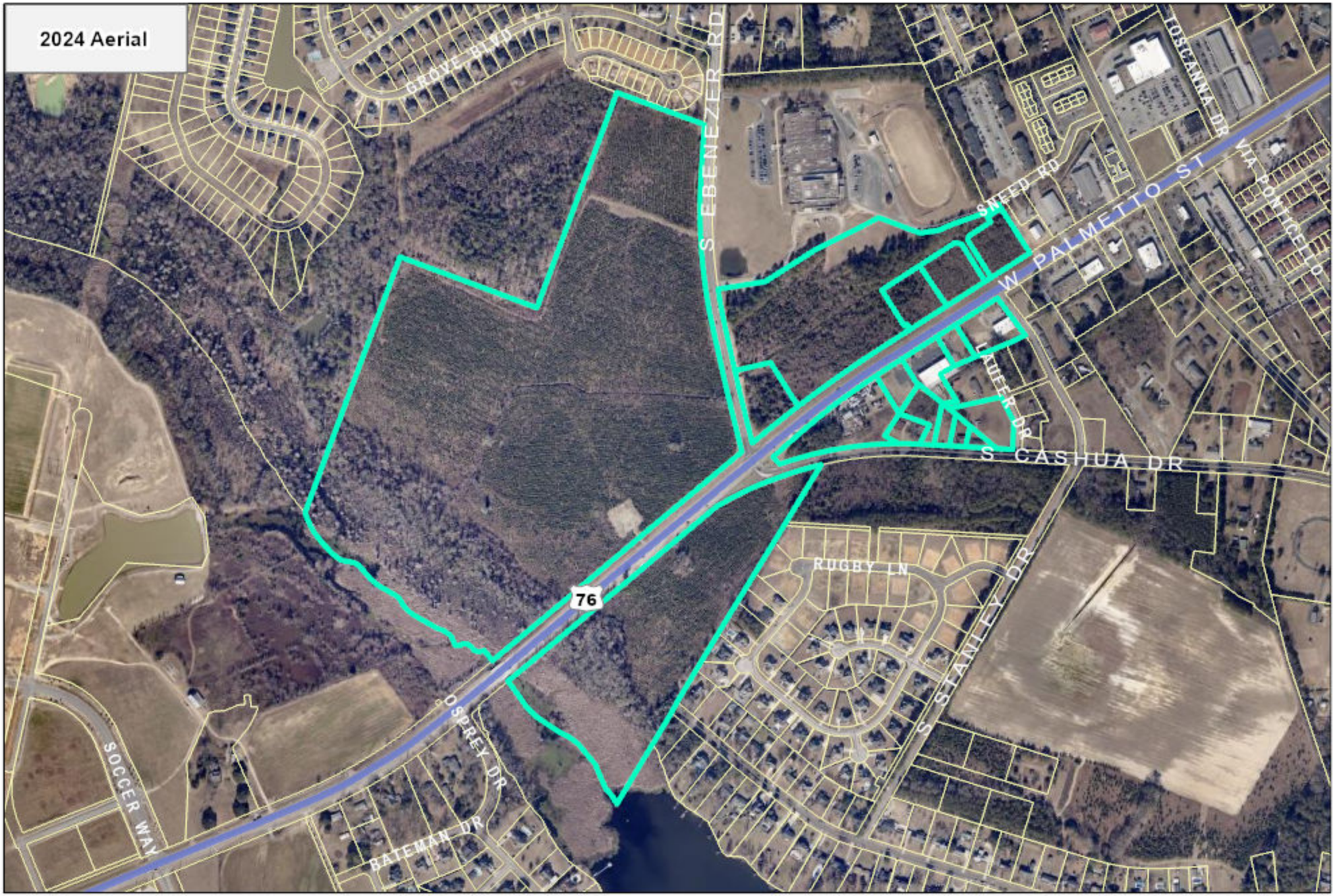
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
S EBENEZER RD
SNEED RD
W PALMETTO ST
RUGBY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 4,9
PC#2026-47


Florence County
Zoning Map
B-3
CA
PD
OSR
R-5
CG
CITY ZONING
RG-1
RU
UNZONED
Forest Lake
Oakdale Lake
INTERSTATE 95
76
RAMP
SHEED RD
BRYSON DR
PUGH DR
CHURCH RD
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
R-5, MULTI-FAMILY
R-5A
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
UNZONED
0
1,100
2,200 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 4,9
PC#2026-47



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 4,9
PC#2026-47

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 96-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 96-2025/26
2. Staff report for PC#2026-48
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 96-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; Are Hereby Rezoned To 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:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-48

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; 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.

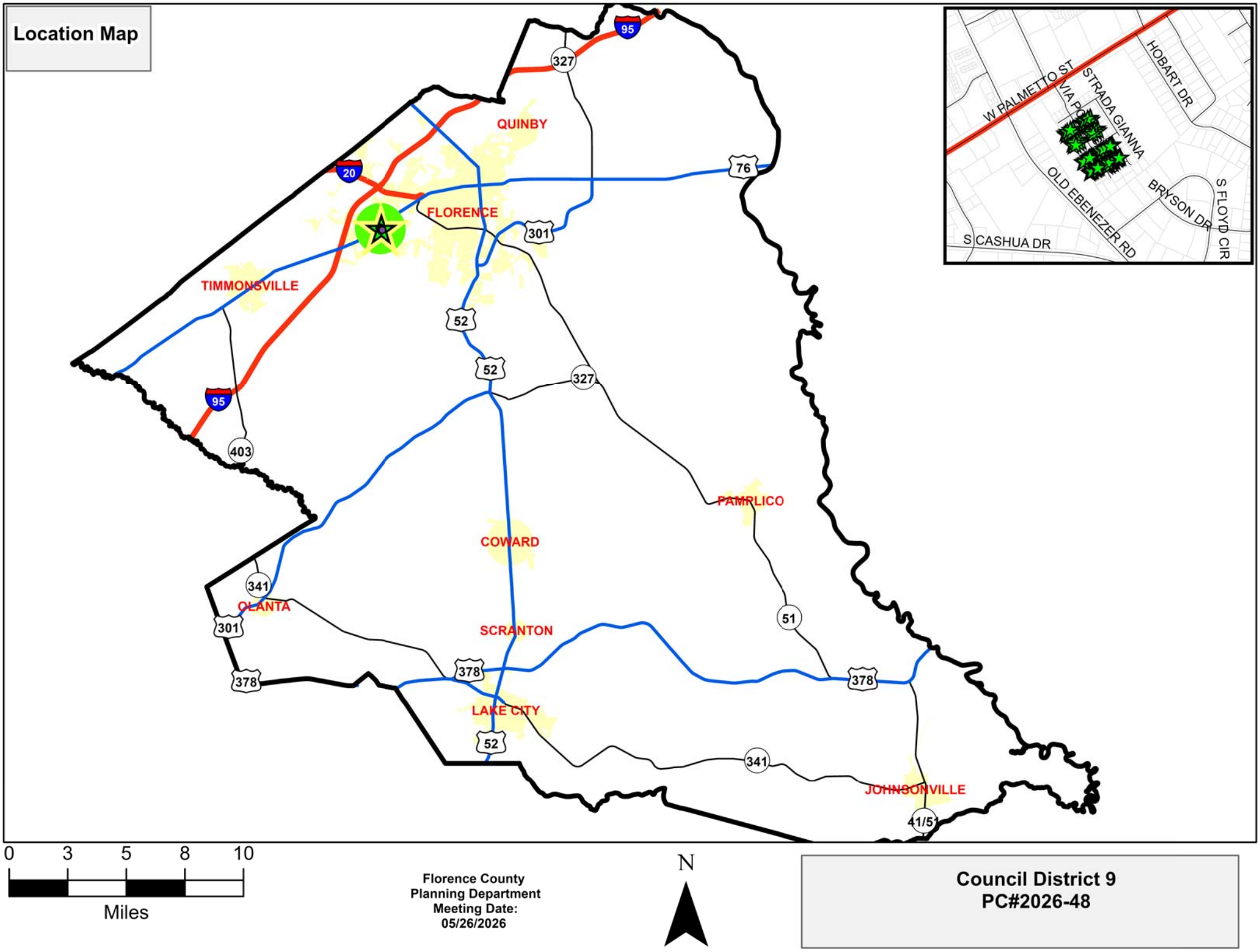
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

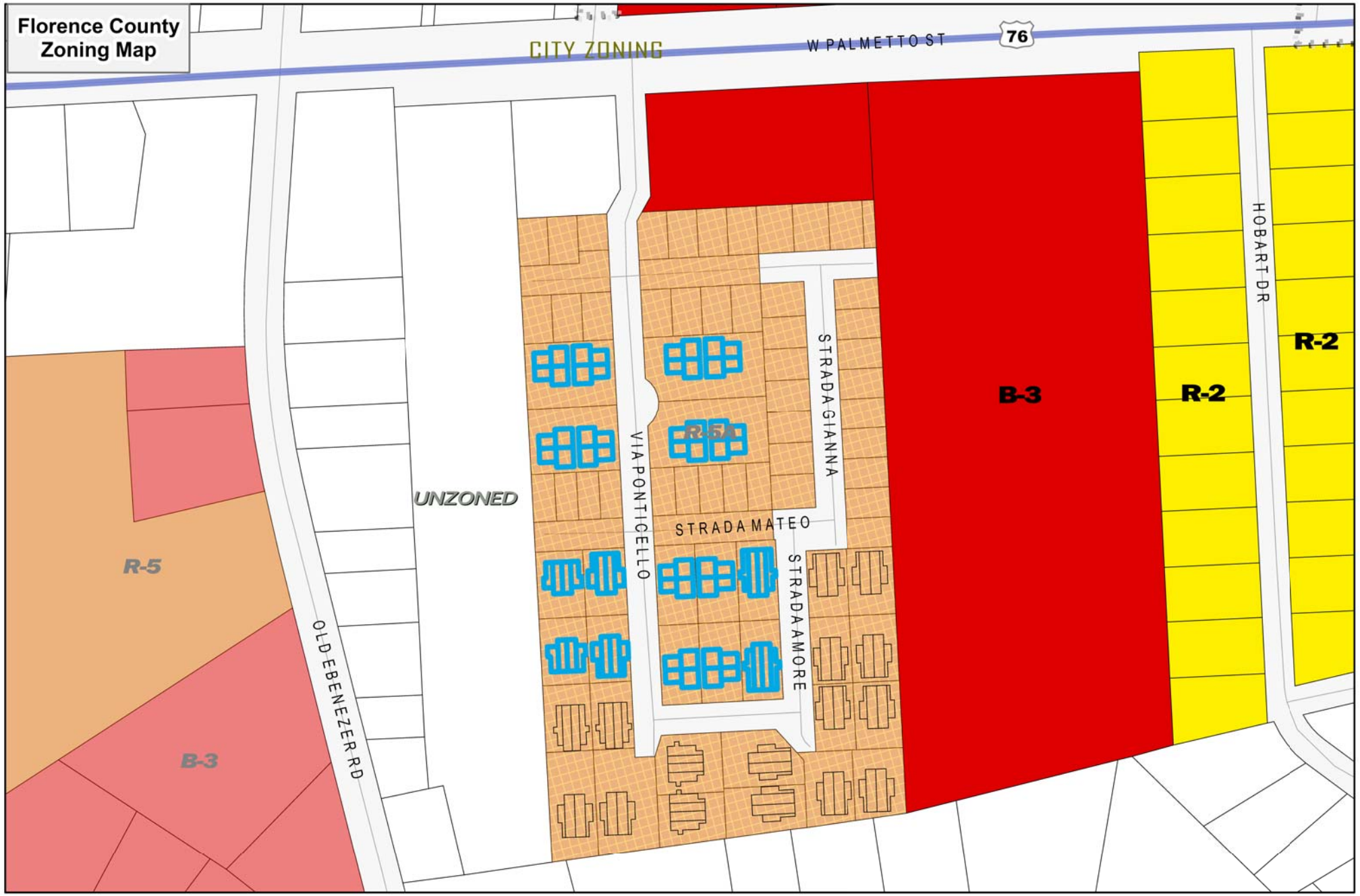
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to R-5A, Multi-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
W PALMETTO ST
STRADA GIANNA
HOBART DR
OLD EBENEZER RD
BRYSON DR
S FLOYD CIR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-48


Florence County
Zoning Map
CITY ZONING
W PALMETTO ST
76
HOBART DR
R-2
B-3
R-2
STRADA GIANNA
VIA PONTICELLO
R-5A
UNZONED
STRADA MATEO
STRADA AMORE
R-5
OLD EBENEZER RD
B-3
0
220
440 Feet
Current County Zoning
B-3 GENERAL
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-48
N



0 190 380

Feet

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 9
PC#2026-48

FLORENCE COUNTY COUNCIL MEETING
Thursday, June 18, 2026

AGENDA ITEM: Ordinance No. 97-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 97-2025/26
2. Staff report for PC#2026-49
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: May 26, 2026	this Ordinance was
Planning Commission Action	: May 26, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: June 18, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 97-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, B-3, or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; Are Hereby Rezoned To 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:

_____

Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-49

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; 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.

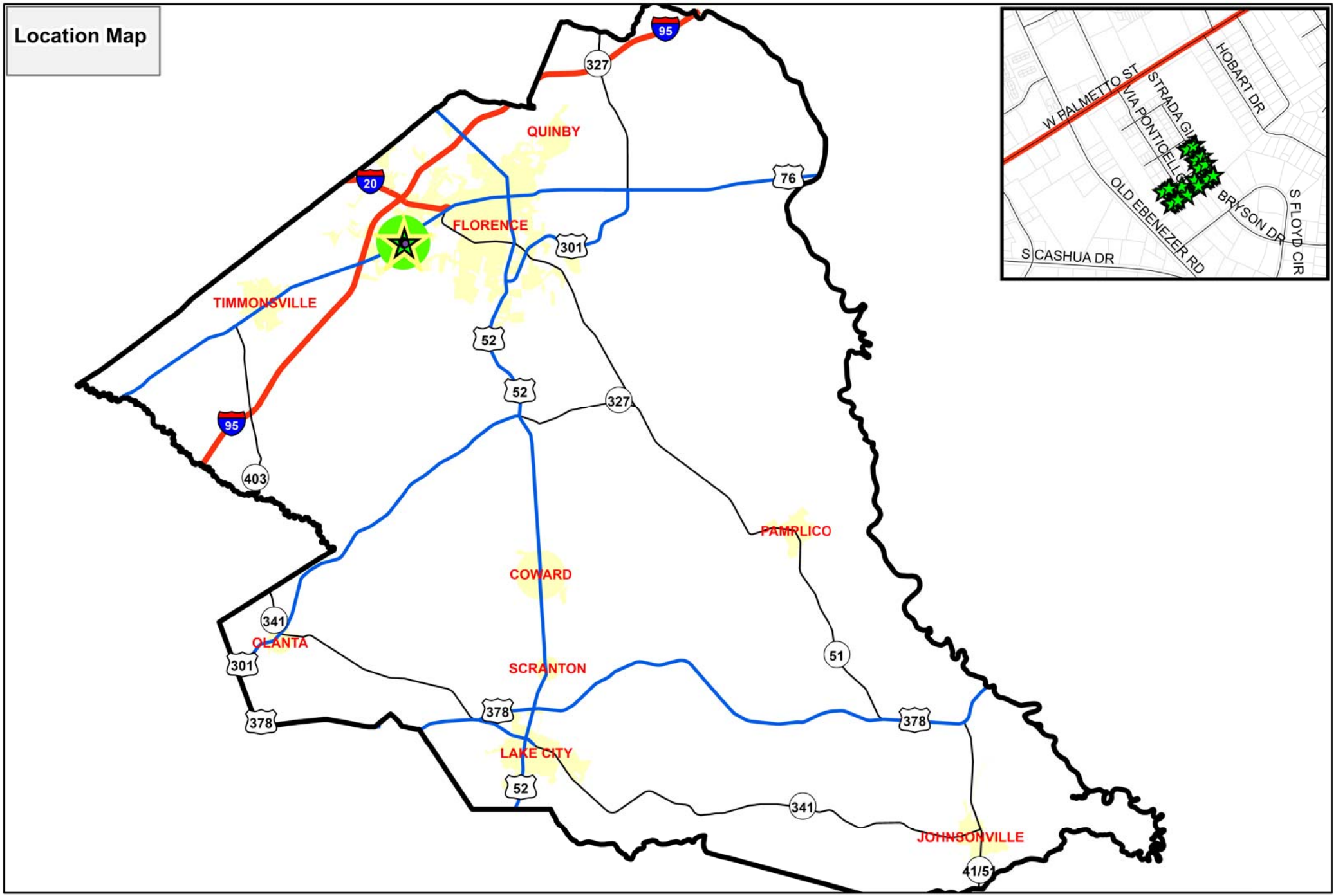
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential Districts**.

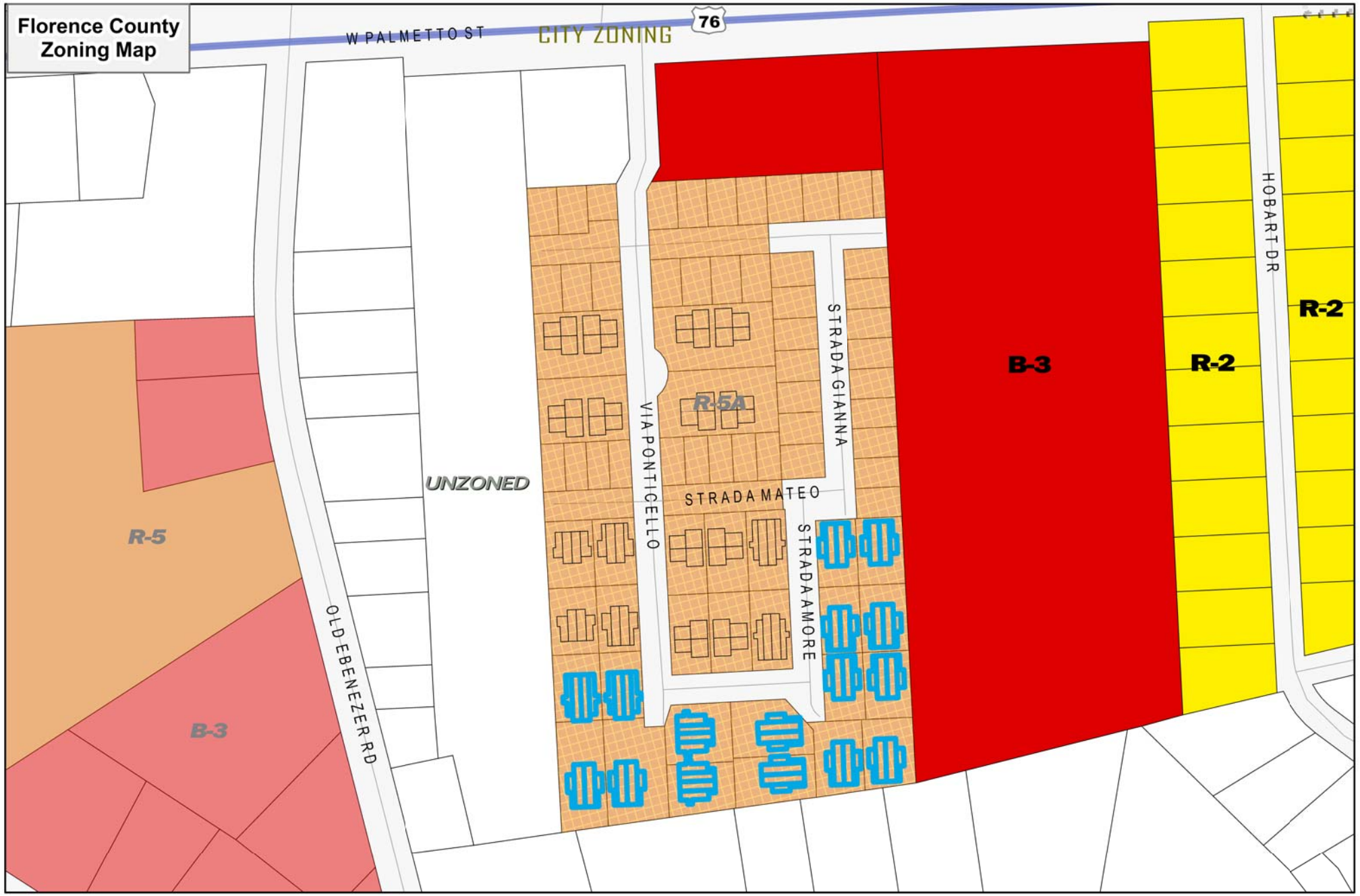
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 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 for the above referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
W PALMETTO ST
STRADA GIA
VIA PONTICELLO
HOBART DR
OLD EBENEZER RD
BRYSON DR
S FLOYD CIR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-49



0 220 440 Feet

Current County Zoning
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission

Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-49

N



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 9
PC#2026-49

FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Ordinance No. 98-2025/26 - Introduction

DEPARTMENT: Human Resources
Administration

ISSUE UNDER CONSIDERATION:

[AN ORDINANCE TO UPDATE THE FLORENCE COUNTY PERSONNEL POLICY MANUAL, AND OTHER MATTERS RELATING THERETO.]

OPTIONS:

1. ***(Recommended)*** Introduce Ordinance No. 98-2025/26.
2. Provide An Alternate Directive.

ATTACHMENTS:

Ordinance No. 98-2025/26 Title Only

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Sponsor(s)	: County Council	
First Reading/Introduction	: June 18, 2026	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 _____.
Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 98-2025/26 By Title Only

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(AN ORDINANCE TO UPDATE THE FLORENCE COUNTY PERSONNEL POLICY MANUAL, AND OTHER MATTERS RELATING THERETO.)

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Boards & Commissions- Developing Communities Commission

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointments Of Alexandria Matthews, Representing Seat 1, Brenda Montgomery, Seat 4, Michelle Bailey, Seat 5, And Tommy Knotts Seat 8 To Serve On The Florence County Developing Communities Commission Board With The Appropriate Expiration Terms.

OPTIONS:

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

ATTACHMENTS:
N/A

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Boards & Commissions- Civic Center Commission

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Michael Page Sr., Representing Seat 5, And The Appointment Of David Wimberly, Representing Seat 2, To Serve On The City-County Civic Center Commission With The Appropriate Terms.

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

ATTACHMENTS:
N/A

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Monthly Financial Reports Are Provided To Council For Fiscal Year 2026 Through April 30, 2026, As An Item For The Record.

ATTACHMENTS:
A copy of the Financial Reports.

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FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 04/30/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	64,896,321	61,071,721	3,824,600	5.89%
Licenses & Permits	2,242,750	1,063,704	1,179,046	52.57%
Fines & Fees	2,805,500	2,279,288	526,212	18.76%
Intergovernmental	8,678,783	5,926,605	2,752,178	31.71%
Sales and Other Functional	11,480,300	8,547,261	2,933,039	25.55%
Miscellaneous	5,713,500	459,476	5,254,024	91.96%
Operating Transfers	(553,150)		(553,150)	100.00%
Use of Fund Balance	3,443,996	-	3,443,996	
TOTAL	98,708,000	79,348,055	19,359,945	19.61%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
10-411-401	County Council	466,811	337,559	129,252	27.69%	0.47%
10-411-402	Administrator	1,550,112	1,166,567	383,545	24.74%	1.57%
10-411-403	Clerk of Court	2,016,690	1,598,739	417,951	20.72%	2.04%
10-411-404	Solicitor	2,351,916	1,426,379	925,538	39.35%	2.38%
10-411-405	Judge of Probate	943,320	824,295	119,025	12.62%	0.96%
10-411-406	Public Defender	1,447,035	1,116,403	330,632	22.85%	1.47%
10-411-407	Magistrates	3,219,312	2,449,015	770,297	23.93%	3.26%
10-411-408	Master In Equity	321,015	254,721	66,294	20.65%	0.33%
10-411-409	Legal Services	112,000	104,032	7,968	7.11%	0.11%
10-411-410	Voter Registration & Elections	1,571,457	892,910	678,547	43.18%	1.59%
10-411-411	Finance	1,310,445	905,123	405,322	30.93%	1.33%
10-411-412	Human Resources	778,528	561,175	217,353	27.92%	0.79%
10-411-413	Procurement & Vehicle Maintenance	2,456,350	2,312,931	143,419	5.84%	2.49%
10-411-414	Administrative Services	579,064	484,649	94,415	16.30%	0.59%
10-411-415	Treasurer	1,692,828	1,234,741	458,087	27.06%	1.71%
10-411-416	Auditor	808,122	694,269	113,853	14.09%	0.82%
10-411-417	Tax Assessor	1,889,023	1,402,636	486,387	25.75%	1.91%
10-411-418	Planning and Building	2,401,746	2,194,486	207,260	8.63%	2.43%
10-411-420	Facilities Management	3,558,480	2,796,154	762,326	21.42%	3.61%
10-411-427	Information Technology	4,299,118	3,524,712	774,406	18.01%	4.36%
10-411-430	Register of Deeds	529,710	395,545	134,165	25.33%	0.54%
10-411-446	Veteran's Affairs	406,794	301,003	105,791	26.01%	0.41%
10-411-450	Risk Management	194,550	150,626	43,924	22.58%	0.20%
10-411-480	Lake City Senior Citizens Center	160,500	84,335	76,165	47.45%	0.16%
10-411-482	Energy Savings Lease	490,583	346,694	143,889	29.33%	0.50%
10-411-485	General Direct Assistance	846,617	801,003	45,614	5.39%	0.86%
10-411-488	Contingency	653,346	149,359	503,987	77.14%	0.66%
10-411-489	Employee Non-Departmental	661,739	769,494	(107,755)	-16.28%	0.67%
10-421-421	Sheriff's Office	30,450,848	25,387,137	5,063,711	16.63%	30.85%
10-421-422	Emergency Management	5,493,393	4,283,657	1,209,736	22.02%	5.57%
10-451-423	EMS	10,988,216	9,468,653	1,519,563	13.83%	11.13%
10-451-424	Rescue Squads	1,124,359	914,213	210,146	18.69%	1.14%
10-451-425	Coroner	660,679	610,487	50,192	7.60%	0.67%
10-451-429	On-Site Clinic	290,000	184,190	105,810	36.49%	0.29%
10-451-441	Health Department	77,014	74,760	2,254	2.93%	0.08%
10-451-442	Environmental Services	1,353,725	664,134	689,591	50.94%	1.37%
10-451-485	Health Direct Assistance	34,987	2,736	32,251	92.18%	0.04%
10-461-485	Welfare - MIAP & DSS	339,601	257,853	81,748	24.07%	0.34%
10-471-451	Recreation	5,090,959	4,364,176	726,783	14.28%	5.16%
10-471-455	County Library	5,082,008	3,984,412			5.15%
10-481-485	Literacy Council	5,000	2,500			0.01%
	TOTAL	98,708,000	79,478,464			100.00%

Percent of Fiscal Year Remaining = 16.67%

FLORENCE COUNTY GOVERNMENT
UNIFIED FIRE DISTRICT FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 04/30/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	6,900,000	6,963,849	(63,849)	-0.93%
Fines & Fees	1,720,000	1,413,051	306,949	17.85%
Miscellaneous	405,880	16,582	389,298	0.00%
Operating Transfers	(38,000)	-	(38,000)	100.00%
Use of Fund Balance	292,063	-	292,063	100.00%
TOTAL	9,279,943	8,393,482	886,461	9.55%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
37-451-428-100	West Florence Fire Department	1,915,439	1,582,127	333,312	17.40%	20.64%
37-451-428-120	Windy Hill Fire Department	1,599,103	1,265,211	333,892	20.88%	17.23%
37-451-428-130	Howe Springs Fire Department	1,214,442	830,535	383,907	31.61%	13.09%
37-451-428-200	Hannah/Salem Fire Department	734,583	464,054	270,529	36.83%	7.92%
37-451-428-330	Olanta Fire Department	553,658	465,318	88,340	15.96%	5.97%
37-451-428-400	Sardis Timmonsville Fire Department	639,869	546,476	93,393	14.60%	6.90%
37-451-428-500	Johnsonville Fire Department	830,265	662,496	167,769	20.21%	8.95%
37-451-428-800	Non-Departmental	1,047,473	995,320	52,153	4.98%	11.29%
37-451-428-900	Administration	745,111	920,478	(175,367)	-23.54%	8.03%
	TOTAL	9,279,943	7,732,015	1,547,928	16.68%	100.00%
			Percent of Fiscal Year Remaining		16.67%	

FLORENCE COUNTY
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 04/30/26

		BUDGETED EXPENDITURE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT	BUDGETED REVENUE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT
45	County Debt Service Fund	$ 6,615,775	$ 11,575,847	$ -	0%	$ 7,312,075	$ 8,476,856	$ -	0%
112	Economic Development Partnership Fund	$ 1,114,151	$ 818,642	$ 295,509	27%	$ 998,682	$ 62,622	$ 936,061	94%
123	Local Accommodations Tax Fund	$ 4,045,102	$ 3,308,371	$ 736,731	18%	$ 4,636,093	$ 1,969,159	$ 2,666,934	58%
124	Local Hospitality Tax Fund	$ 3,486,712	$ 3,726,597	$ -	0%	$ 3,213,368	$ 2,220,740	$ 992,628	31%
131	District Utility Allocation Fund	$ 131,165	$ -	$ 131,165	100%	$ 131,165	$ -	$ 131,165	100%
132	District Infrastructure Allocation Fund	$ 2,818,121	$ 498,493	$ 2,319,628	82%	$ 2,818,121	$ -	$ 2,818,121	100%
151	Law Library Fund	$ 28,366	$ 27,900	$ 466	2%	$ 28,366	$ 21,063	$ 7,303	26%
153	Road System Maintenance Fee Fund	$ 5,319,582	$ 4,221,738	$ 1,097,844	21%	$ 4,180,330	$ 2,996,090	$ 1,184,240	28%
154	Victim/Witness Assistance Fund	$ 273,542	$ 191,999	$ 81,543	30%	$ 160,000	$ 70,977	$ 89,023	56%
421	Landfill Fund	$ 7,591,554	$ 5,778,467	$ 1,813,087	24%	$ 7,273,816	$ 6,718,270	$ 555,546	8%
431	E911 System Fund	$ 1,030,115	$ 814,861	$ 215,254	21%	$ 1,300,639	$ 1,562,365	$ -	0%
	TOTALS:	32,454,185	30,962,916	6,691,226	21%	32,052,655	24,098,140	9,381,022	29%
			Percent of Fiscal Year Remaining:	**58.34%**	16.67%				

Florence County Council
District Allocation Balances
Available Balances as of 4/30/26

Council District #	Type of Allocation	Beginning Budget FY26	Commitments & Current Year Expenditures	Current Available Balances
1	Infrastructure	254,872	70,222	184,650
	Paving	259,338	9,000	250,338
	Utility	34,975	-	34,975
	In-Kind	19,800	-	19,800
2	Infrastructure	207,766	207,766	0
	Paving	153,748	31,385	122,363
	Utility	2,656		2,656
	In-Kind	19,800		19,800
3	Infrastructure	370,805	32,074	338,731
	Paving	208,089		208,089
	Utility	35,136		35,136
	In-Kind	19,800		19,800
4	Infrastructure	310,684	150,254	160,430
	Paving	76,089	44,062	32,028
	Utility	7,808		7,808
	In-Kind	19,800		19,800
5	Infrastructure	161,310	49,222	112,087
	Paving	495,778		495,778
	Utility	3,620		3,620
	In-Kind	19,800		19,800
6	Infrastructure	314,705	22,222	292,482
	Paving	234,733		234,733
	Utility	2,173		2,173
	In-Kind	19,800		19,800
7	Infrastructure	479,526	15,222	464,304
	Paving	517,204		517,204
	Utility	33,289		33,289
	In-Kind	19,800		19,800
8	Infrastructure	367,876	44,722	323,154
	Paving	268,555		268,555
	Utility	763		763
	In-Kind	19,800		19,800
9	Infrastructure	299,292	90,512	208,779
	Paving	203,892		203,892
	Utility	10,745	-	10,745
	In-Kind	19,800	-	19,800

Infrastructure funds to be used for capital projects or equipment purchases. (See guidelines)
Paving funds to be used for paving or rocking roads. See guidelines in County code.
Utility funds to be used for water, sewer, stormwater, and any infrastructure fund projects.
In-Kind funds to be used for projects completed by the Public Works Department.

