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, JULY 16, 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 JUNE 18, 2026, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The June 18, 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. **RESOLUTION NO. 01-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of An Existing Sunburst Drive, Located Near Lake City, South Carolina, In Council District 1.

2. **RESOLUTION NO. 02-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Chandler Mill Road Located Near Coward And Lake City, South Carolina, In Council District 1.

3. **ORDINANCE NO. 98-2025/26**
   An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

VII. APPEARANCES:

J.T. MCKNIGHT
Mr. McKnight Requests To Appear Before Council To Discuss A Feasibility Study For A State Park Around The Johnsonville Area.

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:

HANNAH PAMPLICO HIGH SCHOOL SOFTBALL TEAM

A Resolution Of Recognition To Recognize The Hannah Pamplico High School Softball Team As The 2026 South Carolina High School League Class A Softball State Champions.

RESOLUTIONS:

1. **RESOLUTION NO. 01-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of An Existing Sunburst Drive, Located Near Lake City, South Carolina, In Council District 1.

2. **RESOLUTION NO. 02-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Chandler Mill Road Located Near Coward And Lake City, South Carolina, In Council District 1.

3. **RESOLUTION NO. 03-2026/27**
   A Resolution To Approve A Renewal Of The Lease Agreement Between Florence County And Florence School District 3 For The Use Of The Olanta Athletic Complex Located At 339 Welsh St., Olanta, SC 29114 (Tax Map Number: 04520-03-068) In The Amount Of $1.00 Annually For A Term Of Twenty (20) Years.

4. **RESOLUTION NO. 04-2026/27**
   A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24.

X. ORDINANCES IN POSITION:

THIRD READING:

1. **ORDINANCE NO. 52-2025/26**
   An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between SteelFab, Inc., A Company Previously 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.

2. **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 SteelFab, Inc. Formerly Identified As Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto.

3. **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.

4. **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)

5. **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)

6. **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)

7. **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)

8. **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)

9. **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)

10. 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)

11. 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)

12. 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)

13. **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)

14. **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.

15. **ORDINANCE NO. 69-2025/26** ***(Deferral)***
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.

SECOND READING:

1. **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.

2. **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)

3. **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)

4. **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)

5. **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)

6. **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)

7. **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)

8. **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)

9. **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)

10. 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)

11. 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)

12. 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)

13. 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)

14. 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)

15. **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)

16. **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)

17. **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)

18. **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)

19. **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)

20. 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)

21. 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)

22. 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)

23. 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)

24. 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)

25. 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)

26. 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)

27. 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)

28. 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)

29. ORDINANCE NO. 97-2025/26

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: 10018-01-174, 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)

30. **ORDINANCE NO. 98-2025/26**
An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

INTRODUCTION:

1. **ORDINANCE NO. 02-2026/27** ***(By Title Only)***
An Ordinance To Amend Florence County Code Of Ordinances Section 8-52 To Establish User And Hazardous Substance Reimbursement Fees to Support Hazardous Material Response Capabilities And Other Matters Relating Thereto.

2. **ORDINANCE NO. 03-2026/27**
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: 90143-01-006, 90143-01-

007; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

3. **ORDINANCE NO. 04-2026/27**
An Ordinance To Amend 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: 90150-01-043 And 90150-01-044; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

4. **ORDINANCE NO. 05-2026/27**
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 6)

5. **ORDINANCE NO. 06-2026/27**
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional Standards., (c) Lot Characteristics. (Planning Commission Approved (9 to 0)

6. **ORDINANCE NO. 07-2026/27**
   An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1). (Planning Commission Approved (9 to 0)

7. **ORDINANCE NO. 08-2026/27**
   An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building And Structure Design., (d) Access. (Planning Commission Approved (9 to 0)

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

1. **BOARD OF ZONING APPEALS**
   Council Is Requested To Approve The Reappointment Of Louie Hopkins, Representing District 8, To Serve On The Board Of Zoning Appeals With The Appropriate Expiration Term.

2. **POLICY COMMISSION ON RECREATION**
   Council Is Requested To Approve The Reappointment Of Laura Driggers, Representing District 8, To Serve On The Policy Commission On Recreation With The Appropriate Expiration Term.

3. **PLANNING COMMISSION**
   Council Is Requested To Approve The Reappointment Of Mr. Gregory Miller, Representing District 9, To Serve On The Planning Commission With The Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. MONTHLY REPORTS

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

2. DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of Two (2) Tractors With Side Mowers And One (1) 1995 Ford E350 Ambulance As Surplus Property For Disposal Through Public Internet Auction Via GovDeals or GovWorld.

B. MUSEUM/PROCUREMENT:

FLORENCE COUNTY MUSEUM EXPANSION

Council Is Requested To Approve The Final Construction Cost In The Amount Of $20,610,699 For The Expansion Of The Florence County Museum And Authorizes The County Administrator To Execute All Associated Documents.

C. PROCUREMENT/ADMIN/PUBLIC WORKS:

BID NO. 37-25/26

Council Is Requested To Award Bid No. 37-25/26, 6" MBC Stone for Hollyberry Lane To Palmetto Mining Company of Florence, SC In The Amount Of $71,231.45 To Be Funded From CPSTIII-A Budgeted Funds.

D. SHERIFF'S OFFICE:

DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of Two (2) Glock Model Number 18, 9mm Pistols And Eleven (11) Glock

Model Number 21, 45 Caliber Pistols As Surplus Property By The Florence County Sheriff's Office.

DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of One (1) Glock Model 45 9mm Handgun Serial Number BTFB821 As Surplus Property For The Purpose Of Awarding It To An Employee Who Is Retiring.

DECLARATION OF SURPLUS PROPERTY

Council Is Requested To Approve The Declaration Of One (1) Glock Model 43X 9mm Handgun Serial Number BWCL942 As Surplus Property For The Purpose Of Awarding It To An Employee Who Is Retiring.

E. PROCUREMENT/PUBLIC WORKS:

BID NO. 35-25/26

Council Is Requested To Award Bid No. 35-25/26, Underpass Concrete Cleaning Project To Zion Shine Pressure Washing & Detailing, LLC From Charlotte, NC To Be Funded From District 8 Infrastructure Funds.

F. TREASURER/PROCUREMENT/ADMIN:

RFP NO. 34-25/26

Council Is Requested To Award RFP No. 34-25/26, Banking Services For The Florence County Office Of The Treasurer To South State Bank.

E. PROCUREMENT/ADMINISTRATION:

BID NO. 33-25/26

Council Is Requested To Award Bid No. 33-25/26, Asbestos Abatement & Demolition To CIDS, LLC (CIDS Holdco/dba CIDS, LLC) of Lugoff, SC In The Amount Of $148,335.00 To Be Funded From CPST III Funds.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

1. **TOWN OF TIMMONSVILLE**

   Council Is Requested To Approve The Expenditure Not To Exceed $10,643.59 From Council District #4 Infrastructure Funding Allocations To Purchase Material For The Fabrication Of Signs To Be Replaced In The Town Of Timmonsville.

3. **GREENWOOD ATHLETIC COMPLEX**

   Council Is Requested To Approve The Expenditure Of Up To $65,000.00 From Council District 5 Infrastructure Funding Allocation To Construct A Tennis Wall And Bathroom At The Greenwood Athletic Complex.

4. **FLORENCE CENTER**

   Council Is Requested To Approve The Expenditure Of Up To $65,000.00 From Council District 3 Infrastructure Funding Allocation To Enhance The Florence Athletic Hall Of Fame At The Florence Center. These Enhancements Include The Addition/Replacement Of Trophy Cases, Lighting Additions, Window Graphics.

5. **SOUTH LYNCHES FIRE DEPARTMENT**

   Council Is Requested To Approve The Expenditure Of Not Exceeding $7,639.52 From Council District 1 Infrastructure Funding Allocations To Purchase A Radio For The South Lynches Fire Department.

6. **WEST SPRINGFIELD DRIVE**

   Council Is Requested To Approve Expenditures Of Not To Exceed Ten Thousand Seven Hundred Dollars ($10,700.00) From Council District 9 Infrastructure Funding Allocation For The Cleanout Of A Ditch Along W. Springfield Drive In The Springdale Subdivision.

7. **PEE DEE COMMERCE PARK**

Council Is Requested To Approve Expenditures Of Not To Exceed Four Hundred Nineteen Thousand, Five Hundred And Ninety-Five Dollars ($419,595) From Council District 7 Infrastructure Funding Allocation For Paving For The Pee Dee Commerce Park.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

PEE DEE COMMERCE PARK

Council Is Requested To Approve Expenditures Not To Exceed Four Hundred Seventy Five Thousand, Eight Hundred And Twenty-Seven Dollars ($475,827) From Council District 7 RSMF Funding Allocation For Paving For The Pee Dee Commerce Park.

IVX. EXECUTIVE SESSION:

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

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The June 18, 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 June 18, 2026, County Council meeting.

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REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, JUNE 18, 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
Jason M. Springs, Council Member
Dr. Alphonso Bradley, Council Member
Andrew Rodgers, Jr., Council Member
Willard Dorriety, Jr., Council Member
Kent C. Caudle, Council Member
Kevin Yokim, County Administrator
Benjamin T. Zeigler, Acting Attorney (Haynsworth Boyd Sinkler PA)
Hope M. Jones, Clerk to Council

ABSENT:
Stoney C. Moore, Council Member (voted by Proxy)
D. Malloy McEachin, County Attorney

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
Nathan Dawsey, Director of Parks & Recreation
Andrew Stout, Director of the Museum
Steve Allen, Director of Public Works
Barrott Dowdy, Director of EMS
Jamie Floyd, Tax Assessor
Ashley Davison, Director of Finance
Nakeisha Wilkins, Director of Procurement
Chief Billy Dillon, Fire Chief
Shawn Brashear, Director of Planning & Building and Codes Enforcement
Chief Deputy Tommy Sullivan, Sheriff's Office
Chief Worrell, West Florence Fire Department
Don Strickland, Director of PDRTA
Deirdre Weaver-Currier, Post & Courier Editor

A notice of the regular meeting of the Florence County Council appeared in the June 16, 2026, edition of the **MORNING NEWS**. In compliance with the Freedom of Information

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Act, copies of the meeting Agenda were provided to members of the media, members of the public requesting copies, posted in the lobby of the County Complex, provided for posting at the Doctors Bruce and Lee Foundation Public Library, all branch libraries, and on the County's website (www.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 Secretary/Chaplain Mumford provided the invocation, and Vice-Chairman Schofield led the Pledge of Allegiance to the American Flag.

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. Councilman Dorriety made the motion and Vice-Chairman Schofield seconded, which was approved unanimously 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. 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.

APPEARANCES:

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,

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Voter's Registration, Sheriff's Office, Clerk Of Court, And Planning and Building Department. Mr. Yokim made the presentation to the employees.

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. Ms. Taylor presented a $20,000 check to the Florence County Fire Rescue Department.

COMMITTEE REPORTS:

Agriculture, Forestry, Military Affairs & Intergovernmental Relations (City-County Conference): Vice-Chairman Schofield stated the last City-County Conference Committee meeting was on April 22nd. Various topics were discussed: Interstate Lighting, Memorial Stadium, Jefferies Creek, and the July 4th Celebration that will be held at the Soccer Complex. Chairman Yarborough has allocated $20,000 to the Soccer Complex to construct a fishing pier at the pond.

RESOLUTION OF RECOGNITIONS:

CAROLINA ACADEMY TENNIS TEAM

The Clerk published the Resolution of Recognition in its entirety. A Resolution Of Recognition To Recognize The Carolina Academy Varsity Girls' Tennis Team As The 2026 SCISA Class 1A/2A Region And State Champions. Councilman Springs made the motion, and Councilman Dorriety seconded. The motion was approved by the members present. Councilman Springs presented the framed resolutions to the team.

CAROLINA ACADEMY SOFTBALL TEAM

The Clerk published the Resolution of Recognition in its entirety. A Resolution Of Recognition To Recognize The Carolina Academy Lady Bobcats Softball Team As The 2026 SCISA Class 2A State Champions. Councilman Springs made the motion, and Councilman Caudle seconded. The motion was approved by the members present. Councilman Springs presented the framed resolutions to the team.

PEE DEE ICE CATS HOCKEY ORGANIZATION

The Clerk published the Resolution of Recognition in its entirety. 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. Vice-Chairman Schofield made the motion, and Councilman Rodgers seconded. The motion was approved by the members present. Vice-Chairman Schofield presented the framed resolution.

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RESOLUTIONS:

RESOLUTION NO. 36-2025/26

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 Rodgers made the motion, and Councilman Caudle 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 five new CPSTIII-A projects ($4,426,781) and one new CPSTIII-B project ($64,013). The motion was approved by the members present.

RESOLUTION NO. 37-2025/26

The Clerk published the title of the Resolution. 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. Councilman Springs made the motion, and Vice-Chairman Schofield seconded. Mr. Yokim stated that 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. 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. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program. 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. The motion was approved by the members present.

ORDINANCES IN POSITION:

ORDINANCE NO. 49-2025/26 THIRD 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 Bradley made the motion and Councilman Rodgers seconded. The

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motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 50-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 51-2025/26 THIRD 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. The motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE 52-2025/26 THIRD READING 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.

ORDINANCE NO. 53-2025/26 THIRD READING 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.

ORDINANCE NO. 54-2025/26 THIRD 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

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Thereto. Councilman Dorriety made the motion, and Vice-Chairman Schofield seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 55-2025/26 THIRD 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 Caudle seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 01-2026/27 THIRD 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 Vice-Chairman Schofield seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 56-2025/26 SECOND READING

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. Councilman Caudle made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that 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. 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

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ORDINANCE NO. 57-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by Shawn Devlin Curl. The applicant desires to change the land use designation and zoning designation for the subject property. The applicant's justification for the requested map amendment changes is to accommodate a Variable Development District 1 land use and a B-3, General Commercial District zoning designation. 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 58-2025/26 SECOND READING

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)**.** Councilman Rodgers made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that this zoning map amendment was requested by Milton and Susanna Graham. The applicant's desire to change the land use designation and zoning designation for the subject property. The applicant's justification for the requested map amendment changes is to accommodate a Variable Development District 1 land use and a RU-1, Rural Community District zoning designation. The surrounding properties are RU-1, Rural Community, and R-2, Single-Family Residential Zoning Districts. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 59-2025/26 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 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

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0; Council District 7). Councilman Bradley made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that 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 vacant and industrial uses. The surrounding properties are unzoned, commercial mixed-use (CMU), and mixed multi-family (MMF) zoning districts. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 60-2025/26 SECOND READING

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). Councilman Springs made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that this zoning map amendment was requested by Dr. Alphonso Bradley. The applicant desires to change the future land use designation and zoning designation for the subject property. The applicant's justification for the requested map amendment changes is to accommodate a Variable Development District 1 land use and a R-3A, Single-Family Residential District zoning designation. The surrounding properties are unzoned, B-3, general commercial, and R-3A, single-family residential district zonings. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. Councilman Bradley recused himself from the vote. (The recusal form is attached.) (The Proxy is attached and referenced.)

ORDINANCE NO. 61-2025/26 SECOND READING

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, 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,

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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). Vice-Chairman Schofield made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that he recommended zoning for these properties is R-3A, Single-Family Residential District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with residential uses. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings. The motion was approved on the second reading of the ordinance. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 62-2025/26 SECOND READING

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). Councilman Springs made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that the recommended zoning for these properties is R-3A, Single-Family Residential District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with residential uses. The surrounding properties are unzoned, commercial mixed-use (CMU), or planned development district (PD) zonings. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 63-2025/26 SECOND READING

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). Councilman Rodgers made the motion, and Councilman Bradley seconded. Mr. Yokim stated that the recommended zoning for this property is CMU, Commercial Mixed-Use District. This request is made by Florence County and recommended by the Planning Commission. The subject property is unzoned with commercial uses. The surrounding properties are zoned

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planned development district (PD). The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 64-2025/26 SECOND READING

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). Councilman Dorriety made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that the recommended zoning for these properties is B-3, General Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with residential and vacant uses. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation. The motion was approved on the second reading by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 65-2025/26 SECOND READING

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). Councilman Dorriety made a motion, and Councilman Bradley seconded. Mr. Yokim stated that the recommended zoning for these properties is R-5A, Multi-Family Residential District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with residential uses. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning

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designation. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 66-2025/26 SECOND READING

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). Councilman Dorriety made the motion, and Councilman Caudle seconded. Mr. Yokim stated that the recommended zoning for these properties is R-5A, Multi-Family Residential District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with residential uses. The surrounding properties are currently unzoned, B-3, general commercial district, or pending County Council's approval for a B-3 zoning designation. The motion was approved on the second reading by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 67-2025/26 SECOND READING

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. Councilman Caudle made the motion, and Councilman Springs seconded. Mr. Yokim stated that 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 News as required by state law. South Lynches Fire District serves both Florence County and Williamsburg County, and Williamsburg County passed a similar ordinance and gave final reading about a week ago. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 68-2025/26 SECOND READING 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

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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.