Florence County
CPST #2 Summary
As of 4/30/2026

Bond proceeds	$ 124,840,280.25		
Due from CPST #2 Debt Service Fund **	1,307,437.73		
West Florence Fire bond proceeds	$ 969,746.18		
Transfer from debt service fund	$ 15,170,553.00		
Transfer from Utility, General Fund and Infrastructure- WF Fire	$ 99,178.00		
Transfer from RSMF- Districts 1 and 6	$167,873.00		
Interest earnings through 4/30/2026	$ 3,164,936.78		
Ballfield lighting lease proceeds	$ 500,000.00		
Local contributions	$ 108,148.40		
Total available		$	146,328,153.34
Transfer funds back to General Fund	$ 604,500.00		
Expenditures through 4/30/2026	$ 145,701,743.34		
Outstanding purchase orders as of 4/30/2026	$ 21,910.00		
Total expended/committed		$	146,328,153.34
Total remaining		$	-

* See detail report for expenditures and purchase orders by project

** The CPST #2 debt service fund remaining fund balance after all debt service requirements were met, totaled $12,361,716 per the June 30, 2022 audit report. After on-going CPST #2 projects are completed, remaining funds will be transferred to the CPST #3 capital project funds to be used on approved projects.

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
			Bond Issuance Costs			$ 500,000.00		$ 559,828.39	
			I. Public Safety-Fire						
1	Building		Johnsonville Rural Fire District	New Main Station	Highway 41/51	$ 1,800,000.00		$ 1,800,000.00	
2	Building		Johnsonville Rural Fire District	New Kingsburg station		$ 600,000.00		$ 600,000.00	
3	Building		Windy Hill Fire District	New Quinby Station		$ 1,800,000.00		$ 1,799,900.00	
4	Building		Howe Springs Fire District	New Main Station		$ 3,700,000.00		$ 3,695,434.97	
5	Building		South Lynches Fire District	Classroom, Logistics, & Maintenance Facility		$ 1,000,000.00		$ 1,021,307.83	
6	Building		South Lynches Fire District	Upgrades to Station One Facilities		$ 1,000,000.00		$ 998,437.67	
7	Buildng		South Lynches Fire District	Upgrades at Nine Fire Stations		$ 500,000.00		$ 499,807.16	
8	Building		West Florence Fire District	New Station on Hoffmeyer Road		$ 7,831,475.21		$ 1,500,000.00	
9	Building		West Florence Fire District	Addition to Station One	Pine Needles Road	$ 1,000,000.00		$ 2,599,442.79	
10	Building		Hannah Salem Friendfield Fire	New Stations at Friendfield & Flemingtown		$ 1,745,000.00		$ 1,743,771.28	
11	Building		Hannah Salem Friendfield Fire	Upgrade Stations One and Two		$ 1,400,000.00		$ 1,400,000.00	
12	Building		Hannah Salem Friendfield Fire	Upgrade Stations Three and Four		$ 900,000.00		$ 900,000.00	
13	Building		Olanta Rural Fire District	Upgrade Main Station		$ 520,000.00		$ 520,000.00	
14	Building		Sardis Timmonsville Fire	Station One addition Living & Training		$ 150,000.00		$ 147,924.53	
15	Building		Sardis Timmonsville Fire	New Cartersville Station		$ 750,000.00		$ 749,948.75	
16	Building		Sardis Timmonsville Fire	Timmonsville Rescue Squad Building		$ 80,000.00		$ 80,000.00	
			Category Total				$ 24,776,475.21		
			II. Public Safety - EMS						
17	Building	4/30/2026	Florence County	EMS Station Timmonsville		$ 740,000.00		$ 761,589.25	
18	Building		Florence County	EMS Station Florence	Schlitz Drive	$ 740,000.00		$ 740,000.00	
			4/30/2026				$ 1,480,000.00		
			III. Emergency Management						
19	Building/Equipment		Florence County	Radio Upgrades - all Emergency Mangement Facilities	Law Enforcement Complex	$ 15,000,000.00		$ 14,999,183.95	
20	Building/Equipment		Florence County	New Emergency Operations Center Building	Law Enforcement Complex	$ 4,955,251.00		$ 4,712,580.59	
			Category Total				$ 19,955,251.00		
			IV. Sheriff						
21	Equipment		Florence County	Replacement of Boilers & Water Heaters at County Jail	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
22	Equipment		Florence County	Flex Units & Safety upgrades at County Jail	Law Enforcement Complex	$ 189,600.00		$ 189,600.00	
23	Building		Florence County	New Storage Building	Law Enforcement Complex	$ 160,000.00		$ 160,000.00	
24	Building		Florence County	New K-9 Training Facility	Law Enforcement Complex	$ 20,000.00		$ 20,000.00	
25	Building		Florence County	Renovations at Law Enforcement Complex	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
			Category Total				$ 1,969,600.00		
			V. County Administration						
26	Building		Florence County	Renovation of Vacated Space at County Complex	County Complex Building	$ 5,200,000.00		$ 9,039,641.13	
			Category Total				$ 5,200,000.00		
			VI. Water & Sewer Improvements						
27	Water Line		Town of Coward	Salem Road/McAllister Mill Rd/Sand Hills Water Loop		$ 750,000.00		$ 510,584.09	
28	Water Line		Town of Coward	Union School Road Tie to Scranton Water System		$ 240,000.00		$ 240,059.75	
29	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Windy Hill Fire District		$ 250,000.00		$ 249,927.75	
30	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for West Florence Fire District		$ 250,000.00		$ 246,971.24	
31	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Howe Springs Fire District		$ 250,000.00		$ 249,773.76	
32	Water Line		City of Lake City	Indiantown Road/S. Cameron Road Water Loop		$ 690,000.00		$ 618,624.03	
33	Water Line		City of Lake City	Burch Rd/Old Georgetown Rd/Camerontown Rd Water Loop		$ 593,000.00		$ 280,033.65	
34	Water Line		City of Lake City	Frierson Road/O'Shay Road Water Loop		$ 250,000.00		$ 250,000.00	
35	Water Line		Town of Olanta	Central Road/Hood St. Water Loop		$ 440,000.00		$ 216,446.27	
36	Water Line		Town of Olanta	Butler Scurry Road/McKenzie Road Water Loop		$ 500,000.00		$ 496,781.46	
37	Water Line		Town of Olanta	Olanta Fire Station Water Extension		$ 65,000.00		$ 27,354.86	
38	Water Line		Town of Scranton	Anderson Bridge Road Water Extension		$ 140,000.00		$ 140,034.99	
			Category Total				$ 4,418,000.00		
			VII. Veteran Affairs						
39	Building		Florence County	Veteran Affairs County Administration Building	National Cemetery Road	$ 1,200,000.00		$ 1,199,881.58	
			Category Total				$ 1,200,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
			VIII. Municipalities						
	Roads		City of Florence					$ 100,990.76	
40	Corridor Enhancements		City of Florence	Dargan St.	Lucas St. to Cherokee Rd.			$ 5,157,585.18	
41	Corridor Enhancements		City of Florence	National Cemetery Road	Dargan St. To McCall Rd.			$ 107,079.43	
42	Corridor Enhancements		City of Florence	Vista St.	Dargan St. to Oakland Ave.			$ 395,329.23	
43	Corridor Enhancements		City of Florence	Sopkin St	Oakland Ave. to Crown Cir.			$ 35,422.32	
44	Corridor Enhancements		City of Florence	Park Ave.				$ 681,543.30	
45	Corridor Enhancements		City of Florence	Pine St.	Dargan St to McQueen St.			$ 56,962.09	
46	Corridor Enhancements		City of Florence	McQueen St.	Pine St. To Timrod Park Dr.			$ 50,969.88	
47	Corridor Enhancements		City of Florence	Cedar St.	McQueen St. to Park Ave.			$ 418,126.58	
48	Corridor Enhancements		City of Florence	Park Ave.	Cedar St. to Cherokee Rd.			$ 192,688.86	
49	Corridor Enhancements		City of Florence	E. Evans St.	N. Ravenel St. to Railroad Ave.			$ 370,000.00	
50	Corridor Enhancements		City of Florence	Irby St.	W. Cheves St. to Ashby Rd.			$ 1,737,342.86	
51	Corridor Enhancements		City of Florence	Darlington St.	Irby St. to Oakland Ave.			$ 131,834.57	
52	Corridor Enhancements		City of Florence	Oakland Ave.	Darlington St. to Norfolk St.	$ 9,216,875.00		$ 182,109.68	
53	Intersection Improvements		City of Florence	Damon Dr. and Ansley St.				$ 20,776.00	
54	Intersection Improvements		City of Florence	E. Palmetto St. Westbound at S. Church St.		$ 1,031,250.00		$ 700,503.20	
55	Resurfacing		City of Florence	Malloy St	Wilson Rd to ???			$ 213,806.94	
56	Resurfacing		City of Florence	Spruce St.	Park Ave. to McQueen St.	$ 340,625.00		$ 115,030.13	
719	Resurfacing		City of Florence	Celebration Boulevard				$ 566,909.92	
720	Resurfacing		City of Florence	Dozier Builevard				$ -	
721	Resurfacing		City of Florence	Pettigrew				$ -	
722	Resurfacing		City of Florence	Frank Monroe Drive				$ -	
723	Resurfacing		City of Florence	Rosewood Drive TCD				$ 11,464.50	
								$ -	
57	Road Widening		City of Florence	Malloy St	Maxwell St. to ???			$ 114,879.79	
58	Road Widening		City of Florence	Roughfork St. & Maxwell St.	N. Irby St. to Malloy St.			$ -	
59	Road Widening		City of Florence	S. Cashua Dr.	Palmetto St. to Second Loop Rd.			$ 3,429.05	
60	Road Widening		City of Florence	W. Sumter St.	N. Irby St. to N. Alexander St.			$ 2,097,915.91	
61	Road Widening		City of Florence	W Radio Dr.	S. Ebenezer Rd. to David McLeod Blvd.			$ 2,149,843.41	
62	Road Widening		City of Florence	Woody Jones Blvd.	W. Radio Rd. to David McLeod Blvd.			$ 2,247,246.95	
63	Road Widening		City of Florence	Jarrott St.	Pine St. to National Cemetery Rd.			$ 439,606.29	
64	Road Widening		City of Florence	N. Alexander St.	Dixie St. To Darlington St.	$ 9,125,625.00		$ 1,031,025.31	
65	Building		Town of Timmonsville	New Community Center		$ 420,000.00		$ 607,031.88	
66	Building		Town of Timmonsville	Magistrate's Building Renovations		$ 180,000.00		$ 153,344.62	
67	Sewer		Town of Pamplico	Replace Pembrook Apt Pump Station		$ 154,400.00		$ 150,955.83	
68	Water		Town of Pamplico	New Water Tank		$ 873,280.00		$ 304,577.28	
69	Water		Town of Pamplico	Shirley Road Water Line		$ 154,697.00		$ 10,232.93	
70	Water		Town of Pamplico	Water System Extension		$ 1,706,720.00		$ 2,423,042.37	
71	Water/Sewer		Town of Olanta	Waterworks and Sewer System Improvements		$ 750,000.00		$ 1,059,973.49	
72	Building		Town of Olanta	Municipal Building Improvements		$ 130,000.00		$ 130,047.67	
73	Recreation improvements		City of Johnsonville	Prosser Recreation Complex		$ 800,000.00		$ 1,423,891.23	
74	Water		City of Johnsonville	Vox Water Line Project		$ 4,378,000.00		$ 4,378,000.00	
75	Water		Town of Coward	New Water Tank		$ 1,000,000.00		$ 1,239,415.91	
76	Recreation		Town of Coward	Expansion of Youth Baseball Field		$ 200,000.00		$ 230,782.20	
77	Building		Town of Quinby	New Town Hall		$ 360,000.00		$ 325,658.68	
78	Building		Town of Quinby	Recreation/Community Building		$ 720,000.00		$ 754,340.03	
79	Recreation		Town of Scranton	Improvements to Scranton Nature Park		$ 126,400.00		$ 73,211.14	
80	Recreation		Town of Scranton	Resurface Tennis Courts		$ 32,000.00		$ 31,666.00	
81	Building		Town of Scranton	New Maintenance Building		$ 349,600.00		$ 407,845.94	
82	Water & Sewer		City of Lake City	Water & Sewer Improvements		$ 2,360,000.00		$ 2,603,264.95	
83	Storm Water		City of Lake City	Storm Water System Improvements		$ 1,200,000.00		$ 1,349,971.89	
84	Water & Sewer		City of Lake City	New Water Tank		$ 800,000.00		$ 746,770.55	
85	Recreation		City of Lake City	New Multi Purpose Athletic Complex		$ 400,000.00		$ 469,000.00	
86	Building		City of Lake City	Renovate Lake City Owned Building (Chamber office)		$ 160,000.00		$ 158,087.07	
87	Road / Parking		City of Lake City	C J Evans Field road & parking improvements		$ 400,000.00		$ 426,717.18	
			Category Total				$ 37,369,472.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
			IX. Florence County Recreaction						
88	Roads/Water		Florence County	Roads & Infrastructure - New Soccer Complex		$ 1,040,000.00		$ 1,069,758.83	
	Recreation Improvements		Florence County	Various Park Improvements to include:		$ 400,000.00		$ 592.14	
89	Recreation Improvements		Florence County	Ebenezer Park Playground Fall Surface Upgrade				$ 96,812.00	
90	Recreation Improvements		Florence County	Lynches River Park Shade Structures				$ 44,187.49	
91	Recreation Improvements		Florence County	Lake City Community Park Road Paving				$ 57,016.63	
92	Recreation Improvements		Florence County	Lynches River Athletic Park Sardis Paving Entrance				$ 24,475.00	
93	Recreation Improvements		Florence County	Friendship Park Renovations				$ 5,950.00	
			Category Total				$ 1,440,000.00		
94	Building		**X. Lake City Community Hospital**	Improvements to Main Hospital		$ 888,000.00		$ 888,000.00	
			Category Total				$ 888,000.00		
95	Drainage		**XI. Lynches Lake-Camp Branch Watershed District**	Drainage Improvements		$ 80,000.00		$ 79,906.18	
			Category Total				$ 80,000.00		
			XII. Road Paving and Drainage						
96	Paving		Florence County	Cato Road		$ 2,500,000.00		$ 781,959.45	
97	Paving		Florence County	Moulds Road		$ 1,100,000.00		$ 488,278.70	
98	Paving		Florence County	Country Lane		$ 1,400,000.00		$ 483,715.66	
99	Paving		Florence County	Cherry Johnson Road		$ 1,900,000.00		$ 718,337.41	
100	Paving		Florence County	Ball Park Road		$ 1,500,000.00		$ 1,332,708.73	
101	Paving		Florence County	McLaurin Road		$ 600,000.00		$ 600,000.00	
102	Paving		Florence County	Highland Road		$ 250,000.00		$ 250,000.00	
103	Paving		Florence County	Laurel Circle		$ 600,000.00		$ 600,000.00	
104	Paving		Florence County	Law Road		$ 1,100,000.00		$ 1,100,000.00	
105	Paving		Florence County	Paving &/or relocate Koopers/Estate Road or Young Road					
106	Paving		Florence County	as determined by County Council for economic development		$ 4,000,000.00		$ 4,557,812.50	
107	Drainage		Florence County	Brookgreen		$ 1,000,000.00		$ 971,596.98	
108	Drainage		Florence County	Foxcroft		$ 300,000.00		$ 238,443.71	
			Category Total				$ 16,250,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
			XIII. General Road Improvements						
109		District 1		Swan Rd.	Park Ave. to last house	$ 4,033,853.00		$ 108,874.60	
110				Windright Rd.	Hwy 378 to Swann Rd.				
111				Hickson Rd.	S. Powell Rd. to S. Locklair Rd.			$ 40,553.09	
112				Widow St.	W. Camp Branch Rd. to Jordan Rd.			$ 19,469.50	
113				Old McAllister Rd.	Jordan Rd. to Chandler Mill Rd.			$ 317,713.48	
114				Chandler Mill Rd.	N. Matthews Rd. to Old McAllister Rd.			$ 33,258.99	
115				Maxie Thomas Rd.	Morris St. to Moore St.			$ 31,594.52	
116				Maxie Thomas Rd.	Hwy 52 to last house			$ 49,297.05	
117				W. O'Shay Rd.	N. Matthews Rd. to Frierson Rd.			$ 208,132.53	
118				W. O'Shay Rd.	Frierson Rd. to last house			$ 38,448.46	
119				Frierson Rd.	W. Camp Branch Rd. to W. O'Shay Rd.			$ 270,210.88	
120				Zola Rd.	McCutcheon Rd. to Hanna Rd.			$ 34,798.87	
121				Miles Rd.	Hwy 378 to First Oxtown Rd.			$ 31,162.71	
122				Donald Rd.	Caselman Rd. to Miles Rd.			$ 8,869.97	
123				Rodman Rd.	Cockfield Rd. to Dory Rd.			$ 28,759.17	
124				Rodman Rd.	Dory Rd. to Cow Pasture Rd.			$ 89,212.48	
125				Rodman Rd	McCutcheon Rd. to last house			$ 31,878.31	
126				Barr St.	Graham Rd. to end of road			$ 120,000.00	
127				Old Farm Rd.	Vox Hwy. to last house			$ 42,857.53	
128				Lance St.	Acline St. to Kelly St.			$ 27,676.41	
129				Thomas St.	S. Church St. to CSX RR			$ 22,985.48	
130				Gracelyn Cir.	N. Matthews Rd. to ???			$ 32,378.62	
131				Calvin St.	Gracelyn Cir. to ???			$ 6,660.29	
132				Tupelo Rd .	Moore St. to end of road			$ 48,163.67	
133				Retha Dr.	Kelly St. to end of road			$ 16,661.46	
134				King St.	Nesmith St. to Charles St.			$ 4,890.03	
135				Major Rd.	Gray Rd. to end of road			$ 13,347.39	
136				Slocum Ln.	Gray Rd. to end of road			$ 7,892.93	
137				Dennis Rd	Cooktown Rd. to Old South Rd.			$ 44,841.35	
138				Bayne Ln.	Beulah Rd. to E. Plantation Rd.			$ 3,077.07	
139				E. Plantation Rd.	portion of ???			$ 44,558.35	
140				S. Acline St.	Fairview St. to Graham Rd.			$ 137,745.33	
141				Baker Rd.	N. Camerontown Rd. to end of road			$ 13,072.39	
142				Barnwell St.	Bozy Rd. to Lee St.			$ 15,278.45	
143				Blanche St.	Northside Ln. to end of road			$ 6,646.79	
144				Windham Rd.	Owens Dr. to Blanche St.			$ 16,980.94	
145				Hurst St.	School Dr. to end of road			$ 8,566.91	
146				Judy Rd.	Hwy 378 to end of road			$ 19,836.94	
147				N. Pecan Rd.	Hwy 341 to N. Camerontown Rd.			$ 16,184.59	
148				S. Pecan Rd.	Hwy 341 to end of road			$ 21,318.00	
149				S. Locklair Rd.	Hwy 341 to Hickson Rd.			$ 61,988.22	
150				Sunburst Dr.	Cooktown Rd. to end of road			$ 7,705.46	
151				Thirty Rd.	Thirty Five Rd. to end of road			$ 2,721.62	
152				Thirty Five Rd.	Green Haven Ave. to Davis St.			$ 3,624.53	
153				Tranquility Rd.	Cockfiled Rd. to Tyler Rd.			$ 9,165.16	
154				W. Cole Rd.	Davis St. to Maxie Thomas Rd.				
155				Lake City Landfill/Manned Convenience Center Rd.	Hwy 341 to end of road			$ 180,030.48	
156				L/C Manned Conv. Service Area on Lake City Landfill Rd.					
157				Sequoia Rd.				$ 32,809.35	
158				Camelot Way	N. Country Club Rd. to Scotland Rd.			$ 28,983.16	
159				Dogwood Ln.	S. Morris St. to Middlecoff Rd.			$ -	
160				Lancelot Way	Scotland Rd. to end of road			$ 51,952.35	
161				Lockewood Rd.	Middlecoff Rd. to Dogwood Ln.			$ 33,913.36	
162				McFaddin St.	Wallace St. to Ida St.			$ 31,881.27	
163				Salter St.	Wallace St. to Ida St.			$ 28,613.22	
164				Byrd St.	School Dr. to end of road			$ 11,240.68	
165				Fountain St.	School Dr. to end of road			$ 18,011.38	
166				Hurst St.	Hwy 52 to End of road			$ 15,978.15	
167				Mill St.	N. Church St. to Ball Parkd Rd.			$ 30,672.08	
168				N. Church St. (Scranton)	Mill St. to Railroad Ave.			$ 13,918.16	
169				School Dr.	Byrd St. to end of road			$ 61,732.59	
170				Parking and Roads at Lake City Sports Complex	S. Blanding St. to Graham Rd.			$ 500,000.00	
475				S. Bethea Rd.				$ 41,207.26	
476				Butternut Lane				$ 14,571.31	
477				Carvin Rd.				$ 45,879.94	
478				Diamond Lane				$ 16,640.47	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
479				Driggers Lane				$ 10,597.25	
480				Elliott Road				$ 49,035.77	
482				Hanna Road				$ 96,426.12	
483				Park Avenue				$ 107,732.25	
486				Ripley Road				$ 33,793.99	
487				Rodgers Road				$ 19,422.30	
489				Scotland Road				$ 111,522.35	
490				Sylvan Street				$ 25,682.60	
694				Burnside Street				$ 38,925.20	
695				Brockwood Drive				$ 28,714.21	
696				Midlecoff Road				$ 19,798.77	
697				Sarazen Circle				$ 15,971.24	
698				Gaddu Street				$ 38,369.51	
699				Hazel Avenue				$ 26,552.54	
700				McClam Street				$ 22,858.65	
701				Samuel Street				$ 20,449.15	
702				John Street				$ 23,671.71	
750				CPST2 Phase II Engineering				$ 92,875.00	
171		District 2		Bluff Rd.		$ 4,033,853.00		$ 68,566.89	
172				Evans Rd.				$ 51,798.87	
173				Belle Thompson Rd.				$ 238,434.72	
174				Ervin Thomas Rd.				$ 92,114.78	
175				Franks Rd.				$ 23,205.41	
176				Law Rd.					
177				Ball Park Rd.				$ 51,198.14	
178				Old Springs Rd.				$ 72,285.13	
179				Freeport Rd.				$ 32,180.62	
180				Singletary Loop Rd.				$ 88,316.04	
181				Saddle Town Rd.				$ 48,746.85	
182				Mustang Rd.				$ 34,001.33	
183				Capitola Rd.				$ 155,886.68	
184				Dud Rd.				$ 65,575.65	
185				Lewis Ln.				$ 32,624.30	
186				Broken Branch Rd.				$ 113,013.76	
187				Wood Berry Rd.				$ 9,319.76	
188				Keith Rd.				$ 32,136.12	
189				Chestnut Rd.				$ 39,387.84	
190				Ashley Rd.				$ 123,613.39	
191				Glen Haven Rd.				$ 59,825.78	
192				Dulie Ln.				$ 10,988.61	
492				Albany Road				$ 75,564.09	
493				Apollo Circle				$ 38,696.49	
494				Azalea Road				$ 68,974.29	
495				Bayberry Road				$ 18,631.20	
496				Beckwood Road				$ 15,640.35	
497				Bennie Landing Road				$ 72,245.33	
498				Bethany Road				$ 25,809.89	
499				Bluff Road				$ 19,135.50	
500				Bridgeman Road				$ 23,796.78	
501				Campbell Road				$ 123,713.46	
502				Courtney Point				$ 25,414.60	
503				Clear Brook Road				$ 8,389.29	
504				Crab Apple Lane				$ 18,268.89	
505				Crouch Road				$ 8,627.56	
506				Dowdys Road				$ 27,527.78	
507				D T Lane				$ 18,829.82	
508				Dunk Road				$ 86,916.54	
509				Dwellings Drive				$ 21,265.79	
510				Eaddy Ford Cenetery				$ 17,888.58	
511				Farrell Road				$ 8,649.62	
512				Fowler Road				$ 154,933.59	
513				Fox Bay Road				$ 214,362.76	
514				Fox Hill Road				$ 24,792.94	
515				E Groom Road				$ 14,696.85	
516				Harvest Road				$ 65,496.34	
517				Hayes Branch				$ 59,202.15	
518				Henneghan Road				$ 65,566.16	
519				Hoyt Road				$ 69,414.94	
520				Indigo Landing Road				$ 80,365.28	
521				Jasmine Street				$ 8,287.72	
522				Lucas Road				$ 29,614.86	
523				Luke Circle				$ 20,846.32	
524				Macks Lane Road				$ 160,728.35	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
525				S Oak St				$ 9,091.00	
526				Old Landing Road				$ 32,285.94	
527				Par One Road				$ 9,434.83	
528				Plantation Road				$ 59,106.17	
529				Ralph Jones Road				$ 65,026.98	
530				Redgate Road				$ 34,323.48	
531				Rushtown Road				$ 128,523.23	
532				Shine Road				$ 62,654.15	
533				Tarte Road				$ 58,654.39	
534				Traco Circle				$ 46,149.06	
535				Tree Haven Road				$ 192,848.89	
536				W Turner Road				$ 51,063.53	
537				Twin Oak Road				$ 9,917.09	
538				Wingo Road				$ 75,383.47	
750				CPST2 Phase II Engineering				$ 60,000.00	
193		District 3		Athens St.		$ 4,033,853.00		$ 67,873.84	
194				Brunson St.				$ 44,955.57	
195				Dargan St.	Hwy 52 to Vista St.			$ 45,868.43	
196				Timmons St.				$ 19,275.22	
197				Bradford St.				$ 27,182.21	
198				Wilson St.				$ 38,005.01	
199				Liberty St.				$ 35,581.92	
200				Boyd St.				$ 30,403.83	
201				Commander St.				$ 43,271.33	
202				Vista St.					
203				Light St.				$ 7,959.06	
204				Stackley St.				$ 36,063.42	
205				Hemingway St.				$ 12,951.66	
206				Marlboro St.				$ 29,257.48	
207				E. Marion St.				$ 28,069.93	
208				Freemand St.				$ 9,576.09	
209				Dixie St.				$ 113,449.47	
210				Ingram St.				$ 45,857.64	
211				Alexander St.				$ 62,106.99	
212				Harmony St.				$ 52,960.16	
213				Harrell St				$ 31,672.28	
214				Lawson St.				$ 89,325.45	
215				Sanborn St.				$ 53,726.22	
216				N. McQueen St.				$ 50,530.33	
217				W. Marion St.				$ 120,444.78	
218				Pennsylvania St.				$ 54,008.59	
219				Carver St.				$ 48,383.12	
220				Gladstone St.				$ 40,185.89	
221				Fairfield Cir.				$ 41,874.71	
222				Waverly St.				$ 75,673.35	
223				Sidewalks on Irby St.	Wilson Road to Sam Harrell Rd.				
224				Sidewalks on Dargan St.	Hwy 52 to Vista St.			$ 1,472,446.09	
225				Sidewalkds on Roughfork St.					
226				Sidewalks on Sopkin Ave.				$ 625,960.07	
227				Widen Entrance road to County Complex & bury power lines				$ 26,947.20	
228				W. Louise Rd.				$ 13,688.62	
750				CPST2 Phase II Engineering				$ 84,420.00	$ 21,910.00
539				Cumberland Drive				$ 67,771.60	
540				Hickory Grove Circle				$ 160,051.08	
541				E Elmgrove Avenue				$ 24,624.54	
542				Patterson Street				$ 38,698.76	
543				E Waterman Avenue				$ 41,825.80	
544				E Westford Road				$ 56,073.48	
545				E Wingate Avenue				$ 38,675.29	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
229		District 4		Van Houton Dr.		$ 4,033,853.00		$ 145,403.58	
230				Alma Ln.				$ 12,638.96	
231				Willow Point Rd.				$ 227,932.04	
232				Pygate Rd.				$ 608,717.29	
233				Fork Rd.				$ 95,486.80	
234				Meadow Prong 2				$ 57,350.04	
235				Meadow Prong 1				$ 358,483.25	
236				Clyde McGee Rd.				$ 231,319.00	
237				Golden Gate Rd.				$ 22,143.48	
238				Ed James Rd.				$ 208,876.54	
239				Javelin Cir.					
240				Johnson Rd.				$ 11,786.12	
241				Joe Nathan Ln.				$ 15,088.46	
242				Buckshot Rd.				$ 18,926.70	
243				Sims Rd.				$ 41,005.78	
244				Cubie Rd. 1				$ 78,344.11	
245				Cubie Rd. 2				$ 83,937.21	
246				Jenkins Nowlin Rd.				$ 127,134.69	
247				Alvin Kirby Rd				$ 74,973.27	
248				Truck Route	Foxworth St. to Brockington St.				
546				Branch Road				$ 211,882.25	
548				Degroat Rd				$ 16,321.90	
549				Hayward Rd				$ 123,130.79	
551				Oliver Road				$ 153,200.50	
552				Sandspur Road				$ 217,783.02	
703				Myers Cemetery Road				$ 223,778.11	
704				Old Sansbury Road				$ 159,939.60	
705				Victor White Road				$ 63,126.23	
750				CPST2 Phase II Engineering				$ 76,000.00	
249		District 5		Horace Matthews Rd.		$ 4,033,853.00		$ 1,112,072.32	
250				Carnell Dr.				$ 72,804.12	
251				S. Canal Dr.				$ 91,780.35	
252				Circle Dr.				$ 83,289.58	
253				Margo Ln.				$ 7,605.71	
254				Milestone Rd.				$ 81,011.06	
255				C.W. Robinson Rd.				$ 371,897.85	
256				Trails End Rd.				$ 57,023.80	
257				Dunlap Rd.				$ 16,876.73	
258				Sam Lee Rd.				$ 95,469.60	
259				S. Railroad Ave.				$ 61,916.83	
260				Java Rd.				$ 92,078.90	
261				Round Tree Rd.				$ 68,032.97	
262				E. Eagerton Rd.				$ 44,672.85	
263				Doric Rd.				$ 29,109.74	
264				Ben Gause Rd.				$ 587,456.77	
265				Silver Leaf Rd.				$ 177,143.52	
266				Railroad Ave. (Scranton)				$ 143,318.30	
554				Bannockburn Road				$ 117,487.93	
556				CW Robinson Rd				$ -	
557				Dunlap Rd.				$ 19,325.06	
559				Hemlock Rd				$ 42,393.17	
562				Karisma Rd				$ 9,039.23	
564				Medford Road				$ 146,511.53	
566				Poston Road				$ 159,185.72	
567				Rainbow Road				$ 114,201.77	
571				Yellow Bluff Road				$ 42,992.68	
750				CPST2 Phase II Engineering				$ 92,875.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
267		District 6		Charlie Cade Rd.		$ 4,033,853.00		$ (11,314.04)	
268				Coleman Rd.				$ 14,839.00	
269				Spring Branch Rd.					
270				Willow Grove Rd.				$ 96,337.38	
271				Haven Rd.				$ 39,270.99	
272				Magic Dr.				$ 23,927.00	
273				Danieltown Rd.				$ 75,045.44	
274				Pepper Tree Rd.				$ 218,825.86	
275				Antique Cir.				$ 30,906.67	
276				Diamond Head Loop Rd.				$ 205,040.69	
277				Pecan Grove Rd.				$ 411,563.23	
278				Hosea Gibbs Rd.				$ 273,459.11	
279				Tabernacle Rd.				$ 151,187.73	
280				Boling Rd.				$ 188,487.36	
281				Cart Rd.				$ 54,463.96	
282				W. Turner Gate Rd.				$ 53,149.54	
283				Brick House Rd.				$ 23,252.50	
284				Eureka Rd.				$ 25,702.00	
285				Quail Harbor Cir.				$ 26,206.35	
286				Taylor Hill Cir.				$ 27,654.50	
287				James Town Rd.				$ 17,501.50	
288				Fleetwood Dr.				$ 1,118.10	
289				Ard St.				$ 7,455.00	
290				Wickerwood Rd.				$ 85,519.50	
291				Large Farm Rd.				$ 12,774.62	
292				Camp Wiggins Rd.				$ 13,296.53	
293				Horse Shoe Rd.				$ 170,555.31	
294				Benton Rd.				$ -	
295				Freeman Ln.				$ 20,268.44	
296				Nita Cain Rd.				$ 81,675.58	
297				South Wind Rd.				$ 27,460.75	
298				Gum Rd.				$ 81,657.88	
573				Blue Cap Road				$ 54,482.25	
575				Chisholm Trail				$ 240,470.52	
577				Dunaway Drive				$ 32,431.76	
583				Miles Road				$ 73,480.00	
584				Mill Branch Road				$ 85,321.74	
588				Pine Bluff Road				$ 93,604.82	
589				Pine Haven Drive				$ 100,664.05	
590				Quincy Road				$ 68,125.00	
591				E Stardust Road				$ 27,893.55	
592				Sam Grover Road				$ 33,187.15	
593				Sandbed Road				$ 4,749.42	
594				Sandwood Avenue				$ 156,406.51	
596				S Terrace Drive				$ 144,944.00	
572				Ben Hogan Circle				$ 81,192.14	
578				Freemont Street				$ 41,789.56	
579				E Handy Lane				$ 54,581.78	
582				Middlecoff Lane				$ 42,343.30	
585				Moore Road				$ 104,589.46	
750				CPST2 Phase II Engineering				$ 92,875.00	
299		District 7		Hughes Cir (off TV Rd.)		$ 4,033,853.00		$ 209,743.99	
300				Joan Rd. (off TV Rd.)				$ 142,781.52	
301				John C. Calcoun Rd.				$ 245,254.30	
302				Wilson Rd.				$ 111,302.85	
303				Pocket Rd.				$ 242,271.21	
304				W. Black Creek Rd.				$ 301,597.57	
305				W. McIver Rd.				$ 168,777.20	
306				R. Bar M. Ranch Rd.				$ 96,173.17	
307				Tara Dr.				$ 88,739.03	
308				Raiford Ln.				$ 9,680.54	
309				Calvert's Ct.				$ 13,613.31	
310				Shamrock Rd.				$ 17,534.03	
311				Clayton Ct.				$ 9,773.36	
599				Allegheny Ridge				$ 34,301.88	
600				Alpine Trail				$ 25,509.88	
601				Brand Street				$ 83,942.55	
602				Brown Street				$ 21,564.08	
603				Buckingham Road				$ 29,354.74	
604				Buncomb Road				$ 23,420.34	
605				Cemetery Street				$ 25,560.16	
606				Charles Street				$ 33,266.06	
607				E Cooper Circle				$ 27,817.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
608				Diggs Avenue				$ 47,834.22	
609				East Ervin Street				$ 93,170.18	
610				Gillard Street				$ 64,557.00	
611				Howard Street				$ 33,207.19	
612				High Hampton				$ 57,745.38	
613				James Street				$ 51,663.16	
615				Kershaw Street				$ 63,516.94	
616				Layton Street				$ 58,958.32	
617				Lewis Lane				$ 43,931.04	
618				Lynch Street				$ 80,836.44	
619				Magnolia Street				$ 51,308.19	
620				Maxwell Street				$ 222,367.07	
621				Mays Place				$ 16,298.84	
622				Mechanic Street				$ 57,062.67	
623				Newman Avenue				$ 38,365.02	
624				Norfolk Street				$ 51,690.24	
625				North Fortune Street				$ 30,366.85	
626				Paloman Parkway				$ 30,053.63	
627				Pawley Street				$ 57,927.44	
628				Pearl Circle				$ 32,173.50	
629				Pine Street				$ 315,043.08	
631				Reed Court				$ 36,365.00	
632				Rocky Way Drive				$ 30,539.75	
633				Rose Street				$ 77,290.30	
634				Springdale Place				$ 19,342.00	
635				Shenandoah Lane				$ 61,991.26	
636				Summit Circle				$ 16,041.88	
638				Trinidad Court				$ 31,027.74	
639				Williamsburg Circle				$ 39,529.48	
640				N Whitehall Drive				$ 2,000.00	
641				Wiley Lane				$ 29,009.74	
706				N Norwood Lane				$ 35,220.72	
707				Ranch Road				$ 38,100.86	
708				Tumbleweed Drive				$ 23,890.52	
709				Peachtree Street				$ 36,176.95	
710				Beauvoir Drive				$ 59,500.21	
711				Pine Forest Drive				$ 51,114.20	
750				CPST2 Phase II Engineering				$ 75,687.50	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
312	Resurface	District 8		Maulden Dr.		$ 4,033,853.00		$ 140,845.57	
313	Resurface			Crownland Estates					
314	Resurface			E. and W. Sandhurst Dr.				$ 122,588.97	
315	Resurface			Stratford Cir.				$ 25,319.36	
316	Resurface			Castleberry Dr.				$ 14,356.83	
317	Resurface			Westmoreland Ave.					
318	Resurface			Devonshire Dr.					
319	Resurface			Longwood Dr.				$ 23,548.49	
320	Resurface			Woods Dr.					
321	Resurface			Rosedale St.				$ 72,389.80	
322	Resurface			St. Anthony Dr.				$ 41,437.89	
323	Resurface			Jones Rd.				$ 20,560.57	
324	Resurface			Winthrop Dr.				$ 29,925.61	
325	Resurface			Progress St.				$ 35,698.60	
326	Resurface			Lee St.				$ 28,152.62	
327	Resurface			Saluda Ave.				$ 100,594.71	
328	Resurface			Sewanee Ave.				$ 16,120.73	
329	Resurface			Chestnut St.				$ 37,501.86	
330	Resurface			Kalmia St.				$ 18,025.21	
331	Resurface			Sesame St.				$ 15,115.07	
332	Resurface			Cedar St.	Franklin to Adams Ave.			$ 20,639.05	
333	Resurface			Waters Ave.	Park to Lawson			$ 12,676.62	
334	Resurface			Sylvan Dr.				$ 31,367.01	
335	Resurface			Cedar Lawn Court				$ 17,128.83	
336	Resurface			Lakeside Drive				$ 891.53	
337	Resurface			Richburg Ln.				$ 9,787.26	
338	Resurface			Jeffries Ln.				$ 51,019.44	
339	Resurface			Hondros Cir.				$ 20,555.79	
340	Resurface			Constantine Dr.				$ 25,451.17	
341	Resurface			Rollins Ave.				$ 20,499.61	
342	Resurface			Fitz Randolph Cir.				$ 521.14	
343	Resurface			Shore Ln.				$ 865.56	
344	Resurface			Marion Ave.				$ 31,188.39	
345	Resurface			Virginia Acres				$ 32,980.98	
346	Resurface			Poinsette Ave.				$ 1,035.72	
347	Resurface			Melrose Ave.				$ 1,097.83	
348	Resurface			Courtland Ave.				$ 26,631.57	
349	Resurface			Hillside Dr.				$ 109,501.95	
350	Resurface			Wisteria Dr.					
351	Resurface			Margaret Dr.				$ 26,599.12	
352	Resurface			Dunvegan Rd.				$ 23,419.71	
353	Resurface			Roseneath Rd.				$ 26,661.31	
354	Resurface			Beverly Dr.				$ 45,746.06	
355	Resurface			Alton Cir.				$ 26,231.54	
356	Resurface			Lindberg Dr.				$ 51,962.45	
357	Resurface			Woodstone Dr.				$ 20,345.99	
358	Resurface			DeBerry Blvd.				$ 22,287.73	
359	Resurface			Dorchester Rd.				$ 31,482.58	
360	Resurface			Fairfax Rd.				$ 17,907.28	
361	Resurface			Cherry Blossom Ln.				$ 16,336.39	
362	Resurface			Valpariso Dr.				$ 22,154.14	
363	Resurface			Wayne St.				$ 19,202.60	
364	Resurface			Sweetbriar St.				$ 14,925.62	
365	Resurface			Furman Dr.				$ 37,130.55	
366	Resurface			Converse Dr.	Third Loop north to ???			$ 31,464.14	
367	Resurface			Gable Ridge Dr.				$ 51,943.77	
368	Resurface			Durant Dr.				$ 20,565.23	
369	Resurface			Joseph Circle				$ 28,465.21	
370	Resurface			Westminister Dr.				$ 29,036.93	
371	Resurface			Langely Dr.				$ 25,954.98	
372	Resurface			Mayfair Terrace				$ 19,013.08	
642	Resurface			Brettwood Avenue				$ 49,078.21	
643	Resurface			W Cambridge Drive				$ 40,180.71	
644	Resurface			E Carolyn Avenue				$ 85,122.24	
645	Resurface			S Converse Drive				$ 60,588.52	
646	Resurface			W Conyers Avenue				$ 98,818.96	
647	Resurface			Dell Joe Circle				$ 2,650.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
648	Resurface			Dresden Street				$ 2,650.00	
649	Resurface			W Downing Street				$ 5,744.45	
650	Resurface			S Enchanted Lane				$ 26,772.63	
651	Resurface			Goldenway				$ 2,650.00	
652	Resurface			E Grace Drive				$ 69,200.82	
653	Resurface			Greenland Drive				$ 87,394.77	
654	Resurface			S Hallmark Drive				$ 55,572.41	
655	Resurface			Higgins Street				$ 20,393.94	
657	Resurface			Kenwood Avenue				$ 11,693.42	
658	Resurface			Lorraine Avenue				$ 66,609.09	
659	Resurface			Madson Avenue				$ 18,191.71	
660	Resurface			Oakmont Avenue				$ 9,730.38	
661	Resurface			Oxford Street				$ 2,650.00	
662	Resurface			S Patton Drive				$ 33,063.15	
663	Resurface			Plum Drive				$ 31,395.26	
664	Resurface			Pineland Avenue				$ 29,712.31	
665	Resurface			Revell Drive				$ 2,650.00	
666	Resurface			Seneca Drive				$ 94,999.59	
667	Resurface			S Shandon Drive				$ 2,850.00	
668	Resurface			W Suburbia Street				$ 20,063.35	
669	Resurface			Tanglewood Circle				$ 2,650.00	
670	Resurface			Treasure Cove				$ 18,902.13	
671	Resurface			Waccamaw Drive				$ 31,497.95	
672	Resurface			W Wannamaker Avenue				$ 80,129.74	
712	Resurface			S Baker Street				$ 10,844.68	
713	Resurface			Layfayette Circle				$ 43,512.82	
714	Resurface			Wisteria Drive				$ 182,485.07	
715	Resurface			Manchester Avenue				$ 16,100.00	
716	Resurface			Maynard Avenue				$ 26,700.00	
717	Resurface			Brockington Lane				$ 14,200.00	
718	Resurface			S Lynwood Drive				$ 37,544.24	
750				CPST2 Phase II Engineering				$ 75,687.50	
		District 9		**Hampton Pointe Subdivision**		$ 4,033,853.00		$ 71,033.09	
373				Aberdeen Ct.				$ 7,492.72	
374				Blaire Ct.				$ 6,371.76	
375				Bridgeport Ct.				$ 6,076.77	
376				Danvers Ct.				$ 7,197.73	
377				New Gate Ct.					
378				Parliament Cir.					
379				S. Addison St.				$ 20,059.24	
380				S. Barrington Dr.				$ 78,614.50	
381				S. Brunswick Ct.				$ 6,696.25	
382				S. Harrington Ct.				$ 6,578.25	
383				Victoria Ct.				$ 9,764.13	
384				W. Hampton Pointe Dr.				$ 135,016.37	
385				Winslow Ct.				$ 11,121.07	
				Whitehall Annex Subdivision					
386				Albemarle Blvd.				$ 8,798.98	
387				Banbury Cir.				$ 46,685.95	
388				Bedford Ln.				$ 20,028.21	
389				Milford Ln.				$ 8,798.98	
390				South Arundel Dr.				$ 26,567.81	
391				St. James Ln.				$ 10,822.30	
				Village Green and Waterford Subdivisions					
392				Greenview Dr.				$ 41,200.00	
393				Key Largo Ct.				$ 15,528.13	
394				Waterford Dr.				$ 57,973.32	
				Springdale and Villa Arno Subdivisions					
395				Guilford Cir.				$ 71,885.23	
396				Perth St.				$ 25,274.21	
397				Springfield St.				$ 57,476.07	
398				Suffork Place				$ 18,949.81	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
399				Strada Amore				$ 18,975.00	
400				Strada Gianna				$ 24,671.65	
401				Strada Mateo				$ 17,362.95	
402				Via Ponticello				$ 30,069.00	
				Oak Forrest Subdivision					
403				Alabama Ln.				$ 8,441.62	
404				Arizona Way				$ 9,622.69	
405				California Rd.				$ 11,204.52	
406				Florida Dr.				$ 25,553.72	
407				Georgia Ct.				$ 7,901.60	
408				Louisiana Ln.				$ 10,074.14	
409				Oak Forest Blvd.				$ 24,380.55	
410				Tennessee Terrace				$ 10,810.70	
411				Tex Rd.				$ 17,829.87	
412				Utah Ct.				$ 12,382.97	
				Kelly Farms and Parkland Subdivisions					
413				Derby Dr.				$ 18,592.79	
414				Kelly Farms Rd.				$ 142,022.80	
415				Preakness Ln.				$ 20,053.46	
416				W. Belmont Cir.				$ 85,862.29	
417				Cottonwood Dr.				$ 29,669.16	
418				Deerwood Place				$ 14,196.43	
419				Heathway Dr.				$ 59,227.97	
420				Mosswood Dr.				$ 20,606.31	
421				W. Delmae Dr.				$ 15,959.81	
422				Wethersfield Dr.				$ 47,000.54	
				Heritage Subdivision					
423				Cow Pens Cir.				$ 16,332.08	
424				Declaration Dr.				$ 22,507.78	
425				Farm Quarter Rd.				$ 28,239.27	
426				Independence Ave.				$ 11,896.70	
427				Indigo Place				$ 7,817.73	
				Forest Lake And Forest Lake West Subdivisons					
428				Brock Cir.				$ 66,200.00	
429				Ginny Ct.				$ 12,091.45	
430				Julie Ln.				$ 11,925.35	
431				Goff Ct.				$ 7,605.31	
432				Lunn Dr.				$ 28,010.82	
433				Madden Ln.				$ 9,288.22	
434				Sliger Cove				$ 11,249.92	
435				Yeargin Cove				$ 11,846.37	
436				Young Charles Dr.				$ 62,688.15	
437				Wanda Cove					
438				Claude Douglas Cir.				$ 84,322.97	
439				Hepburn Blvd.				$ 46,079.23	
				Dunwoody Subdivision					
440				Ashwood Ln.				$ 7,163.62	
441				Aspen St.				$ 12,823.44	
442				Dunwoody Rd.				$ 13,863.66	
443				Evergreen Rd.				$ 15,704.93	
444				Periwinkle Ln.				$ 10,656.09	
				Farmwood and Ferndale Subdivisions					
445				Farmwood Dr.				$ 22,174.99	
446				Heather Dr.				$ 17,083.23	
447				Patrick Dr.				$ 14,449.23	
448				Boone Cir.				$ 69,926.44	
449				Corbett Place				$ 24,991.42	
				Charters Subdivision					
450				Bristol St.				$ 53,755.20	
451				Charters Dr.				$ 27,418.73	
452				Claymount Ct.				$ 27,991.00	
453				Cravenhurst Ct.				$ 15,887.65	
454				Dominion Ct.				$ 27,243.77	
455				Fairhaven Rd.				$ 57,034.85	
456				Magna Carta Rd.				$ 88,241.23	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
				Arrowood Subdivision					
457				Arrowhead Cir.				$ 11,677.96	
458				Arrowood Dr.				$ 30,222.48	
459				Falcon Way				$ 8,790.45	
460				Skylark Dr.				$ 8,632.15	
				Chadwick Place					
461				Britainna St.				$ 32,557.58	
462				Chadwick Dr.				$ 77,957.83	
463				Knights Bridge Rd.				$ 25,148.49	
464				Lampley Way				$ 17,099.85	
465				Wetherby Ln.				$ 19,153.93	
466				Stratton Dr.				$ 139,994.32	
467				Pelican Ln.				$ 135,050.40	
468				W. Eagle St.				$ 92,187.98	
469				Thunderbird Dr.				$ 39,487.70	
470				Whitehall Cir.				$ 98,922.60	
471				S. Peninsula Rd.				$ 33,102.86	
472				McLaurin Dr.				$ -	
473				Traffic Signals	Botany and Jefferson on W. Palmetto			$ 96,341.05	
474				Traffic Signals	Third Loop Rd. and McCown Dr.			$ 48,922.00	
674				Brockton Lane				$ 33,276.06	
675				Carlton Road				$ 10,951.15	
676				Danny Road				$ 12,504.55	
677				S Floyd Circle				$ 41,200.00	
678				S Hanover Road				$ 10,674.00	
679				Harriett Drive				$ 39,568.09	
680				Hobart Drive				$ 49,933.53	
681				Hyde Circle				$ -	
682				Ivy Lane				$ 27,080.33	
683				Janes Lane				$ 20,126.01	
684				W Janice Terrace				$ 9,634.00	
685				Joyce Lane				$ 20,257.51	
686				Kintyre Road				$ 16,936.85	
687				Kitty Lane				$ 19,871.54	
688				Manorway Drive				$ 29,437.99	
689				McKeithan Road				$ 46,210.24	
690				Stoney Brook Terrace				$ 30,960.18	
691				S Sunset Acres Lane				$ 16,996.95	
692				Thicket Place				$ 15,717.36	
693				Westchester Avenue				$ 52,216.79	
750				CPST2 Phase II Engineering				$ 99,000.00	
			Category Total				$ 36,304,677.00		
			Grand Total of all projects				$ 151,331,475.21	$ 145,701,743.34	$ 21,910.00

Florence County
CPST #3 Summary
4/30/2026

Bond proceeds		$ 120,000,000.00	
Interest earnings	4/30/2026	$ 12,499,096.46	
Transfer from CPST II Debt Service Fund		$ 1,397,634.10	
Transfer for AESC Project from CPST II Debt Service Fund		$ 11,614,321.37	
Local contributions		$ -	
Total available			$ 145,511,051.93
Transfer funds back to General Fund		$ -	
Expenditures through	4/30/2026	$100,137,918.36	
Total expended			$ 100,137,918.36
Total remaining			$ 45,373,133.57
Outstanding purchase orders as of	4/30/2026	$5,638,934.97	
Total committed			$ 5,638,934.97
Total remaining with committments			$ 39,734,198.60

* See detail report for expenditures and purchase orders by project

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
		Bond Issuance Costs					$424,110.18	
		I. Public Safety and Fire						
1	Building/Equipment	Law Enforcement Complex	Improvements to Training Facilities and LEC		$2,000,000.00	$2,000,000.00	1,681,515.11	115,686.05
2	Building	EMS	New Johnsonville Station		2,665,128.00	2,665,128.00	2,165,857.94	499,270.06
3	Building	South Lynches FD	Upgrades to South Lynches FD Station 2- Coward		350,000.00		357,970.97	
4	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		350,000.00		349,938.15	
5	Building	South Lynches FD	Upgrades to South Lynches FD Station 7- New Hope		650,000.00		642,483.95	
6	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		650,000.00	2,000,000.00	649,606.93	
7	Building	Howe Springs Fire Department	Upgrades to Stations 1, 2, & 6		1,960,000.00		1,960,000.00	
8	Building	West Florence Fire Department	Upgrades to Station 1 & 2		1,200,000.00		1,200,010.05	
9	Building	Hannah Salem Friendfield FD	New Station		2,500,000.00		2,513,345.79	18,665.00
10	Building	Johnsonville Fire Department	Upgrades to Station 1		370,000.00		366,510.63	
11	Building	Sardis Timmonsville FD	Additions to Station 1		525,000.00		211,117.10	
12	Building	Olanta Fire Department	New Station		1,050,000.00		958,296.68	
13	Building	Windy Hill Fire Department	Upgrades to Station 1		85,000.00	7,690,000.00	85,000.00	
14	Building	Howe Springs Fire Department	Upgrades to Stations 2 & 6		760,000.00		760,000.00	
15	Building	West Florence Fire Department	Upgrades to all Stations		492,000.00		492,000.00	
16	Building	Hannah Salem Friendfield FD	Upgrades to Stations 1, 4 & 6		1,090,000.00		1,090,000.00	
17	Building	Johnsonville Fire Department	Upgrades		1,100,000.00		959,608.99	0.00
18	Building	Sardis Timmonsville FD	Upgrades to Stations 2 & 3		1,200,000.00		578,820.00	
19	Building	Windy Hill Fire Department	Upgrades to Station 4		85,000.00	4,727,000.00	85,000.00	
20	Building	Howe Springs Fire Department	Upgrades to Station 1		500,000.00		462,536.19	
21	Building	West Florence Fire Department	Upgrades to Station 2		100,000.00		99,335.96	
22	Building	Hannah Salem Friendfield FD	Upgrades to Station 3		250,000.00		250,000.00	
23	Building	Johnsonville Fire Department	Upgrades to Station 2		250,000.00		250,000.00	
24	Building	Unified Fire Departments	Upgrades to all Station		65,000.00			
25	Building	Olanta Fire Department	Upgrades to Station 1		235,000.00		834,999.97	
26	Building	Windy Hill Fire Departmet	Upgrades to Station 2		183,000.00	1,583,000.00	183,000.00	
27	Building/Equipment	Florence County	Radio Upgrades and Improvements to Facilities		1,000,000.00		322,597.15	
28	Equipment	Florence County	New Communication Tower in Johnsonville area		1,000,000.00	2,000,000.00	1,470,000.04	
29	Building	Coroner	New County Morgue and Coroner's office		800,000.00	800,000.00	677,789.82	267.84

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
		II. Municipal Improvements							
30	Intersection Improvements	City of Florence	Darlington Street and Lucas Street		4,100,000.00	4,100,000.00	42,498.00		
31	Intersection Improvements	City of Florence	Evans Street and Cashua Drive				38,200.00		
32	Intersection Improvements	City of Florence	Edisto Drive and Cherokee Road				199,015.40		
33	Intersection Improvements	City of Florence	Vista Street and Oakland Avenue				165,771.54		
34	Road Resurfacing	City of Florence	Boyd Street		35,900,000.00	35,900,000.00			
35	Road Resurfacing	City of Florence	Elmore Street				259,412.39		
36	Road Resurfacing	City of Florence	Mortimer Street				1,280.03		
37	Road Resurfacing	City of Florence	W. Dixie Street						
38	Road Resurfacing	City of Florence	W. Power Street						
39	Road Resurfacing	City of Florence	Stackley Street				7,543.17		
40	Road Resurfacing	City of Florence	Harmony Street				11,177.72		
41	Road Resurfacing	City of Florence	Patterson Street						
42	Road Resurfacing	City of Florence	Green Street						
43	Road Resurfacing	City of Florence	Power Street						
44	Road Resurfacing	City of Florence	Booker Street				2,343.71		
45	Road Resurfacing	City of Florence	Cameron Lane				139,479.71		
46	Road Resurfacing	City of Florence	N. Dargan Street				242,725.12		
47	Road Resurfacing	City of Florence	Rebecca Street				164,327.65		
48	Road Resurfacing	City of Florence	Walden Street				51,518.04		
49	Road Resurfacing	City of Florence	Williams Boulevard				6,110.79		
50	Road Resurfacing	City of Florence	Cheryl Court				41,910.18		
51	Road Resurfacing	City of Florence	Earl Court				33,793.22		
52	Road Resurfacing	City of Florence	Lester Avenue				158,364.13		
53	Road Resurfacing	City of Florence	Tallulah Street						
54	Road Resurfacing	City of Florence	Harrell Street				12,628.98		
55	Road Resurfacing	City of Florence	Country Creek Drive						
56	Road Resurfacing	City of Florence	Muldrow's Lane						
57	Road Resurfacing	City of Florence	Branford Road				284,996.88		
58	Road Resurfacing	City of Florence	E. Thorncliff Road				235,432.21		
59	Road Resurfacing	City of Florence	Shadow Birch Road				119,899.30		
60	Road Resurfacing	City of Florence	Southbrook Circle				331,493.28		
61	Road Resurfacing	City of Florence	Glenmore Way						
62	Road Resurfacing	City of Florence	Kentwood Drive				97,739.43		
63	Road Resurfacing	City of Florence	Nellie Street				203,209.20		
64	Road Resurfacing	City of Florence	Richmond Hills Drive				134,190.00		
65	Road Resurfacing	City of Florence	Twin Bridge Drive						
66	Road Resurfacing	City of Florence	Woodmore Circle				128,616.59		
67	Road Resurfacing	City of Florence	Fillmore Court				52,750.98		
68	Road Resurfacing	City of Florence	Lofty Way				172,298.12		
69	Road Resurfacing	City of Florence	Luigi Way				46,496.38		
70	Road Resurfacing	City of Florence	Master Lane				52,396.94		
71	Road Resurfacing	City of Florence	Steeple View Drive						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
72	Road Resurfacing	City of Florence	Hardin Street				92,103.30		
73	Road Resurfacing	City of Florence	Chandler Circle				322,807.89		
74	Road Resurfacing	City of Florence	Clareview Drive				296,620.72		
75	Road Resurfacing	City of Florence	Highlander Court				57,430.27		
76	Road Resurfacing	City of Florence	Kingston Drive						
77	Road Resurfacing	City of Florence	Parkwood Drive				120,636.16		
78	Road Resurfacing	City of Florence	Platt Street				108,567.25		
79	Road Resurfacing	City of Florence	Rainer Street				133,891.03		
80	Road Resurfacing	City of Florence	Annelle Drive						
81	Road Resurfacing	City of Florence	Beauvoir Drive				70,662.50		
82	Road Resurfacing	City of Florence	Bellaire Drive				240,310.37		
83	Road Resurfacing	City of Florence	Cabrillo Drive				220,709.06		
84	Road Resurfacing	City of Florence	Glenn's Park Road						
85	Road Resurfacing	City of Florence	Glenn's Way Court						
86	Road Resurfacing	City of Florence	Peachtree Street						
87	Road Resurfacing	City of Florence	Carriage Lane				285,626.97		
88	Road Resurfacing	City of Florence	E. Leoline Street						
89	Road Resurfacing	City of Florence	Hallie Drive				124,050.16		
90	Road Resurfacing	City of Florence	Hannah Drive						
91	Road Resurfacing	City of Florence	Hunter Street						
92	Road Resurfacing	City of Florence	Julie Ann Drive				99,707.41		
93	Road Resurfacing	City of Florence	Meridian Street						
94	Road Resurfacing	City of Florence	Pine Forest Drive						
95	Road Resurfacing	City of Florence	Carrigan Court				27,227.15		
96	Road Resurfacing	City of Florence	Fernbank Lane				44,375.83		
97	Road Resurfacing	City of Florence	Grande Lawn Lane				45,519.51		
98	Road Resurfacing	City of Florence	Maggie Way				101,268.02		
99	Road Resurfacing	City of Florence	Olde Mill Road				173,978.58		
100	Road Resurfacing	City of Florence	Rock Creek Drive				160,755.24		
101	Road Resurfacing	City of Florence	Widgeon Drive				55,151.55		
102	Road Resurfacing	City of Florence	Mountain Laurel Court						
103	Road Resurfacing	City of Florence	Hamlin Street				1,586.53		
104	Road Resurfacing	City of Florence	McFarland Street						
105	Road Resurfacing	City of Florence	N. Guerry Street				1,766.81		
106	Road Resurfacing	City of Florence	S. Griffin Street						
107	Road Resurfacing	City of Florence	Walnut Street						
108	Road Resurfacing	City of Florence	Woodward Street				721.14		
109	Road Resurfacing	City of Florence	Hickory Street						
110	Road Resurfacing	City of Florence	McLeod Street						
111	Road Resurfacing	City of Florence	Park Place						
112	Road Resurfacing	City of Florence	Railroad Avenue				345,883.18		
113	Road Resurfacing	City of Florence	Blass Drive				175,640.35		
114	Road Resurfacing	City of Florence	Sanborn Street				17,110.23		
115	Road Resurfacing	City of Florence	E. Elm Street				170,217.30		
116	Road Resurfacing	City of Florence	Freedom Boulevard				104,485.85		
117	Road Resurfacing	City of Florence	King Avenue				84,301.73		
118	Road Resurfacing	City of Florence	Orange Circle				2,650.22		

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
119	Road Resurfacing	City of Florence	Gregg Avenue				54,667.08		
120	Road Resurfacing	City of Florence	Aaron Circle				5,462.66		
121	Road Resurfacing	City of Florence	Byrd Lane				1,766.80		
122	Road Resurfacing	City of Florence	Coker Street						
123	Road Resurfacing	City of Florence	Senior Way				53,569.15		
124	Road Resurfacing	City of Florence	Tradd Court				1,893.00		
125	Road Resurfacing	City of Florence	W. Cheves Street				94,641.18		
126	Road Resurfacing	City of Florence	Jebaily Circle						
127	Road Resurfacing	City of Florence	Kent Circle				342.45		
128	Road Resurfacing	City of Florence	Sheffield Drive				213,128.08		
129	Road Resurfacing	City of Florence	Marion Avenue				3,584.35		
130	Road Resurfacing	City of Florence	Regency Court						
131	Road Resurfacing	City of Florence	Alice Drive						
132	Road Resurfacing	City of Florence	Clarendon Avenue						
133	Road Resurfacing	City of Florence	WNB Baroody Street				149,593.33		
134	Road Resurfacing	City of Florence	Amberleigh Court				70,071.16		
135	Road Resurfacing	City of Florence	Creamoor Lane				130,368.80		
136	Road Resurfacing	City of Florence	Elderberry Drive				2,225.95		
137	Road Resurfacing	City of Florence	Inverness Drive				2,625.48		
138	Road Resurfacing	City of Florence	Lazar Place				6,849.09		
139	Road Resurfacing	City of Florence	Loquat Drive				1,997.65		
140	Road Resurfacing	City of Florence	Queensferry Road				123,904.47		
141	Road Resurfacing	City of Florence	Silverton Street				134,013.16		
142	Road Resurfacing	City of Florence	Sumac Drive				1,883.50		
143	Road Resurfacing	City of Florence	Viburnum Drive				1,084.42		
144	Road Resurfacing	City of Florence	Wellesly Court				38,265.81		
145	Road Resurfacing	City of Florence	S. Patton Drive						
146	Road Resurfacing	City of Florence	Butterfly Lake Drive						
147	Road Resurfacing	City of Florence	Andrew Court						
148	Road Resurfacing	City of Florence	Camelot Court				3,123.12		
149	Road Resurfacing	City of Florence	Chaucer Drive				7,889.98		
150	Road Resurfacing	City of Florence	Cloisters Drive						
151	Road Resurfacing	City of Florence	Damon Drive				15,889.55		
152	Road Resurfacing	City of Florence	Eleanor Drive						
153	Road Resurfacing	City of Florence	Friars Gate Court						
154	Road Resurfacing	City of Florence	Hayden Court						
155	Road Resurfacing	City of Florence	Honey Hill Drive						
156	Road Resurfacing	City of Florence	Karen Court						
157	Road Resurfacing	City of Florence	Michele Court						
158	Road Resurfacing	City of Florence	Middleberg Way						
159	Road Resurfacing	City of Florence	Page Court						
160	Road Resurfacing	City of Florence	Providence Court				808.18		
161	Road Resurfacing	City of Florence	Ralston						
162	Road Resurfacing	City of Florence	Sidney Avenue						
163	Road Resurfacing	City of Florence	St. Christopher Court				712.29		
164	Road Resurfacing	City of Florence	Walden's Pond						
165	Road Resurfacing	City of Florence	Alvington Court						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
166	Road Resurfacing	City of Florence	Berkeley Avenue						
167	Road Resurfacing	City of Florence	Brigadoone Lane				14,839.69		
168	Road Resurfacing	City of Florence	Canterbury Road				3,310.39		
169	Road Resurfacing	City of Florence	Cedar Lawn Court						
170	Road Resurfacing	City of Florence	Citadel Street						
171	Road Resurfacing	City of Florence	Ellington Cove				36,609.28		
172	Road Resurfacing	City of Florence	Highgate Street				142,461.46		
173	Road Resurfacing	City of Florence	Pinckney Avenue						
174	Road Resurfacing	City of Florence	Place De Jullian						
175	Road Resurfacing	City of Florence	Poinsett Drive				2,922.28		
176	Road Resurfacing	City of Florence	Rutledge Avenue						
177	Road Resurfacing	City of Florence	Stratford Circle						
178	Road Resurfacing	City of Florence	Windsor Road				1,210.01		
179	Road Resurfacing	City of Florence	Ansley Street						
180	Road Resurfacing	City of Florence	Beckett Drive				100,542.02		
181	Road Resurfacing	City of Florence	Bishop's Gate				547.91		
182	Road Resurfacing	City of Florence	Chancery Court						
183	Road Resurfacing	City of Florence	Dix Lane						
184	Road Resurfacing	City of Florence	Greensward Drive						
185	Road Resurfacing	City of Florence	Ivanhoe Drive				6,848.94		
186	Road Resurfacing	City of Florence	Jacobean Court						
187	Road Resurfacing	City of Florence	Lancelot Drive				304,796.66		
188	Road Resurfacing	City of Florence	Saint George Road				4,575.10		
189	Road Resurfacing	City of Florence	Tudor Lane				821.87		
190	Road Resurfacing	City of Florence	Wimbledon Avenue						
191	Road Resurfacing	City of Florence	Dozier Boulevard						
192	Road Resurfacing	City of Florence	Whitestone Drive				139,402.29		
193	Road Resurfacing	City of Florence	Bentgrass Court				57,425.19		
194	Road Resurfacing	City of Florence	Brittany Drive				132,832.28		
195	Road Resurfacing	City of Florence	Celebration Boulevard				359,623.62		
196	Road Resurfacing	City of Florence	Commerce Lane						
197	Road Resurfacing	City of Florence	Cross Vine Drive				49,585.34		
198	Road Resurfacing	City of Florence	Drakeshore Drive				207,994.06		
199	Road Resurfacing	City of Florence	Duck Hunter Pointe				63,167.77		
200	Road Resurfacing	City of Florence	Flint Lock Cove				92,748.02		
201	Road Resurfacing	City of Florence	Gadwall Pointe				53,815.53		
202	Road Resurfacing	City of Florence	Garden Gate Way				92,335.95		
203	Road Resurfacing	City of Florence	Harvard Way						
204	Road Resurfacing	City of Florence	Jefferson Drive				340,714.00		
205	Road Resurfacing	City of Florence	Kristens Channel				47,936.96		
206	Road Resurfacing	City of Florence	Paving Stone Court				60,976.57		
207	Road Resurfacing	City of Florence	Petal Path				74,713.03		
208	Road Resurfacing	City of Florence	Pintail Pointe				54,403.38		
209	Road Resurfacing	City of Florence	Prince Alston Cove				92,274.03		
210	Road Resurfacing	City of Florence	Rice Hope Cove				91,265.09		
211	Road Resurfacing	City of Florence	Rutledge Manor Drive				227,730.31		
212	Road Resurfacing	City of Florence	Waterfowl Way				51,945.08		