ORDINANCE NO. 69-2025/26 SECOND READING

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. Vice-Chairman Schofield made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that the County of Florence previously established the City-County Memorial Stadium Commission to promote athletic events. The high schools in the Florence area have located athletic fields on their respective campuses. The high schools in the Florence area have no plans to use the Memorial Stadium. The County desires to dissolve the City-County Memorial Stadium Commission. The motion was approved on the second reading of the ordinance by the members present. Councilman Rodgers submitted a Proxy for Councilman Moore with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 70-2025/26 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 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)

ORDINANCE NO. 71-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 72-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 73-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 74-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 75-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 76-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 77-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 78-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 79-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 80-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 81-2025/26 INTRODUTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 82-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 83-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 84-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 85-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 86-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 87-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 88-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 89-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 90-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 91-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 92-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 93-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 94-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 95-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 96-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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-

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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)

ORDINANCE NO. 97-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. 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**)**

ORDINANCE NO. 98-2025/26 *(By Title Only)* INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

Chairman Yarborough declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

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

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Board With The Appropriate Expiration Terms. Councilman Caudle made the motion, and Councilman Springs seconded. The motion was approved by the members present.

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. Councilman Dorriety made the motion, and Councilman Bradley seconded. The motion was approved by the members present.

PLANNING COMMISSION

Council Is Requested To Approve The Appointment Of Mandy Simpson To Serve On The Planning Commission With The Appropriate Expiration Term. Vice-Chairman Schofield made the motion, and Councilman Caudle seconded. The motion was approved by the members present.

COMMISSION ON ALCOHOL AND DRUG ABUSE

Council Is Requested To Approve The Re-Appointment Of Charles Munn To Serve On The Commission On Alcohol And Drug Abuse With The Appropriate Expiration Term. Councilman Rodgers made the motion, and Vice-Chairman Schofield seconded. The motion was approved by the members present.

REPORTS TO COUNCIL:

Mr. Yokim provided updates on projects.

CPST III:

District 1 – Bid 20-25/26 for resurfacing Wallace St is under construction. 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. Bid 25-25/26 for 2 dirt-to-pave roads, Heyward Rd. and W. Robinson Ct., are under construction. 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. Bid 25-25/26 for dirt-to-pave E. Industrial Park Blvd is under construction.

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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, and W. Waldron St. Bid 29-25/26 for resurfacing Windsor Forest Dr. is under construction.
District 9 – W. Lake, W. Emery, S. Sandy, Lake Oakdale, S. Swan, Jefferson, W. Spencer, & S. Lady were approved under Bid 29-25/26. Bid 29-25/26 for resurfacing 15 roads is under construction. Remaining project – White Hall Subdivision drainage – Scope of work to be clarified.

Other CPST III Construction Projects: All Timmonsville roads have been addressed, except Cooper Lane. Keith St., E. Clifford, 5th St., N. Pickney, and Bowman Cir. are under contract.
CPSTIII – Johnsonville, Lake City, Pamplico, Coward are complete.
CPSTIII Quinby- Projects ongoing. Spent over half
CPTSTIII Scranton- Water complete. $41,000 left to spend on Town Hall.
CPSTIII Olanta - $16,000 remains in sewer.

CPSTIII- A:
District 1 - Pine St., Godwin St., London Ave, Deep River St, and Castle Dr.
District 2 – Construction for First Ave is being scheduled. Remaining project – Circle Dr.
District 3 – Melon has been completed. We are looking into having Economic Development help with Harlee Rd. 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. Remaining projects – Hollyberry Ln.
District 5 – S. Railroad Avenue, Branch Rd., and Hewitt Cemetery Rd are complete and waiting on final pay apps. 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. E. Siesta Drive pipe work was already completed by others, so we can remove this from the list. Remaining projects: Tara Village drainage, Sopkin Ave, Harlee Blvd, Tennyson Ct, and Stafford Ct.

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District 8 – Windsor Forest Drive was approved under Bid 29-25/26. Remaining project – Woods Rd.
District 9 – Lindsey, Tiffany, Nantucket, Waters Edge, Mallard, Rodanthe, Conner, & Teal were approved under Bid 29-25/26.
Montclair Way: Bids were received 5/26/26, and approval will be requested 6/18/2026. The SCDOT Encroachment Permit has been approved. Nesbit completed the Right-Of-Way survey plat, and it has been recorded. USACE approval has been granted. Alliance updated its design to include a traffic signal.
According to CPST III Engineer Todd Warren, 296 of 373 CPSTIII & IIIA Road District projects have been completed, and 23 roads are under construction.

Departments:
Operations:

- **I-95 Intersection Lighting** - Duke Energy and MPD Electric have provided cost information to add exit ramp lighting at all I-95 intersections within Florence County. Implementation planning is underway, and we are currently exploring funding options that will allow us to move forward.
- **Water and Sewer Authority Study** - Initial Feasibility Study has been completed. Currently being evaluated to gain insight as to whether further action is warranted. Council will be provided a copy of the report for review and comments.
- **Environmental Services** - Changes in management and policies are being implemented at Environmental Services. This includes a new animal in-take/managed care policy, as well as possible future changes that will enhance and improve operations. We hope to work with other county and regional partners to continue to provide the best service possible for the pets and other animals that enter the Animal Control Facility.

Procurement: RFP Banking Services Florence County Treasurer. Our current bank, the Treasurer contracts with, will be closing its location in Florence; therefore, the Treasurer is seeking another bank for banking services.

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

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. Vice-Chairman Schofield made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that the members of Florence County Council have received significant premium increases in their health insurance. The motion was approved by the members present. Councilmen Bradley, Dorriety, Mumford, and

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Vice-Chairman Schofield voted in the affirmative. Councilmen Rodgers and Springs voted in the negative. Councilman Caudle abstained from the vote.

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. Vice-Chairman Schofield made the motion, and Councilman Bradley seconded. Mr. Yokim stated that the Florence County Accommodations Tax Advisory Committee met on May 19, 2026, and received applications for the FY2026/27 State Accommodations Tax funds. 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. The motion was approved by the members present.

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%. Councilman Springs made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that Florence County has surplus funds in interest-bearing accounts for the benefit of the taxpayers of Florence County. The motion was approved by the members present.

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. Councilman Dorriety made the motion, and Councilman Caudle seconded. Mr. Yokim stated that 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. Florence County is charged with 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. 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. 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. The motion was approved by the members present.

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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. Councilman Dorriety made the motion, and Vice-Chairman Schofield seconded. Mr. Yokim stated that 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. The Alliance proposal is for Construction Observation and the additional testing fees required. 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 the members present.

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. Councilman Dorriety made the motion, and Vice-Chairman Schofield seconded. Mr. Yokim stated that The Twelfth Judicial Circuit of the State of South Carolina is comprised of the Counties of Florence and Marion. 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). The motion was approved by the members present.

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. Councilman Rodgers made the motion, and Councilman Dorriety seconded. Mr. Yokim stated that 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. 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. 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 had already been withheld. The delinquent audit is currently in process, but may not be completed for a few months. 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. The loan would be repaid from

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local option sales taxes when they are received. The motion was approved by the members present.

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. Councilman Springs made the motion, and Councilman Bradley seconded. Mr. Yokim stated that the Florence County Sheriff's Office is recommending that (1) Glock model 45 9mm handgun, serial number BTFB857, to be declared surplus. Disposal will not impact on-going operations. Florence County Code requires County Council approval for disposal of surplus property. The motion was approved by the members present.

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. 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 March 18, 2026. The bid opening was held on April 23, 2026. 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. Tommy Sullivan, Chief Deputy, FCSO, and David Bailey, Collins and Almers, recommend awarding the bid to JNB Services LLC. The bid expires July 17, 2026. Councilman Springs stated for the record that there were multiple scrivener's errors on the spreadsheet, but it does not affect the outcome. The motion was approved by the members present. Councilman Caudle voted in the negative.

DECLARATION OF SURPLUS PROPERTY

Council Is Asked To Approve The Declaration Of Surplus Structure Located At 3114 Johnsonville Highway That Is Twentieth Century And Of No Interpretative Or Historic Value To Browntown And Has Significant Water Damage And Foundation Issues. Councilman Springs made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that Florence County Code requires County Council approval for disposal of surplus property. The Museum Director, Andrew R. Stout has determined that this structure is of no historic value and not a contributing structure to Browntown. The removal of this structure will be of no cost to Florence County. The motion was approved by the members present.

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. Councilman Caudle made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that 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,

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2026. Nine (9) bids were received; nine (9) bids were compliant; Gaster's Grading Company, Inc. was the lowest responsible, responsive bidder. James W. Frost, Alliance Consulting Engineers, and Shannon Munoz, Deputy Administrator-Admin. recommends awarding the bid to Gaster's Grading Company, Inc. The bid expires sixty days from the date of bid. The motion was approved by the members present.

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. Councilman Caudle made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that Davis & Floyd is on the On-Call List of engineering firms approved by Council. 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. 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 the members present.

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. Councilman Dorriety made the motion, and Councilman Caudle seconded. The motion was approved by the members present.

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. Councilman Dorriety made the motion, and Councilman Rodgers seconded. The motion was approved by the members present.

EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Receive An Economic Development Update. Councilman Caudle made the motion, and Councilman Rodgers seconded, which was unanimously approved.

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Chairman Yarborough stated that no action was taken in executive session.

ADJOURN:

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

COUNCIL MEETING ADJOURNED AT 11:39 A.M.

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

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PUBLIC HEARING

JUNE 18, 2026

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.

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PUBLIC HEARING

JUNE 18, 2026

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.

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PUBLIC HEARING

JUNE 18, 2026

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

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. 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)

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

Recusal myself because of the position I hold at the Housing Authority, I am the director.

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,

Date: 6-18-26

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 49-2025/26**.

SCM
Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandlar Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 50-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:
Chandra R. Graham
Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026
Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 51-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:
Chandra R. Graham
Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026
Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of Ordinance No. 54-2025/26:** An Ordinance To Ratify FY26 Budget And Grant Council Actions Previously Authorized By Council And Other Matters Related Thereto; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 54-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026.

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 55-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra K. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the third reading of **Ordinance No. 01-2026/27**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 56-2025/26.**

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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) ; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 57-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:
Chandra R. Graham
Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026
Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 58-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Ilga M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Ilga M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Ilga M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a 4-3 vote on the question of the approval of the second reading of **Ordinance No. 59-2025/26.**

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a 4-5 vote on the question of the approval of the second reading of **Ordinance No. 60-2025/26.**

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROXY

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 61-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 62-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Peterson. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 63-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026.

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 64-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:
Chandler R. Graham
Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026
Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROXY

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 65-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

PROBATE

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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); **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 66-2025/26.**

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R. Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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. ; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a 4-5 vote on the question of the approval of the second reading of **Ordinance No. 67-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:

Chandra R Graham

Hope M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Hope M. Jones
Witness

SWORN to before me this
18th day of June, 2026

Hope M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

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

I hereby leave my voting proxy for the question **of 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; **at the regular meeting of County Council on June 18, 2026**, with County Council Member Rodgers. This proxy is for a Yes vote on the question of the approval of the second reading of **Ordinance No. 69-2025/26**.

Stoney "Toney" C. Moore
Member, Florence County Council

WITNESSES:
Chandea K. Graham
Steve M. Jones

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

PERSONALLY APPEARED, the undersigned witnessed and made oath that (s)he saw the within named **Stoney "Toney" C. Moore,** sign and as his act and deed, deliver the within **PROXY**, and that deponent, with the other witness subscribed above, witnessed the execution thereof.

Steve M. Jones
Witness

SWORN to before me this
18th day of June, 2026
Steve M. Jones
NOTARY PUBLIC (S.C.)
My Commission Expires 4-9-2034

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 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:

RESOLUTION NO. 01-2026/27
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of An Existing Sunburst Drive, Located Near Lake City, South Carolina, In Council District 1.

RESOLUTION NO. 02-2026/27
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Chandler Mill Road Located Near Coward And Lake City, South Carolina, In Council District 1.

ORDINANCE NO. 98-2025/26
An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

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FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Appearances
J.T. McKnight

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Mr. McKnight Requests To Appear Before Council To Discuss A Feasibility Study For A State Park Around The Johnsonville Area.

ATTACHMENTS:
N/A

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Hope M. Jones

From: Hope M. Jones
Sent: Tuesday, July 7, 2026 8:27 AM
To: Hope M. Jones
Subject: FW: Request to be heard, July 16th Florence County Council Meeting
Attachments: Pee_Dee_Campaign_SC250_Addendum.pdf; johnsonville_state_park_business_case.pdf

From: J.T. McKnight <JTMcKnight@fca.org>
Sent: Monday, June 29, 2026 11:09 AM
To: Hope M. Jones <hjones@florencecountysc.gov>
Subject: Request to be heard, July 16th Florence County Council Meeting

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Good morning!

I would like to place a request to be heard with the following attached agenda items. Please let me know if you need any further information. The two items were about discussing a feasibility study for a state park around the Johnsonville area. The addendum is just a supporting document for some of the other bullet points.

Thank you,
Jonathan McKnight

Book time to meet with me

Business Case for a Johnsonville State Park Feasibility Study

A proposed Florence County partnership for river recreation, heritage tourism, youth athletics, camping, and rural economic renewal

Prepared for: Florence County Council

Draft concept document | June 2026

Requested Action

Authorize county staff to pursue a formal feasibility study and partner conversations with South Carolina Parks, Recreation and Tourism, the Florence County legislative delegation, City of Johnsonville, Florence School Districts 2 and 5, conservation partners, and regional tourism stakeholders for the potential creation of a Johnsonville State Park or Francis Marion State Park centered on Wellman Golf Club, the Great Pee Dee River, Revolutionary Rivers, and related riverfront recreation assets.

Executive Summary

Florence County has an unusual opportunity to combine existing public investment, natural assets, Revolutionary War heritage, youth sports, and rural economic development into a state-level recreation destination in Johnsonville. The core concept is a new state park or state park partnership that includes Wellman Golf Club, a river-oriented camping and paddling experience connected to the existing Revolutionary Rivers corridor, and interpretation of Francis Marion history in the Pee Dee. The immediate ask is a feasibility study, rather than a final transfer or construction commitment.

The case rests on six pillars: 1) Florence County has no state park presence despite being one of the state's larger counties by population; 2) the Lynches River, Great Pee Dee River, and Revolutionary Rivers National Recreation Trail already create a recognized paddling and heritage corridor; 3) the Francis Marion story creates a distinctive historical identity; 4) Wellman Golf Club is an existing 18-hole public golf asset recently restored through county investment; 5) South Carolina already operates comparable park models with golf, paddling, camping, historic interpretation, or river-linked partner parks; and 6) the economic impact appears large enough to justify a professional study.

Preliminary modeling suggests a mature Johnsonville park concept could reasonably produce **$1 million to $18 million or more in annual regional economic impact**, depending on final design, overnight capacity, golf rounds, event programming, shuttle operations, and state marketing support. A defensible early target for planning purposes is **$3 million to $7 million annually within five years** if the project includes camping, paddling access, golf, heritage interpretation, school use, and regional events.

1. The Opportunity

Johnsonville sits at a strategic point in the lower Pee Dee landscape. The community is near the Great Pee Dee River and the lower Lynches River corridor, and it is connected historically to Francis Marion, the Swamp Fox, and the Revolutionary War landscape of South Carolina. The area also contains Wellman Golf Club, a county-owned public golf asset renovated after years of closure. Florence County previously invested approximately $3.9 million in penny sales tax funds toward the course renovation, and the course reopened as a municipal course in 2023.[1]

The early local outcomes matter. A restored course has supported renewed youth golf activity, including Johnsonville returning to state championship level competition. That youth athletics story gives the project a civic and educational value beyond tourism alone. School partnerships with Florence School District 5 and Florence School District 2 could create regular use, modest fee revenue, and a direct public purpose tied to student athletics, practice, tournaments, and character development.