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026	O/S Purchase Orders
213	Road Resurfacing	City of Florence	West Gate Pointe					
214	Road Resurfacing	City of Florence	S. Dargan Street				1,246,536.10	
215	Road Resurfacing	City of Florence	Trade Court					
216	Road Resurfacing	City of Florence	Crown Circle				1,893.00	
573	Road Resurfacing	City of Florence	S. Cottingham Road		33,147.27			
574	Road Resurfacing	City of Florence	Yorkshire Court		3,013.39		0.01	
217	Sewer	City of Lake City	Wastewater Treatment plant upgrade		2,944,000.00		2,944,000.00	
218	Recreation	City of Lake City	Recreation Facilities Upgrades		3,500,000.00		3,500,000.00	
219	Building	City of Lake City	Lake City Fire Department renovations/upgrades		456,000.00	6,900,000.00	455,216.48	
220	Recreation	City of Johnsonville	Improvements to sport and recreation facilities of					
			the City including without limitation development					
			of a municipal golf course		3,900,000.00	3,900,000.00	3,900,000.00	
	Road Resurfacing	Town of Timmonsville			1,297,685.74			
221	Road Resurfacing	Town of Timmonsville	Main Street		1,018,085.00		917,641.61	
222	Road Resurfacing	Town of Timmonsville	N. Warren Street				33,000.00	212,769.02
223	Road Resurfacing	Town of Timmonsville	Market Street		852,710.80		334,595.45	
224	Road Resurfacing	Town of Timmonsville	Hill Street				28,000.00	237,474.70
225	Road Resurfacing	Town of Timmonsville	N Pinckney Street					188,066.52
226	Road Resurfacing	Town of Timmonsville	E New Street				25,786.79	180,149.43
227	Road Resurfacing	Town of Timmonsville	Fifth Street					58,585.77
228	Road Resurfacing	Town of Timmonsville	Keith Street					305,406.45
229	Road Resurfacing	Town of Timmonsville	Vanda Street		256,170.00		139,102.23	
230	Road Resurfacing	Town of Timmonsville	E Clifford Street					239,158.60
231	Road Resurfacing	Town of Timmonsville	Bowman Circle					104,899.01
232	Road Resurfacing	Town of Timmonsville	Harkless Court		64,654.46		64,654.46	
233	Road Resurfacing	Town of Timmonsville	Cooper Lane					
750		Town of Timmonsville	Engineering Services		410,694.00		364,186.08	21,507.92
234	Water	Town of Pamplico	Installation of water lines, well and tank along					
			Big Swamp and surrounding roads		3,900,000.00	3,900,000.00	3,890,943.91	
235	Water	Town of Scranton	Improvements to Scranton Water system to include		2,385,000.00		2,384,533.07	
			extension of water mains, upgrades to well sites					
			and water tank, repair of hydrants and replacement					
			of water meters					
236	Building	Town of Scranton	Renovation of Town Hall		115,000.00	2,500,000.00	62,001.10	
237	Building	Town of Coward	Town Hall & Maintenance Facility improvements		672,000.00		669,441.12	
238	Water	Town of Coward	Old Creek Rd, Trifalia Road, Nealy Matthews Rd					
			water lines		315,000.00		315,000.00	
239	Recreation	Town of Coward	Coward Ball Fields improvements		180,000.00		180,000.00	
240	Water	Town of Coward	Improvements to New Hope Well		86,000.00		86,000.00	
241	Building	Town of Coward	Improvements to Manned Convenience Center		47,000.00	1,300,000.00	46,770.04	

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
242	Water	Town of Olanta	Water line extension to Butler Scurry Rd and						
			Central Rd tie into Barrineau water system		406,000.00		388,157.77		
243	Water	Town of Olanta	Water line extension to Scurry Rd, Myers Rd, down						
			Hwy 341 to Fire Dept, Jordan Chapel Rd to Hwy 301						
			back to Olanta, and Carmen Shortcut Rd to Hwy 403						
			and other roads		1,590,000.00		1,590,000.00		
244	Sewer	Town of Olanta	Improvements to Hwy 341 well and treatment plant		40,000.00		24,318.62		
245	Building	Town of Olanta	New Community Center		464,000.00	2,500,000.00	464,000.00		
246	Recreation/Building	Town of Quinby	Refurbishment and development of Community						
			and Recreation areas		925,000.00		583,443.91		
247	Building	Town of Quinby	Development of Town Hall and Public Safety facilities		75,000.00		49,727.31		
248	Recreation	Town of Quinby	Recreation improvements to include purchase and						
			development of property		500,000.00		105,972.19		
						1,500,000.00			
		III. General County Projects							
249	Building	Florence County	Renovations to Florence County Public Services Bldg		575,000.00		508,579.76		
250	Building	Florence County	Upgrades to Lower Florence County Public Servs Bldg		500,000.00		410,869.56		
251	Building	Florence County	New Manned Convenience Center in Johnsonville		1,000,000.00		71,000.00		
252	Building	Florence County	Renovations to County Complex		1,000,000.00	3,075,000.00	482,588.87		102,842.16
253	Equipment	Florence County	Additional voting system improvements for absentee						
			and early voting center		90,000.00		21,672.00		
254	Building	Florence County	Parking lot improvements at Voters Reg Building		60,000.00	150,000.00			
255	Recreation	Florence County	Expansion/improvements to LC Senior Center		600,000.00		581,714.91		
256	Recreation	Florence County	Paving of parking lots at Johnsonville Athletic Center		565,000.00		399,129.00		
257	Recreation	Florence County	Resurfacing of playground, track and basketball						
			courts and drainage improvements at Spaulding Heights		400,000.00		404,457.84		
258	Recreation	Florence County	Reclaiming and paving of roads and parking lots at LRCP		900,000.00		743,048.96		
259	Recreation	Florence County	Paving of parking lot at Coward Athletic Park		240,000.00		186,301.00		
260	Recreation	Florence County	Renovations to Francis Marion Athletic Park		200,000.00	2,905,000.00	192,339.76		
261	Drainage	Florence County	Drainage Improvements to Tara Village Neighborhood		150,000.00		20,000.00		
262	Corridor Enhancements	Florence County	Hwy 76 Corridor Improvements (FMU to City of Florence)		1,580,000.00		447,755.99		24,047.00
263	Recreation Improvements	Florence County	Improvements to Dewitt Bluff Landing Great Pee Dee River		167,000.00		192,910.00		0.00
264	Drainage	Florence County	Lucas Street Drainage Improvements		1,103,000.00	3,000,000.00			
265	Improvements	Florence County	Infrastructure improvements at qualifying industrial						
			sites throughout the County		4,000,000.00	4,000,000.00	12,643,200.32		

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
		IV. Road, Infrastructure and Other							
		Improvements by Council District							
266		District 1	Garland Street		4,300,000.00	4,300,000.00			
267			Lake City Park Improvements				1,452,496.38		
268			Chandler Mill Road						
269			Beaumont Road				60,277.34		42.92
270			McElveen Cut Avenue				70,046.63		48.85
271			Red Wing Lane				32,157.85		267.27
272			W Oshay Road				80,015.79		25.21
273			Maxie Thomas Road				122,950.00		306,059.20
274			Dublin Road				28,602.00		8.40
275			Wilson Road				101,469.00		29.80
276			S Locklair Road				165,631.12		70.78
277			Margie Lane				21,451.50		6.30
278			Garris Road				30,501.65		16.11
279			Miles Road				270,523.01		78,302.39
280			Wallace Road						273,143.02
281			Red Road				116,352.60		20,000.00
282			Joy Drive				152,260.20		20,000.00
283			Gracelyn Circle				254,406.40		80,000.00
284			Dory Road				141,307.50		41.50
285			Candice Road				21,430.72		27.08
286			Calvin Street				86,244.12		15,807.88
287			Clover Hill Road				24,164.61		17.99
288			Donald Road				90,274.82		22,193.18
750			Engineering Services				329,248.35		245,191.65
289		District 2	Gulledge Road		4,300,000.00	4,300,000.00	145,142.34		
290			Wise Lane				4,641.00		
291			Dry Creek Road				158,194.53		
292			Cedarbrook Drive				34,188.00		
293			Pecan Haven Road				27,882.72		
294			New Landing Road				48,951.42		
295			Blackwell Mill Road				133,289.67		
296			Mill Branch Road				139,558.33		
297			Willow Pond Road				44,576.10		
298			Shelly Road				36,538.32		
299			Barnhill Road				50,776.57		
300			Carlie Lane				14,519.19		
301			Yarborough Road to Borkowitz Road				88,489.17		
302			Trinidad Ard Road				75,618.90		
303			Grahamville Road				25,394.68		
304			Glen's Bluff Road				75,912.36		
305			Wicklow Road				28,785.23		

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of	O/S Purchase
							4/30/2026	Orders
306			Fawn Lane				6,300.00	
307			Evans Farm Road				53,470.41	
308			Waycross Road				48,405.00	
309			Eaddy Landing Road				20,434.72	
310			Railroad Avenue (Johnsonville)				86,103.51	
311			Wagon Wheel Road				63,712.74	
312			Nelson Lane				24,486.00	
313			Langley Lane				17,917.91	
314			Batie Lane				5,701.50	
315			Kent Road				20,857.41	
316			Four Post Road				10,192.98	
317			Little Farm Road				30,971.02	
318			Rena Atkinson Road				39,768.75	
319			Beckworth Road				44,652.61	
320			Bush Road				29,186.79	
321			Charlton Place				10,867.29	
322			Picadilly Road				18,503.73	
323			Deer Lane				27,462.96	
324			Shirley Road				90,523.23	
325			Circle Drive				43,848.42	
326			Ard Lane				18,968.25	
327			Dwellings Drive				44,166.26	
328			Wilshire Road				34,449.24	
329			Salem Road				47,896.75	
330			Cooper Circle				63,708.84	
331			Pecan Grove Road					
332			Sandstone Road				49,197.38	
333			Bazen Road				16,277.09	
334			Sand Pit Road				380,924.27	
335			Sandy Lane				33,920.94	
336			Jeffords Lane				24,204.81	
337			East Williams Road				72,373.99	
338			Bartell Landing Road				57,828.97	
339			Railroad Avenue (Poston)					
340			Forestville Drive				10,202.50	
750			Engineering Services				318,432.73	
341		District 3	West Sumter Street		4,300,000.00	4,300,000.00	120,000.00	
342			Alderman Street				32,567.50	
343			Mullins Street				47,049.30	
344			West Booker Street				51,970.00	
345			West Johnson Street				20,937.30	
346			Preston Street				51,949.60	
347			Clement Street				144,389.27	
348			Simmons Street				53,445.20	
349			Flynn Street				55,776.40	

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
350			Stonehedge Lane				30,791.40		
351			Green Street				24,000.00		
352			Dickman Street				7,300.00		
353			Merioneth Road				118,664.24		
354			Harborough Court				43,645.70		
355			Edenderry Way				43,759.58		
356			Sumerset Place				44,021.05		
357			Chippenham Lane				71,193.00		
358			Chatham Place				41,053.07		
359			Bayberry Circle				45,199.87		
360			Windover Road				26,102.24		
361			Beechwood Road				75,720.35		
362			Arbor Drive				98,900.90		
363			North Landsdowne Drive				47,566.25		
364			Hawthorne Drive				29,318.44		
365			West Andover Road				78,853.73		
366			North Grove Park Drive				47,152.00		
367			Graham Street						
368			Guerry Street						
369			Pettigrew Street						
370			Sunset Street						
371			Holloway Lane						
372			Kuker Street						
373			Sally Hill Farms Blvd						
374			West Leggs Circle				47,512.50		
375			Bunch Street						
376			W Brookgreen Drive				80,398.00		
377			W Whittier Circle				46,154.00		
378			New Hope Drive				63,773.00		
379			N Tobin Drive				73,019.00		
380			White Avenue				37,645.00		
381			McNell Drive				58,559.87		
382			N Adair Drive				37,666.00		
383			Gibbs Avenue				68,504.13		
750			Engineering Services				324,396.50		247,603.50
384		District 4	Old Middle Road		4,300,000.00	4,300,000.00	363,839.53		
385			Construction of Timmonsville Park				1,059,387.18		4,758.82
386			DeGroat Road				89,389.25		
387			Heyward Road						
388			Land Grant Road				84,296.27		
389			Cusaac Road				62,449.05		
390			Mitch Lane				17,594.50		
391			N Hill Street				17,000.00		
392			Clyde McGee Road				73,826.38		
393			Stonewall Road						

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
394			W Robinson Court						
395			Minus Lane				68,550.00		
396			Deer Road Water Extension				343,057.10		152,620.84
397			Bob White Lane				276,634.50		
750			Engineering Services				314,401.49		241,237.67
398		District 5	E Eagerton Road		4,300,000.00	4,300,000.00	307,011.58		64,194.42
399			Hemlock Road				304,029.42		
400			Rainbow Road				365,115.00		
401			Baldwin Road				451,362.36		
402			Mary Road				318,154.99		
403			Wylie Road				291,248.20		
404			Java Road				362,906.01		
405			Park Road				99,340.00		11,261.00
406			Wheeler Road				102,139.50		
407			Johnnie Lee Road				151,186.51		
408			Truman Road				46,651.62		
409			Kerris Lane				96,923.72		17,629.78
410			Smallwood Road				83,022.59		
411			Karisma Road				116,945.83		22,053.17
750			Engineering Services				451,296.84		115,143.16
412		District 6	Wickerwood Road		4,300,000.00	4,300,000.00	540,828.26		
413			Secretariat Drive				110,312.10		
414			Winning Colors Drive				14,350.28		
415			Whirlaway Drive				71,902.36		
416			Thoroughbred Street				26,392.51		
417			Kentucky Drive				33,689.30		
418			Triple Crown Drive				94,540.80		
419			Derby Cove Road				11,006.55		
420			Swamp Fox Road				28,600.00		47,115.00
421			Kate's Garden Lane				123,443.72		
422			Jamestown Road				152,939.29		104,885.50
423			Rankin Plantation Road						
424			Malissa Mae Road				129,720.69		
425			Timberwood Road				162,888.84		
426			Taylor Hill Circle				61,425.00		
427			E Springbranch Road				103,640.58		
428			Cart Road				80,892.00		
429			Ben Ingram Road				181,440.00		
430			Jamestown Cemetery				43,600.00		67,789.63
431			Al's Lane				6,535.35		
432			Sandwood Road						
433			Hunt Road				39,611.70		
434			Corrie Farm Road				88,632.90		

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
435			Union Grove Road				12,837.42		
436			Chisolm Trail				181,218.60		
437			River Neck Road				132,464.02		
438			Silver Fox Road				76,958.37		
750			Engineering Services				430,005.52		118,434.48
439		District 7	Lazy Lane		4,300,000.00	4,300,000.00	300,337.11		
440			Regent Street				99,515.08		
441			Chancery Lane				61,752.51		
442			Drury Lane				48,726.41		
443			York Drive				114,071.79		
444			N Norwood Lane						
445			Heard Street				20,000.00		8,864.83
446			Sam Harrell drainage						
447			North Ives Street				15,600.00		10,149.94
448			Ranch Road						
449			Tumbleweed Drive						
450			Fiesta Lane				81,850.09		
451			Marlow Avenue				80,600.00		17,915.76
452			Third Street				44,600.00		17,758.78
453			S Fairview Street				17,288.73		20,000.00
454			Robeson Avenue				83,600.00		18,784.55
455			Peachtree Street						
456			Beauvior Drive						
457			Pine Forest Drive						
458			Clareview Drive						
459			Cedar Falls Lane				27,328.23		
460			Apple Valley Lane				99,285.09		
461			Boardwalk				32,027.30		
462			Park Place				65,821.15		
463			Pendleton Court				24,800.09		
464			Sweet Water Road/Victory Lane				27,428.03		
465			Stockbridge Lane				21,465.99		
466			Buckeye Drive				28,903.77		
467			Woodlawn Court				16,099.51		
468			Lamb Road				32,518.06		
469			Dorado Drive				50,000.00		9,655.25
470			Rico Drive				50,000.00		6,631.50
471			Suena Drive				50,000.00		4,800.70
472			Tierra Drive				50,555.71		9,187.66
473			Charlotte Street				90,000.00		31,760.99
474			Ballard Street				180,000.00		30,358.47
475			McFarland Street				103,631.07		25,182.28
476			Oak Street				35,000.00		17,375.30
477			Walnut Street				105,000.00		21,580.76
478			Clyde Street				22,007.48		16,746.50

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
479			E Evans Street				155,000.00		17,872.49
480			Jarrott Street				250,000.00		14,017.36
481			Day Street				206,892.99		10,000.00
482			Divine Street				40,000.00		4,917.99
483			Oakland Avenue				40,366.00		57,364.00
750			Engineering Services				462,684.11		80,755.89
484		District 8	Third Loop Drainage		4,300,000.00	4,300,000.00			
485			Whitman Avenue				83,876.80		
486			Fernleaf Lane				95,172.40		
487			Thomas Road				95,873.56		
488			Woodland Drive				83,258.75		
489			Garland Drive						
490			S Calhoun Drive						
491			Heatherwood Circle						
492			Lawton Drive						
493			West Adams Avenue						
494			S Brandon Drive						
495			W Wilton Street						
496			Briggs Street				50,267.60		
497			Scriven Drive				86,517.80		
498			Indian Drive				70,000.00		
499			Claremont Avenue						
500			Avondale Drive						
501			Eaton Circle				113,391.64		
502			Lee Lane				25,933.55		
503			Calvin Circle				38,494.51		
504			Effies Lane				49,365.89		
505			Poinsett Drive						
506			Pickney Avenue						
507			Berkely Avenue						
508			Rutledge Avenue						
509			Waldron Street						
510			Regency Court				23,690.59		
511			S Bishop Drive				29,724.50		
512			Vespers Court				25,511.39		
513			Chancery Court				19,875.53		
514			Eleanor Drive				49,582.68		
750			Engineering Services				296,924.30		258,268.20
515		District 9	Whitehall Subdivision Drainage		4,300,000.00	4,300,000.00			
516			Brittany Drive						
517			Carlton Road						
518			Danny Road						
519			S Floyd Circle						

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 4/30/2026		O/S Purchase Orders
520			S Hanover Drive						
521			Hobart Drive						
522			Ivy Lane						
523			W Janice Terrace						
524			Kintyre Road						
525			Manor Way Drive						
526			S Sunset Acres Lane						
527			West Chester Drive						
528			Thunderbird Lane						
529			Manigault Court				53,391.38		
530			Chalmers Row				51,773.26		
531			Master Circle				49,738.34		
532			Pebble Road				37,609.17		
533			W Lake Drive						
534			Troon Drive						
535			Lake Oakdale						
536			W Forest Lake Drive (State)				193,295.35		
537			Bryson Drive				72,896.00		12,497.59
538			Jefferson Drive (County)				240,585.95		36,178.25
539			W Spencer Lane						
540			W Emery Lane						
541			Coventry Lane				41,896.00		22,831.41
542			Mears Drive				37,531.10		
543			Shorebird Lane				35,559.43		
544			Constitution Drive				49,509.80		
545			Heritage Lane				78,820.00		
546			Alberti Drive				68,820.00		
547			Author Drive				63,748.40		
548			Founder Drive				75,821.12		
549			Liberty Drive				88,092.43		24,089.37
550			Shadwell Drive				27,500.00		13,022.80
551			Left Bank Road				101,896.00		4,164.38
552			Mockingbird Court				36,896.00		14,595.78
553			South Swann Circle						
554			South Lady Street						
555			South Sandy Lane						
556			Lee Lane				25,843.56		
557			Hillcrest Drive				66,656.00		
558			Hillcrest Terrace				21,339.92		
559			Jefferson Drive (between Palmetto and Cashua)						
560			Lakeshore Drive				246,896.00		22,593.41
561			W Forest Lake Drive						
750			Engineering Services				366,749.25		194,190.75
			Total CPST III Projects		$141,731,288.66	$137,795,128.00	$100,137,918.36		$5,638,934.97

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							4/30/2026		Orders
							($3,167,717.21)		

FLORENCE COUNTY COUNCIL MEETING

JUNE 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Cost Of Living Increase Of 3% Received In 2025 And The Increase Of 1.5% Received In 2026 For The Florence County Employees To Members Of Florence County Council.

POINTS TO CONSIDER:

The members of Florence County Council have received significant premium increases in their health insurance.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

N/A

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FLORENCE COUNTY COUNCIL MEETING

JUNE 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Asked To Approve The Expenditure Of $225,000.00 In State Accommodations Tax Funding Allocations To Be Distributed To The Various Recipients As Recommended By The Accommodations Tax Advisory Committee For FY2026/27, With Funding Availability Confirmed By The County Administrator And Finance Director.

POINTS TO CONSIDER:

1. The Florence County Accommodations Tax Advisory Committee met on May 19, 2026, and received applications for the FY2026/27 State Accommodations Tax funds.
2. The Committee deliberated the allocation of the available funding and submitted a recommendation to the County Council for consideration. The recommendation is an increase of $110, 000.00 from FY2025/26.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the minutes from May 19, 2026, and a spreadsheet listing of the recommendations of the Committee.
2. A copy of the recommendation letter from Ashley Davison, Finance Director.

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Minutes of Florence County Accommodations Tax Advisory Committee
May 19, 2026
Aloft Hotel Meeting Space

Attending: Kanti Patel, Johnny Fryar, Holly Beaumier, Shelby Kirby, Brittany Tanner

Absent: Robert Hawkins

9:00am Kanti Patel called the meeting to order.

Motions were made to elect the following as executive committee:

Kanti Patel – Chair	Beaumier / Fryar
Johnny Fryar – Vice-chair	Beaumier / Kirby
Holly Beaumier – Secretary	Kirby / Patel

All motions carried.

It was noted that the amount of accommodations tax funding to be recommended for disbursement for FY 26-27 is $225,000.

9:20am The meeting was adjourned, and the presentations were made.

2:35pm The meeting was called to order, and the attached recommendations were compiled. Motion to forward recommendations to County was made. Kirby / Fryar
The motion carried.

Motion to adjourn carried. Fryar / Beaumier.

Respectfully submitted by:

Holly Beaumier, secretary
5/20/26

Reviewed by:

Kanti Patel (May 3, 2026 15:14 EDT)

Kanti Patel, chairperson

Recommended Allocation of 65% Accommodations Tax Funds

Organization / Event / Project Name	Application No.	FY 26-27 Request	FY 26-27 Funding Recommendation
Florence County Recreation	1	20,000.00	$ 10,000.000
The Frontage Road Association	3	57,000.00	$ -
City of Florence sports complexes	4	30,000.00	$ 15,000.000
Francis Marion University - Arts International Festival	5	10,000.00	$ 2,000.000
Boys & Girls Clubs of the Pee Dee - CC Basketball Tournament	7	5,000.00	$ 600.000
Florence Center	8	75,000.00	$ 68,000.000
Masterworks Choir	9	2,000.00	$ 1,200.000
Florence CVB	10	175,000.00	$ 93,150.000
Florence Downtown Development Corp. / Pecan Festival	14	5,000.00	$ 1,200.000
Lake City Community Theatre	15	3,000.00	$ 2,500.000
Jamestown Foundation	20	15,000.00	$ 300.000
Florence Area Sports Council	21	10,000.00	$ 10,000.000
Florence Co. Sheriff's Dept.	40	9,000.00	$ 1,000.000
Lake City Chamber of Commerce	34	20,000.00	$ 3,700.000
Pee Dee Visions Foundation - Kickin' Chicken	24	2,000.00	$ 1,000.000
Florence Junior League - Lucky Shamrock Festival	45	5,000.00	$ 500.000
Lake City High School Alumni Association	46	10,000.00	$ 2,500.000
Wilson High School Alumni Association	51	25,000.00	$ 6,000.000
Florence County Parks and Rec - Peach Belt Championship	52	20,000.00	$ 5,000.000
Eastern SC Mustang Club	54	2,000.00	$ 750.000
Florence Athletic Hall of Fame	39	10,000.00	$ 600.000
		$ 510,000.00	**$ 225,000.00**

FLORENCE COUNTY
Finance Department

MEMO

TO: County Council

FROM: Ashley Davison, Finance Director A Davison

DATE: June 5, 2026

RE: FY2026/2027 Recommended Accommodation Tax Allocations

As part of the County FY26/27 budget process, I prepared budgeted A-Tax revenues and reviewed the prior year audited fund balance to determine the $225,000 in available funding for the A-Tax committee to make recommendations for distribution. I have also reviewed the committee's recommendations and am in agreement with said recommendations.

Thank you.

County Complex
180 North Irby Street MSC-H • Florence, South Carolina 29501 • (843) 665-3013 • Fax (843) 665-4515

FLORENCE COUNTY COUNCIL MEETING

JUNE 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Asked To Approve The Purchase Of A $600,000 Revenue Bond With A Five Year Maturity Issued By The City Of Lake City, South Carolina, With Interest Payable Annually At A Rate Of 4.25%.

POINTS TO CONSIDER:

1. Florence County has surplus funds in interest-bearing accounts for the benefit of the taxpayers of Florence County.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

A copy of the bond details prepared by First Tryon Advisors.

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SOURCES AND USES OF FUNDS

City of Lake City, South Carolina
Junior Lien Waterworks and Sewer System Improvement Revenue Bond, Series 2026
Florence County
Final Numbers - 5.28.26

Dated Date	06/17/2026
Delivery Date	06/17/2026

Sources:	
Bond Proceeds:	
Par Amount	600,000.00
	600,000.00

Uses:	
Project Fund Deposits:	
Project Fund	600,000.00
	600,000.00

BOND SUMMARY STATISTICS

City of Lake City, South Carolina
Junior Lien Waterworks and Sewer System Improvement Revenue Bond, Series 2026
Florence County
Final Numbers - 5.28.26

Dated Date	06/17/2026
Delivery Date	06/17/2026
First Coupon	06/17/2027
Last Maturity	06/17/2031
Arbitrage Yield	4.205779%
True Interest Cost (TIC)	4.205779%
Net Interest Cost (NIC)	4.250000%
All-In TIC	4.205779%
Average Coupon	4.250000%
Average Life (years)	3.083
Weighted Average Maturity (years)	3.083
Duration of Issue (years)	2.917
Par Amount	600,000.00
Bond Proceeds	600,000.00
Total Interest	78,625.00
Net Interest	78,625.00
Total Debt Service	678,625.00
Maximum Annual Debt Service	135,937.50
Average Annual Debt Service	135,725.00
Underwriter's Fees (per $1000)	
Average Takedown	
Other Fee	
Total Underwriter's Discount	
Bid Price	100.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	PV of 1 bp change
Bond Component	600,000.00	100.000	4.250%	3.083	171.20
	600,000.00			3.083	171.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	600,000.00	600,000.00	600,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount			
- Cost of Issuance Expense			
- Other Amounts			
Target Value	600,000.00	600,000.00	600,000.00
Target Date	06/17/2026	06/17/2026	06/17/2026
Yield	4.205779%	4.205779%	4.205779%

BOND PRICING

City of Lake City, South Carolina
Junior Lien Waterworks and Sewer System Improvement Revenue Bond, Series 2026
Florence County
Final Numbers - 5.28.26

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond Component:					
	06/17/2027	110,000	4.250%	4.250%	100.000
	06/17/2028	115,000	4.250%	4.250%	100.000
	06/17/2029	120,000	4.250%	4.250%	100.000
	06/17/2030	125,000	4.250%	4.250%	100.000
	06/17/2031	130,000	4.250%	4.250%	100.000
		600,000			

Dated Date	06/17/2026	
Delivery Date	06/17/2026	
First Coupon	06/17/2027	
Par Amount	600,000.00	
Original Issue Discount		
Production	600,000.00	100.000000%
Underwriter's Discount		
Purchase Price	600,000.00	100.000000%
Accrued Interest		
Net Proceeds	600,000.00	

BOND DEBT SERVICE

City of Lake City, South Carolina
Junior Lien Waterworks and Sewer System Improvement Revenue Bond, Series 2026
Florence County
Final Numbers - 5.28.26

Dated Date	06/17/2026
Delivery Date	06/17/2026

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/17/2027	110,000	4.250%	25,500.00	135,500.00	135,500.00
06/17/2028	115,000	4.250%	20,825.00	135,825.00	135,825.00
06/17/2029	120,000	4.250%	15,937.50	135,937.50	135,937.50
06/17/2030	125,000	4.250%	10,837.50	135,837.50	135,837.50
06/17/2031	130,000	4.250%	5,525.00	135,525.00	135,525.00
	600,000		78,625.00	678,625.00	678,625.00

DISCLAIMER

City of Lake City, South Carolina
Junior Lien Waterworks and Sewer System Improvement Revenue Bond, Series 2026
Florence County
Final Numbers - 5.28.26

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Inmate Labor Agreement Between Florence County, South Carolina, And The South Carolina Department Of Corrections And To Authorize The County Administrator To Execute The Documents Upon Review By The County Attorney.

POINTS TO CONSIDER:

1. The South Carolina Department of Corrections may permit the use of inmate labor on State highway projects or other public projects in accordance with Section 24-3-130 and Section 24-13-660 of the South Carolina Code of laws.
2. Florence County is charged with the making of any public improvement for the benefit of the State or with conducting other public service work or related activities in accordance with previously stated Sections of the South Carolina Code of Laws.
3. Both parties desire to make available the use of inmates who are assigned to or eligible for minimum security institutions as a labor force to be utilized by Florence County.
4. Florence County stipulates that it can and will provide adequate supervision of, and accountability for, the inmates in accordance with Section 24-3-131 and Section 24-13-660 of the South Carolina Code of Laws.