The policy question before Florence County is whether these assets can be assembled into a larger state-level recreation and heritage destination. The recommended next step is a formal feasibility study that tests operating cost, capital need, visitor demand, land assembly, environmental review, governance structure, and potential state participation.

2. Why Florence County Should Initiate the Study

Florence County is large enough, central enough, and economically important enough to support a state park presence. The U.S. Census reports Florence County at 137,059 residents in the 2020 Census and approximately 138,049 residents in the 2025 population estimate.[2]

The official South Carolina State Parks park finder lists park properties across the state, and a 2018 legislative oversight map identified 47 state parks at that time. Florence County does not appear as a state park location in the available state park location materials reviewed for this concept. The feasibility study should verify the current county-by-county distribution using the latest SCPRT property list, including newly opened and newly acquired parks.[3]

That gap matters because state parks are more than amenities. They are platforms for outdoor recreation, tourism spending, public health, school programming, conservation, and small business activity. For Johnsonville specifically, a state park study would evaluate whether the county can convert a prior capital investment into a broader regional economic asset.

3. Proposed Park Concept

The working concept is a Johnsonville State Park or Francis Marion State Park, developed through a county, municipal, state, school, and conservation partnership. The name should be tested through community engagement, historical review, and state branding analysis. The strongest concept includes the following components:

- Wellman Golf Club as an 18-hole public golf anchor, with continued school use and tournament potential.
- River access near Johnsonville connected to the Great Pee Dee River and the lower Lynches River corridor.
- A crafted paddling experience with signed access, shuttle coordination, safety information, guide partnerships, and trip options.
- Primitive camping, river camping, RV or tent sites, and future cabin or camper cabin opportunities if feasible.
- Interpretation of Francis Marion, Snow's Island, Witherspoon's Ferry, Revolutionary Rivers, trade routes, and the swamp landscape of the Pee Dee.
- Connections to Lynches River County Park, existing county assets, school districts, local restaurants, outfitters, churches, civic groups, and regional tourism organizations.
- A phased capital plan so the county and state can begin with public access, signage, safety, and programming before committing to larger lodging or resort facilities.

4. Pillar One: Historical Ties and Francis Marion Heritage

The Francis Marion connection is one of the project's most valuable differentiators. South Carolina already has a strong Revolutionary War tourism platform, including battlefield sites, the Liberty Trail, state historic sites, and

heritage interpretation. A Johnsonville-centered park could interpret a distinctive piece of that story: the rivers, wetlands, farms, trade routes, and swamp refuges that shaped Marion's strategy.

SCDNR notes that Snow's Island is a National Historic Landmark and is listed in the National Register of Historic Places because of its significance as a Revolutionary War campsite and retreat for General Francis Marion and his forces. SCDNR also notes that the historic and recreational values of the Lynches River and Great Pee Dee River were recognized through designation of a 66-mile Revolutionary Rivers National Recreation Trail.[4]

Discover South Carolina describes the Revolutionary Rivers National Recreation Trail as following 66 miles of blackwater river through Marion's backcountry battlegrounds and his secret base camp on Snow's Island at the confluence of the Lynches and Great Pee Dee rivers. It also identifies interpretive locations such as Venters Landing and Dunham's Bluff.[5]

Johnsonville has an additional local claim. The City of Johnsonville history page states that Francis Marion accepted his Revolutionary War command at Witherspoon's Ferry, a Lynches River crossing north of present-day Johnsonville. That fact should be verified in consultation with historians and local heritage organizations, then incorporated into a professional interpretive plan.[6]

Comparable state model: Battle of Musgrove Mill State Historic Site preserves, protects, and interprets the site of the August 19, 1780 Revolutionary War battle at Musgrove's Mill. The site demonstrates that South Carolina State Parks already treats Revolutionary War interpretation as a valid state park function, especially when paired with trails, landscape preservation, and visitor education.[7]

5. Pillar Two: Kayaking, Paddling, and River-Based Recreation

The river recreation case is especially strong because the corridor already has state and national recognition. The National Recreation Trail application identifies the South Carolina Revolutionary Rivers Trail as a 60-mile stretch of Lynches River from Lynches River County Park near Florence to the confluence with the Great Pee Dee River, passing through Florence, Effingham, Scranton, Pamplico, and Johnsonville.[8]

SC Trails describes Revolutionary Rivers as following the Lynches Scenic River from Lynches River County Park to the confluence with the Pee Dee River and then an upstream section of the Great Pee Dee River just below the confluence with the Lynches. The Florence Convention and Visitors Bureau has also described the designation as 60 miles of the Lynches River between Lynches River County Park and the Great Pee Dee River, plus another six miles of the Great Pee Dee.[9]

This means the Johnsonville concept can build from an existing water trail instead of starting from zero. A feasibility study should evaluate launch points, take-outs, water levels, seasonal navigability, hazards, emergency response, outfitter capacity, shuttle logistics, land ownership, insurance, signage, and ADA-accessible options. The study should also evaluate whether the park could serve as the downstream or overnight counterpart to Lynches River County Park.

Comparable state models: Colleton State Park is described by South Carolina State Parks as a paddler's paradise and the official headquarters for the Edisto River Canoe and Kayak Trail. Givhans Ferry State Park offers Edisto River kayaking, tubing, trails, fishing, cabins, and campsites. South Carolina State Parks also markets the Edisto River Canoe and Kayak Trail as connecting Colleton and Givhans Ferry State Parks, including a 23-mile section between the two parks and up to 62 miles total.[10]

The newly opening Black River State Park is a current state-level precedent for a riverine park model. Southern Living reported that Black River State Park is South Carolina's first riverine state park and will operate through a series of scenic sites, water access points, launches, boardwalks, and trails along the Black River. The broader Black River Initiative is designed to connect 13 public parks along a 70-mile river corridor and conserve more than 6,200 acres.[11]

6. Pillar Three: Golf, Youth Athletics, and Existing Public Infrastructure

Wellman Golf Club gives the Johnsonville concept an immediate anchor. The course is already public, already renovated, already locally meaningful, and already connected to school use. Its recent restoration means the county is not evaluating a theoretical facility. The county is evaluating whether an existing public asset can be tied to a broader state-level recreation platform.

The Wellman official history states that Florence County purchased the golf course property in 2020 and entered into a 50-year ground lease with the City of Johnsonville in 2021 for construction and operation of a public golf course. WPDE reported that Florence County voted to provide $3.9 million of penny sales tax funds for the course. Rees Jones Inc. notes that the reopened Wellman layout was renovated after being closed since 2010, and that Rees Jones and Bryce Swanson oversaw the renovation.[12]

Comparable state model: Cheraw State Park includes an 18-hole Tom Jackson-designed championship golf course, Lake Juniper, nine cabins, 17 campsites, and boat-in camping areas. Cheraw demonstrates that a rural state park can combine golf, lake or paddling recreation, overnight stays, and group use.[13]

Comparable state model: Hickory Knob State Resort Park is South Carolina's state resort park model, offering an 18-hole championship golf course, lodging, camping, restaurant service, meeting space, skeet, archery, trails, and lake access. Hickory Knob demonstrates that golf can be one component in a broader state park destination, particularly when paired with overnight stays and other recreation.[14]

The golf case also aligns with statewide tourism data. SCPRT's 2024 Annual Accountability Report states that golf-based admissions tax collections totaled $25.0 million in FY 2023-24, a 9.7 percent increase from the prior year. The report further notes that increases in golf admissions tax collections were likely driven by both increases in rounds played and increases in greens fees.[15]

7. Pillar Four: Camping and Overnight Stays

The economic case becomes much stronger if the concept includes overnight stays. Day-use visitation produces value, but camping, RV sites, cabins, and camper cabins extend the visitor's time in market and increase spending on groceries, fuel, restaurants, supplies, guide services, equipment rental, and local retail.

SCPRT's 2024 Annual Accountability Report shows why overnight recreation matters. South Carolina State Parks generated just over $53 million in FY 2023-24 revenue, including approximately $23.3 million from campsite rentals and $6.1 million from cabin and lodging rentals. Campsite rental revenue increased 10.1 percent from the prior fiscal year.[16]

A Johnsonville feasibility study should test phased overnight options: primitive river camping, paddle-in camping, tent and RV campsites, group camping, camper cabins, and later lodging only if demand and operations justify it. A modest overnight footprint could support local impact while limiting up-front capital risk.

8. Pillar Five: Conservation, Public Access, and Land Assembly

A state park concept should protect the river corridor while increasing responsible access. That means the feasibility study should include land assembly, conservation easements, floodplain analysis, endangered species screening, wetlands review, historic resource review, and public access planning. The lower Lynches and Great Pee Dee corridor has cultural and ecological value, and a well-designed park would concentrate access at appropriate sites rather than allow unmanaged use.

The Black River model is especially relevant because it reflects modern conservation and recreation practice in South Carolina: a network of access points and protected lands along a rural river corridor, developed with multiple partners over time.

9. Preliminary Economic Impact Estimate

This section provides a planning-level estimate intended to justify a professional feasibility study. It should not be treated as a final impact analysis. A final study should use SCPRT data, county tax data, state park operating data, visitor intercept surveys, golf demand analysis, campground demand analysis, event calendars, and IMPLAN or a comparable economic modeling tool.

The estimate below uses five inputs: statewide state park revenue; camping and lodging performance across the state park system; comparable South Carolina park models; published river trail and nature-based tourism examples; and likely visitor spending from golf, paddling, camping, school events, tournaments, fuel, restaurants, retail, and heritage tourism. SCPRT reported more than $53 million in state park revenue in FY 2023-24. With approximately 47 to 49 park properties depending on how new and special properties are counted, the simple average revenue per park property is roughly $1.08 million to $1.13 million annually. That simple average does not measure local off-site spending, and it is not adjusted for outlier parks or mature versus new parks. It is useful as a rough systemwide reference point.[17]

Scenario	Annual visitors and users	Operating profile	Estimated direct local spending	Estimated total regional impact
A. Cautious launch model	12,000 to 18,000	Day use, limited camping, some golf, limited shuttle programming	650,000 to 1,200,000	1,000,000 to 2,000,000
B. Early success model	25,000 to 45,000	Golf, school use, scheduled paddling shuttles, primitive or developed camping, heritage interpretation, regional events	1,800,000 to 4,000,000	3,000,000 to 7,000,000
C. Mature destination model	60,000 to 90,000	Strong state marketing, multiple overnight options, tournaments, regular shuttles, outfitter partnerships, linked county and state park visitation	5,000,000 to 10,000,000	8,000,000 to 18,000,000+

The most defensible planning target is the early success model: $3 million to $7 million in annual regional impact within five years, assuming a phased buildout that includes golf, camping, paddling access, shuttle coordination, school use, heritage interpretation, and regional event programming. The low end is suitable for grant applications and initial public discussion. The high end becomes plausible only with overnight capacity, repeated events, packaged itineraries, and consistent state-level marketing.

10. How the Estimate Was Built

Demand source	Annual unit range	Spending range per unit	Notes
Day-use paddlers and heritage visitors	8,000 to 30,000	35 to 90	Access, fuel, meals, outfitter, retail, local stops
Golf rounds and golf visitors	8,000 to 25,000 rounds or users	35 to 125	Greens fees, cart fees, food, fuel, equipment, tournament spending
Campers and overnight guests	1,500 to 12,000 party nights	90 to 250 per party	Site fees, supplies, food, fuel, local spending
Events, school use, tournaments, group use	2,000 to 15,000 users	20 to 150	Spectators, tournament fees, meals, hotel overflow, local retail

A professional study should separate direct spending from total economic impact. Direct spending is the money visitors spend in or near the community. Total regional impact includes indirect and induced effects, such as business purchases and employee household spending. For rural park planning, a total impact multiplier of approximately 1.4 to 1.8 is commonly used as a preliminary range until a formal model is completed. The table above uses a conservative range and should be refined by economists.

11. Benefits to Florence County and Johnsonville

- Rural economic development through new visitors, events, local purchases, and small business opportunities.
- A stronger use case for a county-owned golf asset already restored with public funds.
- Youth athletics support for Johnsonville, Florence School District 5, Florence School District 2, and potential regional school tournaments.
- A new tourism identity for Johnsonville tied to the Swamp Fox, Revolutionary Rivers, the Great Pee Dee, golf, camping, and paddling.
- A countywide recreation asset that complements Lynches River County Park rather than duplicating it.
- A potential path for state participation in long-term operation, marketing, conservation, and capital planning.
- Improved public access to the river corridor with managed safety, signage, shuttle operations, and interpretation.
- A platform for grants, including outdoor recreation, trails, conservation, historic interpretation, rural tourism, and sports tourism funding.

12. Key Questions for the Feasibility Study

1. What state park model is most appropriate: full state park, state historic site, state recreation area, resort-style park, riverine park, or county-state partnership?
2. What land is required beyond Wellman Golf Club, and what parcels, easements, public access points, or riverfront tracts are realistically available?
3. What would the annual operating budget be under county, municipal, state, nonprofit, or hybrid management?
4. What capital improvements are needed for camping, launches, restrooms, signage, safety, maintenance, golf operations, and interpretation?
5. What are the environmental, floodplain, archeological, and historic resource constraints?
6. What is the realistic paddling season, trip length, shuttle time, and emergency response plan?
7. How many rounds of golf can the course support annually, including school use, local play, regional visitors, and tournaments?
8. What school district agreements, fee schedules, practice windows, and tournament calendars are feasible?
9. What business opportunities would exist for outfitters, guides, restaurants, lodging, convenience retail, and local vendors?
10. What grants, appropriations, private philanthropy, conservation funding, and tourism development programs could support each phase?

13. Recommended Governance and Partner Path

The county should initiate a structured partner process. The first step is a county-level authorization to explore the concept. That authorization can be framed narrowly: pursue a feasibility study and partner conversations without binding the county to transfer land, alter the existing lease, or commit major new capital funds.

Partner	Initial role
Florence County Council	Authorize exploration, direct staff, define county interests, request preliminary staff report.
Florence County Administration and Parks/Recreation	Inventory assets, costs, maintenance obligations, lease terms, staff capacity, and potential county role.
City of Johnsonville	Represent local interests, downtown impact, golf operations, utilities, community support, and municipal planning.
Florence School District 5 and Florence School District 2	Document school golf needs, expected use, fee participation, tournament potential, and student benefit.
SCPRT and South Carolina State Parks	Evaluate state park feasibility, operating models, capital standards, state marketing, and long-term fit.
Florence County Legislative Delegation	Pursue state-level champions, budget provisos, study funding, and legislative support.
SCDNR and conservation partners	Evaluate river access, scenic river issues, habitat, fisheries, boating safety, and conservation strategy.

Visit Florence / Florence CVB and regional tourism partners	Package itineraries, market research, heritage tourism, tournament recruitment, and visitor services.
Historians and heritage organizations	Validate Francis Marion claims, develop interpretive themes, and protect historic integrity.
Local businesses and civic organizations	Support visitor services, sponsorships, events, volunteer stewardship, and community buy-in.

14. Proposed Phasing

Phase	Timeline	Deliverables
Phase 1: Council Authorization and Concept Validation	0 to 90 days	County staff memo, stakeholder list, initial SCPRT contact, school letters of interest, existing cost summary, river and land map.
Phase 2: Formal Feasibility Study	3 to 9 months	Market analysis, concept plan, operating model, land needs, environmental screen, historic interpretation plan, economic impact model, capital estimate.
Phase 3: Partner Commitments and Funding Strategy	9 to 18 months	State delegation support, grants, conservation partner commitments, local agreements, governance structure, preliminary capital package.
Phase 4: Pilot Programming	12 to 24 months	Golf tournaments, guided paddles, shuttle pilots, Francis Marion heritage events, school use agreements, visitor data collection.
Phase 5: Capital Implementation	24 months and beyond	Launch improvements, camping, signage, interpretation, restrooms, trails, maintenance facilities, expanded overnight options if warranted.