OPTIONS:

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

ATTACHMENTS:

1. A copy of the letter from the Division Director.
2. A copy of the contract agreement.

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SCDC
Joel E. Anderson | Director

South Carolina Department of Corrections
"Correctional Excellence Today for a Safer South Carolina Tomorrow"

May 27, 2026

County of Florence
Kevin Yokim, Deputy Administrator
180 North Irby Street MSC-G
Florence, SC 29501

Contract ID #515

Dear Mr. Yokim,

Enclosed please find the original Inmate Labor Agreement effective upon the date of the final signature, between your Agency and the South Carolina Department of Corrections.

Please review the enclosed Agreements as there are changes from previous years. Upon approval, please **return one of the original Agreements to ShaQuana Ferguson, Central Classification, Division of Classification and Inmate Records, P.O. Box 21787, Columbia, SC 29221-1787, no later than June 30, 2026. (The other Agreement should be retained for your records.)** The terms of the Agreement dated July 1, 2026, shall remain in effect pending return of **one** of the enclosed.

The South Carolina Department of Corrections continues to undergo many changes regarding policies, procedures and programs; and, public safety remains our priority when changes are implemented. Sentencing reform is working to reduce the number of non-violent work eligible inmates and the Youthful Offender program at SCDC is working to reduce recidivism. Due to these positive outcomes and other changes throughout the Department, the availability of an eligible labor force may be reduced and, consequently, the number of inmates assigned to contracted labor crews may be reduced. However, we intend to supply an inmate labor force to all Contracting Agencies as our population and budget allow. You will be contacted should it become necessary to discontinue any contracts.

If you have any questions or require further information, please contact ShaQuana Ferguson at (803) 896-1771.

We look forward to our continued relationship with your Agency.

Sincerely,

S Richard

Stacey Richardson, Division Director
Classification & Inmate Records

SR/sf

Enclosure

Contract ID #515

STATE OF SOUTH CAROLINA)
) AGREEMENT
COUNTY OF FLORENCE)

This agreement shall become effective upon the date of the final signature below, by and between the County of Florence, hereinafter referred to as the Contracting Agency, and the South Carolina Department of Corrections, a Cabinet Agency in the Executive Branch of Government of the State of South Carolina, by and through its duly authorized agent and Director, hereinafter referred to as the Department.

WITNESSETH

WHEREAS, the Department may permit the use of inmate labor on State highway projects or other public projects in accordance with Section 24-3-130 and Section 24-13-660 of the South Carolina Code of Laws;

WHEREAS, the Contracting Agency is charged with the making of any public improvement for the benefit of the State or with conducting other public service work or related activities in accordance with Section 24-3-130 and Section 24-13-660 of the South Carolina Code of Laws;

WHEREAS, the parties hereto desire to make available the use of inmates who are assigned to or eligible for minimum security institutions as a labor force to be utilized by the Contracting Agency,

WHEREAS, the Department has determined based upon all available information that was provided that the Contracting Agency has sufficient personnel to adequately supervise the inmates, in accordance with Section 24-3-131 and Section 24-13-660 of the South Carolina Code of Laws;

WHEREAS, the Contracting Agency stipulates that it can and will provide adequate supervision of, and accountability for, the inmates in accordance with Section 24-3-131 and Section 24-13-660 of the South Carolina Code of Laws; and

WHEREAS, Both Parties agree to comply with the Drug Free Workplace Act, Section 44-107-10 et seq. of the South Carolina Code of Laws, to provide a drug free workplace.

NOW THEREFORE, in consideration for these mutual promises and covenants, the parties hereby agree each with the other that;

1. The Department agrees upon the date of the final signature below, it will provide the Contracting Agency with an appropriate number of able bodied inmates who

are assigned to, or are eligible for assignment to, minimum security institutions of the Department to be utilized by the Contracting Agency as a labor force as the Contracting Agency shall require during specified working hours Monday through Friday of each week. The Department Further agrees that upon approved request as so determined by the Contracting Agency, the Department will provide said inmates to be used by the Contracting Agency during times other than during the normal work week.

2. It is agreed that inmates meeting all other qualifications will be assigned to said labor force only upon a voluntary basis and signed statements reflecting such willingness will be required. Moreover, the Contracting Agency shall have the right to refuse to accept specific inmates offered for said labor force.

3. It is agreed that assignment of inmates to and utilization by the Contracting Agency will be without regard to race, creed, color, or national origin. The Contracting Agency shall comply with all applicable laws on discrimination.

4. a. It is agreed that assignment of inmates to an employment activity will be the responsibility of the Contracting Agency; however, the Contracting Agency will ensure that the inmates will not be working under hazardous conditions or in activities that would be in violation of the Occupational Safety and Health Act and State Laws and/or Court Decisions or Consent Decrees, including the prohibition against using inmates on construction projects.

b. The Contracting Agency will also ensure that the inmates are not used in a capacity that requires or permits them to supervise other inmates, other offenders, or any other persons, nor requires or permits them to represent or to act on behalf of any entity, authority, or individual.

c. Further, the Contracting Agency will ensure that the inmate labor force shall not be assigned to an employment activity that may be expected to result in occupational exposure to Bloodborne Pathogens; however, should the duties of the work performed constitute occupational exposure, it will be the Contracting Agency's responsibility to ensure that universal precautions are taken.

5. a. Should it be necessary for the Contracting Agency to utilize inmates in positions that require the use of equipment, the Contracting Agency shall provide all necessary safety equipment items, safety and training orientation with respect to the use of such equipment, and direct supervision by employees over inmates using such equipment.

b. The Contracting Agency shall ensure that no inmate is allowed to operate a motorized vehicle that requires a driver to be licensed and/or the vehicle to display a license tag. When inmates are assigned to use heavy equipment, mowers, or any other appropriate mechanized apparatus, the Contracting Agency shall ensure that they are properly supervised by trained staff.

c. The Contracting Agency shall assure that inmates receive all training for work activity being performed by inmates as necessary to comply with the Occupational Safety and Health Act. All inmate training records shall be maintained per OSHA requirements by the Contracting Agency with copies provided to the Department upon request. Verification of training may be maintained on SCDC form 22-5, "Inmate Training Record", or the Contracting Agency's internal form(s) but in all instances must contain at a minimum the inmate's name, SCDC number, date and subject of training session, signature and name of staff member conducting training.

6. a. The Department shall provide an orientation session relating to supervision and security concerns for all employees of the Contracting Agency who will directly or indirectly supervise inmates.

b. This training will be updated by the Department when and as needed, and re-orientation session will be conducted at least annually. The Contracting Agency will be responsible for ensuring that all of its employees who will be providing direct or indirect supervision of the inmates attend both the initial and annual orientation sessions. Failure to do so can result in contract termination.

c. Each orientation and re-orientation session will be documented. The documentation will include subject matter, dates, duration and names of attendees.

d. The Contracting Agency will inform the Department when the inmate labor supervisors are replaced. The Contracting Agency also agrees to review the records of those persons who may be permitted to act as supervisors of the inmate labor force to ensure that said persons, if previously convicted of violating any law, are not under active supervision of the Department of Probation, Parole and Pardon Services.

e. The Contracting Agency understands that pursuant to section 44-23-1150, South Carolina Code of Laws, 1976, as amended, employees found to have relations or inappropriate contact, as defined by this section, with inmates may be subject to criminal action and imprisonment.

f. The Contracting Agency shall comply with procedures as outlined in current South Carolina Department of Corrections Policies and Procedures relative to inmate relations with news media and others. Specific procedure will be provided to the Contracting Agency and its participating employees during each mandated supervisor orientation.

g. The Contracting Agency shall inform all employees who directly or indirectly supervise inmates that they will be held accountable for violations and/or non-compliance of labor crew rules and regulations and that action may be taken as deemed appropriate and necessary. Serious violations and/or non-compliance will constitute contract termination, unless the Department determines that actions taken by Contracting Agency will prevent further incidents.

h. The Contracting Agency shall abide by all policies and procedures applicable to the inmate labor program as set forth by South Carolina Department of Corrections Policies and Procedures.

i. The Contracting Agency is responsible for the supervision of the inmate labor force and for ensuring that proper accountability for the inmates will be exercised at all times. The Contracting Agency shall immediately report any serious incident or accident involving an inmate to the Department by notifying the institution to which the inmate is assigned.

7. The Contracting Agency agrees to provide safe transportation of the said inmates to the work site, transportation back to the institution of assignment, and transportation as necessary throughout the workday. The Contracting Agency shall ensure that no inmate is transported in a privately-owned vehicle for any reason. The Contracting Agency shall ensure that inmates are not allowed to leave work areas to go to any other location.

8. a. The Contracting Agency agrees that while it has control of the inmate labor force, it will be responsible for providing necessary immediate medical care that may be required as a result of injury to or illness of an inmate while working as a member of said labor force. If the injury or illness is non-emergent, the Contracting Agency will be responsible for transporting the inmate back to the institution of assignment for care.

b. The Contracting Agency agrees that it will endeavor to provide the most cost effective care available, treating non-emergent injury or illness at the work site whenever possible and emergent injury or illness by arranging for care in a doctor's office/clinic or in a hospital setting. All injuries or illnesses will be reported to the Department's medical office using the emergency medical pager number provided by the Department.

c. Non-emergent injury or illness consists of:

1) Surface lacerations/abrasions when bleeding can be stopped with pressure.

2) Insect bites/stings, with no episode of shortness of breath

3) Simple muscle strains and sprains, showing swelling but no bones protruding or bone abnormality.

d. Emergent injury or illness consists of:

1) Chest pain or shortness of breath unrelieved by rest

2) Laceration or abrasion that appears deep enough to require stitches and when bleeding will not stop with pressure and elevation

3) Sudden onset of disorientation or confusion, facial droop and/or complaint of numbness/tingling to any extremity (i.e., legs, arms)

4) Falls with head or facial trauma involvement paired with loss of consciousness

5) In hot temperatures, heat stroke, inmate stops sweating, appears confused, appears flushed, skin is hot, dry and red (apply cool wet towels, call EMS).

f. Necessary immediate medical care is defined as ensuring that the inmate receives immediate and timely medical attention, whether on-site, in a doctor's office/clinic, or in a hospital setting. Transportation of the inmate, whether by the Contracting Agency vehicle or ambulance, and all expenses related to transportation, will be handled by the Contracting Agency. Costs incurred in the administering of immediate care (i.e., emergency room or office/clinic cost) will be the responsibility of the Contracting Agency. The Department will assume financial responsibility for all medical expenses (hospitalization, scheduled and unscheduled follow-up visits, medication, etc.) upon supervisory control by Department of Corrections' staff and/or return to Department custody of the inmate, provided, however, should it be determined that unsafe conditions and/or improper supervision is the proximate cause of the injury, the Contracting Agency will be solely responsible for all medical care attendant to the injury. If the Contracting Agency and the Department cannot agree that unsafe conditions and/or improper supervision is the proximate cause of the injury or are otherwise unable to resolve a dispute over financial responsibility for medical care, the parties agree to submit to non-binding arbitration prior to filing any civil action or other litigation related to this agreement. The arbitrator will be selected by agreement of the parties The arbitration will proceed in accordance with the South Carolina court-Annexed Alternative Dispute Resolution Rules governing arbitrators and non-binding arbitration. The costs and expenses of the arbitrator shall be split equally between both parties. Each party will be responsible for their own attorney's fees and/or costs, if any. The inmate members of the labor force are not employees of the Contracting Agency.

9. The Contracting Agency shall not loan, trade, or permit inmates to perform work for other public entities, for any private enterprises, or for any private citizens, to include employees of contracting agencies.

10. The Contracting Agency shall not allow inmates to enter into private business transactions or other moneymaking activities. The Contracting Agency shall ensure that all labor performed is on behalf of the Contracting Agency and not for the personal benefit of any inmate, employee or other individual. Further, the Contracting Agency shall not allow any item or message to be delivered to any inmate.

11. The Contracting Agency shall not allow the inmates to enter any business establishments, receive visitors, or to use or have access to computers, the Internet, telephones, cellular phones, personal digital assistants (PDA's), or any other mobile or non-mobile electronic communication device.

12. The Contracting Agency agrees that the inmate labor force shall not come in close contact with the general public, except as incidental in the performance of job duties by the labor force and then only with appropriate Contracting Agency supervision.

13. The Contracting Agency will ensure that respective municipal and/or county law enforcement agencies are advised as to the use of inmates by the Contracting Agency, and that their assistance in security-related situations may be needed. The Contracting Agency further agrees that in the event any inmate escapes or is unaccounted for while under the Contracting Agency's control, the Contracting Agency will immediately notify the Department's institution of assignment.

14. a. The Contracting Agency shall reimburse the Department the sum of fifteen ($15.00) dollars per day for each inmate in the labor force to cover all costs. The amount of reimbursement is subject to increase at each annual renewal of this agreement.

b. In respect to this provision, the Department will submit to the Contracting Agency an accounting each month. The Contracting Agency agrees to remit the proper and full amount due by check within thirty (30) days of receipt of such accounting.

15. The Department and the Contracting Agency agree that the terms of this Agreement shall be in effect until June 30, 2027, commencing upon the date of the final signature below. Following the initial one-year term of this Agreement, both parties may extend the Agreement for four (4) additional one-year terms by signing a letter of extension. If both parties do not consent in writing to the extension, this Agreement shall terminate at the end of the then existing term. The parties further agree that either party may terminate this Agreement after a period of thirty (30) days following the receipt by the other party of a written notice of such intent or immediately upon mutual consent of the parties. The parties agree that the Department may temporarily suspend the Agreement at any time due to an emergency, or during a period of inquiry and evaluation that is pertinent to the Agreement.

16. The Contracting Agency shall adopt and comply with the national standards to prevent, detect, and respond to Prison Rape under the Prison Rape Elimination Act (PREA) and permit The Department to monitor this aspect of the contract to ensure compliance with the PREA standards.

IN WITNESS WHEREOF, SCDC and the County of Florence, by their authorized agents, in consideration of the mutual promises, covenants, and conditions exchanged between them, have executed this Agreement to be effective as of the date of the final signature below.

SOUTH CAROLINA DEPARTMENT OF CORRECTIONS

BY: _____
Division Director of Budget and Finance

DATE: 6/4/26

WITNESSES:

Evelyn Link

Tina Kilgore

County of Florence

BY: _____
Administrator

Printed Name: _____

DATE: _____

WITNESSES:

_____

_____

FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION: Request Approval Of Proposal With Alliance Consulting Engineers, Inc. For Engineering Construction Observation And Testing Services In The Amount Of $72,500 To Be Funded From CPSTIII-A Funds And For The County Administrator To Execute An Agreement.

POINTS TO CONSIDER:

1) Alliance Consulting Engineers is on the On-Call List of engineering firms approved by Council and the firm has worked with Florence County on the Montclair Way Extension project for design and permitting.
2) The Alliance proposal is for Construction Observation and the additional testing fees required.
3) Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval.

FUNDING FACTORS: CPSTIII-A Montclair Way Extension funds approved via Ordinance No. 16-2023/24, November 16, 2023.

OPTIONS:

1) ***(Recommended)*** Approve as presented.
2) Provide alternate directive.

ATTACHMENT

Alliance Consulting Engineers, Inc. Proposal For Professional Services

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ALLIANCE
CONSULTING ENGINEERS

June 5, 2026

Ms. Shannon J. Munoz, MBA, EDFP
Deputy Administrator
Florence County
180 North Irby Street, MSC-M (Office 802)
Florence, South Carolina 29501

RE: Proposal for Professional Engineering Services for Construction Administration and Construction Observation Services for the East Montclair Way Extension to Freedom Boulevard (US Highway 301) in Florence County, South Carolina.
Project No.: 24144-0021

Dear Ms. Munoz,

Thank you for giving Alliance Consulting Engineers, Inc. the opportunity to present this proposal to Florence County to provide Professional Engineering Services for the Construction Administration and Construction Observation Services for the ± 0.10 of a mile for East Montclair Way Extension to Freedom Boulevard (US Highway 301). Alliance Consulting Engineers, Inc. recently provided Professional Engineering Services for the Due Diligence, Civil Engineering and Permitting Services related to the East Montclair Way Extension. Currently, Alliance Consulting Engineers, Inc. is providing Bidding and Award Services for the East Montclair Way Extension.

If you recall, our original proposal dated June 3, 2024, included Item 6 – Construction Administration and Construction Observation Services in the amount of $65,000. These services were removed from our proposal at that time and are currently not included in our scope of services. Per your request and our discussions, Alliance Consulting Engineers, Inc. is proposing these services be added to our current contract for completion of the project through the Construction Phase.

Outlined below is an overview of the Proposed Professional Services and a detailed Scope of Services that includes the following:

- Construction Administration and Construction Observation Services
- Additional Construction Materials Testing Services

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I. SCOPE OF SERVICES

1. Construction Administration and Construction Observation Services

During Construction, Alliance Consulting Engineers, Inc. will conduct Weekly Site Visits to ensure that the construction is proceeding in accordance with the approved Construction Plans. These services will also include a Pre-Construction Meeting to review the OS-SWPPP with the contractor, shop drawing reviews, and contractor Requests for Information (RFI). This task includes Construction Administration and Construction Observation (CA/CO) Reports and Certified Erosion Prevention and Sediment Control Inspection (CEPSCI) Reports. Alliance Consulting Engineers, Inc. personnel will provide weekly (one (1) visit per calendar week) CEPSCI reports as required by the South Carolina Department of Environmental Services (SCDES). Alliance Consulting Engineers, Inc. personnel will conduct the required site visits, prepare the site observation reports, and provide copies to the project team. Alliance Consulting Engineers, Inc. will provide office and field coordination for a period of four (4) months. If construction time extends beyond this time, Alliance Consulting Engineers, Inc. will provide a separate proposal for the additional services based on the time needed to complete the project. The fees will be based on project personnel's previous experience on similar projects in Florence County and negotiated with Florence County.

Additionally, Construction Observation Services will include Drone Aerial Photography to chronicle construction progress during the duration of the Construction Period. Drone Images will be collected during one (1) visit per calendar week for the duration of the Construction Period and select Drone Images will be included in the weekly Site Observation Reports. Drone images will be catalogued, saved by date, and uploaded to the project folder.

2. Additional Construction Materials Testing (CMT) Services

Once construction begins, Alliance Consulting Engineers, Inc. will complete the Construction Materials Testing (CMT) Services to include a proofroll of the existing subgrade soils and compaction testing of fill placed in the Roadway Alignment as well as proofroll for stone base and density testing for Binder, CMT Services will include Compressive Strength Testing for Concrete, Asphalt Surface Course Rolling Operation Observations, Asphalt Temperature Measurements, and In-Place Compaction Testing of the asphalt at the time of placement for the Surface Course. Due to the limited knowledge of the proposed roadway extension with the initial proposal dated June 3, 2024, an estimated fee for these services was provided. Based off what we know now upon completion of Professional Engineering Design Services, Alliance Consulting Engineers, Inc. has provided an estimated increase in fee for these services.

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II. Compensation

The following outlines the compensation for these services based on our understanding of the project.

1. Construction Administration and Construction Observation Services ..... $ 65,000
2. Additional Construction Materials Testing Services ..... $ 7,500

III. Project Schedule

Alliance Consulting Engineers, Inc. can begin providing services on the Roadway Improvements Project within two (2) weeks of receipt of the fully executed Notice to Proceed. Construction Period Services are expected to be completed in approximately four (4) months. This proposal is valid for a period of ten (10) days from the date of this letter.

Alliance Consulting Engineers, Inc. appreciates the opportunity to provide Florence County with this proposal and looks forward to providing our services on this project. Should you have any questions or comments, please do not hesitate to contact us at (803) 779-2078.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

James W. Frost, II, P.E.
Senior Vice President

Accepted By:

FLORENCE COUNTY

Shannon Munoz, MBA, EDFP
Deputy Administrator

cc:
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.
Mr. Kyle M. Clampitt, P.E., Alliance Consulting Engineers, Inc.
Mr. Jesse A. Mefford, P.E., LEED Green Associate, Alliance Consulting Engineers, Inc.

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Operating Agreement Between Florence County And The Twelfth Circuit Public Defender's Office Pursuant To 17-3-560 Of The South Carolina Code Of Laws (2007) And To Authorize The County Administrator To Execute The Documents Upon Review By The County Attorney.

POINTS TO CONSIDER:
1. The Twelfth Judicial Circuit of the State of South Carolina is comprised of the Counties of Florence and Marion.
2. Pursuant to Chapter 3 of Title 127 of South Carolina Code of Laws, Florence County shall be the Administering County as defined by 17-3-5(7).

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

ATTACHMENTS:
A copy of the operating agreement.

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STATE OF SOUTH CAROLINA	)	AGREEMENT BETWEEN FLORENCE COUNTY
	)	AND THE
COUNTY OF FLORENCE	)	12th CIRCUIT PUBLIC DEFENDER OFFICE

THIS AGREEMENT IS ENTERED INTO by and between the COUNTY OF FLORNCE, SOUTH CAROLINA, (hereinafter referred to as the "FLORENCE COUNTY"), and the CIRCUIT PUBLIC DEFENDER for the 12th JUDICIAL CIRCUIT (hereinafter referred to as the "PUBLIC DEFENDER") pursuant to 17-3-560 of the South Carolina Code of Laws (2007).

THE TWELFTH JUDICIAL CIRCUIT of the State of South Carolina is comprised of the Counties of Florence and Marion.

IT IS HEREBY ACKNOWLEDGED, pursuant to Chapter 3 of Title 17 of South Carolina Code of Laws that Florence County shall be the Administering County as defined by 17-3-5(7).

SECTION I. RESPONSIBILITY OF THE PUBLIC DEFENDER PURSUANT TO 17-3-520 (B)

The Circuit Public Defender shall administer and coordinate the day-to-day operations of its respective offices, supervise the Public Defenders and other staff serving in the offices, and actively participate in the representation of clients throughout the judicial circuit.

SECTION II. DUTIES OF THE PUBLIC DEFENDER

A. Establish processes and procedures to ensure that office and contract personnel use information technology and caseload management systems in cooperation with and with the advice and expertise of the Florence County Information Technology Department (FCITD) and shall agree that all new systems will adhere to the technical standards and architectural platforms approved by FCITD; Establish processes and procedures consistent with Indigent Defense Commission standards to ensure that office and contract personnel use information technology and caseload management systems so that detailed expenditure and caseload data is accurately collected, recorded, and reported, and shall agree that all new systems will adhere to the technical standards and architectural platforms approved by the Florence County Information Technology Department;

B. in cooperation and with the advice of the Florence County Human Resources Department:

1. Establish Standard Operating Procedures (SOPs) procedures for circuit and county Public Defender offices;

2. Establish and supervise a training and performance evaluation program for attorneys and non-attorney staff members, as may be required by statute; and

3. Ensure personnel of the Public Defender's Office comply with all applicable Florence County personnel related ordinances, policies, Employee Handbook, Human Resources Guidelines, timelines, rules, and processes.

4. Provide an itemized listing and verify such documentation of Public Defender personnel and data to be accurate, complete, and current that are Florence County employees as a part of this agreement (see attachment A).

C. Comply with all other federal, state, county, Supreme Court and Commission requirements, rules, statues, and laws.

Notwithstanding any other provisions of this agreement pursuant to South Carolina Code of Laws Section 17-3-540 "Personnel employed pursuant to the provisions of the section (17-3-5 et seq.) serve at the pleasure of the Circuit Public Defender and have responsibilities as the Circuit Public Defender directs."

SECTION III. REIMBURSABLE EXPENSES

The terms and conditions governing reimbursement for any assistance provided under the Agreement shall be in accordance with the following provision. During the period of this agreement the Public Defender shall be responsible for reimbursement for all reimbursable expenses.

A. Personnel; The Public Defender shall pay the County for expenses associated with the provision of salary, county employment benefits, and any other business expenses Incurred by the County to operate, maintain and staff the Public Defender's Office which are not covered by the County funded employee positions and business expenses authorized in the County budget . The County shall receive, deposit and hold all funds provided to the 12th Circuit Public Defender by the State of South Carolina or other sources and is authorized to draw on these funds to reimburse the County for any of the aforementioned expenses. All staff of the Public Defender shall be employees of Florence County with all rights and benefits granted to County employees, except that employees of the Circuit Public Defender offices shall serve at the pleasure of the 12th Circuit Public Defender.

B. Employment Benefits; The Public Defender shall pay the County for funds associated with the provision of any and all employment related benefits to employees and retirees of the Public Defender which are not covered by the County funded employee positions and expenses authorized and allotted in the County budget. Such benefits include but are not limited to employee health care, dental insurance, life insurance, training classes, seminars, lunch while attending seminars, wellness incentives, printing & copies, longevity pay, leave accruals, leave payouts, wellness programs, retiree contributions, retiree insurance, Workers compensation, unemployment, employer taxes, ect.

SECTION IV. Employees and Employment Procedures

A. General; The Public Defender shall follow the personnel policies, guidelines, processes, timelines, rules, and procedures adopted by the County, including but not limited to, policies regarding establishment of employee health insurance and leave benefits, office hours, holiday schedules, travel and travel expenses, pre-employment drug screening and physicals, and pre and/or post employment training regarding sexual harassment and/or legal and policy issues. Except the Public Defender and independent contractors, all personnel employed by the Circuit Public Defenders pursuant to this article shall be employees of Florence County and shall be compensated based on the service schedule which has been adopted by Florence County. The Circuit Public Defender's Office will use the Florence County Job Descriptions and Florence County Pay ranges which may be supplemented by the Circuit Public Defender Office, however, any supplementation will be at the expense of the Circuit Public Defender Office. The Public Defender shall ensure that all Public Defender employees comply with all County policies, guidelines, benefits, rules, budget directives, County Administrator memorandums, and procedures as well as any amendments, additions, deletions, and/or revisions thereto.

Employees of the Public Defender shall enjoy the same benefits made available to all other eligible employees of Florence County, including annual and sick leave, insurance benefits and options, and SC State

Retirement System participation, as more fully set forth in the materials distributed to all Florence County employees, including but not limited to the Florence County Personnel Ordinances, Employee Handbook, and Human Resources Guidelines.

SEE ATTACHED LIST OF EMPLOYEES

B. Hiring Practices: The following procedures are agreed to for the filling of employment vacancies in the Public Defender's Office:

1. Florence County Shall:

. Identify or develop job descriptions and identify minimum hiring requirements for positions within the Public Defender's Office;

. Advertise vacant positions in the same manner as other county employment vacancies and in other manners agreed to by the parties;

. Receive, review and screen applications for compliance with minimum hiring requirements;

. Forward applications meeting minimum hiring requirements to the Public Defender.

. Conduct pre-employment background checks;

. Collect and maintain state or federal verification materials, federal and state tax forms, and EEOC required data; and administer pre-and/or post employment drug testing requirements or physician's exams.

2. The Public Defender Shall:

. Provide all pre-employment interviews of qualified candidates as they may deem necessary or appropriate;

. Forward applications received directly by the Public Defender to the County Human Resources Dept. for screening;

. Make decisions for hiring of Individuals employed by the Public Defender;

. Before making any offer of employment or offering any offer of salary or compensation the Public Defender shall notify the County Human Resource Department of the Public Defender's hiring decisions and terms;

. Participate in job audits, surveys and/or information gathering requests from the County;

. Upon verification by County Human Resource Director regarding compensation and pre-employment background reports, the Public Defender shall officially notify the persons of offers of employment; and

. The Public Defender agrees that employees of the Public Defender shall enjoy the same benefits made available to all other employees of Florence County, including health, dental, leave accruals, benefit accruals, and other benefit programs, subject to the personnel

policies, guidelines, and procedures as set forth in the Florence County Human Resources Guidelines, and as such policies and procedures may be altered from time to time, except as heretofore stated.

Section V. Insurance and Indemnities

A. Indemnification: By accepting the funds which are the subject of this Agreement, the Public Defender also agrees to indemnify the County and hold it harmless from and against any and all causes of action which may arise out of the course of the disbursement and use of the funds which are the subject of this Agreement, to include a reasonable attorney's fee to defend such action or actions.

Section VI. Restatement of Statute or Ordinance

In no event shall a provision of this Agreement be interpreted to alter or amend an obligation pursuant to ordinance or statute. Recitations of obligations or procedures under ordinance or statute are for reference and do not in any way alter the specific requirements or prohibitions of law. Recitation of employees, personnel, procurement and ordinances will apply to employees and office of the Public Defender.

Section VII. Administration of Funds

All Funds that are provided pursuant to Section 17-3-560 must be directed to Florence County. Florence County shall account for the receipt and disbursement of funds separately from other funds administered by the county.

Section VIII. Term of this Agreement

This agreement shall run from_____, 2026, and terminate_____, 2027. This agreement may be renewed annually in writing, signed by both parties. It is further agreed by the parties that this agreement may be terminated prior to the end of the term by either party providing written notice of at least 60 days prior to the effective date of the termination.

Section IX. Termination and Severability . This Agreement may be terminated by the county upon thirty (30) days written notice of any default or failure by the Public Defender to perform its obligations hereunder. The Public Defender must request funds from the County pursuant to this Agreement within fifteen (15) days of the end of the County's fiscal year, June 30th. If no request is made within that period, or if the Public Defender shall not have complied with its obligation to furnish information to the county, then this Agreement may be voided as to future money payable from the County to the Public Defender.

This Agreement may be terminated by the Circuit Public Defender upon thirty (30) days written notice of any default or failure by Florence County to perform its statutory obligations hereunder.

Any provision deemed by a court of competent jurisdiction to be in violation of said law shall be null and void. The illegality of any one or more such provision shall not operate to nullify or voiding any remaining otherwise lawful provision hereof.

Section X. Jurisdiction. This Agreement shall be governed by the laws of the State of South Carolina. This Agreement exists in the form of three (3) duplicate originals, each of which, when executed by all parties hereto is as valid and enforceable as the others.

IN WITNESS WHEREOF, the undersigned set their hands and seals on the dates indicated:

WITNESSES

_____

_____

PUBLIC DEFENDER-12th JUDUCIAL CIRCUIT

_____

_____
Date

WITNESSES

_____

_____

FLORENCE COUNTY ADMINISTRATOR

_____

_____
Date

Attachment A

EMPLOYEE	DATE OF HIRE	YEARS OF SERVICE

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve An Additional $185,000 To A Twelve-Month Loan That Was Approved By Council On October 16, 2025, For The Town Of Pamplico.

POINTS TO CONSIDER:

1) Council approved the twelve-month loan with the Town of Pamplico on October 16, 2025, in the amount of $210,000. This will make the total for the loan $395,000.
2) As a result of the Town not completing their required audited financial statements on a timely basis, the SC Treasurer's Office has begun withholding funds from the Town, to include its portion of the local option sales taxes, in accordance with SC Proviso 98.9. Malloy McEachin, County Attorney, has requested a SC Attorney General's Opinion as to whether this proviso applies to local option sales taxes.
3) The Town currently collects approximately $18,000 in local option sales taxes per month and needs this loan until the SC Treasurer's office resumes these payments. Three months of sales taxes have already been withheld.
4) The delinquent audit is currently in process, but may not be completed for a few months.
5) The Town would request that the loan would permit three draws of approximately $131,667 two payments and the third $131,666. Given the timing of the completion of the audit, the Town may not need to request all three draws.
6) The loan would be repaid from local option sales taxes when they are received.

FUNDING FACTORS:

This $395,000 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]

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FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Florence County Sheriff's Office

ISSUE UNDER CONSIDERATION:

Declaration of one (1) Glock model 45 9mm handgun as surplus property for the purpose of awarding it to an employee who is retiring.

POINTS TO CONSIDER:

1. The Florence County Sheriff's Office is recommending that (1) Glock model 45 9mm handgun, serial number BTFB857, to be declared surplus.
2. Disposal will not impact on-going operations.
3. Florence County Code requires County Council approval for disposal of surplus property.

FUNDING FACTORS:

1. $0=Costs of disposal

OPTIONS:

1. ***(Recommended)*** Declare one (1) Glock model 45 9mm handgun as surplus property and award it accordingly.
2. Provide alternative instructions.