15. Draft Council Action

Florence County Council could consider a resolution with language similar to the following:

> Florence County Council directs county administration to evaluate the feasibility of a Johnsonville-area state park or state park partnership centered on Wellman Golf Club, the Great Pee Dee River, the Lynches River and Revolutionary Rivers corridor, Francis Marion heritage interpretation, camping, paddling access, school athletics, and related public recreation assets. County administration is further authorized to engage the City of Johnsonville, Florence School Districts 2 and 5, the Florence County legislative delegation, the South Carolina Department of Parks, Recreation and Tourism, South Carolina State Parks, SCDNR, conservation partners, tourism partners, and other stakeholders to determine the appropriate scope, cost, governance model, and funding opportunities for a professional feasibility study.

16. Conclusion

A Johnsonville-area state park concept deserves a formal feasibility study because the assets are unusually aligned: a restored public golf course, an existing national recreation trail, a nationally meaningful Francis Marion landscape, a riverine state park precedent in South Carolina, youth athletics demand, and a county without a state park presence. The proposal is ambitious, but it is also practical enough to study. The county has already invested in one of the hardest pieces: preserving and restoring the golf asset. The next decision is whether that investment can become the anchor for a broader state-level recreation and heritage destination that supports Johnsonville, Florence County, and the Pee Dee region for decades.

References and Source Notes

1. WPDE, “Johnsonville leaders celebrate reopening of Wellman Golf Club,” Nov. 10, 2023; Wellman Golf Club official history page; Rees Jones Inc., Wellman Golf Club course notes.

2. U.S. Census Bureau QuickFacts, Florence County, South Carolina, population estimates and 2020 Census population.

3. South Carolina State Parks, Park Finder; South Carolina House Legislative Oversight Committee, “SC State Parks with map of locations and counties,” confirmed by PRT in April 2018.

4. South Carolina Department of Natural Resources, Lynches Scenic River page.

5. Discover South Carolina, “Revolutionary Rivers National Recreation Trail Takes Paddlers Into the Wetland Hideout of the Swamp Fox.”

6. City of Johnsonville, City History page.

7. South Carolina State Parks, Battle of Musgrove Mill State Historic Site official page.

8. National Recreation Trail database, South Carolina Revolutionary Rivers Trail.

9. SC Trails, Revolutionary Rivers; Greater Florence Chamber of Commerce, “Lynches River Earns National Water Trail Designation,” June 8, 2022.

10. South Carolina State Parks, Colleton State Park official page; South Carolina State Parks, Givhans Ferry State Park official page; South Carolina State Parks, “Three State Park Canoe Trails Worth Exploring.”

11. Southern Living, “South Carolina Announces First-Of-Its Kind State Park Set To Open In 2026,” Sept. 19, 2025; South Carolina State Parks, Black River State Park official page.

12. Wellman Golf Club official history page; WPDE, Nov. 10, 2023; Rees Jones Inc., Wellman Golf Club.

13. South Carolina State Parks, Cheraw State Park official page.

14. South Carolina State Parks, Hickory Knob State Resort Park official page; McCormick County Chamber listing for Hickory Knob State Resort Park.

15. South Carolina Department of Parks, Recreation and Tourism, 2024 Annual Accountability Report, Agency Discussion and Analysis, Tourism Economy section.

16. South Carolina Department of Parks, Recreation and Tourism, 2024 Annual Accountability Report, State Parks Operational Performance section.

17. SCPRT 2024 Annual Accountability Report; South Carolina State Parks park finder and state park map materials.

Addendum: The Pee Dee Campaign and South Carolina's 250th Anniversary

A Landscape That Helped Shape the Southern Campaign

As South Carolina commemorates the 250th anniversary of the American Revolution through the SC250 initiative, our state has embraced a powerful message:

South Carolina is where the American Revolution was won.

Whether every historian would phrase it exactly that way is less important than the broader point the initiative seeks to communicate. The Southern Campaign fundamentally changed the course of the war, and South Carolina became the center of that struggle. After the fall of Charleston in 1780, the British believed they had secured the South and could use it as the foundation for restoring royal authority throughout the colonies. Instead, they encountered determined resistance across the South Carolina backcountry. Rather than ending the Revolution, the capture of Charleston marked the beginning of one of its most consequential campaigns.

The Pee Dee region played a significant role in that story.

Unlike many Revolutionary War sites that commemorate a single battlefield, the Johnsonville area preserves the landscape of an entire campaign. The rivers, swamps, ferries, forests, and crossroads surrounding present day Johnsonville became the operating environment for General Francis Marion and the Williamsburg Militia. Snow's Island, located at the confluence of the Great Pee Dee and Lynches Rivers, served as Marion's headquarters during the winter of 1780–1781. From this base, Patriot forces gathered intelligence, coordinated militia operations, disrupted British supply lines, and repeatedly used the region's geography to offset the advantages of a larger, better equipped army.

The significance of this landscape extends beyond Francis Marion himself.

The Southern Campaign became a contest of mobility, logistics, local support, and persistence. British forces often controlled major towns, yet Patriot militia controlled much of the countryside through constant movement and localized resistance. The Pee Dee's rivers and wetlands were not merely scenic features. They were strategic assets that influenced military decisions, protected Patriot forces, and complicated British operations throughout eastern South Carolina.

This broader perspective aligns closely with the mission of SC250.

The South Carolina American Revolution Sestercentennial Commission is not focused solely on commemorating famous battles. Its mission includes preserving historic places, expanding educational opportunities, encouraging heritage tourism, supporting rural economic development, and helping residents and visitors better understand South Carolina's defining role in America's founding. As part of that effort, SC250 has invested in the publication of *The Francis Marion Papers*, making hundreds of original documents available to scholars, teachers, students, and the public while encouraging a deeper understanding of Marion's leadership and the Southern Campaign.

A Johnsonville recreation and heritage destination would complement these statewide efforts by helping tell one of South Carolina's most important stories where it actually unfolded. Rather than preserving only a battlefield or monument, it would provide an opportunity to interpret an authentic Revolutionary War landscape through history, recreation, education, and conservation. Visitors could experience the rivers Marion traveled, the geography that shaped his campaign, and the communities that contributed to one of the most significant chapters of the American Revolution.

Florence County has an opportunity not simply to preserve history, but to help South Carolina tell it.

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Resolution of Recognition- Hannah Pamplico H.S. Softball Team

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize The Hannah Pamplico High School Softball Team As The 2026 South Carolina High School League Class A Softball State Champions.

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)
) **RESOLUTION OF RECOGNITION**
COUNTY OF FLORENCE)

WHEREAS, the Hannah-Pamplico High School Softball Team achieved outstanding success during the 2026 season, demonstrating exceptional skill, determination, and teamwork; and

WHEREAS, on Thursday, May 28, 2026 Game 1 winning by a score of 4-3 at Whitmire and on Friday, May 29, 2026, at Hannah-Pamplico High School, the Hannah-Pamplico Raiders defeated Whitmire High School by a score of 4–3 in Game 2 of the South Carolina High School League Class A State Championship Series, thereby securing the **2026 Class A Softball State Championship**; and

WHEREAS, this victory marks the program's second state championship since 2023, earned under the exemplary leadership of Head Coach Amber Knight; and

WHEREAS, the Raiders concluded the season with an impressive 18–7 overall record, capturing multiple titles including: Class A Region 6 Champions with a 9–1 region record, Class A Lower State Champions, Class A State Champions**;** and

WHEREAS, Head Coach Amber Knight was honored as the Region Coach of the Year in recognition of her exceptional leadership, mentorship, and commitment to fostering excellence among her players and the team's success was further supported by the skill, guidance, and dedication of the coaching staff: Cliff Poston, Adam Brown, and John Rodgers;

WHEREAS, the 2026 Hannah-Pamplico High School Softball Team is composed of student-athletes whose hard work, dedication, and sportsmanship contributed to this remarkable championship season, including: Kaylie Avant; Khloe Avant; Jada Bass; Khloe Jones; Allie Nettles; Addison Thomas; Ava Johnson; Chloe Cooper; Kadence Poston; Savannah Owens; Meredith Stone; London Lee; Linley Kate Freeman; Alexa Wenger; and Payton Altman**;** and

WHEREAS, the achievements of this team bring great pride and honor to Hannah-Pamplico High School, the Hannah-Pamplico community, and Florence County as a whole.

NOW, THEREFORE, BE IT RESOLVED that the County Council hereby recognizes and congratulates the Hannah-Pamplico High School Softball Team for winning the **2026 South Carolina High School League Class A Softball State Championship** and commends the team, coaches, and supporters for their outstanding accomplishments and contributions to their school and community.

Congratulations on a job well done!

DONE, in a meeting duly assembled this 16th day of July, 2026.

THE FLORENCE COUNTY COUNCIL

_____

Jerry Yarborough, Jr., Chairman

_____

Andrew T. Rodgers, Jr., Council District 2

FLORENCE COUNTY COUNCIL MEETING

JULY 16, 2026

AGENDA ITEM: Resolution No. 01-2026/27

DEPARTMENT: Public Works

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of An Existing Sunburst Drive, Located Near Lake City, South Carolina, In Council District 1.

POINTS TO CONSIDER:

1. Moore Farms Botanical Garden requested the road closure of the existing Sunburst Drive.
2. Sunburst Drive is located in Council District 1 area of the County.
3. Sunburst Drive is maintained by the Public Works Department of Florence County.
4. Sunburst Drive provided ingress/egress to residents of the former Cooks Mobile Home Park. Cooks Mobile Home Park has since been abandoned, and no residents remain.
5. Council is requested to abandon and cease maintenance on the existing Sunburst Drive located in Lake City, South Carolina.
6. There were no objections from other departments to the existing Sunburst Drive being closed.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 01-2026/27 as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 01-2026/27.
2. Copy of the abandonment application.

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Sponsor(s)/Department : Public Works
Public Hearing : July 16, 2026
Adopted : July 16, 2026
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

I, _____,
Council Clerk, certify that this Resolution was advertised for Public Hearing on 6/26/2026.

RESOLUTION NO. 01-2026/27

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of An Existing Sunburst Drive, Located Near Lake City, South Carolina, In Council District 1.

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

WHEREAS:

1. Sunburst Drive is located in Council District 1 area of the County; and

2. Sunburst Drive is maintained by the Public Works Department of Florence County; and

3. Council is requested to abandon and cease maintenance on Sunburst Drive; and

4. There were no objections from other departments and/or real property owners to Sunburst Drive being closed.

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

1. Sunburst Drive Is Hereby Abandoned, Closed By Florence County And All Maintenance Thereof By Florence County Is Hereby Discontinued.

2. Florence County Declares Sunburst Drive Closed As A Public Way.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry W. Yarborough, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

DRAFT

Sunburst Drive L.C.

FLORENCE
ROAD ABANDONMEI

APPLICANT:

NAME Moore Farms Botanical Garden C/O Shane

ADDRESS 1642 Pine Bay Road

PHONE: (HOME) 843-373-9080 (WORK) 843-373-9080

APPLICANT'S SIGNATURE Shane Prince

sprince@dartamoore.org

PROPOSED ROAD ABANDONMENT:

ROAD NAME Sunburst Drive

COUNCIL DISTRICT District 1 ROAD NUMBER N/A

BRIEFLY DESCRIBE PORTION OF ROADWAY TO BE ABANDONED

The entire length of Sunburst Drive of a distance of approximately 500 feet east to west,extending from the eastern edge of the intersecting road Cooktown Road to its easternmost point, an ambiguous terminus near the tree line.

REASON FOR ABANDONMENT:

Sunburst Drive provided ingress/egress to residents of the former Cooks Mobile Home Park. Cooks Mobile Home Park has since been abandoned, and no residents remain. Road no longer necessitates maintenance and/or access to the public.

(This application must be accompanied by a $250 non-refundable processing fee - check or money order)

For Office Use Only (To be completed by Public Works Department)

Date Received: 3-23-26 Fee Paid: $250.00 ✓

Received By: SHA.

Date review completed: 6-1-26 Reviewed by: S.H.A.

Date Sent to Administration: _____

cyf

FLORENCE COUNTY COUNCIL MEETING

JULY 16, 2026

AGENDA ITEM: Resolution No. 02-2026/27

DEPARTMENT: Public Works

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Chandler Mill Road Located Near Coward And Lake City, South Carolina, In Council District 1.

POINTS TO CONSIDER:

1. Glynn Webster Jr. requested the road closure of a portion of the existing Chandler Mill Road.
2. Chandler Mill Road is located in Council District 1 area of the County.
3. Chandler Mill Road is maintained by the Public Works Department of Florence County.
4. Council is requested to abandon and cease maintenance on a portion of the existing Chandler Mill Road (between Hwy 341 and Old McCallister Road).
5. There were no objections from other departments to the portion of the existing Chandler Mill Road to be closed.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 02-2026/27 as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 02-2026/27.
2. Copy of the abandonment application.

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Sponsor(s)/Department	: Public Works	
Public Hearing	: July 16, 2026	I, _____,
Adopted	: July 16, 2026	Council Clerk, certify that this
Committee Referral	: N/A	Resolution was advertised for
Committee Consideration Date	: N/A	Public Hearing on __6/26/2026.
Committee Recommendation	: N/A	

RESOLUTION NO. 02-2026/27

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Chandler Mill Road Located Near Coward And Lake City, South Carolina, In Council District 1.

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

WHEREAS:

1. Chandler Mill Road is located in Council District 1 area of the County; and

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

3. Council is requested to abandon and cease maintenance on a portion of the existing Chandler Mill Road located near Coward and Lake City, South Carolina; and

4. There were no objections from other departments and/or real property owners to the portion of the existing Chandler Mill Road to be closed.

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

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

2. Florence County Declares A Portion of the Existing Chandler Mill Road, between Hwy 341 and Old McCallister Road, Closed As A Public Way.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry W. Yarborough, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

DRAFT

FLORENCE COUNTY
ROAD ABANDONMENT APPLICATION

APPLICANT:

NAME Glynn W Webster Jr.

ADDRESS 8364 Puddin Swamp Rd Timberlake S.C.

PHONE: (HOME) 803-468-7403 (WORK) _____

APPLICANT'S SIGNATURE _____

southeastrentalllc@yahoo.com.

PROPOSED ROAD ABANDONMENT:

ROAD NAME Chandler Mill Road

COUNCIL DISTRICT 1 ROAD NUMBER _____

BRIEFLY DESCRIBE PORTION OF ROADWAY TO BE ABANDONED

Portion of Chandler Mill Between Hwy 341 And 010 McCallister Rd.

REASON FOR ABANDONMENT:

See Attached document

(This application must be accompanied by a $250 non-refundable processing fee - check or money order)

For Office Use Only (To be completed by Public Works Department)

Date Received: _____ Fee Paid: _____

Received By: _____

Date review completed: _____ Reviewed by: _____

Date Sent to Administration: _____

Reason for Abandonment:

- We have had over a decade of congregating issues, including:
- Litter Dumping
- FIrearm Discharge - all hours of the night
- Arson
- Trespassing / Poaching
- Drug Use / Sale - paraphernalia left
- The road has been temporarily closed for a minimum of 6 months for bridge repair.

NOTICE OF PUBLIC HEARING
REGULAR MEETING

Florence County Public Works will hold a Public Hearing at 9:00 am on July 16, 2026 at the County Complex, 180 N. Irby Street in Room 803. The following requests will be considered:

Abandonment and Closure of Public Roads and Rights-of-Way

Portion of CHANDLER MILL ROAD

The proposed abandonment and/or closure of a portion of existing CHANDLER MILL, located near Coward and Lake City, S.C. (County Council District 1) will be considered at the next county council meeting. A public hearing will be held to receive all written and oral presentations in favor of and opposition to the road closure.

Documents related to the agenda item may be viewed at Florence County Public Works office located at 6746 Friendfield Road, Effingham, S.C., or you may call (843) 665-3022.

FLORENCE COUNTY COUNCIL MEETING
July 16, 2026

AGENDA ITEM: Resolution No. 03-2026/27

DEPARTMENT: Parks and Recreation

ISSUE UNDER CONSIDERATION:

(A Resolution To Approve A Renewal Of The Lease Agreement Between Florence County And Florence School District 3 For The Use Of The Olanta Athletic Complex Located At 339 Welsh St Olanta, SC 29114 (Tax Map Number: 04520-03-068) In The Amount Of $1.00 Annually For A Term Of Twenty (20) Years.

POINTS TO CONSIDER:

1. Florence School District 3 has leased the Olanta Athletic Complex to Florence County for many years and the current lease has expired. The park provides recreational space for the Olanta community with features such as two baseball/softball fields, a walking track, a playground, and a picnic shelter.
2. The lease amount is $1.00 for a term of twenty (20) years.