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FLORENCE COUNTY SHERIFF'S OFFICE
TJ JOYE, SHERIFF

May 26, 2026

Mr. Kevin Yokim
Florence County Administrator
180 N. Irby Street
Florence, SC 29501

Dear Mr. Yokim,

Lieutenant Andy Clendenin began his employment with the Sheriff's Office on September 9, 2000 and retired on May 22, 2026. Lieutenant Clendenin was assigned to the Criminal Investigations Bureau's Forensic Unit and was a very capable crime scene investigator whose service will surely be missed.

Lieutenant Clendenin proudly served over 25 years with Florence County and by department policy, Sheriff Joye is requesting his service weapon a Glock model 45, 9mm serial# BTFB857 be declared surplus and awarded to Lieutenant Clendenin in appreciation for his years of service.

If you need further information related to this request, please let me know.

Thank you.

TJ Joye

TJ Joye
Florence County Sheriff

FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
FCSO

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 28-25/26, Florence County Sheriff's Office New Evidence Building To JNB Services LLC Of Daleville, AL In The Amount Of $3,300,000.00 To Be Funded From Bond Funds,

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on March 18, 2026. The bid opening was held on April 23, 2026.
2) Ten (10) bids were received; nine (9) bids were compliant; one (1) bid was non-compliant. JNB Services LLC is the lowest responsible, responsive bidder.
3) Tommy Sullivan, Chief Deputy FCSO and David Bailey, Collins and Almers recommends awarding the bid to JNB Services LLC.
4) The bid expires July 17, 2026.

FUNDING FACTORS:

$3,300,000.00 = Total amount to be funded from Bond Funds.

OPTIONS:

1) Award Bid No. 28-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Tommy Sullivan, Chief Deputy FCSO
3) Recommendation Letter from David Bailey, Collins and Almers

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Florence County, South Carolina
Project: Florence Co. Sheriff's Office New Evidence Building

Bid Opening Date: 4/23/2026

Time: 3:00 p.m.

Tabulation for Bid No.28-25/26

Name of Bidder	Bid Bond (Y/N)	Addendum No. 1 (Y/N)	Primary Bid**	Bid Including Alternate 1	Local 5% Deduction* $15,000 Maximum	Bid Total Including Local Deduction
JNB Services, , Daleville AL	Y	Y	$3,300,000.00	$7,000.00	$0.00	$3,307,000.00
Gilbert Construction Co., Ltd, Florence SC	Y	Y	$3,575,460.00	($5,000.00)	-$250.00	$3,570,210.00
Tungsten LLC, Myrtle Beach, SC	Y	Y	$3,747,000.00	($9,000.00)	$0.00	$3,738,000.00
SNB Construction of Dillon, LLC	Y	Y	$3,396,000.00	$88,273.00	$0.00	$3,484,273.00
FBI Construction Inc., Florence, SC	Y	Y	$3,833,100.00	($9,000.00)	-$450.00	$3,823,650.00
McDowell Construction Corp. of Myrtle Beach	Y	Y	$3,860,353.00	$12,212.00	$0.00	$3,872,565.00
Brantley Construction Services, LLC	Y	Y	$3,941,738.00	$9,900.00	$495.00	$9,405.00
Rycon Construction	Y	Y	$ 3,585,000.00	($9,000.00)	-$450.00	-$8,550.00
Solid Structures	Y	Y	$ 3,840,000.00	($12,212.00)	-$610.60	-$11,601.40

Notes:
*5% Local Preference-Florence County Code, Section 11.5-39
**Bid includes sales tax

FLORENCE COUNTY SHERIFF'S OFFICE

TJ JOYE, SHERIFF

May 20, 2026

Nakeshia P. Wilkins, Director
Florence County Purchasing
180 North Irby Street
County Complex MSC-R
Florence, SC 29501

Dear Nakeshia,

I have received and reviewed all provided documents related to Bid# 28-25/26, Project: Florence County Sheriff's Office Forensics Building.

I am in agreement that we proceed with the compliant low bid from JNB Services, LLC, located in Daleville, Alabama. After final approval by County Council, this will be the project account #: 341-421-421110-507601.

Thank you for the assistance you and your staff provided during the bidding of this project. Please let me know if you have any questions or need any further from me.

Sincerely,

Thomas F. Sullivan
Chief

6719 Friendfield Road * Effingham, SC 29541
Main (843) 665-2121 * Fax (843) 673-0348

COLLINS | ALMERS

ARCHITECTURE

May 20, 2026

Nakeshia P. Wilkins
Florence County Procurement Director
180 N. Irby St.
County Complex MSC-R
Florence, SC 29501

Re: Bid 28-25/26

Nakeshia,

I am reaching out regarding the bid results for the Florence County Sheriff's Office New Evidence Building. While we at Collins and Almers do not have direct experience working with JNB Services LLC, to the best of our knowledge, there are no disqualifying issues based on the information currently available (see attached).

SC LLR lists JNB Services LLC as a current general contractor license holder. Given their status as the apparent low bidder and assuming Florence County finds the attached Bid Submittal with references, bonding, etc. to be in order and meeting your Minimum Mandatory Requirements, we recommend that the County proceed with their standard due diligence and evaluation process in awarding the contract.

Please let us know if you have any questions or would like to discuss this further.

Sincerely,

David T. Bailey
COLLINS & ALMERS ARCHITECTURE

Attachments:

Bid Submittal (JNB Services LLC)

FLORENCE COUNTY COUNCIL MEETING
June 18, 2026

AGENDA ITEM: Reports to Council
Declaration of Surplus Property

DEPARTMENT: Museum

ISSUE UNDER CONSIDERATION:
Declaration Of Surplus Structure Located At 3114 Johnsonville Highway That Is Twentieth Century Of No Interpretative Or Historic Value To Browntown And Has Significant Water Damage And Foundation Issues.

POINTS TO CONSIDER:
1. Florence County Code requires County Council approval for disposal of surplus property.
2. The Museum Director, Andrew R. Stout has determined that this structure is of no historic value and not a contributing structure to Browntown.
3. The removal of this structure will be of no cost to Florence County.

FUNDING FACTORS:

$0 = No cost to Florence County for the declaration of surplus and beneficial since the structure will be removed at no cost.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide alternate instructions.

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FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Administration

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 12-25/26, E. Montclair Way Extension To Gaster's Grading Company, Inc. of Johnsonville, SC In The Amount Of $1,114,500.00 To Be Funded From CPSTIIIA & B Funds And For The County Administrator To Execute All Documents.

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on April 20, 2026. The bid opening was held on May 26, 2026.
2) Nine (9) bids were received; nine (9) bids were compliant; Gaster's Grading Company, Inc. was the lowest responsible, responsive bidder.
3) James W. Frost, Alliance Consulting Engineers and Shannon Munoz, Deputy Administrator-Admin. recommends awarding the bid to Gaster's Grading Company, Inc.
4) The bid expires sixty days from the date of bid.

FUNDING FACTORS:

$1,114,500 = Total amount to be funded from CPSTIIIA & B funds.

OPTIONS:

1) Award Bid No. 12-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Recommendation Letter from Alliance Consulting Engineers with bid tab.
2) Recommendation Letter from Shannon Munoz, DA-Administration

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ALLIANCE
CONSULTING ENGINEERS

June 4, 2026

Ms. Shannon Munoz, MBA, EDFP
Deputy Administrator of Administration
Florence County
180 North Irby Street – MSC-M
Florence, South Carolina 29501

RE: East Montclair Way Extension to
Freedom Boulevard (US Highway 301) in
unincorporated Florence County, South Carolina
Florence County Project No.: 12-25/26
Project No.: 24144-0021

Dear Ms. Munoz:

On May 26, 2026 at 2:00 PM, Florence County received nine (9) Responsive Bids from potential contractors for the East Montclair Way Extension to Freedom Boulevard (US Highway 301) in unincorporated Florence County, South Carolina. Alliance Consulting Engineers, Inc. has reviewed the bids received and prepared the enclosed Certified Bid Tabulation, Bid Comparison Sheet, Bid Opening Proceedings and Bid Opening Sign-In Sheet for the referenced project for your consideration.

Based on a review of the bids submitted, review of the Contractor/Subcontractor Qualifications, interviews with references from previous work experience and confirmation the bid received is within the available funding budget, Alliance Consulting Engineers, Inc. recommends that the contract for the East Montclair Way Extension to Freedom Boulevard (US Highway 301) in unincorporated Florence County be awarded to the low bidder, based on the Base Bid in accordance with Technical Specifications Section 01 23 00 – Bid Alternates and Substitutes, Gaster's Grading Company, Inc. of Johnsonville, South Carolina for the Project Base Bid in the amount of $1,035,200.00 and Project Base Bid Alternate No. 1 in the amount of $79,300.00 for a Total Amount of $1,114,500.00.

If Florence County is in agreement with the recommendation outlined above, please sign and date the five (5) enclosed copies of the Notice of Award and return all five (5) copies to our office at your earliest convenience.

If you have any questions or comments regarding the above information, please contact our office at (803) 779-2078.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.

James W. Frost, II, P.E.
Senior Vice President

Enclosures
cc: Mr. Kevin V. Yokim, CPA, CGFO, ICMA-CM, Florence County w/ enclosures
Ms. NaKeisha Wilkins, Florence County w/ enclosures
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.
Mr. Jesse A. Mefford, P.E., Alliance Consulting Engineers, Inc.

CERTIFIED AS A TRUE AND CORRECT TABULATION OF BIDS RECEIVED

James W. Frost, II, P.E.
Senior Vice President

BIDS RECEIVED

PROJECT: East Montclair Way Extension to Freedom Boulevard (US Highway 301) in unincorporated Florence County, South Carolina

FLORENCE COUNTY BID NO.: 12-25/26
PROJECT NO.: 24144-0021

PLACE: Florence County Complex
Florence County Procurement Office
180 North Irby Street – MSC-R, Room 1001
Florence, South Carolina 29501

DATE: Tuesday, May 26, 2026 at 2:00 PM

CONTRACTOR	AMOUNT OF BASE BID	AMOUNT OF BASE BID ALTERNATE NO. 1	TOTAL BASE BID WITH BASE BID ALTERNATE NO. 1	ORDER OF BIDS
Gaster's Grading Company, Inc. [1] Johnsonville, South Carolina	$1,035,200.00	$79,300.00	$1,114,500.00	1
C. R. Jackson, Inc. Darlington, South Carolina	$1,075,025.00	$32,950.00	$1,107,975.00	2
Cherokee, Inc. Columbia, South Carolina	$1,092.480.00	$43,300.00	$1,135,780.00	3
L & L Contractors, Inc. Andrews, South Carolina	$1,277,900.00	$91,500.00	$1,369,400.00	4
King Asphalt, Inc. Conway, South Carolina	$1,292,910.00	$51,700.00	$1,344,610.00	5
PSI of Conway, LLC [2] Conway, South Carolina	$1,300,440.80	$93,561.00	$1,394,001.80	6
Universal Civil Construction, LLC Roebuck, South Carolina	$1,320,353.00	$53,200.00	$1,373,553.00	7

Prepared By: Alliance Consulting Engineers, Inc

CONTRACTOR	AMOUNT OF BASE BID	AMOUNT OF BASE BID ALTERNATE NO. 1	TOTAL BASE BID WITH BASE BID ALTERNATE NO. 1	ORDER OF BIDS
R. E. Goodson Construction Company, Inc. Darlington, South Carolina	**$1,440,618.00**	**$88,050.00**	**$1,528,668.00**	**8**
Driggers Construction, LLC [3] Hamer, South Carolina	**$2,336,557.50**	**$43,600.00**	**$2,380,157.50**	**9**

Note: Please see error notation.

1. Gaster's Grading Company, Inc. submitted a unit price of $60.00 for line item #11 in the Base Bid Section. An error was noted in their calculations for the total amount of that line item. Gaster's Grading Company, Inc. submitted a total price of $4,800.00 when the total amount for that line item should be $9,000.00. This error results in an increase to the item total and overall bid submission total in the amount of $4,200.00 and has no effect on the order of the bids.

2. PSI of Conway, LLC submitted a unit price of $395.20 for Base Bid Alternate No. 1 line item #1 and $383.50 for Base Bid Alternate No. 1 line item #2. An error was noted in their calculations as the unit prices and line item totals correspond with the opposite estimated quantity for the two (2) line items in Base Bid Alternate No. 1. PSI of Conway, LLC submitted a total price for the Base Bid Alternate No. 1 of $93,561.00 which this total remains unchanged and has no effect on the order of the bids.

3. Driggers Construction, LLC submitted a unit price of $17.00 for line item #8 in the Base Bid Section. An error was noted in their calculations for the total amount of that line item. Driggers Construction, LLC submitted a total price of $1,700.00 when the total amount for that line item should be $17,000.00. This error results in an increase to the item total and overall bid submission total in the amount of $15,300.00 and has no effect on the order of the bids.

Bid Comparison Sheet

East Montclair Way Extension to Freedom Boulevard
(US Highway 301)
Florence County, South Carolina

				Gaster's Grading Company, Inc. Johnsonville, South Carolina[1]		C.R. Jackson, Inc. Darlington, South Carolina		Cherokee, Inc. Columbia, South Carolina		L & L Contractors, Inc. Andrews, South Carolina		King Asphalt, Inc. Conway, South Carolina	
No.	Quantity	Unit	Item Description	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1	LS	Mobilization/Bonds	$50,000.00	$50,000.00	$55,000.00	$55,000.00	$56,000.00	$56,000.00	$60,000.00	$60,000.00	$115,750.00	$115,750.00
2	1	LS	Construction Safety/Traffic Control	$15,000.00	$15,000.00	$45,000.00	$45,000.00	$21,000.00	$21,000.00	$106,280.00	$106,280.00	$50,000.00	$50,000.00
3	1	EA	Construction Entrance	$3,350.00	$3,350.00	$3,650.00	$3,650.00	$6,500.00	$6,500.00	$25,000.00	$25,000.00	$11,700.00	$11,700.00
4	1,300	LF	Silt Fence	$4.10	$5,330.00	$3.00	$3,900.00	$6.00	$7,800.00	$4.00	$5,200.00	$5.50	$7,150.00
5	100	LF	Double Row Silt Fence	$7.50	$750.00	$10.50	$1,050.00	$9.00	$900.00	$8.00	$800.00	$7.85	$785.00
6	5	EA	Rock Check Dam	$300.00	$1,500.00	$300.00	$1,500.00	$1,300.00	$6,500.00	$1,200.00	$6,000.00	$550.00	$2,750.00
7	150	SY	Rip Rap Outlet/Inlet Protection	$110.00	$16,500.00	$36.00	$5,400.00	$85.00	$12,750.00	$180.00	$27,000.00	$130.00	$19,500.00
8	1,000	SY	Erosion Control Matting (North American Green SC150)	$4.25	$4,250.00	$3.00	$3,000.00	$3.00	$3,000.00	$3.50	$3,500.00	$2.80	$2,800.00
9	2	AC	Clearing and Grubbing (Area within Limits of Disturbance)	$6,900.00	$13,800.00	$10,000.00	$20,000.00	$40,000.00	$80,000.00	$23,600.00	$47,200.00	$23,500.00	$47,000.00
10	35	LF	Removal/Disposal of Existing 24-Inch Storm Drainage Pipe	$28.00	$980.00	$20.00	$700.00	$50.00	$1,750.00	$30.00	$1,050.00	$65.00	$2,275.00
11	150	LF	Remove and Replace Residential Fence and Gate	$60.00	$9,000.00	$33.00	$4,950.00	$30.00	$4,500.00	$80.00	$12,000.00	$60.00	$9,000.00
12	1	LS	Earthwork - (Excavation/Haul/Backfill/Compaction) - Unclassified	$149,345.00	$149,345.00	$161,000.00	$161,000.00	$83,000.00	$83,000.00	$200,000.00	$200,000.00	$100,750.00	$100,750.00
13	400	SY	2-Inch Asphalt Milling	$23.00	$9,200.00	$32.75	$13,100.00	$13.20	$5,280.00	$9.00	$3,600.00	$12.00	$4,800.00
14	400	SY	2-Inch Asphalt Overlay	$19.25	$7,700.00	$24.00	$9,600.00	$25.00	$10,000.00	$18.00	$7,200.00	$21.85	$8,740.00
15	2,500	SY	8-Inch Graded Aggregate Base Course	$25.50	$63,750.00	$29.25	$73,125.00	$23.00	$57,500.00	$25.50	$63,750.00	$33.15	$82,875.00
16	300	SY	10-Inch Graded Aggregate Base Course	$34.50	$10,350.00	$50.00	$15,000.00	$40.00	$12,000.00	$33.00	$9,900.00	$48.65	$14,595.00
17	2,500	SY	2-Inch Hot Mixed Asphalt (HMA) Intermediate Binder Course (Type B)	$17.25	$43,125.00	$17.50	$43,750.00	$18.70	$46,750.00	$16.00	$40,000.00	$16.40	$41,000.00
18	300	SY	4-Inch Hot Mixed Asphalt (HMA) Intermediate Binder Course (Type B)	$36.00	$10,800.00	$39.00	$11,700.00	$40.50	$12,150.00	$40.00	$12,000.00	$35.70	$10,710.00
19	3,000	SY	2-Inch HMA Surface Course (Type B)	$21.25	$63,750.00	$17.00	$51,000.00	$19.00	$57,000.00	$16.50	$49,500.00	$17.10	$51,300.00
20	48	LF	48-Inch RCP Pipe	$255.00	$12,240.00	$220.00	$10,560.00	$275.00	$13,200.00	$215.00	$10,320.00	$430.00	$20,640.00
21	2	EA	48-Inch Flared End Sections	$3,400.00	$6,800.00	$3,900.00	$7,800.00	$3,600.00	$7,200.00	$5,400.00	$10,800.00	$9,250.00	$18,500.00
22	100	LF	18-Inch RCP Pipe	$60.00	$6,000.00	$80.00	$8,000.00	$82.00	$8,200.00	$47.00	$4,700.00	$215.00	$21,500.00
23	3	EA	18-Inch Flared End Sections	$850.00	$2,550.00	$2,650.00	$7,950.00	$1,300.00	$3,900.00	$1,400.00	$4,200.00	$2,900.00	$8,700.00
24	60	LF	24-Inch RCP Pipe	$76.00	$4,560.00	$105.00	$6,300.00	$130.00	$7,800.00	$100.00	$6,000.00	$210.00	$12,600.00
25	2	EA	24-Inch Flared End Sections	$1,075.00	$2,150.00	$1,575.00	$3,150.00	$2,000.00	$4,000.00	$1,800.00	$3,600.00	$3,400.00	$6,800.00
26	2	EA	Type 16 Curb Inlet	$7,000.00	$14,000.00	$4,200.00	$8,400.00	$5,500.00	$11,000.00	$8,500.00	$17,000.00	$10,500.00	$21,000.00
27	1,000	LF	Curb and Gutter	$28.00	$28,000.00	$32.50	$32,500.00	$30.00	$30,000.00	$25.00	$25,000.00	$30.00	$30,000.00
28	400	SY	4-Inch Concrete Sidewalk	$85.00	$34,000.00	$96.00	$38,400.00	$95.00	$38,000.00	$100.00	$40,000.00	$115.00	$46,000.00
29	2	EA	12-Inch Concrete Key	$860.00	$1,720.00	$800.00	$1,600.00	$850.00	$1,700.00	$900.00	$1,800.00	$945.00	$1,890.00
30	1	EA	Residential Water Meter Relocation (Includes New Tap and Service Line)	$7,150.00	$7,150.00	$4,850.00	$4,850.00	$6,600.00	$6,600.00	$4,500.00	$4,500.00	$4,100.00	$4,100.00
31	1	LS	Install Signage and Striping (Includes Freedom Boulevard and South Church Street Modifications)	$22,000.00	$22,000.00	$32,053.00	$32,053.00	$38,000.00	$38,000.00	$40,000.00	$40,000.00	$37,500.00	$37,500.00
32	1	LS	Traffic Signal Installation	$400,000.00	$400,000.00	$362,300.00	$362,300.00	$420,000.00	$420,000.00	$400,000.00	$400,000.00	$455,000.00	$455,000.00
33	1	AC	Grassing	$5,650.00	$5,650.00	$3,737.00	$3,737.00	$6,000.00	$6,000.00	$5,000.00	$5,000.00	$3,200.00	$3,200.00
34	1	LS	Landscaping	$9,900.00	$9,900.00	$25,000.00	$25,000.00	$12,500.00	$12,500.00	$25,000.00	$25,000.00	$22,000.00	$22,000.00
TOTAL BASE BID				**$1,035,200.00**		**$1,075,025.00**		**$1,092,480.00**		**$1,277,900.00**		**$1,292,910.00**	
1	110	LF	16-Inch Schedule 40 (0.25-Inch Wall Thickness) Steel Casing	$325.00	$35,750.00	$140.00	$15,400.00	$175.00	$19,250.00	$300.00	$33,000.00	$210.00	$23,100.00
2	130	LF	20-Inch Schedule 40 (0.25-Inch Wall Thickness) Steel Casing	$335.00	$43,550.00	$135.00	$17,550.00	$185.00	$24,050.00	$450.00	$58,500.00	$220.00	$28,600.00
TOTAL BASE BID ALTERNATE NO. 1				**$79,300.00**		**$32,950.00**		**$43,300.00**		**$91,500.00**		**$51,700.00**	
TOTAL BASE BID WITH ALTERNATE NO. 1				**$1,114,500.00**		**$1,107,975.00**		**$1,135,780.00**		**$1,369,400.00**		**$1,344,610.00**	

NOTE: Please see error notations on Page Three (3).

Prepared By: Alliance Consulting Engineers, Inc.

Bid Comparison Sheet

East Montclair Way Extension to Freedom Boulevard

(US Highway 301)

Florence County, South Carolina

				PSI of Conway, LLC Conway, South Carolina[2]		Universal Civil Construction, LLC Roebuck, South Carolina		RE Goodson Construction Company, Inc. Darlington, South Carolina		Driggers Construction, LLC Hamer, South Carolina[3]	
No.	Quantity	Unit	Item Description	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1	LS	Mobilization/Bonds	$130,419.01	$130,419.01	$145,000.00	$145,000.00	$95,500.00	$95,500.00	$74,586.50	$74,586.50
2	1	LS	Construction Safety/Traffic Control	$85,000.00	$85,000.00	$100,000.00	$100,000.00	$74,000.00	$74,000.00	$263,183.50	$263,183.50
3	1	EA	Construction Entrance	$6,731.23	$6,731.23	$6,700.00	$6,700.00	$16,000.00	$16,000.00	$10,627.50	$10,627.50
4	1,300	LF	Silt Fence	$4.66	$6,058.00	$3.30	$4,290.00	$5.00	$6,500.00	$10.00	$13,000.00
5	100	LF	Double Row Silt Fence	$6.67	$667.00	$8.25	$825.00	$10.00	$1,000.00	$12.00	$1,200.00
6	5	EA	Rock Check Dam	$520.56	$2,602.80	$475.00	$2,375.00	$720.00	$3,600.00	$2,275.00	$11,375.00
7	150	SY	Rip Rap Outlet/Inlet Protection	$258.10	$38,715.00	$78.50	$11,775.00	$86.00	$12,900.00	$214.00	$32,100.00
8	1,000	SY	Erosion Control Matting (North American Green SC150)	$2.36	$2,360.00	$1.80	$1,800.00	$2.00	$2,000.00	$17.00	$17,000.00
9	2	AC	Clearing and Grubbing (Area within Limits of Disturbance)	$19,894.36	$39,788.72	$18,500.00	$37,000.00	$25,000.00	$50,000.00	$28,137.50	$56,275.00
10	35	LF	Removal/Disposal of Existing 24-Inch Storm Drainage Pipe	$25.97	$908.95	$50.00	$1,750.00	$225.00	$7,875.00	$279.50	$9,782.50
11	150	LF	Remove and Replace Residential Fence and Gate	$25.00	$3,750.00	$26.00	$3,900.00	$40.00	$6,000.00	$77.00	$11,550.00
12	1	LS	Earthwork - (Excavation/Haul/Backfill/Compaction) - Unclassified	$57,487.26	$57,487.26	$95,000.00	$95,000.00	$377,000.00	$377,000.00	$698,017.50	$698,017.50
13	400	SY	2-Inch Asphalt Milling	$8.50	$3,400.00	$18.55	$7,420.00	$17.50	$7,000.00	$40.50	$16,200.00
14	400	SY	2-Inch Asphalt Overlay	$17.50	$7,000.00	$21.00	$8,400.00	$17.50	$7,000.00	$29.00	$11,600.00
15	2,500	SY	8-Inch Graded Aggregate Base Course	$49.60	$124,000.00	$40.20	$100,500.00	$28.00	$70,000.00	$44.00	$110,000.00
16	300	SY	10-Inch Graded Aggregate Base Course	$61.61	$18,483.00	$60.00	$18,000.00	$33.00	$9,900.00	$58.00	$17,400.00
17	2,500	SY	2-Inch Hot Mixed Asphalt (HMA) Intermediate Binder Course (Type B)	$15.50	$38,750.00	$19.40	$48,500.00	$15.68	$39,200.00	$22.50	$56,250.00
18	300	SY	4-Inch Hot Mixed Asphalt (HMA) Intermediate Binder Course (Type B)	$38.00	$11,400.00	$42.40	$12,720.00	$32.67	$9,801.00	$47.50	$14,250.00
19	3,000	SY	2-Inch HMA Surface Course (Type B)	$16.15	$48,450.00	$19.50	$58,500.00	$15.87	$47,610.00	$21.00	$63,000.00
20	48	LF	48-Inch RCP Pipe	$807.53	$38,761.44	$346.00	$16,608.00	$374.00	$17,952.00	$555.50	$26,664.00
21	2	EA	48-Inch Flared End Sections	$7,327.32	$14,654.64	$5,375.00	$10,750.00	$4,700.00	$9,400.00	$6,737.50	$13,475.00
22	100	LF	18-Inch RCP Pipe	$189.53	$18,953.00	$134.50	$13,450.00	$167.00	$16,700.00	$315.00	$31,500.00
23	3	EA	18-Inch Flared End Sections	$3,821.92	$11,465.76	$2,370.00	$7,110.00	$1,200.00	$3,600.00	$3,140.00	$9,420.00
24	60	LF	24-Inch RCP Pipe	$236.28	$14,176.80	$157.00	$9,420.00	$183.00	$10,980.00	$349.50	$20,970.00
25	2	EA	24-Inch Flared End Sections	$4,179.77	$8,359.54	$2,450.00	$4,900.00	$1,400.00	$2,800.00	$3,482.50	$6,965.00
26	2	EA	Type 16 Curb Inlet	$16,476.03	$32,952.06	$10,880.00	$21,760.00	$8,000.00	$16,000.00	$9,324.00	$18,648.00
27	1,000	LF	Curb and Gutter	$20.00	$20,000.00	$41.00	$41,000.00	$22.00	$22,000.00	$22.50	$22,500.00
28	400	SY	4-Inch Concrete Sidewalk	$54.00	$21,600.00	$108.00	$43,200.00	$90.00	$36,000.00	$107.00	$42,800.00
29	2	EA	12-Inch Concrete Key	$750.00	$1,500.00	$900.00	$1,800.00	$800.00	$1,600.00	$2,970.00	$5,940.00
30	1	EA	Residential Water Meter Relocation (Includes New Tap and Service Line)	$7,500.00	$7,500.00	$6,000.00	$6,000.00	$7,500.00	$7,500.00	$8,309.50	$8,309.50
31	1	LS	Install Signage and Striping (Includes Freedom Boulevard and South Church Street Modifications)	$25,000.00	$25,000.00	$12,000.00	$12,000.00	$38,700.00	$38,700.00	$45,738.00	$45,738.00
32	1	LS	Traffic Signal Installation	$447,841.00	$447,841.00	$450,000.00	$450,000.00	$400,000.00	$400,000.00	$570,240.00	$570,240.00
33	1	AC	Grassing	$2,705.59	$2,705.59	$2,900.00	$2,900.00	$7,000.00	$7,000.00	$8,170.50	$8,170.50
34	1	LS	Landscaping	$9,000.00	$9,000.00	$15,000.00	$15,000.00	$7,500.00	$7,500.00	$17,820.00	$17,820.00
TOTAL BASE BID					**$1,300,440.80**		**$1,320,353.00**		**$1,440,618.00**		**$2,336,557.50**
1	110	LF	16-Inch Schedule 40 (0.25-Inch Wall Thickness) Steel Casing	$383.50	$42,185.00	$200.00	$22,000.00	$362.00	$39,820.00	$160.00	$17,600.00
2	130	LF	20-Inch Schedule 40 (0.25-Inch Wall Thickness) Steel Casing	$395.20	$51,376.00	$240.00	$31,200.00	$371.00	$48,230.00	$200.00	$26,000.00
TOTAL BASE BID ALTERNATE NO. 1					**$93,561.00**		**$53,200.00**		**$88,050.00**		**$43,600.00**
TOTAL BASE BID WITH ALTERNATE NO. 1					**$1,394,001.80**		**$1,373,553.00**		**$1,528,668.00**		**$2,380,157.50**

NOTE: Please see error notations on Page Three (3).

Bid Comparison Sheet

East Montclair Way Extension to Freedom Boulevard
(US Highway 301)
Florence County, South Carolina

NOTE: Please see error notation below.

1. Gaster's Grading Company, Inc. submitted a unit price of $60 for line item #11 in the Base Bid Section. An error was noted in their calculations for the total amount of that line item. Gaster's Grading Company, Inc. submitted a total price of $4,800 when the total amount for that line item should be $9,000. This error results in an increase to the item total and overall bid submission total in the amount of $4,200 and has no effect on the order of the bids.
2. PSI of Conway, LLC submitted a unit price of $395.20 for Base Bid Alternate No. 1 line item #1 and $383.50 for Base Bid Alternate No. 1 line item #2. An error was noted in their calculations as the unit prices and line item totals correspond with the opposite estimated quantity for the two (2) line items in Base Bid Alternate No. 1. PSI of Conway, LLC submitted a total price for the Base Bid Alternate No. 1 of $93,561 which this total remains unchanged and has no effect on the order of the bids.
3. Driggers Construction, LLC submitted a unit price of $17 for line item #8 in the Base Bid Section. An error was noted in their calculations for the total amount of that line item. Driggers Construction, LLC submitted a total price of $1,700 when the total amount for that line item should be $17,000. This error results in an increase to the item total and overall bid submission total in the amount of $15,300 and has no effect on the order of the bids.

June 08, 2026

Kevin Yokim
Florence County Administrator
County Council
180 North Irby Street
Florence, South Carolina 29501

Mr. Yokim & Florence County Council,

I recommend awarding Bid No. 12-25/26 to Gaster's Grading Company, Inc., Johnsonville, SC for the E. Montclair Way Extension project. The total bid was $1,114,500.

Alliance Consulting Engineers reviewed all bids and recommends awarding this bid to the lowest responsive bidder, Gaster's Grading Company, Inc.

Thanks,

Shannon Munoz
Deputy Administrator, Administration

FLORENCE COUNTY COUNCIL MEETING

June 18, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration
Grants

ISSUE UNDER CONSIDERATION:

Request Approval Of Proposal With Davis & Floyd For Professional Engineering Services In The Amount Of $162,000 To Be Funded From CTC Grant Funds For The Resurfacing of Cubie Road (S-884 to S-1644), Trails End Road, And Mallard Road And For The County Administrator To Execute The Agreement.

POINTS TO CONSIDER:

1. Davis & Floyd is on the On-Call List of engineering firms approved by Council.
2. Florence County was awarded $1,739,000.00 of CTC funds for the resurfacing of Cubie Road (S-884 to S-1644), Trails End Road, and Mallard Road.
3. Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval.

POINTS TO CONSIDER:

CTC Grant Funds will fund this project.

OPTIONS:

1. Approve as presented (Recommended)
2. Provide an alternative directive.

ATTACHMENTS:

Davis & Floyd Agreement for Professional Services

back to top

DAVIS & FLOYD

SINCE 1954

AGREEMENT FOR PROFESSIONAL SERVICES

This Agreement, made this 5th day of June , 20 26 between Florence County (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: Paving of Cubie Rd (S-884 to S-1644), Trails End Rd and Mallard Rd

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 $ 162,000.00 . 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		**Davis & Floyd, Inc.**	
_____		Todd J. Warren	
Signature		Signature	
_____		Todd J. Warren, PE	
Name of Signatory		Name of Signatory	
_____	_____	Vice President	6/5/26
Title	Date	Title	Date

Attachments:

A) Scope of Services
B) Standard Terms and Conditions
C) Sample Amendment to Agreement for Professional Services

Summary of Scope

Florence County (**COUNTY**) proposes to pave Cubie Rd (1.062 miles) from S-21-884 to S-21-1644, Trails End Rd (0.548 miles) from SC 327 to the dead end and Mallard Rd (2.095 miles) from S-21-484 to S-21-488. The COUNTY has contracted with Davis and Floyd, Inc. (**CONSULTANT**) to provide professional services necessary to provide project management, limited design services to develop bid quantities and documents for bidding and provide limited construction administration and inspection.