OPTIONS:

1. ***(Recommended***) Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Resolution No. 03-2026/27
2. Proposed Lease

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Sponsor (s) Department : Parks & Recreation
Adopted : July 16, 2026
Public Hearing : July 16, 2026
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 03-2026/27

(A Resolution To Approve A Renewal Of The Lease Agreement Between Florence County And Florence School District 3 For The Use Of The Olanta Athletic Complex Located At 339 Welsh St Olanta, SC 29114 (Tax Map Number: 04520-03-068) In The Amount Of $1.00 Annually For A Term Of Twenty (20) Years.

WHEREAS:

1. Florence School District 3 has leased the Olanta Athletic Complex to Florence County for many years and the current lease has expired. The park provides recreational space for the Olanta community with features such as two baseball/softball fields, a walking track, a playground, and a picnic shelter.
2. The lease amount is $1.00 for a term of twenty (20) years.

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

Florence County Council hereby authorizes the County Administrator to execute the lease agreement with Florence School District 3 in the amount of $1.00 for a term of twenty (20) years.

ATTEST: SIGNED:

_____ _____

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

COUNCIL VOTE:
OPPOSED:

_____

D. Malloy McEachin, Jr., County Attorney ABSENT:

STATEOFSOUTHCAROLINA	)	LEASE OF PARCEL (FORMER OLANTA HIGH
	)	SCHOOL ATHLETIC FACILITIES)
COUNTY OF FLORENCE	)	

This Lease, made and entered into as of this 18th day of June, 2026, between FLORENCE COUNTY SCHOOL DISTRICT NO. 3, a political subdivision of the State of South Carolina, hereinafter termed "Lessor", and FLORENCE COUNTY, a body politic and corporate and a political subdivision of the State of South Carolina, hereinafter termed as "Lessee". The terms and conditions of this Lease shall be binding on the parties hereto and their successors, assigns and personal representatives.

I. LEASED PREMISES. Subject to the terms and conditions set forth hereinafter, the Lessor leases hereby to the Lessee and the Lessee rents hereby from the Lessor that portion of the property of the Lessor (the "Premises") which is described more particularly as follows:

Two baseball fields, a concession/restroom building, and walking track located at 339 Welsh Street, Olanta, SC, 29114, bearing tax map number 4520-03-068.

2. TERM OF LEASE/RENT/UTILITIES. The term of this Lease shall commence upon the execution of this Lease by both parties and shall continue for a period of ten (20) years. Rent for the Premises shall be five ($5.00) dollars, said amount paid in one lump sum, the receipt of which is hereby acknowledged.

3. USE OF LEASED PREMISES/UTILITIES. Lessee's use of the Premises shall be for the purpose of conducting community recreational activities. All utilities consumed on the Premises during the term of this Lease shall be paid for by the Lessee.

4. IMPROVEMENTS TO THE LEASED PREMISES. The Lessee shall be permitted to make any and all improvements to the Premises without prior written consent of the Lessor, including installation and use of signs. Any improvements constructed on the Premises by the Lessee shall become the property of the Lessor at the termination of this Lease.

5. REPAIRS AND ALTERATIONS. The Lessee shall, at its sole cost and expense, maintain those portions of the Premises actually used by the Lessee and any improvements thereon in good condition for the duration of the Lease.

6. REMOVAL OF FURNITURE AND EQUIPMENT. All furniture and equipment placed on the Premises by Lessee are recognized to be the sole property of the Lessee and shall remain the Lessee's property. During the term of the Lease and at the time of termination of the Lease term, the Lessee may remove these items.

7. DEFAULT. As used in this Lease, the term "event of default" shall mean any one of the following: a) the failure of the Lessee after receipt or demand from the Lessor to fulfill any duty or obligation imposed on the Lessee by this Lease; b) the taking of the leasehold interest of the Lessee hereunder pursuant to an execution on a judgment.

The Lessor shall give written notice of any event of default to the Lessee, which thereafter shall have thirty (30) days within which to remedy, correct or contest in writing such default.

8. LIABILITY INSURANCE. The Lessee shall secure and keep in force at its own expense during the term of this Lease tort liability insurance coverage in the amount of Three Hundred Thousand Dollars per person, Six Hundred Thousand Dollars per occurrence with respect to the Premises.

9. EMINENT DOMAIN. If all or any part of the Premises shall be taken under a power of eminent domain, the compensation or proceeds awarded for the taking of the Premises shall belong to Lessor. If the taking is to such an extent that it is impracticable for Lessee to continue its use of the Premises, this Lease, at the option of the Lessee, shall terminate upon ten (10) days written notice from Lessee to Lessor. Nothing herein shall prevent Lessor and/or Lessee from seeking any and all damages sustained from the condemning authority by reason of the exercise of the power of eminent domain.

10. IDENTITY OF INTEREST. The execution of this Lease or the performance of any act pursuant to the provisions hereof shall not be deemed or construed to have the effect of creating between Lessor and Lessee the relationship of principal and agent or of a partnership or of a joint venture and the relationship between them shall be and remain only that of Lessor and Lessee.

11. NOTICES AND REPORTS. Any notice, report, statement, approval, consent, designation, demand or request to be given and any option or election to be exercised by a party under the provisions of this Lease shall be effective only when made in writing and delivered and mailed by registered or certified mail to the other party at the address given below:

Lessor: Florence County School District No. 3
Attention: Superintendent
PO Box 1389
Lake City, SC 29560

Lessee: Florence County
Attention: County Administrator
180 N. Irby St., MSC-G
Florence, South Carolina 29501

provided, however, that either party may designate a different address from time to time by giving to the other party notice in writing of the change.

12. **ENTIRE AGREEMENT.** **This Lease contains the entire and complete understanding by and between the parties hereto relative to the leasing of the premises herein described, which may be amended only by like instrument.**

13. **SEVERABILITY.** **If, during the term of this Lease, it is found that a specific clause or provision of this Lease is illegal or unenforceable, the remainder of this Lease shall not be affected by such determination, and shall remain in full force and effect.**

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the date and year first above written.

WITNESSES:

FLORENCE COUNTY SCHOOL DISTRICT NO. 3
Lessor

By:_____

Superintendent of Schools

WI1NESSES:

FLORENCE COUNTY
Lessee

By:_____

Kevin Yokim
County Administrator

FLORENCE COUNTY COUNCIL MEETING
July 16, 2026

AGENDA ITEM: Resolution No. 04-2026/27

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 two new CPSTIII-A projects ($621,756) and five new CPSTIII-B projects ($2,338,000).

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution 04-2026/27
2. Ordinance 16-2023/24

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Sponsor(s)/Department	Administration
Adopted:	July 16, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 04-2026/27

(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:

Improvements To County Facilities (CPSTIII-A)	
Voter Registration Special Inspections	$5,000
County Facilities (CPST-A)	
Museum	$616,756
Road Improvements Dist. 9 (CPST-B) Westwind Drive	$81,000
Roda Drive	$102,000
Renee Court	$35,000
Marksmanship Academy (CPST-B)	
Florence County Progress	$120,000
County Facilities (CPST-B)	
Museum	$2,000,000

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above CPSTIII-A projects totaling $621,756 and CPSTIII-B projects totaling $2,338,000.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

D. Malloy McEachin, County Attorney

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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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
JULY 16, 2026

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

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between SteelFab, Inc., A Company Previously 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)*** approve as presented.
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	: July 16, 2026	
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 SteelFab, Inc., A Company Previously 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. SteelFab, Inc., a company previously 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 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

FEE AGREEMENT

Between

FLORENCE COUNTY, SOUTH CAROLINA

and

STEELFAB, INC.

Dated as of July 16, 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 July 16, 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 STEELFAB, INC. formerly identified as 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 SteelFab, Inc., 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:

Chief Operating Officer
SteelFab, Inc.
3025 Westport Rd.
Charlotte, NC 28208

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

STEELFAB, INC.

Signature: _____
Name: _____
Title: _____

EXHIBIT A
LEGAL DESCRIPTION

That property designated as Florence County Tax Map Numbers 00208-01-062 and 00208-01-063

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 SteelFab, Inc. (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
JULY 16, 2026

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

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 SteelFab, Inc. Formerly Identified As 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)*** approve as presented.
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	: July 16, 2026	
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 SteelFab, Inc. formerly identified as 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

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

EXHIBIT A

AMENDMENT TO PARK AGREEMENT

EXHIBIT B

FLORENCE COUNTY PROPERTY
LEGAL DESCRIPTION

That property designated as Florence County Tax Map Numbers 00208-01-062 and 00208-01-063

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. 53-2025/26 enacted by Florence County Council on July 16, 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 00208-01-062 and 00208-01-063

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Ordinance No. 56-2025/26 – Third 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 third reading of Ordinance No. 56-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 56-2025/26.

back to top

Sponsor(s)	: Parks & Recreation
Introduction	: May 21, 2026
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Public Hearing	:
Second Reading	:
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, July 16, 2026

AGENDA ITEM: Ordinance No. 57-2025/26
Third 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

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on March 26, 2026 (PC) and April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 6-1]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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)

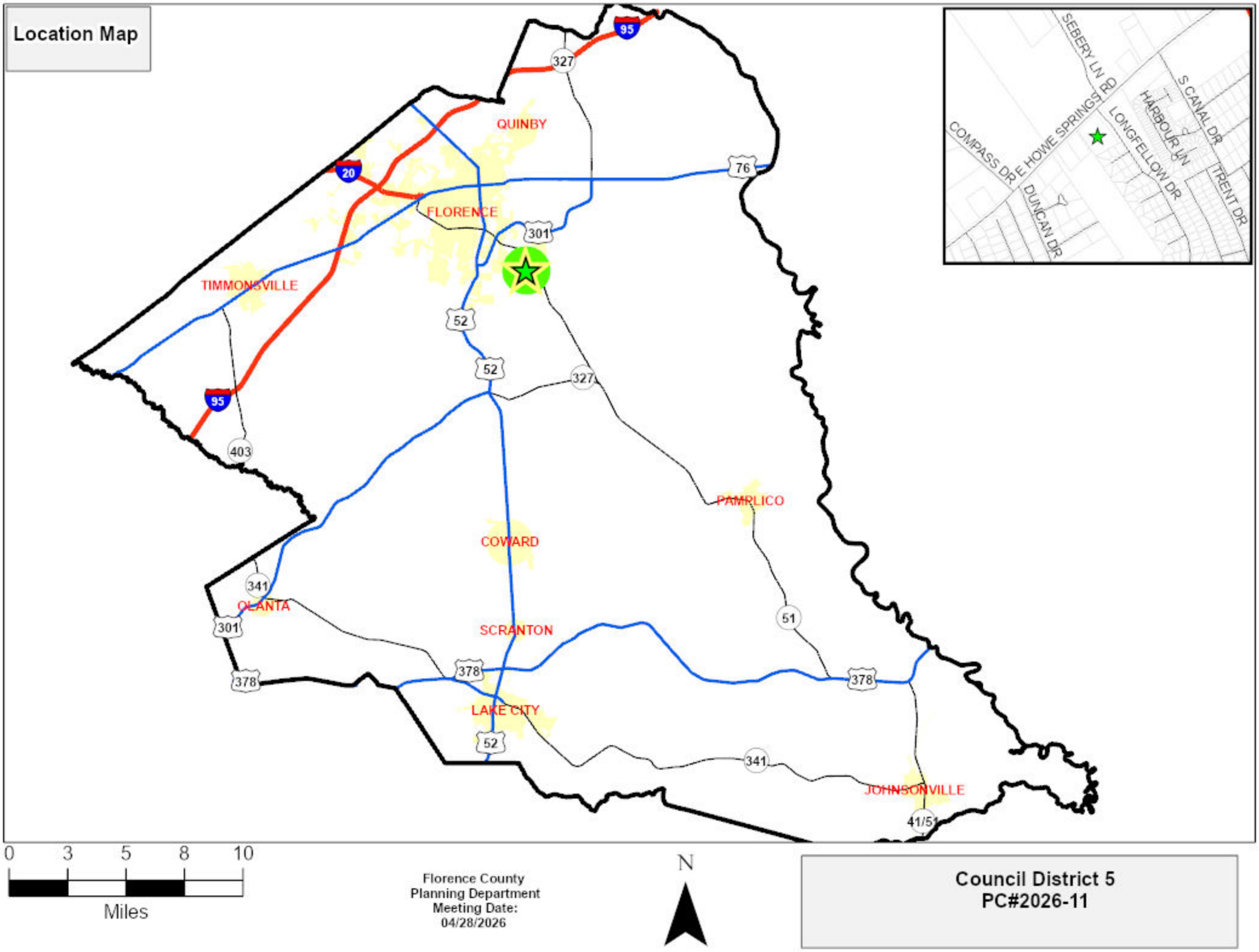
4. Transportation Access and Circulation:
   Present access to the property is by the way of E. Howe Spring Road and Longfellow Drive, Florence, SC.

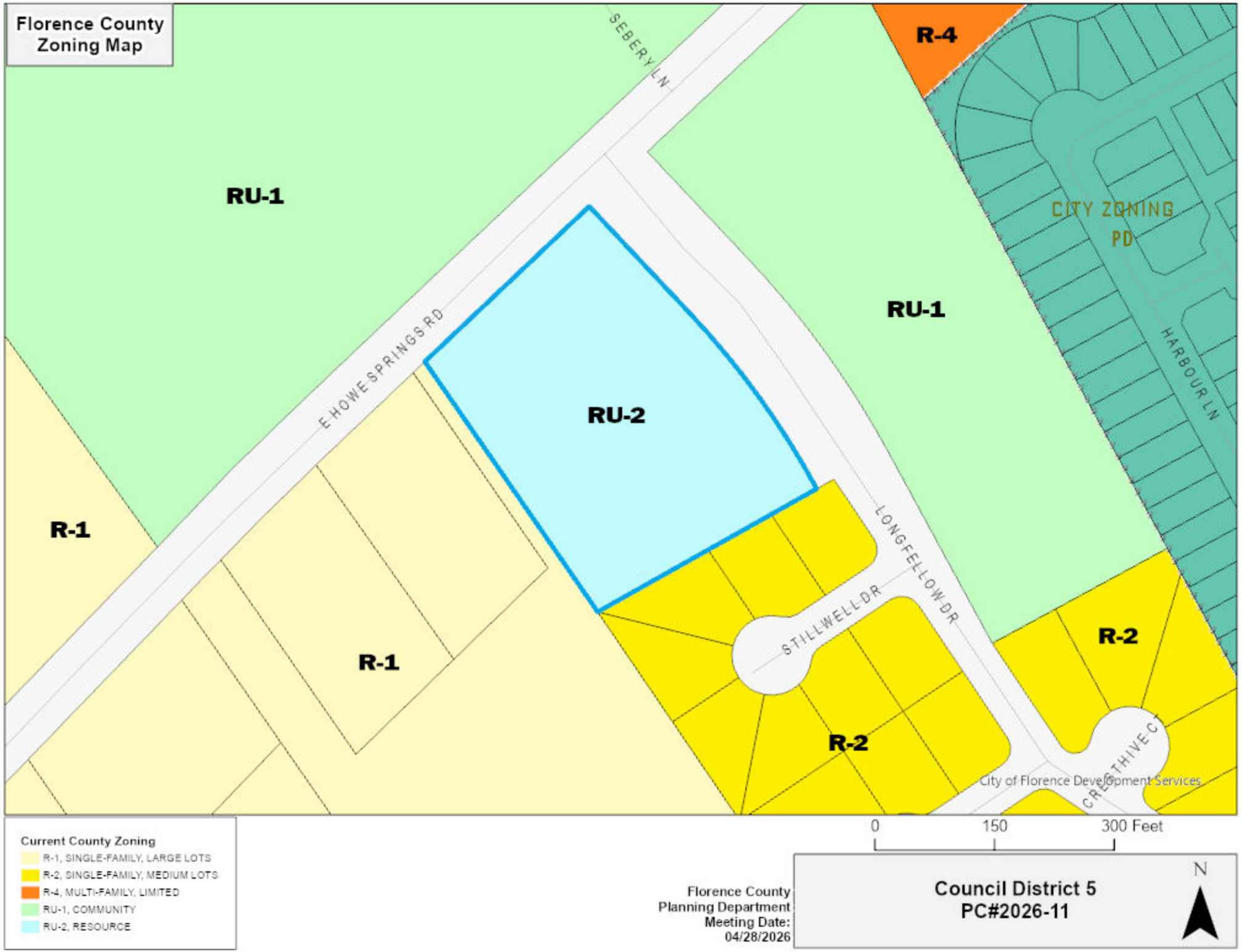
5. Traffic Review:
   The rezoning of this property from RU-2, Rural Resource District to B-3, General Commercial District could have minimum impact on traffic.

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.

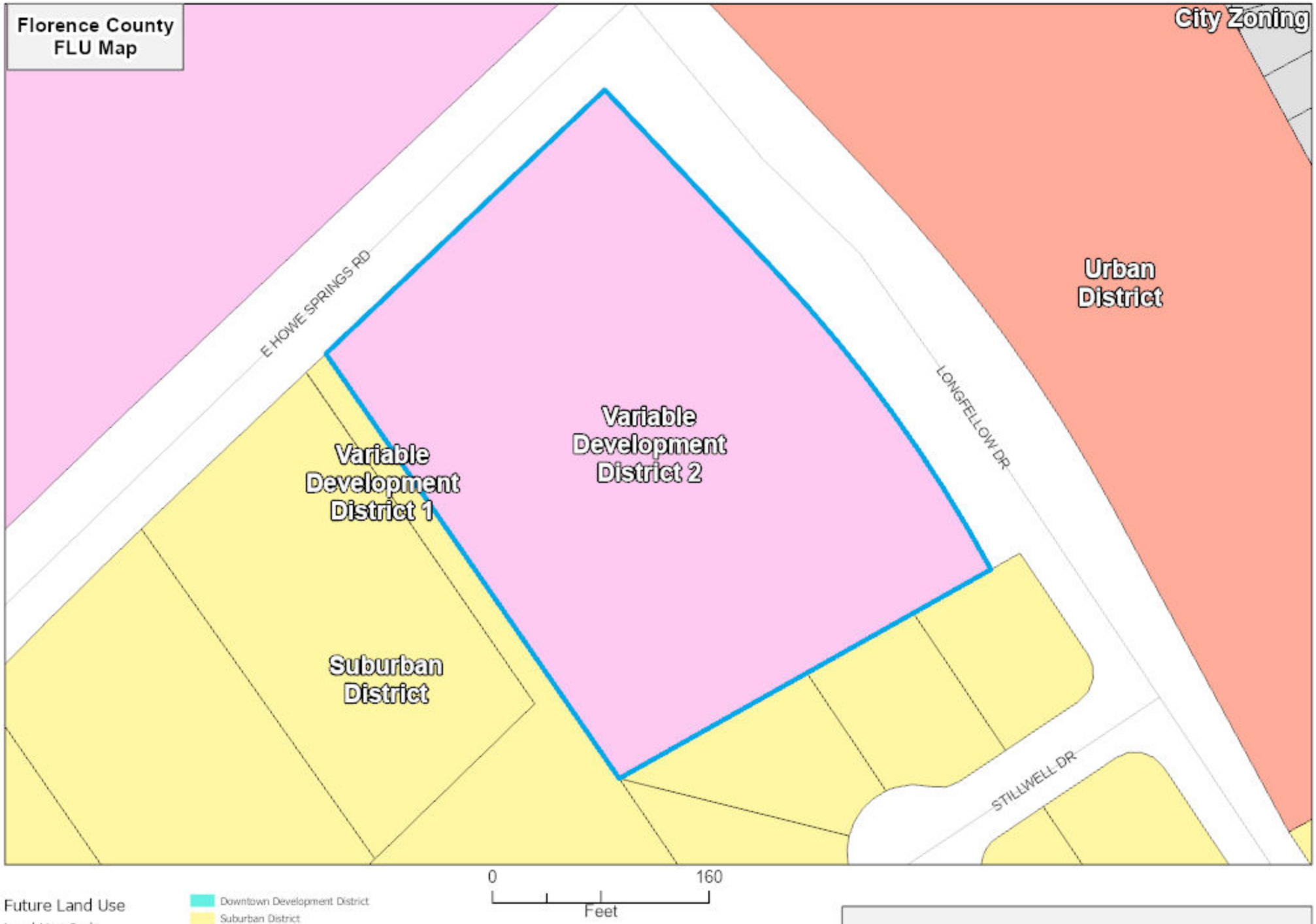

Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
SEBERY LN
RD
S CANAL DR
HARBOUR LN
LONGFELLOW DR
TRENT DR
COMPASS DR
E HOWE SPRINGS
DUNCAN DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 5
PC#2026-11


Florence County
Zoning Map
SEBERY LN
E HOWE SPRINGS RD
R-4
RU-1
RU-1
RU-2
CITY ZONING
PD
HARBOUR LN
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, July 16, 2026

AGENDA ITEM: Ordinance No. 58-2025/26
Third 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 this Ordinance was advertised for Public Hearing on March 26, 2026 (PC) and April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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

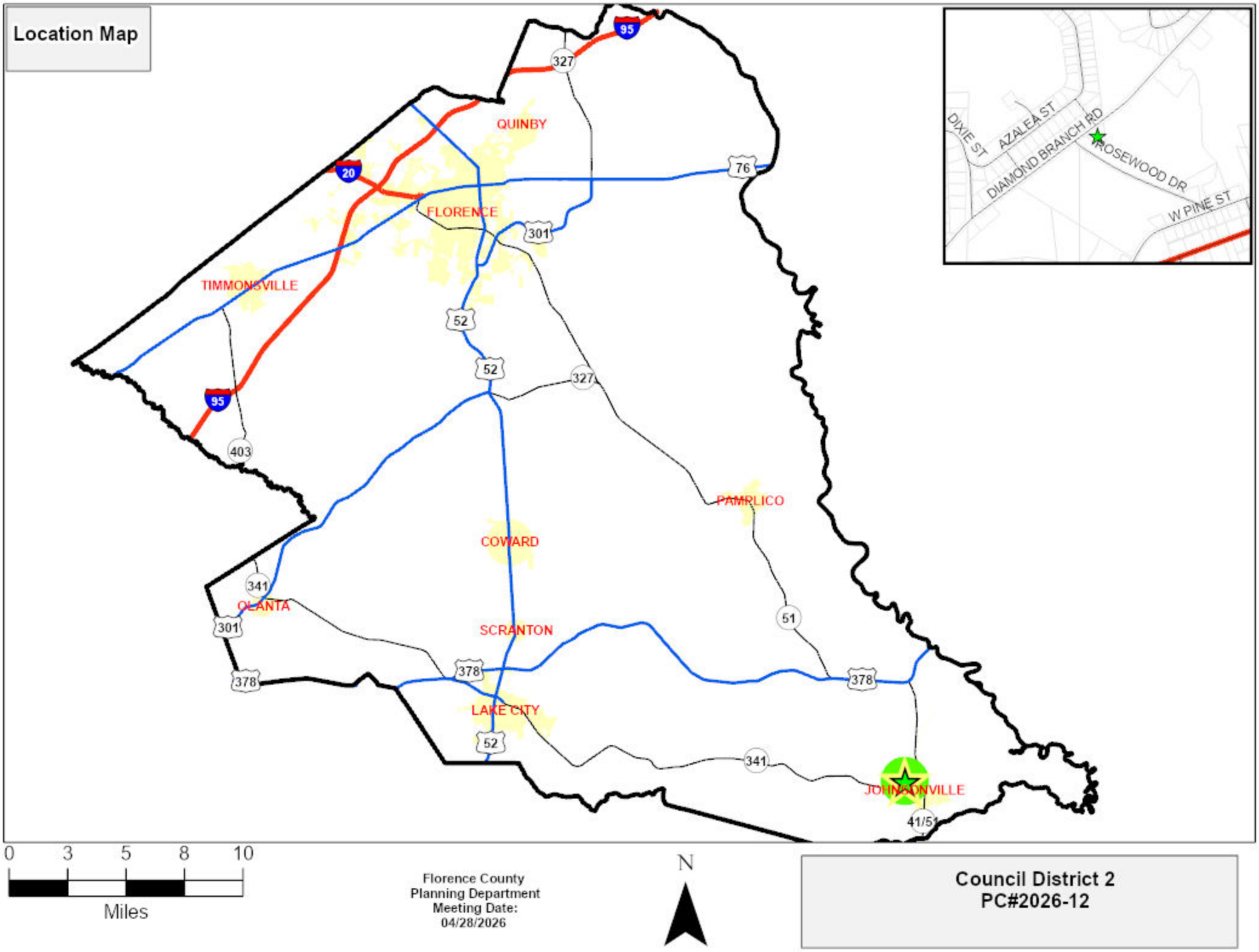
4. Transportation Access and Circulation:
   Present access to the property is by the way of Diamond Branch Road, Johnsonville SC.

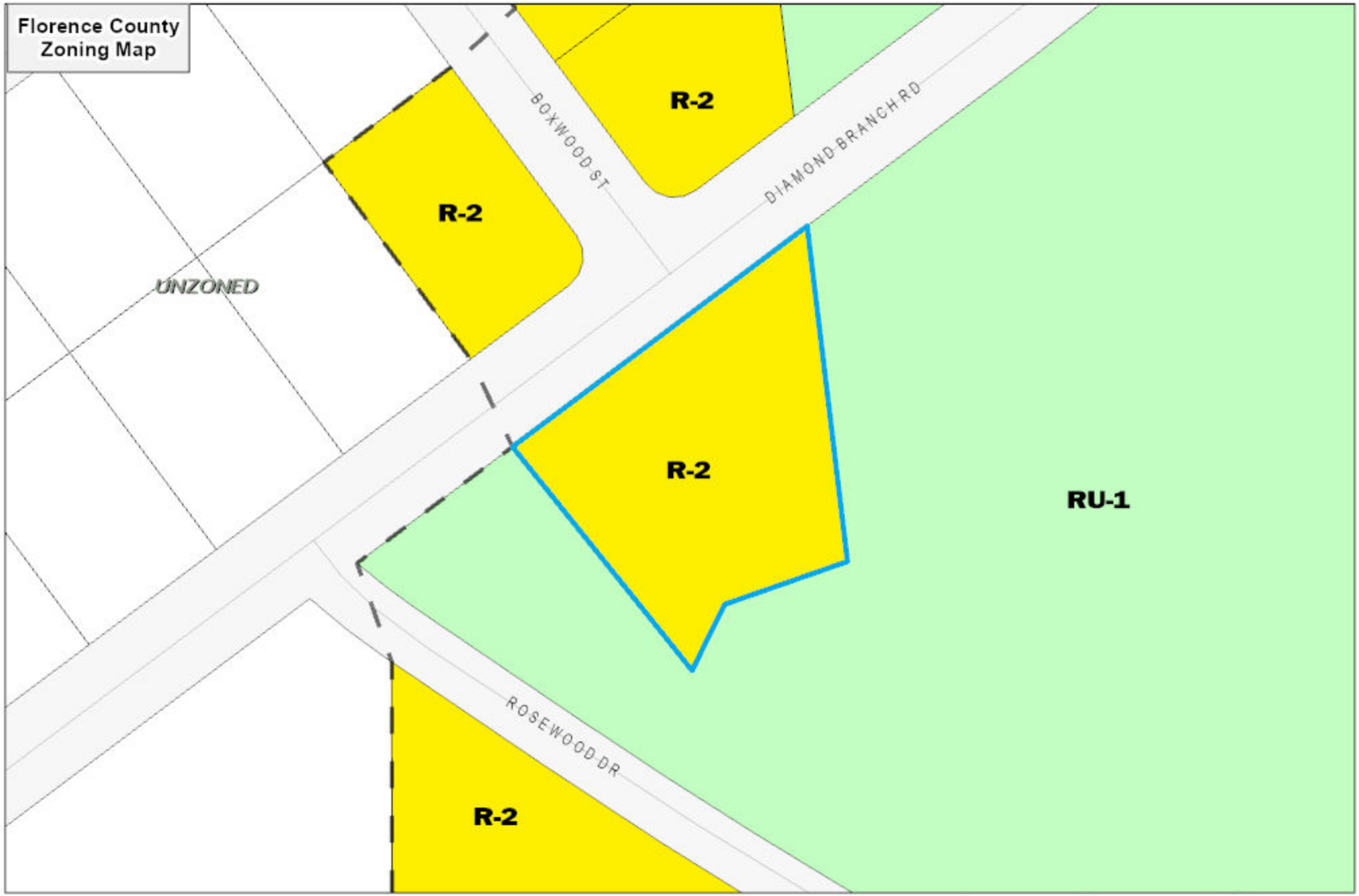
5. Traffic Review:
   The rezoning of this property from R-2, Single-Family Residential District to RU-1, Rural Community District could have minimum impact on traffic.

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
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
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
N
Florence County
Planning Department
Meeting Date:
04/28/2026
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, July 16, 2026

AGENDA ITEM: Ordinance No. 59-2025/26
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 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 this Ordinance was advertised for Public Hearing on March 26, 2026 (PC) and April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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:

_____
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#2026-13

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.

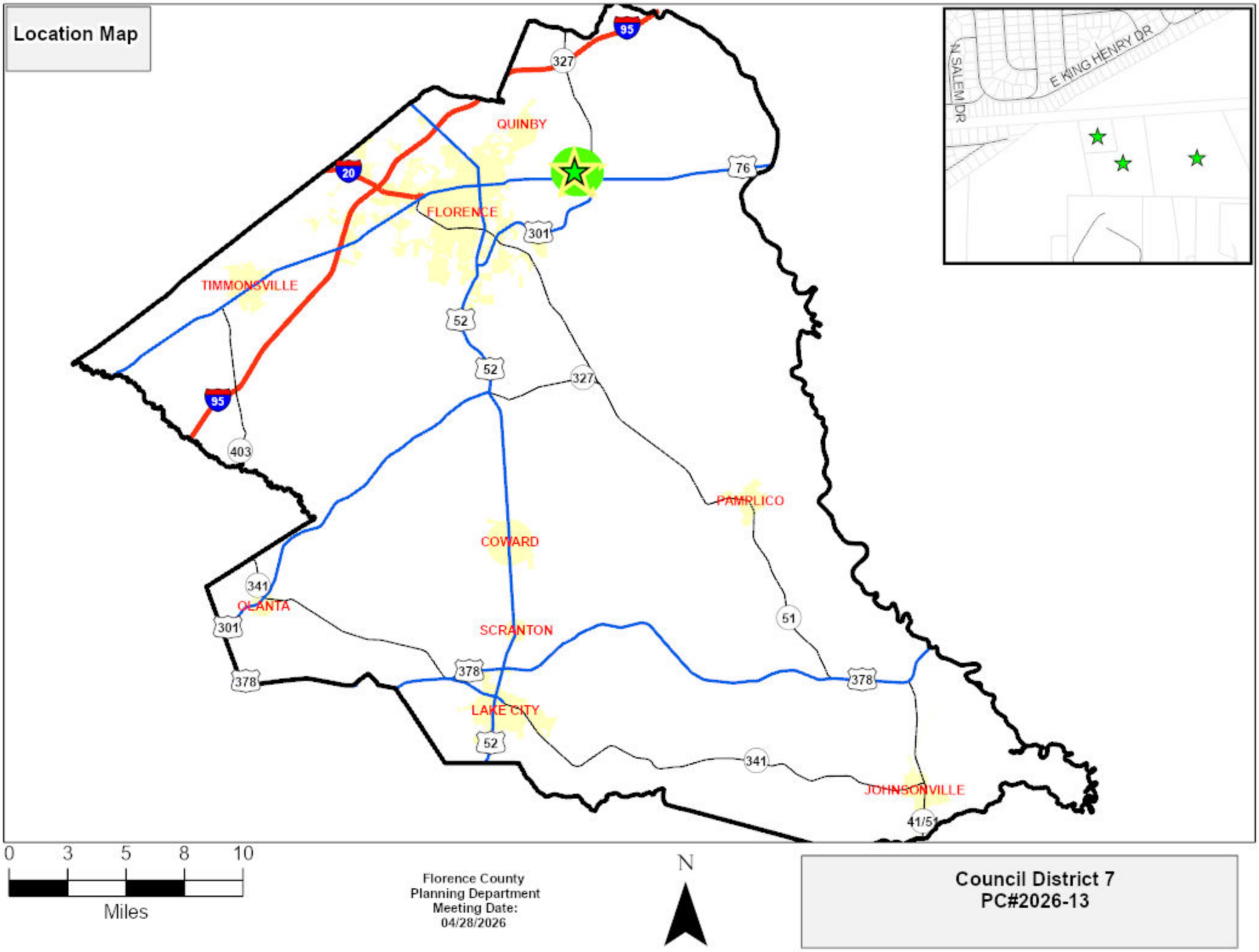
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-6, Industrial District.**