Project Assumptions

1. Coordination with regulatory agencies is not included
2. Wetland delineations are not included
3. Public involvement plans and meetings are not included
4. Environmental Documentation (including cultural & natural resources) is not included
5. USACE General (GP) and Individual (404/401) Permitting is not included

The following tasks could be provided as additional services but are not included in this scope:

- Geotechnical Design
- Subsurface Utility Engineering
- Structural Design
- Environmental Services and Permitting
- Utility Coordination Services
- Right of Way Acquisition
- Full CEI (including Material Testing)

Task A – Project Management

CONSULTANT shall provide labor, services, resources, and consultation necessary to perform project management. Project management services include project oversight, financial tracking and pay estimate processing, procurement and project bidding, and monthly progress reporting. The management services are more fully described below:

- Provide contract administration for design and construction
- Manage County Purchase Orders and process invoices in coordination w/ County Finance Dept.
- Provide engineering guidance for the development of the project and construction/design related conflicts
- Track assigned project budgets and manage change order requests
- Review and evaluate construction bid for award recommendations
- Monitor status of construction and provide Monthly update
- Assist County procurement staff with bidding
- Attend pre-bid conferences and pre-construction conferences

Division B – Project Plans and Bid Package Preparation

CONSULTANT will assist Florence County by providing limited design services to prepare a bid package necessary to complete the dirt to pave projects. Services provided include: 1) strip map plans, 2) typical sections, and 3) quantities.

Dirt to Pave Projects – COUNTY requests inclusion of replacing existing corrugated metal pipes with reinforced concrete pipes, improving the existing roadbed utilizing 8” cement stabilized base and

application of 2" of asphalt for the final riding surface. All improvements would remain within the existing County R/W.

Exceptions to scope of services:

1. No survey or design improvement services are included
2. Projects will be developed as maintenance projects
3. No drainage or roadway improvements/modifications will be provided
4. Drainage pipes will be replaced at existing grades
5. Roadways will be paved on existing alignments
6. Permitting fees are not included

Division C – Limited Construction Administration and Inspection

CONSULTANT shall provide labor, services, resources, and consultation necessary to perform construction administration and inspection. The Contractor's efficiency will impact the number of site visits required to perform the necessary inspections. Although the quality of work, schedule, material availability, weather and other factors can dictate the efficiency of the Contractor, D|F has estimated the production based on past experience on similar projects in Florence County.

The intent of this proposal is not to provide daily inspection, but to provide construction administration and inspection at a level to provide proactive oversight to avoid and address potential conflicts quickly and monitor the Contractor so the project continues to progress as intended. This oversight will work to hold the Contractor accountable to quality and their quantities.

The following positions and responsibilities are proposed for this project:

Responsible for the general oversight of the construction administration and scheduling of inspection team.

- Responsible for the general oversight of the construction administration and scheduling of inspection team.
- Serve as field representative for the Program Manager for preliminary site meetings with County personnel, utilities, contractors, and other interested parties.
- Periodic site visits to verify Contractor compliance with project documents.
- Track individual project quantities for the Program Manager's review of Contractor invoices.
- Complete roadway inspection reports for operations.
- Observe installation of the storm drainage.
- Observe completion of CMRB or soil cement operations.
- Verify roadways are properly prepared for resurfacing projects.
- Verify that shoulders are restored following roadway improvements.
- Observe asphalt placement, and report quantities, locations and notes specific to that work.

Exceptions to scope of services:

1. No cost provisions have been included for night or weekend work.
2. Work zone inspections and traffic control inspections.
3. SWPPP or environmental inspections and reporting.
4. Materials sampling and testing, including asphalt plant inspection.
5. Utility Coordination and relocations.
6. Survey verification of construction items.
7. Drainage, Park, Waterline and sidewalk specific projects are excluded from this task
8. Inspection services will be limited to those activities specifically included above.

(End of Scope of Services)

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 6

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Expenditure Of Not To Exceed $37,500.00 From Council District 6 Infrastructure Funding Allocations To Purchase And Install Three Fire Hydrants On National Cemetery Road.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount: $_____	$_____	$ 37,500.00
Signed: _____	_____	_____
Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:
n/a

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

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Florence County Council Meeting

June 18, 2026

AGENDA ITEM: Other Business
Council District #4

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $6,300.00 from Council District #4, funding allocations from RSMF to cut and clear vegetation and trees inside canal for Land Grant Drive.

FUNDING SOURCE:

Amount: $6,300.00

_____Infrastructure

__X__ Road System Maintenance 133-441-439-000-9764-

_____ Utility

SIGNED: _____

Requested by Council member: Jerry Yarborough Jr.
Council District #4

Date: _____

STEVE ALLEN
Public Works Director

Date: 5-29-26

ATTACHMENTS:
Quote amount attached

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

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Marion Joyner

From: ELMER DELARA <delaraelmer@yahoo.com>
Sent: Thursday, May 28, 2026 4:50 PM
To: Marion Joyner
Subject: Land Grant Dr. canal

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

To Marion Joyner;

Quote to cut and clear vegetation and trees inside canal for Land Grant Dr. canal .

Quote amount $6,300.00

Thank you,
Elmer DeLara

Yahoo Mail: Search, Organize, Conquer

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Executive Session

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Receive An Economic Development Update.

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FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Inactive Agenda – Ordinance No. 71-2024/25

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Ordinance No. 71-2024/25
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.

At Its Regular meeting on May 21, 2026, the County Council voted unanimously to deny the Third Reading Of Ordinance No. 75-2024/25.

ATTACHMENTS:
A copy of the information provided for the May 21, 2026, agenda packet.

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FLORENCE COUNTY COUNCIL MEETING

MAY 21, 2026

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

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 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)*** deny as presented.
2. Provide an alternate directive.

ATTACHMENTS:

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

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
JUNE 18, 2026

AGENDA ITEM: Inactive Agenda – Ordinance No. 38-2025/26

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Ordinance No. 38-2025/26
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.

At Its Regular meeting on May 21, 2026, the County Council voted unanimously to deny the Second Reading Of Ordinance No. 38-2025/26.

ATTACHMENTS:
A copy of the information provided for the May 21, 2026, agenda packet.

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FLORENCE COUNTY COUNCIL MEETING
MAY 21, 2026

AGENDA ITEM: Ordinance No. 38-2025/26 Second Reading

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Create A Class Of Property Defined As A Chronic Nuisance Property, To Make Such Property To Certain Remedies Including Civil Fines, And Other Matters Related Thereto.

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

ATTACHMENTS:
A copy of the proposed Ordinance.

Sponsor(s)	: County Council	
Introduction	: December 11, 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	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 38-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

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

DRAFT

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Inactive Agenda – Reports to Council

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Contractual Agreement
Council Is Asked To Enter Into A Contractual Agreement Between Florence County And Textron Financial Corporation.

At Its Regular meeting on May 21, 2026, the County Council voted unanimously to deny the Reports To Council titled “Contractual Agreement”.

ATTACHMENTS:
A copy of the information provided for the May 21, 2026, agenda packet.

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FLORENCE COUNTY COUNCIL MEETING
MAY 21, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council Is Asked To Enter Into A Contractual Agreement Between County And Textron Financial Corporation.

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

ATTACHMENTS:
1. A copy of the municipal leasing background.
2. A copy of the municipal lease proposal.

Tax-Exempt Municipal Leasing, and its Benefits

United States only – Aircraft

Background

State and local governments are under increasing pressure to provide higher levels of service to the public, but available funds often do not keep up with this increased demand. A common method of raising funds is for these governments to issue bonds. However, tax-exempt municipal lease financing has become an increasingly popular way to finance the acquisition of essential use equipment, without many of the associated complexities and costs involved with bond financing.

What is a tax-exempt municipal lease?

Unlike an operating lease, a tax-exempt municipal lease is actually a conditional sales or installment sales agreement, often providing the municipality the ability to build significant equity. It is an important alternative to a cash purchase or municipal bond issue. The interest portion of this type of lease is exempt from federal income tax under the same tax laws that enable a municipal bond to carry a tax-exempt rate. Because the lessor does not pay federal tax on the interest earned, the tax-exempt lease typically carries a much lower interest rate or implicit rate than other kinds of installment loans and leases, thus significantly lowering the cost of financing for the municipality.

In the case of aircraft tax-exempt municipal leases, the governmental municipality is typically the registered owner and holds title, while the “lessor” files a security interest with the FAA. At the end of the contract term, the governmental unit will own the property outright or will acquire it for a nominal sum, often $1.00.

Tax-exempt municipal leases have to satisfy both state and federal legal requirements. From the state law perspective, the lease-purchase contract cannot constitute debt. From the federal law perspective, however, the contract must be an "obligation" of a governmental unit within the meaning of Section 103 of the Tax Code. Accordingly, if the contract is an obligation of a governmental unit and is structured as an installment sale, rather than as a true lease, the interest portions of the payments will be exempt from federal taxation.

Who qualifies for tax-exempt municipal financing?

Under Section 103(c) of the Internal Revenue Code, the issuer of a tax-exempt obligation, including a tax-exempt municipal lease, must be a State or possession of the U.S., the District of Columbia, or a political subdivision thereof. Political subdivisions include cities, towns, counties and other municipalities. They may include other state entities such as special purpose districts, school districts, hospitals, authorities, boards and commissions.

Not-for-profit organizations created under Section 501(c)(3) of the Internal Revenue Code do not qualify directly as issuers of tax-exempt obligations. However, they may be eligible with a sponsoring 103 (c) qualified entity, acting as a conduit for issuance.

What is a non-appropriation clause?

Since most states prohibit the obligations of a governmental unit under the lease contract from being subject to debt limitations, most tax-exempt leases to 103(c) qualified entities include a "non-appropriation" clause, which provides that the obligation to continue making payments under the contract is subject to annual appropriation. This provision avoids having the agreements classified as long-term debt under state law and normally allows the governmental unit to terminate a lease without penalty, except for loss of the property, if the necessary funds are not appropriated.

What are the benefits over Bond Financing?

Both tax-exempt municipal lease agreements and bonds provide a method for a municipality to own and use an asset immediately while payments are distributed over time. The interest portion of both the lease and the bond are considered tax-exempt income to the investor. However, a tax-exempt municipal lease often offers the municipality the following advantages:

- Cost of issuance is often substantially lower than traditional bond financing.

- Avoids classification as a debt obligation and therefore does not affect constitutional debt limits. As such, typically there is no need to appeal to voters for approval.

- Compared to issuing a bond issuance, a tax-exempt municipal lease purchase is fast, flexible, and less complex.

- Provides the advantage of matching the term of the contract closer to the life of the asset. In many cases, bonds are issued with maturities that far exceed the useful life of the equipment being financed.

- Provides immediate funds to offset another unforeseen expense or project cost overrun.

Additional benefits of tax-exempt municipal financing:

- A low cost alternative to expending cash reserves, and spreads the cost of the asset over the time frame it will be used.

- A fixed rate at closing ensures level payments for the term of the lease.

- Financing up to 100% of equipment cost and a lease term up to ten years may be available.

- Payback frequency options (monthly, semi-annually, or annually) to match governmental budget cycles.

- Often superior to operating lease structures for long term needs; low tax-exempt rates and longer amortizations can result in payments below that of operating lease structures while permitting municipality the opportunity to build equity and to sell / trade the aircraft later as desired.

- Ability in some cases to fund into escrow, ahead of aircraft delivery. This can serve to lock in today's rates, fund required progress payments, and in some instances help lock in the asset sales price.

- Low rates resulting from tax-exempt basis. Again, tax-exempt municipal lease rates are often much lower than might be expected, particularly compared to the rates any non-governmental entity could obtain.

The information provided herein is for initial guidance and general discussions only. Final terms are subject to exact financier, credit approval, and current market conditions. Please verify current qualifying status and complete facts with the IRS or a qualified advisor.

For more information or for a no cost tax-exempt municipal lease proposal please contact us:

Chad Polman
Textron Financial Corporation
Direct phone: 817-280-6034
Cell phone: 316-200-2526

TEXTRON FINANCIAL™

4151 Amon Carter Blvd
Fort Worth, TX 76155
1.817.280.6034
www.textronfinancial.com

January 20, 2023

Illustrative Tax-Exempt Municipal Lease Proposal

Textron Financial Corporation (TFC) is pleased to present to you an illustrative tax-exempt municipal lease proposal for the financing of a new Bell helicopter. Please note that this proposal is an expression by TFC of its interest in arranging a financing transaction based on the general terms and conditions outlined below and is not meant to be binding on any party. This proposal is for discussion purposes only and is subject to actual Lessor credit approval and cost of funds at time of financing. General indicative terms are as follows:

Lessee: Qualified Municipality (acceptable State, County, City, or taxing authority).

Lessor: Lessor arranged by Textron Financial Corporation (TFC).

Credit Rating: The terms and pricing of this proposal assume a credit rating by Moody's or S&P Global Ratings, acceptable to Lessor.

Type of Financing: Fixed-rate, fully amortizing, tax-exempt lease-purchase agreement ("Agreement"). Said Agreement (and all subsequent Schedules) shall be a net lease arrangement with Lessee responsible for all costs of operation, maintenance, insurance, and taxes.

Equipment:
One new Bell 505 helicopter.
One new Bell 407GXi helicopter.
One new Bell 429 helicopter.
One new Bell 412EPX helicopter.

Use: Law enforcement or other acceptable municipal services.

Delivery Date: Subject to Bell's delivery schedule.

Equipment Cost:

Bell 505:	**$3,000,000 estimated.**
Bell 407GXi:	**$6,500,000 estimated.**
Bell 429:	**$10,000,000 estimated.**
Bell 412EPX:	**$15,000,000 estimated.**

Pricing is illustrative and is to be confirmed directly by Bell.

Finance Amount:

Bell 505:	**$3,000,000 (100% of Equipment Cost).**
Bell 407GXi:	**$6,500,000 (100% of Equipment Cost).**
Bell 429:	**$10,000,000 (100% of Equipment Cost).**
Bell 412EPX:	**$15,000,000 (100% of Equipment Cost).**

Lessee is responsible for any deposits required by Bell.

Payment Structure:

Bell 505:	**120 monthly payments of approximately $29,455.42 in arrears.**
Bell 407GXi:	**120 monthly payments of approximately $63,820.08 in arrears.**
Bell 429:	**120 monthly payments of approximately $98,184.74, in arrears.**
Bell 412EPX:	**120 monthly payments of approximately $147,277.11, in arrears.**

Interest Rate: **3.35%**

The Interest Rate is indexed until funding. Once funded, the Interest Rate will be fixed for the entire term.

Reimbursement: If Lessee intends to be reimbursed for any Equipment Cost associated with the Agreement, intent for reimbursement from the proceeds of the Agreement must be evidenced and must qualify under the Treasury Regulation Section 1.150.2.

TEXTRON FINANCIAL™

4151 Amon Carter Blvd
Fort Worth, TX 76155
1.817.280.6034
www.textronfinancial.com

Escrow Account:	Depending on delivery date of Equipment, an escrow account can be established with the Lessor.
Prepayment Penalty:	Lessee may prepay on any payment due date but prepayment may be subject to a make whole "reinvestment" premium.
Insurance:	Risk of loss is with Lessee. At all times, the Lessee must maintain Aircraft Hull and Liability insurance, at Lessee's expense, to protect Lessor's interests in accordance with Lessor's requirements.
Maintenance:	The Equipment shall be maintained at Lessee's cost in accordance with the FAA and Manufacturer's approved maintenance program by an authorized maintenance company acceptable to the Lessor. The Lessee shall comply with all FAA airworthiness directives and manufacturers alert bulletins.
Modification:	Due to current money market conditions, at any time prior to funding, Lessor reserves the right to adjust the proposed pricing to reflect any changes in cost of funds. The terms and conditions this proposal are based on various assumptions. If these assumptions are changed, Lessor terms can change. Further, TFC reserves the right to amend or terminate the proposal without notice or penalty.
Authorized Signors:	The Lessee's governing board shall provide Lessor with its resolution or ordinance authorizing the Agreement and shall designate the individual(s) to execute all necessary documents used therein.
Legal Opinion:	The Lessee's counsel shall furnish Lessor with an opinion covering this transaction and the documents used herein. The opinion shall be in form and substance satisfactory to Lessor.
Legal Title:	The legal title of which shall vest in the Lessee during the term of the Agreement.
International Registry:	Lessee must complete registration and consent to filings with the Cape Town International Registry, at Lessee's expense, generally as required by Lessor.
Closing Costs:	.25% fee shall be paid to TFC at closing, which can be financed. Further, all costs to perfect lien with the FAA and International Registry, including title search, counsel's opinion and filing shall be paid by the Lessee, as well as Tax Exempt Financing, including, Tax Exempt Counsel fees, Tax exempt agency fees, and Escrow Agent Fees.
Documentation:	Lessor's form of lease documentation will be used. If the Lessee is required to use their own form of documentation, Lessee will bear all legal costs incurred by Lessor in having the documents reviewed and revised, if necessary, by Lessor's counsel.
Conditions Precedent:	1) Credit approval by Lessor which includes, but is not limited to review of the past three Comprehensive Annual Financial Reports and Budget. 2) Review and approval by Lessor of final equipment list and values. 3) Lessee is a state or political subdivision within the meaning of Section 103(c) of the Internal Revenue Code of 1986, as amended (the "Code").

It should be understood that this proposal is not a commitment on the part of Textron Financial Corporation or Lessor arranged by TFC, but merely represents illustrative terms and conditions. We strive to be flexible and responsive and although I have presented these specific terms and conditions, we are willing to work with you on alternative structures that may be more suited to your needs and concerns. If you should desire any clarification regarding this quote or wish to explore alternative structures, please feel free to call me at (817) 280-6034. Thank you for the opportunity to potentially be of benefit to you in this transaction.

Very truly yours,

Chad Polman

Vice-President

FLORENCE COUNTY COUNCIL MEETING
JUNE 18, 2026

AGENDA ITEM: Inactive Agenda – Reports to Council

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Purchase of Property
Council Is Requested To Approve An Amendment To The Contract For The Real Property Identified As Florence County TMS #90159-02-023, Adding An Additional 0.29 Acres, And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review By The County Attorney.

At Its Regular meeting on May 21, 2026, the County Council voted unanimously to deny the Reports To Council titled “Purchase of Property”.

ATTACHMENTS:
A copy of the information provided for the May 21, 2026, agenda packet.

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FLORENCE COUNTY COUNCIL MEETING
MAY 21, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Council is requested to approve an amendment to the contract for the real property identified as Florence County TMS #90159-02-023, adding an additional 0.29 acres, and to authorize the County Administrator to execute the appropriate documents pending review by the County Attorney.

POINTS TO CONSIDER:

1. The County desires to purchase an additional 0.29 Acres identified by Florence County TMS #90159-02-023.
2. The Seller, County Auto Properties, LLC, desires to sell the 0.29 acres for $29,000.00.
3. The County needs additional land to construct an access road beside the new fire station for the Windy Hill Fire Department.
4. 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.
5. The purchaser's agreement is subject to approval by Florence County Council.

OPTIONS:

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

ATTACHMENTS:

1. A copy of the original contract of sale.
2. A copy of the new contract.
3. A copy of the addendum amendment and map.

AGREEMENT/CONTRACT: TO BUY AND SELL REAL ESTATE
(GENERAL COMMERCIAL USE)

1. PARTIES: This legally binding Agreement ("Contract") To Buy and Sell Real Estate is entered into as of the Effective Date between:

Buyer(s), Florence County, SC ("Buyer"), and

Seller(s), T.J. Johnson ("Seller").

(A) "Party" -defined as either Buyer or Seller, "Parties" defined as both Buyer and Seller.
(B) "Brokers" are licensed South Carolina brokers-in-charge, their associated real estate licensees, and their subagents.
(C) "Closing Attorney" -is the licensed South Carolina attorney selected by Buyer to coordinate the transaction and Closing.
(D) "Effective Date" -the final date upon which a Party to the negotiation places the final and required signatures and/or initials and date on this Contract and Delivers Notice to cause this Contract to be binding on all Parties.
(E) "Business Day" -a 24 hour period starting at 10 AM (M/Tu/W/Th/Fr) and counted from 10 AM of the first Business Day following the Effective Date. Business Days shall not begin or end on a Saturday, Sunday, or Federal legal holiday.
(F) "Good Funds" -is the transfer of the required amount of United States Dollars (USD) within any required timeframe.
(G) "Time" -all time stated shall be South Carolina local time. **Time is of the essence with respect to all provisions of this Contract stipulating time, deadline, or performance periods.**

☐ **BUYER** ☐ **SELLER IS A SOUTH CAROLINA REAL ESTATE LICENSEE**

2. PURCHASE PRICE: $ 29,000.00 (USD)

Payable by ☐ a combination of financing and cash or ☑ cash. Payment shall be good funds.

The sale of Buyer's real property ☐ is ☑ is not required for Purchase and this contingency terms ☐ are ☑ are not attached.

3. PROPERTY: Seller will sell and Buyer will buy for the Purchase Price any and all lot or parcel of land, appurtenant interests, improvements, landscape, systems, and fixtures if any thereon and further described below ("Property"). Seller agrees to maintain the Property in the same general condition as existed on the Effective Date, including any landscaping, grounds and any agreed upon repairs or replacements, from the Effective Date through Closing subject to normal wear and tear. Buyer is solely responsible for inquiring about lease issues prior to signing Contract. Leasing issues: (see Adjustments).
Leased items on Property can include fuel tanks, alarm systems, satellite equipment, roll carts etc. and contain fuel, etc.

Address Williamson Road (see exhibit) Suite/Unit#

City Florence State of South Carolina

Zip 29506 County of Florence

[ ] BUYER [ ] BUYER [ ] SELLER [ ] SELLER HAVE READ THIS PAGE

Phone: Fax:

Lot _____ Block _____ Section/Phase _____ Subdivision _____

Other _____ TMS 90159-02-023: .29 ac/see attachment

Parties agree that no personal property will transfer as part of this sale, except described below and/or ☐ in attachment(s):

4. CONVEYANCE/CLOSING/POSSESSION: "Closing" occurs when Seller conveys Property to Buyer and shall occur the ☐ earlier ☑ later of 5 PM on or before 05/29/2026 or _____ days from the expiration of the Due Diligence period set forth in Sec. 12 ("Closing Date") with One (1) automatic extension of three (3) Business days for an unforeseen delay through no fault of either party. Conveyance shall be fee simple made subject to all easements, reservations, rights of way, restrictive covenants of record (provided they do not make the title unmarketable or adversely affect the use/value of the Property in a material way) and to all government statutes, ordinances, rules, permits, and regulations. Seller agrees to convey marketable title with a properly recorded general warranty deed free of encumbrances and liens except as herein stated; and in ownership type and name(s): Florence County, SC or it's assigns _____ or as stipulated by Buyer. The deed shall be delivered to the Closing Attorney's designated place on or before the Closing Date no later than 10 AM. Parties agree the Brokers shall have access to the closing and relevant documents; and the Brokers shall be given copies of the settlement statement prior to Closing for review. Seller shall convey possession of the property to Buyer at Closing.

5. EARNEST MONEY: $ 5,000.00 (USD) Earnest Money is paid as follows: $ 0.00 accompanies this offer and $ 5,000.00 will be paid within 5 Business Days after Effective Date and Earnest Money is in the form of ☐ check ☐ cash ☐ other (wire, etc.) _____ to be a Credit to Buyer at Closing or disbursed only as Parties agree in writing or by court order or by Contract or as required for Closing by Closing Attorney. Buyer and seller authorize _____ as Escrow Agent to deposit and hold and disburse earnest money according to the terms of this Contract, the law, and any regulations. Broker does not guarantee payment of a check or checks accepted as earnest money. Parties direct escrow agent to communicate reasonable information confirming receipt and status of earnest money upon a Broker request.

THE PARTIES UNDERSTAND AND AGREE THAT: UNDER ALL CIRCUMSTANCES INCLUDING DEFAULT, ESCROW AGENT HOLDING THE EARNEST MONEY DEPOSIT WILL NOT DISBURSE IT TO EITHER PARTY UNTIL BOTH PARTIES HAVE EXECUTED AN AGREEMENT AUTHORIZING THE DISBURSEMENT OR UNTIL A COURT OF COMPETENT JURISDICTION HAS DIRECTED A DISBURSEMENT OR AS OTHERWISE AGREED UPON IN THIS CONTRACT OR FIVE YEARS AFTER CLOSING DATE, ESCROW AGENT MAY DISBURSE EARNEST MONEY TO SC TREASURER. EARNEST MONEY WILL NOT BE DISBURSED UNTIL DETERMINED TO BE GOOD FUNDS. ~~IF LEGAL ACTIONS OCCUR, NONPREVAILING PARTY AGREES TO INDEMNIFY AND PAY ESCROW AGENT'S FEES, COURT COSTS AND ATTORNEY FEES~~. IF INTERPLEADER OR MEDIATION IS TO BE UTILIZED, PARTIES AGREE THAT $ 85.00 OF EARNEST MONEY SHALL BE RELEASED AND/OR PAID TO THE ESCROW AGENT PRIOR TO FILING INTERPLEADER OR MEDIATION AS COMPENSATION. ESCROW AGENT ACKNOWLEDGES DUTIES.

6. TRANSACTION COSTS: Buyer's transaction costs include all costs and closing costs resulting from selected financing, pre-paid recurring items, insurance (mortgage insurance, title insurance lender/owner, hazard) discount points, all costs to obtain information from or pertaining to any owners association (aka certificate of assessment), interest, non-recurring closing costs, title exam, FHA/VA allowable costs, fees and expenses of Buyer's attorney, contractually required real estate broker compensation, and the cost of any inspector, appraiser, or surveyor. Seller's transaction costs include deed preparation, deed recording costs, deed stamps/tax/recording costs calculated based on the value of the Property, all costs necessary to deliver marketable title and payoffs, satisfactions of mortgages/liens and recording, property taxes pro-rated at Closing, contractually required real estate broker compensation, and fees and expenses of Seller's attorney.

Buyer will pay Buyer's transaction costs and Seller pay Seller's transaction costs unless otherwise agreed:

Private/public transfer fees and any costs similar to transfer fees (ex. capital contributions, conservancy fees, estoppel fees, or otherwise named but similar fees paid to the owners association, etc.) are the ☐ Seller's or ☑ Buyer's transaction costs.

7. FINANCE: Buyer's obligation under this Contract ☐ is ☑ is not contingent upon obtaining financing during the Due Diligence Period.

8. INSPECTION/REINSPECTION RIGHTS: Buyer and qualified/certified inspectors ("Inspectors") can reasonably perform any reasonable ultimately non-destructive examination and make reasonable record of the Property with reasonable Notice to Seller through Closing including investigations of off-site conditions and any issues related to the Property at Buyer Expense ("Inspections"). Buyer and persons they choose may make reasonable visual observations of Property.

Seller will make the Property accessible for Inspection and not unreasonably withhold access, unless otherwise agreed in writing by the Parties. Seller will keep all utilities operational through Closing unless otherwise agreed:

☐ **Seller grants Buyer permission to connect utilities, pay for utilities, and hire professionals (electricians, plumbers, etc.) to safely connect and operate the utilities during the Inspections**

☐ **Other** _____ ☐ **see attached.**

~~Buyer will hold harmless, indemnify, pay damages and attorneys fees to Seller and Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Seller will hold harmless, indemnify, pay damages and attorneys fees to Brokers for all claims, injuries, and damages arising out of the exercise of these rights. Brokers recommend that Parties obtain all inspections as soon as possible. Brokers recommend that Parties and Inspectors use insurance to manage risk.~~

9. APPRAISED VALUE:

This Contract ☐ is ☑ is not contingent upon the Property being valued at an Appraised Value equal to or greater than the Purchase Price.

10. SURVEY, TITLE EXAMINATION, INSURANCE: Brokers recommend Buyer have Property surveyed, title examined, and appropriate insurance (including owner's title) effective at Closing. Seller to cancel existing insurance and Buyer to obtain new insurance policies by Closing unless otherwise agreed upon in writing by Parties. Flood Insurance, if required by Lender or at Buyer's option, shall be assigned to Buyer with permission of carrier and premium prorated to Closing. Buyers are solely responsible to investigate pricing and requirements of insurance for the property prior to signing Contract.

11. SURVIVAL: If any provision herein contained which by its nature or effect is required to be observed, kept, or performed after Closing, it will survive the Closing and remain binding upon for the parties hereto until fully observed, kept or performed.

12. DUE DILIGENCE:

The DUE DILIGENCE PERIOD ends no later than ☐ earlier ☐ later of _____ Business Days after the original Effective Date or on _____ unless the Parties agree in writing to extend the DUE DILIGENCE PERIOD.

During the Due Diligence Period, Seller agrees Buyer may choose any of the following:

- ☐ Conduct/obtain inspections
- ☐ Obtain necessary permits
- ☐ Obtain necessary rezoning of the Property
- ☐ Determine availability of utilities to the Property
- ☐ Obtain financing
- ☐ Conduct a survey of the Property
- ☐ Conduct an environmental study of the Property
- ☐ Conduct a soil analysis of the Property
- ☐ Terminate Contract by delivering written notice to the Seller

TERMINATION: During the Due Diligence Period, Buyer may unilaterally terminate this Contract by Delivering to the Seller Notice of Termination
If Seller receives the Delivered Notice of Termination during the Due Diligence Period, any remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver Notice of Termination to Seller prior to the end of the Due Diligence Period, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

SHOULD BUYER FAIL TO TERMINATE THE CONTRACT: The Buyer agrees to buy and Seller agrees to sell the Property AS IS. Parties agree "As Is" means Buyer buys the Property for the Purchase Price while Seller maintains the Property from the Effective Date through Closing subject to normal wear without repair or replacement and sells the Property for the Purchase Price unless otherwise agreed upon in writing by the Parties in this Contract.

13. FIRE OR CASUALTY OR INJURY: In case the Property is damaged wholly or partially by fire or other casualty prior to Closing, Either Party will have the right for 10 Business Days after Notice of damage to Deliver Notice of Termination to the other party. If both Parties agree to proceed according to the Contract, Seller is to be responsible to (1) repair all damage, (2) remit to Buyer an amount for repairs, or (3) assign to Buyer the right to all proceeds of insurance and remit any deductible amount applicable to such casualty. If Buyer or Inspections caused the damage, Buyer is responsible for indemnifying and paying Seller for damages. Brokers and Parties should ensure that they are protected by appropriate risk management strategies such as insurance.

14. PERMITS AND LICENSES: This Contract ☐ is ☑ is not contingent upon Buyer's ability to acquire all required licenses and permits from the appropriate authorities for Buyer's intended use.

15. REZONING: This Contract ☐ is ☑ is not contingent upon the Property being rezoned.

16. WELL, SEPTIC, WATER LINE, SEWER AVAILABILITY: This Contract ☐ is ☑ is not contingent upon Buyer's ability to obtain from the South Carolina Department of Health and Environmental Control or other appropriate authorities all required permits for water and sewer service to the Property suitable for the Buyer's intended use.

17. CONDITION OF PROPERTY: Seller shall not remove any timber, vegetation, dirt, minerals, or otherwise affect the condition of the property from the Effective Date through Closing. All timber, vegetation, dirt, minerals, or similar shall remain as part of the Property and be conveyed to the Buyer at Closing. The Seller shall not bring any trash, refuse, debris, dirt, fill, medical wastes, hazardous wastes, or other materials onto the Property. Seller shall Deliver Notice of any legal action or condemnation action to the Buyer as soon as possible. If Seller Delivers such Notice, Buyer may unilaterally terminate this Contract by Delivering to the Seller a Notice of Termination. If Seller receives this Delivered Notice of Termination at any time, remaining Earnest Money shall be returned to the Buyer. Should Buyer not Deliver this Notice of Termination, Buyer agrees to purchase and Seller agrees to sell the Property in accordance with Contract.