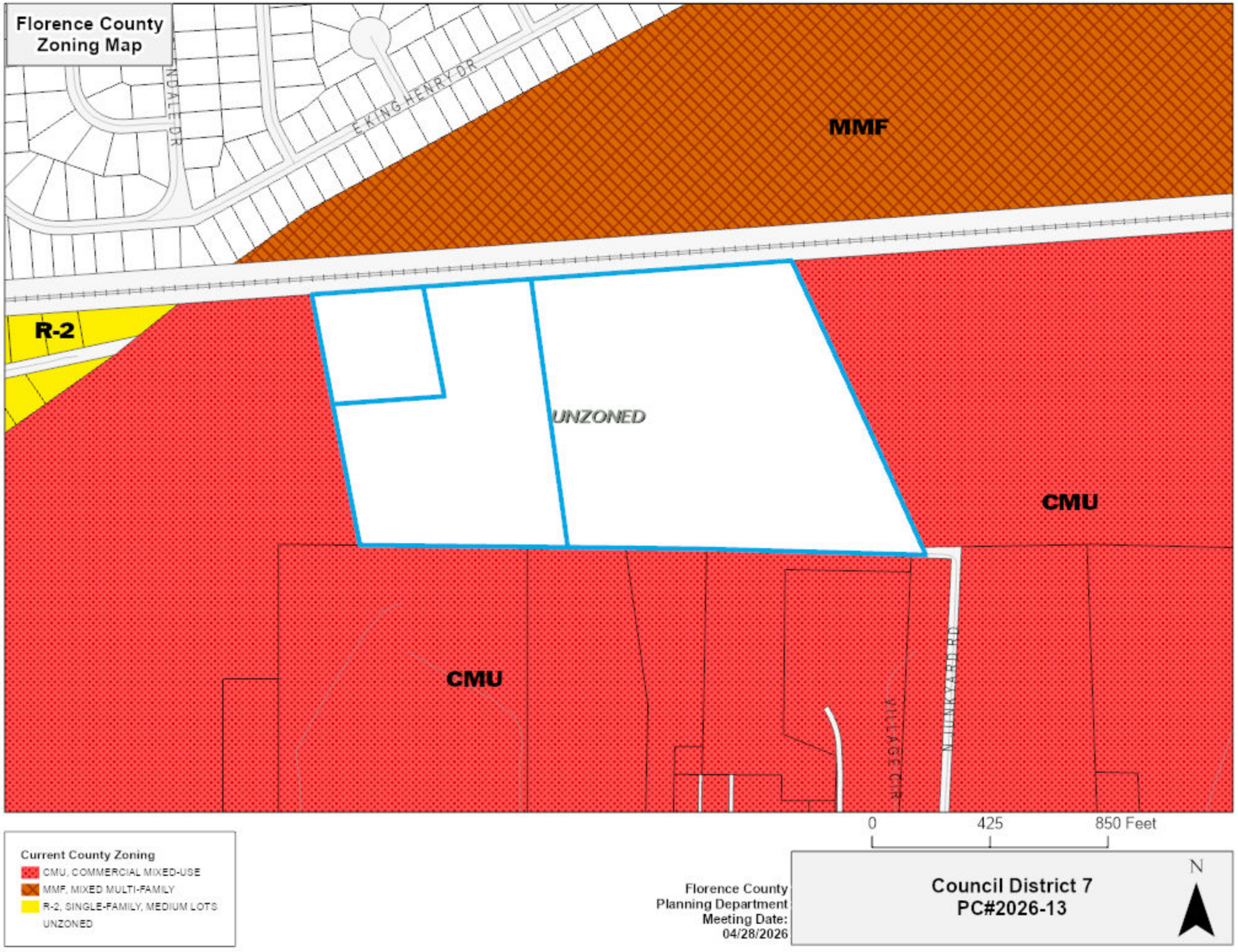
3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned, CMU, and MMF.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 60-2025/26
Third 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 this Ordinance was advertised for Public Hearing on March 28, 2026 (PC) and April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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

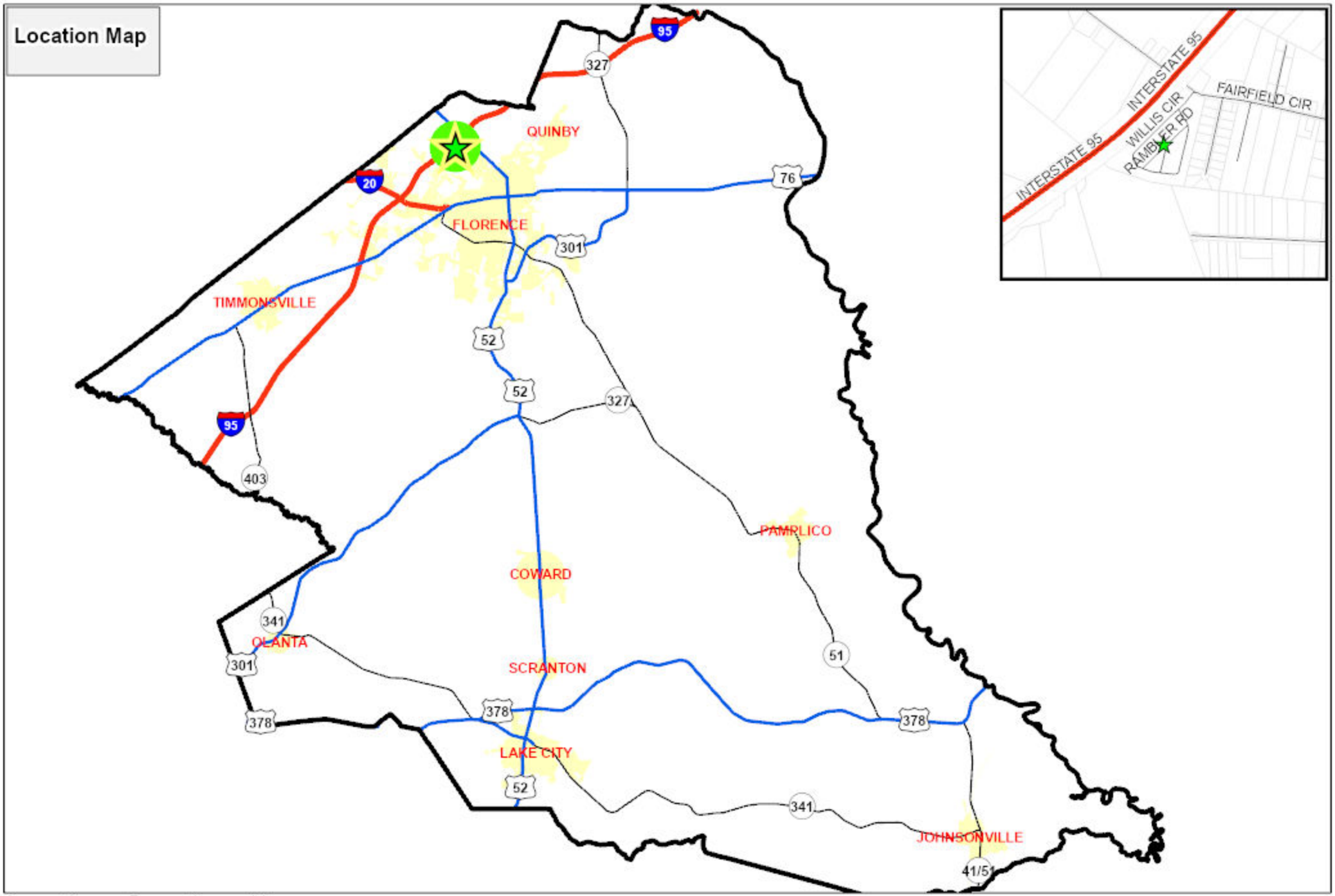
4. Transportation Access and Circulation:
   Present access to the property is by the way of Fairfield Circle, Florence SC.

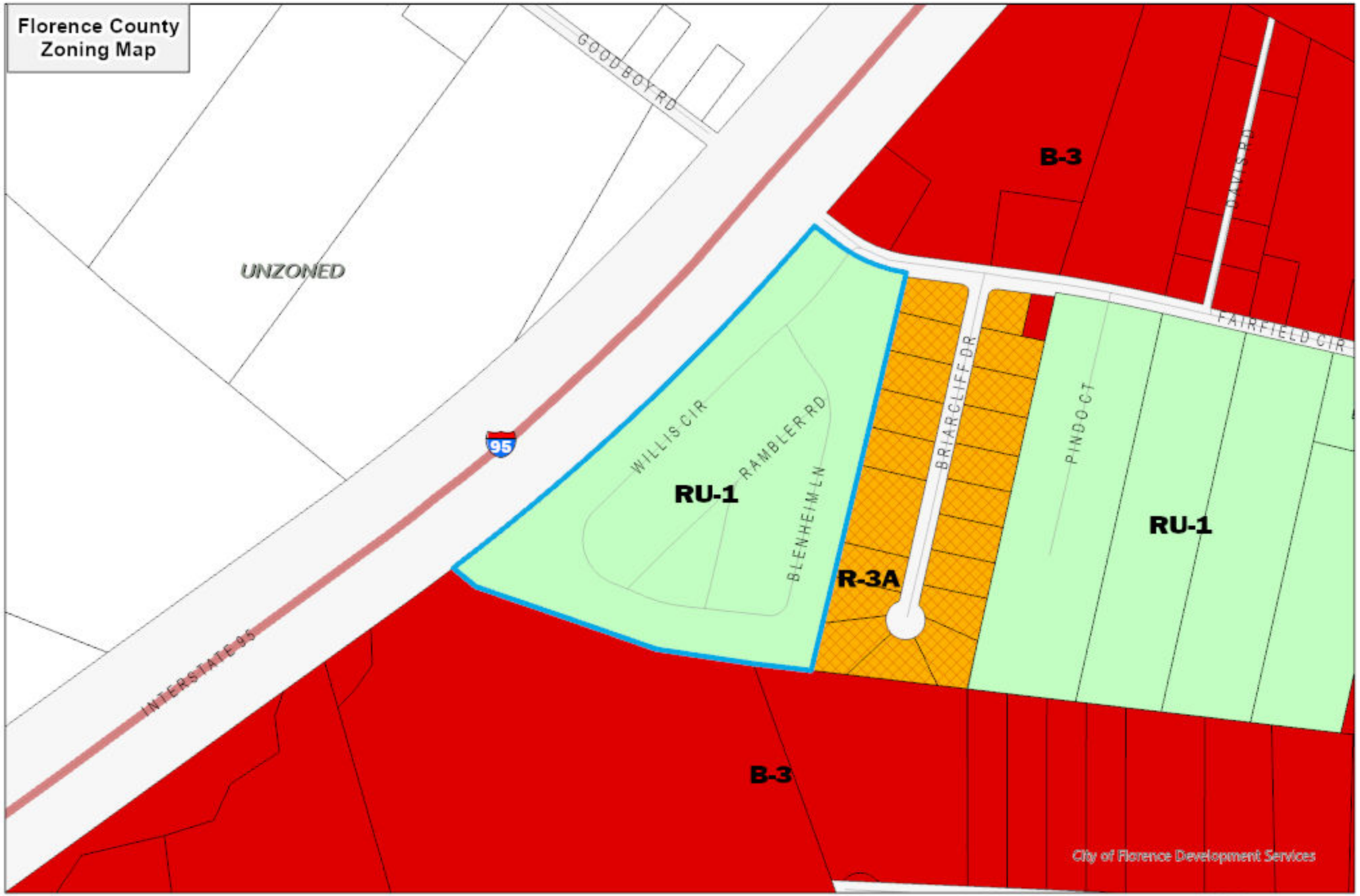
5. Traffic Review:
   The rezoning of this property from RU-1, Rural Community District to R-3A, Single-Family Residential District could have minimal impact on traffic.

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
RU-1
R-3A
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
FAIRFIELD CIR
INTERSTATE 95
95
WILLIS CIR
Variable
Development
District 2
RAMBLER RD
CULBRETH CT
BLENHEIM LN
BRIARCLIFF DR
PINDO CT
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, July 16, 2026

AGENDA ITEM: Ordinance No. 61-2025/26
Third 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 this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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.

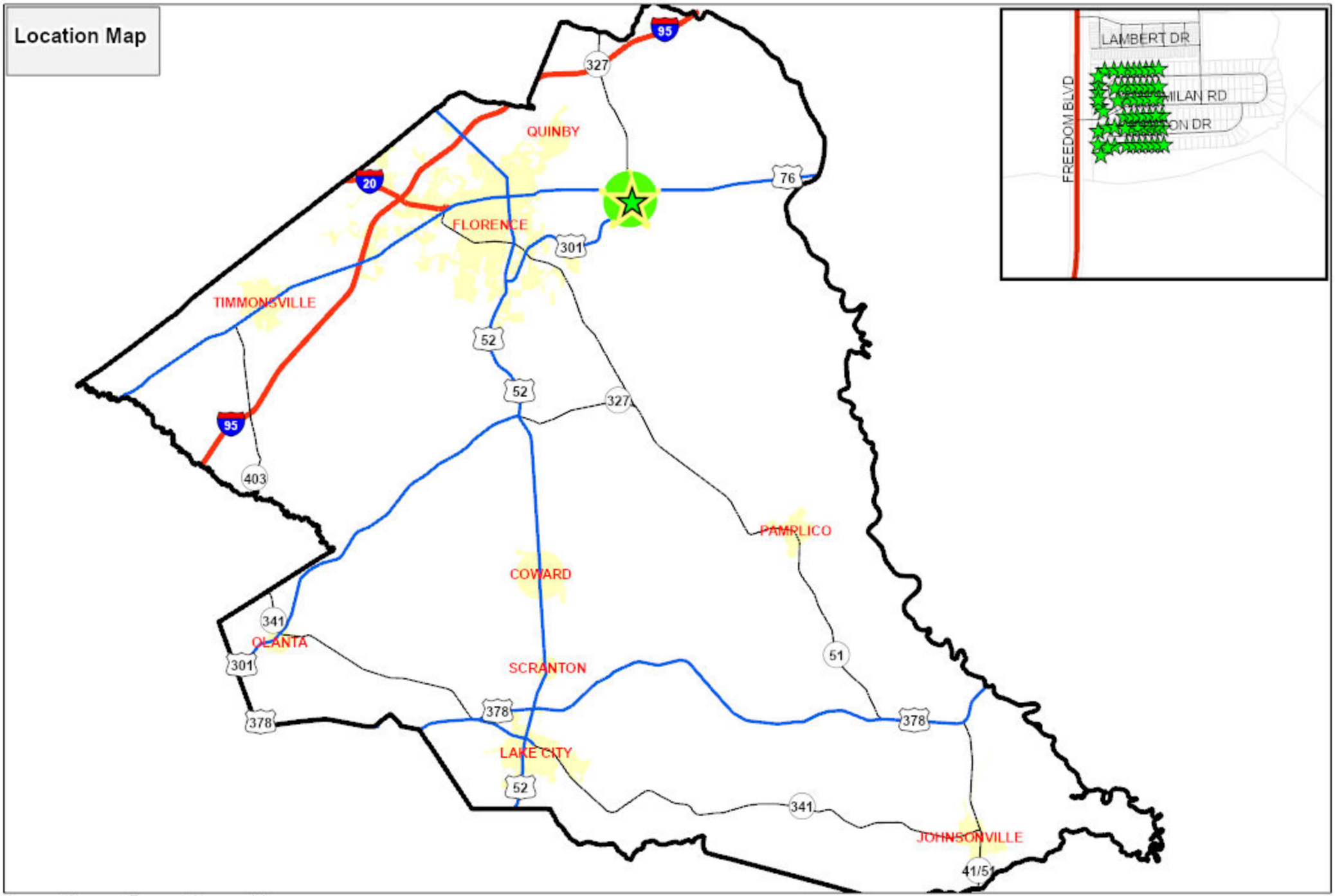
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-3A, Single-Family Residential District**.