18. SC RESIDENTIAL PROPERTY CONDITION DISCLOSURE STATEMENT ("CDS") [check one]:
☐ Buyer and Seller agree that Seller has Delivered prior to this Contract, a CDS to Buyer, as required by SC Code of Laws Section 27-50-10 et seq. If after delivery, Seller discovers a CDS material inaccuracy or the CDS becomes materially inaccurate due to an occurrence or circumstance; the Seller shall promptly correct this inaccuracy by delivering a corrected CDS to the Buyer or making reasonable repairs prior to Closing. Buyer understands the CDS does not replace Inspections. Buyer understands and agrees the CDS contains only statements made by the Seller. Parties agree the Brokers are not responsible nor liable for any information in the CDS and the Brokers have met requirements of SC Code 27-50-70.

☑ Buyer and Seller agree that Seller will **NOT** complete nor provide a CDS to Buyer in accordance with SC Code of Law, as amended, Section 27-50-30, Paragraph (13).

19. LEAD BASED PAINT/LEAD HAZARDS: If Property was built or contains items created prior to 1978, it may contain lead based hazards and Parties agree to sign "Disclosure of Information of Lead Based Paint and/or Lead Hazards" forms and give copies to Brokers.

20. MEGAN'S LAW: Parties agree that Brokers are not responsible for obtaining or disclosing information in the SC Sex Offender Registry and no course of action may be brought against any Brokers for failure to obtain or disclose sex offender or criminal information. Buyer and Seller agree that they have sole responsibility to obtain their own sex offender, death, clandestine laboratory, and crime information from appropriate law enforcement officials or information sources.

21. TRUST ACCOUNT INTEREST/CHARITABLE CONTRIBUTION: According to the rules and regulations of the South Carolina Real Estate Commission and the Code of Laws of South Carolina, as amended, any interest earned on Buyer's earnest money deposit would belong to Buyer until the closing of the transaction referenced in this Contract. It is understood that Broker ☑ may ☐ may not place deposited earnest monies into an interest bearing trust account.

22. SC INCOME TAX ON NON-RESIDENT GAIN AND COMPLIANCE AND USA FEDERAL INCOME TAX: Seller and Buyer will comply with the provisions of the SC Code 12-8-580 (as amended) regarding state income tax withholding requirements if the Seller is not a resident or has not filed SC state income tax returns. Seller and Buyer will comply with United States of America federal income tax laws. Seller and Buyer should discuss tax laws and minimization actions with their qualified tax advisor. Parties will comply with all local, state, federal laws, and any rules.

23. ROLLBACK TAXES (IF ANY): The Parties agree that the ☐ Seller or ☑ Buyer shall pay any rollback taxes when rollback taxes are determined and billed.

24. ENTIRE AND BINDING AGREEMENT (MERGER CLAUSE): Parties agree that this Contract expresses the entire agreement between the parties, that there is no other agreement, oral/otherwise, modifying the terms and this Contract is binding on Parties and principals, heirs, personal representatives, successors, and assigns. Illegal provisions are severable.

25. ADJUSTMENTS: Buyer and Seller agree to settle or prorate, annually or as appropriate; as of Closing Date: (A) utilities and waste fees issued after Closing which include service for time Property was owned/occupied by Seller (B) real estate taxes and owner association fees/assessments for the calendar year of Closing (C) any rents, deposits, fees associated with leasing (D) insurance, EMS service, fuel/consumables, and assessments. Closing Attorney shall make tax proration based on the available tax information deemed reliable by the Closing Attorney. Should the tax or tax estimate or proration later become inaccurate or change, Buyer and Seller shall make any financial adjustments between themselves once accurate tax information is available. This section survives Closing. Buyer is solely responsible for minimizing the Buyer's taxes and obtaining tax minimization procedural information including related legal counsel and financial counsel.

26. DEFAULT:

(A) If Seller defaults in the performance of any of the Seller's obligations under this Contract ("Default"), Buyer may:
(i) Deliver Notice of Default to Seller and terminate Contract and
(ii) Pursue any remedies available to Buyer at law or equity and
(iii) Recover attorneys' fees and all other direct costs of litigation if Buyer prevails in any action against Seller.

(B) If Buyer defaults in the performance of any of the Buyer's obligations under this Contract ("Default"), Seller may:
(i) Deliver Notice of Default to Buyer and terminate Contract and
(ii) Pursue any remedies available to Seller at law or equity and
(iii) Recover attorneys' fees and all other direct costs of litigation if Seller prevails in any action against Buyer.

(C) If either/both Parties default, Parties agree to sign an escrow deposit disbursement agreement or release agreement.

(D) Parties may agree in writing to allow a Cure Period for a default. If within the Cure Period, either Party cures the Default and Delivers Notice, Parties shall proceed under the Contract.

27. MEDIATION CLAUSE. Mediation is an alternative dispute resolution system and may help avoid potentially expensive and lengthy litigation. The mediation participants voluntarily decide their settlement with the mediator facilitating their decisions and documentation of the settlement. Mediation is not binding arbitration. The mediator does not decide the outcome. The mediation participants make their own decisions include reaching or not reaching a settlement. Any dispute, claim, breach, or services issues relating to this Contract shall be submitted to mediation in accordance with the Procedures of the Dispute Resolution System of the NATIONAL ASSOCIATION OF REALTORS® (info@ SCREALTORS.org 1-800-233-6381). Disputes include representations made by any Party, Broker, person or entity in connection with the sale, purchase, financing, condition or any other aspect of the Property, including without limitation allegations of concealment, misrepresentation, negligence or fraud. Any agreement signed by the Parties pursuant to mediation is binding. This mediation clause shall survive the Closing Date. The following matters are excluded from mediation herein: (a) judicial or non-judicial foreclosure or other action or proceeding to enforce a deed of trust, mortgage, or land contract; (b) an unlawful detainer action; (c) the filing or enforcement of a mechanic's lien; (d) any matter which is within the jurisdiction of a probate court; (e) the filing of a interpleader action to resolve earnest money disputes. The filing of a judicial action to enable the recording of a notice of pending action, for order of attachment, receivership, injunction, or other provisional remedies, shall not constitute a waiver of the right to mediate under this provision, nor shall it constitute a breach of the duty to mediate.

28. NON-RELIANCE CLAUSE (NOT A MERGER CLAUSE NOR EXTENSION OF A MERGER CLAUSE): Parties execute this Contract freely and voluntarily without reliance upon any statements, representations, inducements, promises, or agreements by Brokers or Parties except as expressly stipulated or set forth in this Contract. If not contained herein, such statements, representations, inducements, promises, or agreements shall be of no force or effect. Parties acknowledge that Brokers are being retained solely as licensed real estate agents and not as any attorney, tax/financial advisor, appraiser, surveyor, engineer, mold or air quality expert, home inspector, or other professional service provider.

29. BROKER DISCLAIMER: Parties acknowledge that Brokers give no warranties or representations of any kind, expressed or implied as to: (1) condition of the Property, including but not limited to termites, radon, mold, asbestos, moisture, environmental issues, water, waste, air quality, HVAC, utilities, plumbing, electrical or structure, etc. (2) condition of the Property, survey or legal matters, square footage (3) off site conditions; (4) schools (5) title including but not limited to easements, encroachments, projections, encumbrances, restrictions, covenants, setbacks, and the like (6) fitness for a particular purpose of the Property or the improvements (7) zoning ordinances and restrictions (8) projected income, value, marketability, taxes, insurance, or other possible benefits to Buyer. Parties consent that their Brokers may communicate with them via any means; and use or disclose information not made confidential by written instruction of Parties.

31. BROKERS COMPENSATION: Parties direct Closing Attorney to use settlement funds to collect and disburse Brokers Compensation to Brokers in accordance with agreements and document compensation on the settlement statement. If a Party disputes Brokers Compensation, that Party agrees to retain a SC law firm to escrow only the disputed amount of Brokerage Compensation until the dispute is resolved by a written agreement signed by that Party and the Affected Broker, arbitration award, or court order. Party requesting the escrow shall pay all costs for escrow. If the dispute is not resolved

within 180 days of Closing, the escrow shall be disbursed to the Broker. Parties agree that Brokers are third party beneficiaries to this Contract and have standing to seek remedies at law and equity. Parties represent that their only enforceable agency agreements are with the Brokers disclosed in this Contract.

32. ~~***BROKER LIABILITY LIMITATION:*** *Parties agree Brokers provided Parties with benefits, services, assistance, and value in bringing about this Contract. In consideration and recognition of the risks, rewards, compensation and benefits arising from this transaction to Brokers, Parties each agree that they shall pay Brokers' attorneys fees and that Brokers, shall not be liable to either Party or both, either jointly, severally or individually, in an amount exceeding that Broker's Compensation by reason of any act or omission, including negligence, misrepresentation, errors and omissions, or breach of undertaking, except for intentional or willful acts. This limitation shall apply regardless of the cause of action or legal theory asserted against either Broker, unless the claim is for an intentional or willful act. This limitation of liability shall apply to all claims, losses, costs, damages or claimed expenses of any nature from any cause(s), except intentional or willful acts, so that the total liability of either Broker shall not exceed the amount set forth herein. Parties will indemnify and hold harmless and pay attorneys fees for Brokers from beach of contract, any negligent or intentional acts or omissions by any Parties, Inspectors, Professionals, Service Providers, Contractors, etc. including any introduced or recommended by Brokers. Parties each agree that there is valid and sufficient consideration for this limitation of liability and that Brokers are the intended third-party beneficiaries of this provision.*~~

33. ATTACHMENTS, OTHER CONTINGENCIES, TERMS, AND/OR STIPULATIONS: There may be attachments to this Contract. The most recent changes, amendments, attachments, contingencies, stipulations, addendum, additions, exhibits, or writings, agreed to by the Parties; is evidence of the Parties' intent and agreement and shall control any Contract language conflicts. (Land issues may include: restrictions and easements that may affect desired use, drainage issues, hazardous wastes, environmental issues, water rights, availability of water, sewer or septic waste water issues, soil tests, wetlands surveys and studies, subordination, lot releases, and other issues.) If any documents are attached as addenda, amendments, attachments, or exhibits considered part of this Agreement, they are further identified or described here:

Subject to approval by Florence County Council.
Subject to a survey paid for by Buyer and to be approved by Buyer and Seller. Attached Exhibit is an estimate of acreage. Price is based on $100,000.00 per acre and purchase price to be adjusted based on survey.

34. NOTICE AND DELIVERY: Notice is any unilateral communication (offers, counteroffers, acceptance, termination, unilateral requests for better terms, and associated addenda/amendments) from one Party to the other. Notice to/from a Broker representing a Party is deemed Notice to/from the Party. All Notice, consents, approvals, counterparts, and similar actions required under Contract must be in paper or electronic writing and will be effective as of delivery to the Notice address/email/fax written below and awareness of receipt by Broker ("Delivered") unless Parties agree otherwise in writing.

35. PARTIES ARE SOLELY RESPONSIBLE FOR OBTAINING LEGAL ADVICE PRIOR TO SIGNING THIS CONTRACT AND DURING THE TRANSACTION. REAL ESTATE LICENSEES RECOMMEND OBTAINING LEGAL COUNSEL.

Parties acknowledge receiving, reading, reviewing, and understanding: this Contract, the South Carolina Disclosure of Real Estate Brokerage Relationships, any agency agreements, and copies of these documents. Parties acknowledge having time and opportunity to review all documents and receive legal counsel from their attorneys prior to signing Contract.

36. EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at 5 ☐ AM ☑ PM on 04/17/2026 unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline.

[ ] BUYER [ ] BUYER [ ] SELLER [ ] SELLER HAVE READ THIS PAGE

IN WITNESS WHEREOF, this Contract has been duly executed by the Parties.
If signee is not a Party, appropriate legal documents (Power of Attorney, Corporate Authorization, etc.) are ☐ attached or ☐ to be Delivered within _____ Business Days.

Parties shall initial and date all changes in this Contract and initial all pages.

BUYER: _____ **Date:** _____ **Time:** _____

BUYER: _____ **Date:** _____ **Time:** _____

_____ **Date:** _____ **Time:** _____

_____ **Date:** _____ **Time:** _____

NOTICE ADDRESS/EMAIL/FAX: _____

_____

_____

SELLER: _____ **Date:** _____ **Time:** _____

SELLER: _____ **Date:** _____ **Time:** _____

_____ **Date:** _____ **Time:** _____

_____ **Date:** _____ **Time:** _____

NOTICE ADDRESS/EMAIL/FAX: _____

_____

_____

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[ ] BUYER [ ] BUYER [ ] SELLER [ ] SELLER HAVE READ THIS PAGE

TRANSACTIONAL INFORMATION:

ESCROW AGENT ACKNOWLEDGEMENT SIGNATURE: _____

ESCROW AGENT NAME (BROKER IN CHARGE/OTHER): _____

DESCRIBE ESCROW AGENCY (BROKERAGE/LAW FIRM/OTHER): _____

ESCROW AGENT CONTACT INFO: _____

LICENSEE: Ken Jackson **SC LICENSE #** 15017 **EXPIRES** 06/30/2027

BROKER IN CHARGE: John Etheridge **SC LICENSE #** 74462 **EXPIRES** 06/30/27

BROKERAGE COMPANY NAME: PLC Commercial Real Estate LLC

INVOLVED AS: ☑ **BUYER AGENT** ☐ **SELLER SUBAGENT** ☐ **DUAL AGENT** ☐ **BUYER DESIGNATED AGENT*** ☐ **CUSTOMER FACILITATOR** ☐ **TRANSACTION BROKERAGE** _____

MEMBERS OF Pee Dee Realtors Association **ASSOCIATION/BOARD OF REALTORS®**

NOTICE ADDRESS: 1943 Hoffmeyer Road, Suite A, Florence SC 29501

NOTICE EMAIL/FAX: ken@plccommercial.com

MOBILE PHONE: 843-260-6111 **OFFICE PHONE:** 843-702-9685

OTHER: _____

LICENSEE: _____ **SC LICENSE #** _____ **EXPIRES** _____

BROKER IN CHARGE: _____ **SC LICENSE #** _____ **EXPIRES** _____

BROKERAGE COMPANY NAME: _____

INVOLVED AS: ☐ **SELLER AGENT** ☐ **SELLER SUBAGENT** ☐ **DUAL AGENT** ☐ **SELLER DESIGNATED AGENT*** ☐ **CUSTOMER FACILITATOR** ☐ **TRANSACTION BROKERAGE** _____

MEMBERS OF _____ **ASSOCIATION/BOARD OF REALTORS®**

NOTICE ADDRESS: _____

NOTICE EMAIL/FAX: _____

MOBILE PHONE: _____ **OFFICE PHONE:** _____

OTHER: _____

***DESIGNATED AGENCY -THE BROKER-IN-CHARGE AND ALL ASSOCIATED LICENSEES, EXCEPT THE DESIGNATED AGENTS, ARE DUAL AGENTS.**

[ ] BUYER [ ] BUYER [ ] SELLER [ ] SELLER HAVE READ THIS PAGE

EXCLUSIVE RIGHT TO BUY
BUYER AGENCY CONTRACT

PARTIES:

BUYER(S): Florence County

BROKERAGE FIRM: PLC Commercial

1. **APPOINTMENT OF BROKER:** The undersigned buyer (**"Buyer"**) engages the undersigned brokerage firm through its Broker in Charge and its associated licensees (**"Broker"**) to represent Buyer concerning purchase of the below-selected real property type(s) situated in the following locations (**"Geographic Area"**). By appointing Broker as Buyer's exclusive agent, Buyer agrees to conduct all negotiations for the types of property described in Section 2 below through Broker, and refer to Broker all inquiries made to Buyer about such properties from other brokers, salespersons, sellers and others during the term of this contract. "Negotiation" as used in this agreement shall mean property shown, negotiated, or information requested by Buyer through Broker.

2. **PURPOSE OF AGENCY:** Buyer desires to purchase or lease real property (which may include items of personal property) described as follows:
   Type: ☐ Residential ☐ Commercial ☐ Industrial ☑ Vacant Land ☐ Other
   General Description: 2 acres on Williamson Road, Florence SC
   Approximate Price Range: $ 200,000.00
   General Location: Florence
   Preferred Terms: Cash
   Other:

3. **LENGTH OF AGREEMENT:** This agreement shall begin on the date signed by Buyer and Broker, and will automatically end on 12/31/2025 (date) at 11:59 p.m., or upon the closing or termination of any then-pending transaction, whichever is later (**"Term"**). **This agreement can only be terminated before this date if both Broker and Buyer sign a Release from this Agreement (Form 255). There is no unilateral right to terminate by either party.**

4. **BROKER'S EFFORTS:** Broker will exercise good faith efforts to: (a) locate and present suitable Properties to Buyer; (b) at Buyer's request, tour and prepare an analysis of specific Properties; (c) help Buyer negotiate and secure a contract to purchase Property; (d) cooperate with any real estate licensee working with a seller to facilitate Buyer's purchase of a Property; (e) at the request of the Buyer, perform other services reasonably necessary to select and purchase Properties; (f) Broker shall not inform Buyer that Broker's services are free or at no cost unless Buyer is not required to make any payment under this Contract and Broker will not receive any compensation from the seller, seller's broker or any other source related to Buyer's purchase.

5. **CONSENT TO DISCLOSED DUAL AGENCY/DESIGNATED AGENCY: (INITIAL APPLICABLE CHOICES)**

   [ ] Buyer acknowledges receiving an explanation of the types of agency relationships that are offered by brokerage and a South Carolina Disclosure of Real Estate Brokerage Relationships form at the first practical opportunity at which substantive contact occurred between the Broker and Buyer.

   Buyer acknowledges that after entering into this written agency contract, agent might request a modification in order to act as a **dual agent** or a **designated agent** in a specific transaction. If asked:

   [ ] Permission to act as a dual agent will not be considered.
   [ ] Permission to act as a dual agent may be considered at the time I am provided with information about the other party to a transaction. If Buyer agrees, Buyer will execute a separate written **Dual Agency Agreement.**
   [ ] Permission to act as a designated agent will not be considered.
   [ ] Permission to act as a designated agent may be considered at the time I am provided with information about the other party to a transaction. If Buyer agrees, Buyer will execute a separate written **Designated Agency Agreement.**

6. **BUYER DUTIES: Buyer will view, tour, and/or conduct any real estate activity ONLY with Broker which includes all negotiations for the Property in good faith, and exclusively through Broker.** Buyer understands that signing more than one buyer-broker representation agreement for any overlapping period of time could expose Buyer to paying additional fees. Buyer is not a party to any active, exclusive buyer-broker representation agreement that has the same terms or scope as Section 2 and/or 3 of this agreement. Buyer agrees to allow Broker to provide a copy of this agreement to the Closing Attorney.

7. **BROKER FEE:** Buyer agrees to pay Broker, as provided below (the "**Broker Fee**") for any Properties involving Broker's efforts (Section 4). Brokers fees will be deemed earned when Buyer is under contract to purchase any property presented by Broker or negotiated by Buyer. This fee will be due and payable at closing or upon Buyer's default. If Buyer defaults, the total compensation that would have been due to Broker will be due and payable immediately in cash from the Buyer. **Broker Fees are not set by law and are fully negotiable between Broker and Buyer.** This Section survives the expiration or earlier cancellation of this

[ ] BUYER [ ] BUYER [ ] BUYER [ ] BUYER AND [ ] BROKER HAVE READ THIS PAGE

agreement

Compensation:

Broker Fee: (initial only one)
[ ] (initials) 5% of the gross purchase price of the Property (as reflected on the final settlement statement); or

[ ] (initials) Exactly $_____; or

[ ] (initials) Other: _____.

Bonuses (In Addition to Broker Fee):

[ ] (initials) Buyer agrees to allow the Broker to accept in addition to the Broker Fee above a bonus offered and paid by Seller or Listing Brokerage of ____% of the gross purchase price of the Property or $_____. If no bonus is offered this selection will not apply.

[ ] (initials) **Retainer Fee:**

A retainer fee $_____ due and payable upon the signing of this contract. This fee ☐ shall or ☐ shall not be credited against the Brokerage fee.

[ ] (initials) **Administrative Fee:**

Buyer shall pay Broker an Administrative Fee of $_____ to be paid ☐ no later than _____ calendar days of the signing of this contract at closing regardless of whether or not Buyer purchases any property or ☐ at closing. (Check applicable sub-section.)

☐ This Administrative Fee shall be the only fee due Broker from Buyer under the terms of this Contract.

☐ This Administrative Fee shall be credited against the Brokerage Fee described above and shall be kept by Broker whether or not a Brokerage Fee is earned.

☐ This Administrative Fee shall be credited against the Brokerage Fee described above and shall be kept by Broker whether or not a Brokerage Fee is earned, unless Buyer enters into a purchase and sale agreement. In the event that Buyer enters into a purchase and sale agreement, Buyer and Broker agree that the above Administrative Fee will be credited against the Brokerage Fee in subsection (a) above.

☐ This Administrative Fee will be kept by the Broker and will not be credited against any Brokerage Fee described above.

Credit to Buyer at Closing: Buyer may choose to negotiate that the Broker Fee be paid, in whole or in part, by the seller, through a seller credit to Buyer, at closing. At Buyer's instructions, Broker will make this request in the Buyer's offer to purchase the property.

Direct Seller/Listing Broker to Buyer Broker Compensation: Buyer ☑ does ☐ does not authorize Broker to request that the Broker Fee be paid, in whole or in part, by the seller/listing broker, to Broker, at closing. Any such arrangement will be in writing in a separate compensation agreement between the seller/listing broker and Broker. Buyer understands that Broker cannot communicate directly with the Seller, if Seller is represented by another Broker.

Any amounts paid by the Seller/Listing Broker, towards the Broker Fee, shall reduce the amount of the Broker Fee to be paid by Buyer. In no event will Broker retain a Broker Fee that exceeds what is specified in this **Section 7.**

Protection Period: If within 90 days after the expiration of this Contract Buyer purchases or leases any property that Broker has shown him during the term of this Contract, Buyer will pay Broker the Brokerage Fee stated in Section 7 of this agreement.

8. **OTHER BUYERS:** Buyer understands that other potential buyers have entered into similar agency contracts with Broker which may involve the purchase or lease, through Broker of the same or similar property or properties as Buyer is attempting to purchase or lease. Buyer consents to Broker's representation of such other buyers. Broker agrees not to give Buyer's confidential information to such other buyers and not to give such other buyers' confidential information to Buyer unless otherwise agreed. Broker will provide Buyer with the Multiple Buyer Disclosure (SCR Form 140) should they become aware of a multiple buyer situation.

9. **FAIR HOUSING:** Broker and Buyer agree that all actions carried out under this contract shall be in full compliance with the REALTOR® Code of Ethics and with local, state, and federal fair housing laws against discrimination on the basis of race, color,

religion, sex, disability, familial status, national origin, sexual orientation, or gender identity.

10. **SEX OFFENDER REGISTRY:** Consumer may obtain information about the sex offender registry and persons registered with the registry by contacting the local County Sheriff's Office and South Carolina Law Enforcement Division on the Internet at: https://scor.sled.sc.gov.

11. **DUTIES:** Broker has provided Consumer both a copy of the "South Carolina Disclosure of Brokerage Relationships" form and a meaningful explanation of brokerage relationships provided by Broker in accordance with South Carolina Real Estate License Law.

12. **BROKER LIABILITY LIMITATION:** Buyer and Seller acknowledge that Broker(s) will not, under any circumstances except for gross negligence, have any liability greater than the total compensation amount paid to Broker(s) by the Buyer and/or Seller. Broker(s) will not, under any circumstances except for gross negligence, have any liability for any loss of funds in the transaction due to wire or other cyber or electronic fraud.

13. **SURVEILLANCE:** Buyer is advised that properties they enter may have both audio and video surveillance. Broker advises buyer to be aware of possible surveillance and conduct any and all communications about the potential property offsite.

14. **PROFESSIONAL COUNSEL:** Buyer acknowledges that Broker is being retained solely as a real estate agent and not as an attorney, tax advisor, lender, appraiser, surveyor, structural engineer, home inspector or other professional service provider. Buyer agrees to seek professional advice concerning the condition of the property, legal, tax and other professi onal service matters.

15. **CONTINGENCIES:** The 5% commission to be paid by Seller under separate compensation agreement.

16. **ENTIRE BINDING AGREEMENT:** This written instrument, including the additional terms and conditions set forth on the reverse, expresses the entire agreement and all promises, covenants, and warranties between the Buyer and Broker. It can be changed only by a subsequently written instrument signed by both parties.

17. **AMENDMENT:** Any amendment to this agreement must be in writing and signed by Broker and Buyer.

THIS IS A LEGALLY BINDING AGREEMENT. BUYER SHALL SEEK FURTHER ASSISTANCE IF THE CONTENTS ARE NOT UNDERSTOOD. BUYER AND BROKER ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT AND COPY OF THE SC DISCLOSURE OF REAL ESTATE BROKERAGE RELATIONSHIPS FORM. BUYER AGREES TO RECEIVE COMMUNICATIONS FROM BROKER AT THE EMAIL ADDRESS, AND PHONE NUMBER LISTED BELOW.

Buyer	Date 9/5/25	Time 4:00pm	Email: kyokim@florenceco.org Phone: 843-601-0608 Fax:
Buyer	Date	Time	Email: Phone: Fax:
Buyer	Date	Time	Email: Phone: Fax:
Buyer	Date	Time	Email: Phone: Fax:

Buyer Address:

PLC Commercial
Broker/Buyer's Agent Company

BY: Broker/Licensee — Date 9/10/25 Time

[ ] BUYER [ ] BUYER [ ] BUYER [ ] BUYER AND [ ] BROKER HAVE READ THIS PAGE

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ADDENDUM/AMENDMENT TO

☐ **AGREEMENT/CONTRACT TO BUY AND SELL REAL ESTATE [☑ OFFER OR ☐ COUNTEROFFER] OR**

☐ **RESIDENTIAL RENTAL AGREEMENT OR ☑ OTHER:** _____

COVERING THE ☑ REAL PROPERTY ☐ PREMISES ☐ BUSINESS ☐ OTHER: _____

Further described or commonly known as:

Address _____ Williamson Road Unit # _____

City Florence State of South Carolina

Other _____ TMS 90159-02-023: .29 ac/see attachment

The undersigned Parties hereby agree as follows: _____

As part of this transaction, Buyer agrees to construct a private access road on the purchased property and to grant Seller a permanent, non-exclusive easement over said road for ingress and egress purposes. The following conditions apply: Buyer shall construct the access road to a finished standard suitable for regular vehicular use, including proper grading, base material, and asphalt. Buyer, and Buyer's successors and assigns, shall maintain the access road in good and passable condition at all times, including but not limited to grading, resurfacing, drainage upkeep, and clearing of debris. This maintenance obligation shall run with the land and be binding on all future owners of the property. At or before closing, the parties shall execute and record a separate permanent easement agreement in the public land records of Florence County, SC, which shall set forth the easement area, the construction standard, and the perpetual maintenance obligation in recordable form. In the event Buyer or any successor fails to maintain the road as required, Seller shall provide written notice of the deficiency. If Buyer fails to cure within 90 days of notice, Seller shall have the right to perform the necessary maintenance and seek reimbursement of reasonable costs from Seller.

EXPIRATION OF OFFER: When signed by a Party and intended as an offer or counter-offer, this document represents an offer to the other Party that may be rescinded any time prior to or expires at _____ ☐ AM ☐ PM on _____ unless accepted or counter-offered by the other Party in written form Delivered prior to such deadline.

Parties are solely responsible for obtaining legal advice prior to entering into this Contract and counsel as required.

IN WITNESS WHEREOF, this Agreement has been duly executed by the Parties.

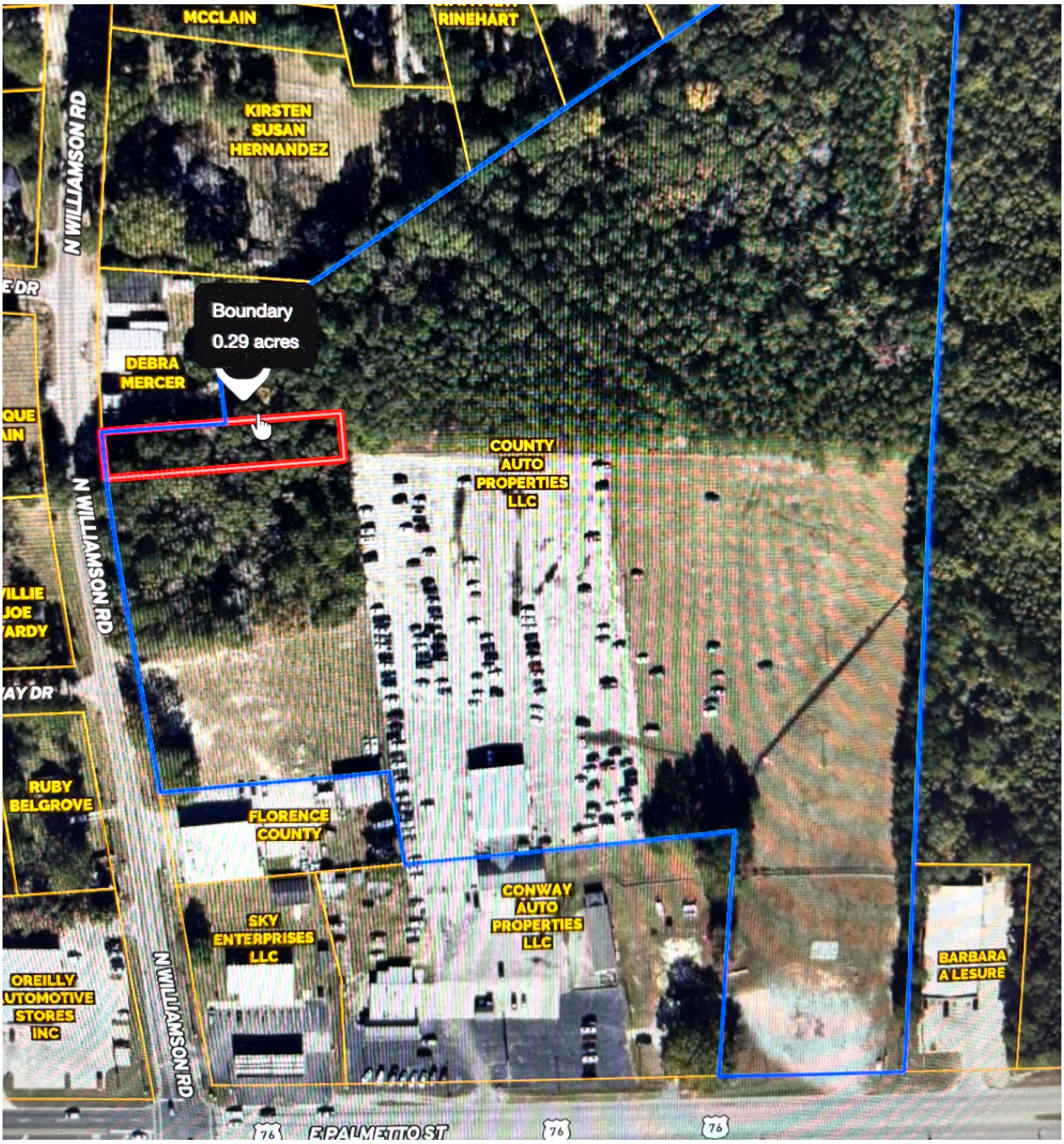
BUYER:		**Date:**		**Time:**	
BUYER:		**Date:**		**Time:**	
		Date:		**Time:**	
		Date:		**Time:**	
SELLER:		**Date:**		**Time:**	
SELLER:		**Date:**		**Time:**	
		Date:		**Time:**	
		Date:		**Time:**	

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Phone: Fax:

Exhibit


MCCLAIN
RINEHART
KIRSTEN SUSAN HERNANDEZ
N WILLIAMSON RD
Boundary
0.29 acres
DEBRA MERCER
COUNTY AUTO PROPERTIES LLC
FLORENCE COUNTY
CONWAY AUTO PROPERTIES LLC
SKY ENTERPRISES LLC
RUBY BELGROVE
OREILLY AUTOMOTIVE STORES INC
BARBARA A LESURE
E PALMETTO ST
76