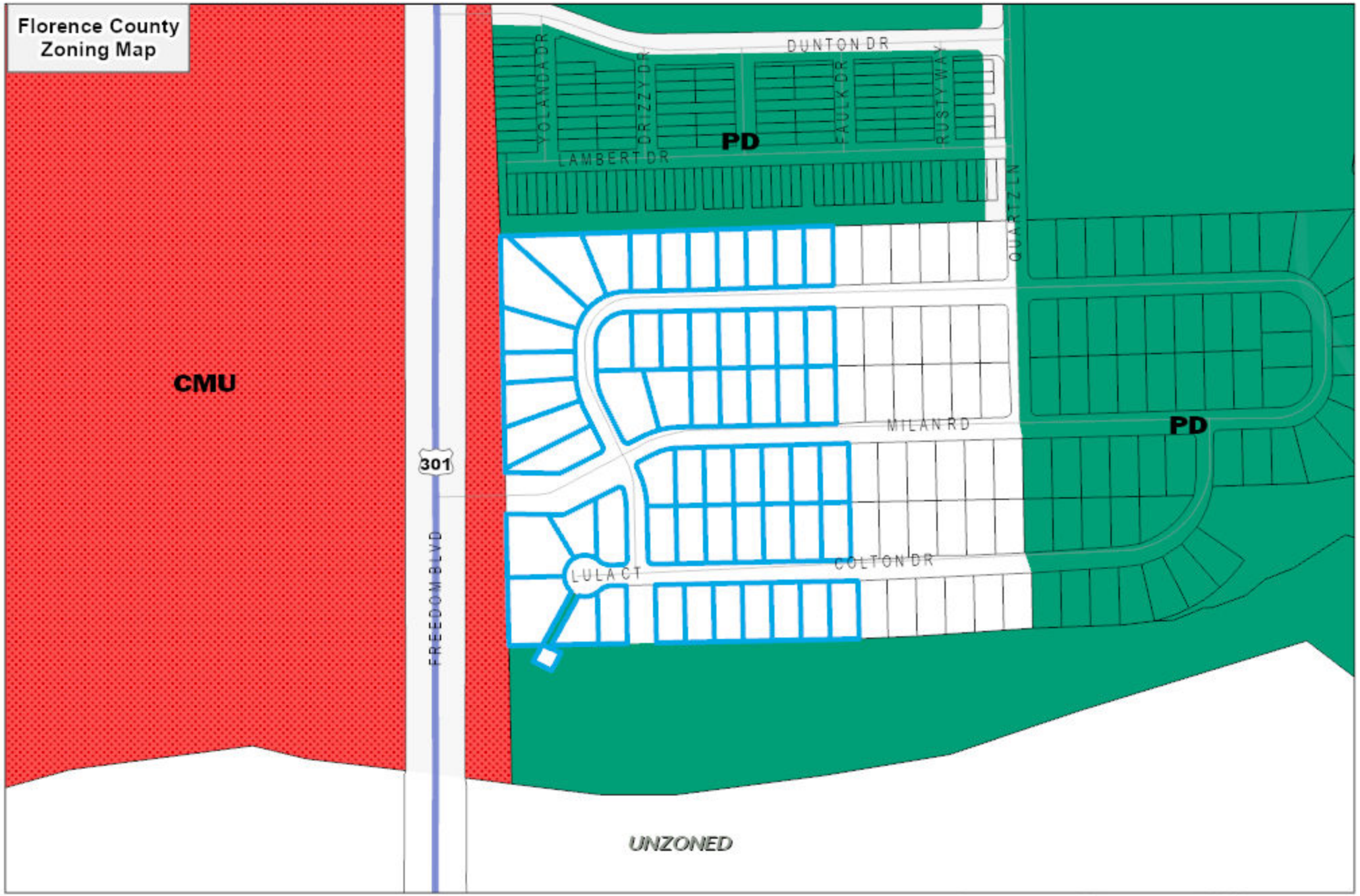
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, and PD (Planned Development District).

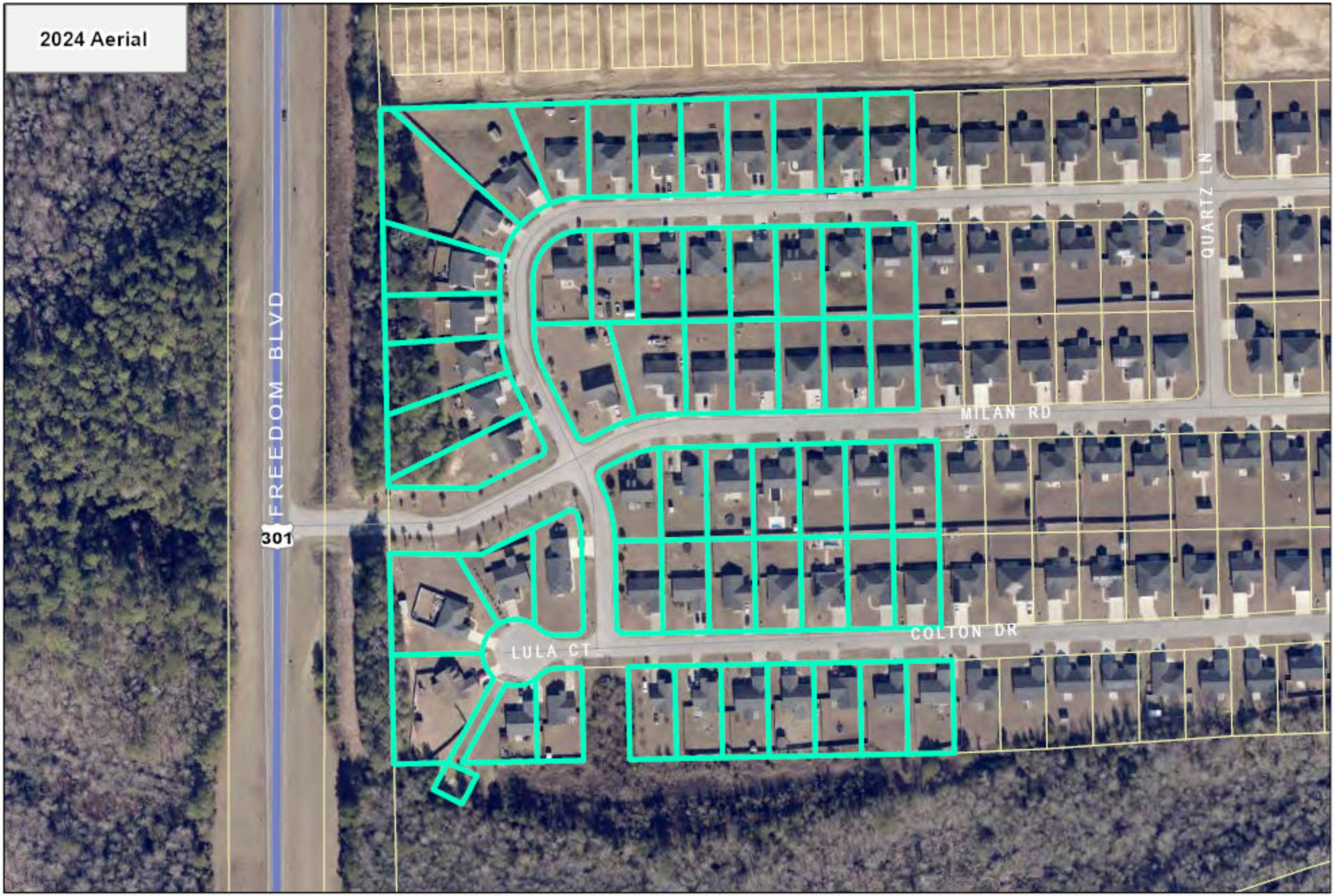
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties is compatible with the designated future land use.

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
LAMBERT DR
FREEDOM BLVD
ILAN RD
ON DR
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
04/28/2026
Council District 6
PC#2026-15


Florence County
Zoning Map
CMU
PD
PD
PD
UNZONED
DUNTON DR
VOLANDA DR
DRIZZY DR
LAULK DR
RUSTY WAY
LAMBERT DR
QUARTZ LN
MILAN RD
301
FREEDOM BLVD
LULA CT
COLTON DR
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



0 225 450
Feet

Florence County
Planning Department
Meeting Date:
04/28/2026

N

Council District 6
PC#2026-15

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 62-2025/26
Third 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 this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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.

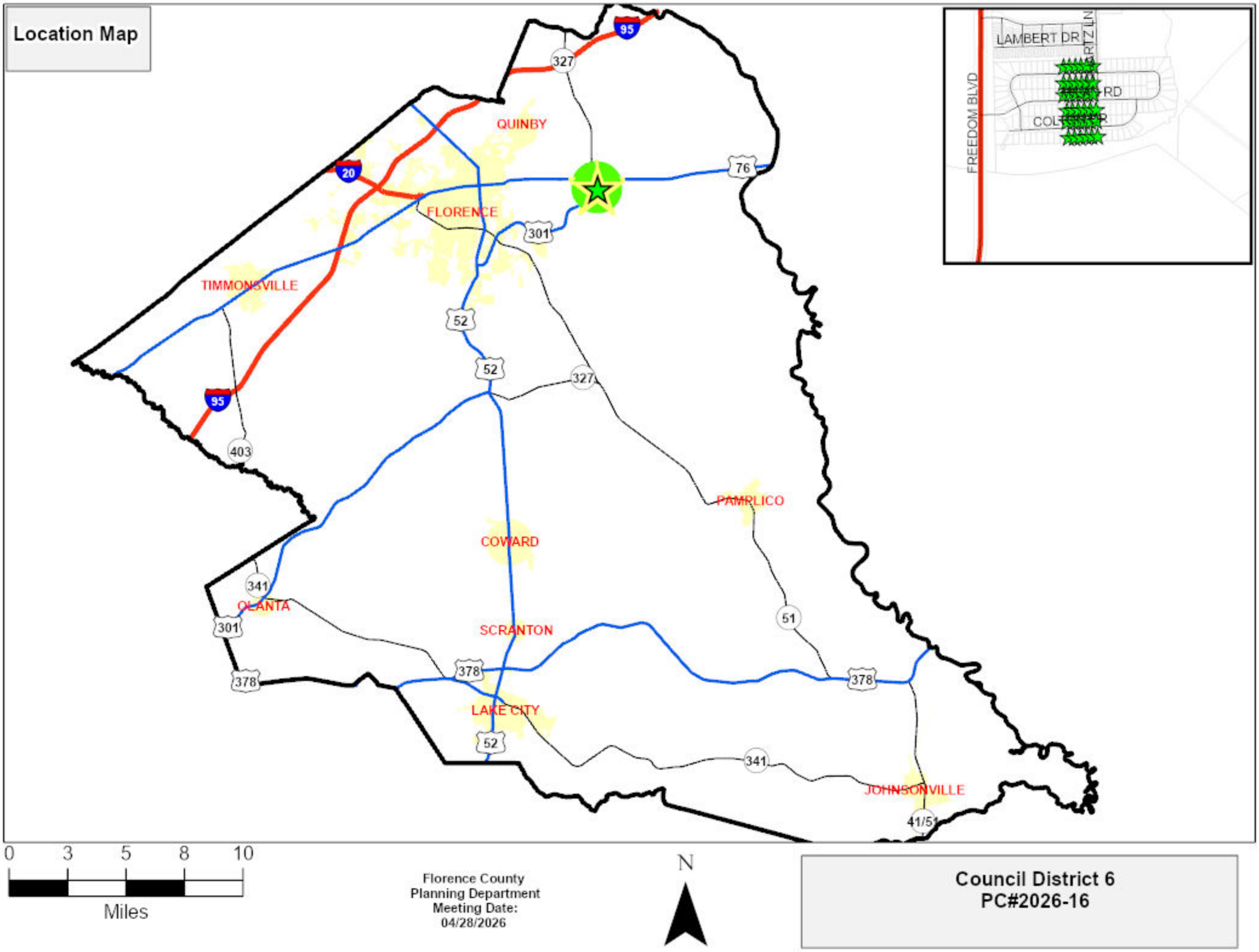
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-3A, Single-Family Residential District**.

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
95
20
327
76
301
52
403
51
341
378
41/51
LAMBERT DR
FREEDOM BLVD
RD
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, July 16, 2026

AGENDA ITEM: Ordinance No. 63-2025/26
Third 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

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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.

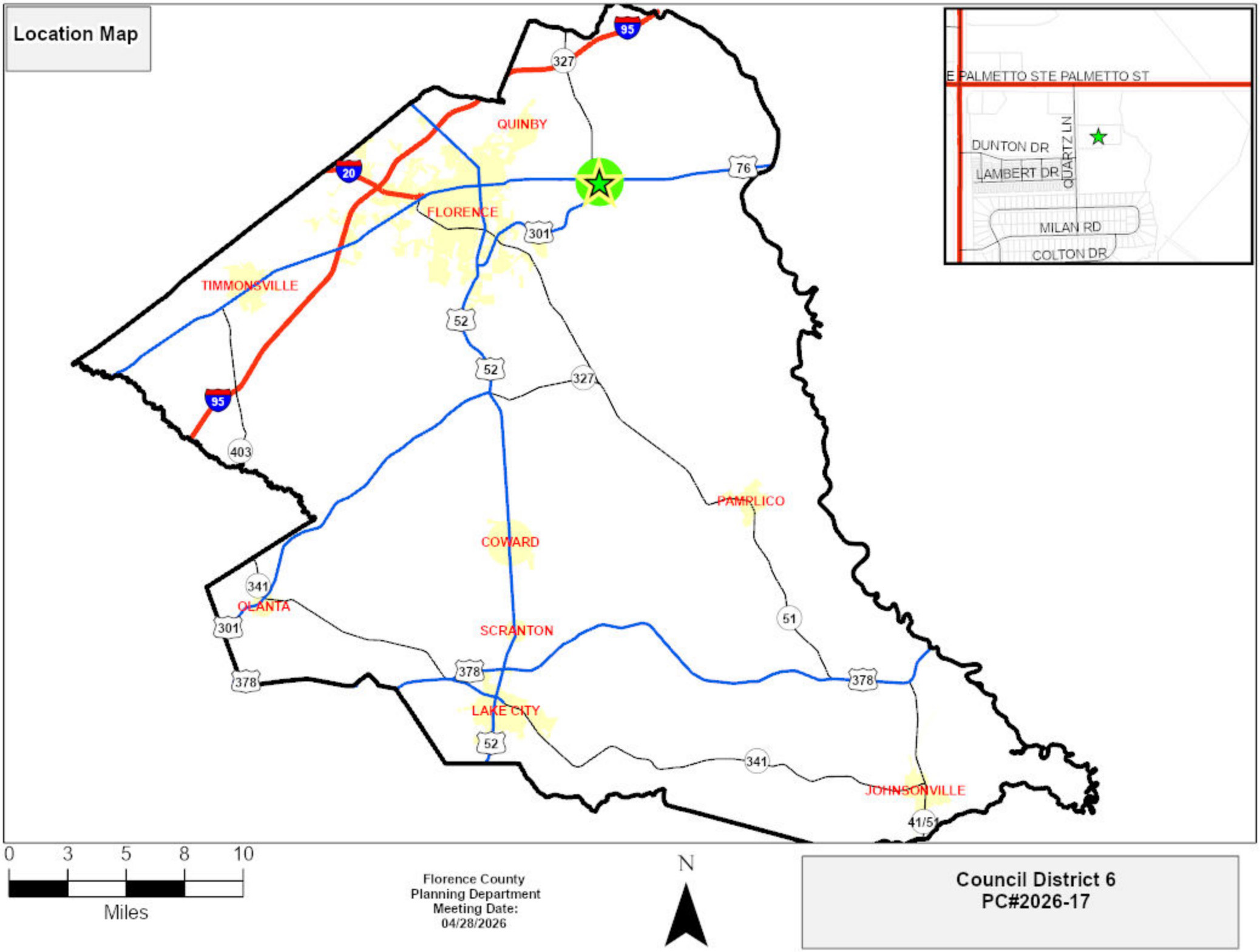
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **CMU, Commercial Mixed-Use District**.

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
Florence County
Planning Department
Meeting Date:
04/28/2026
N
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, July 16, 2026

AGENDA ITEM: Ordinance No. 64-2025/26
Third 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 this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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.

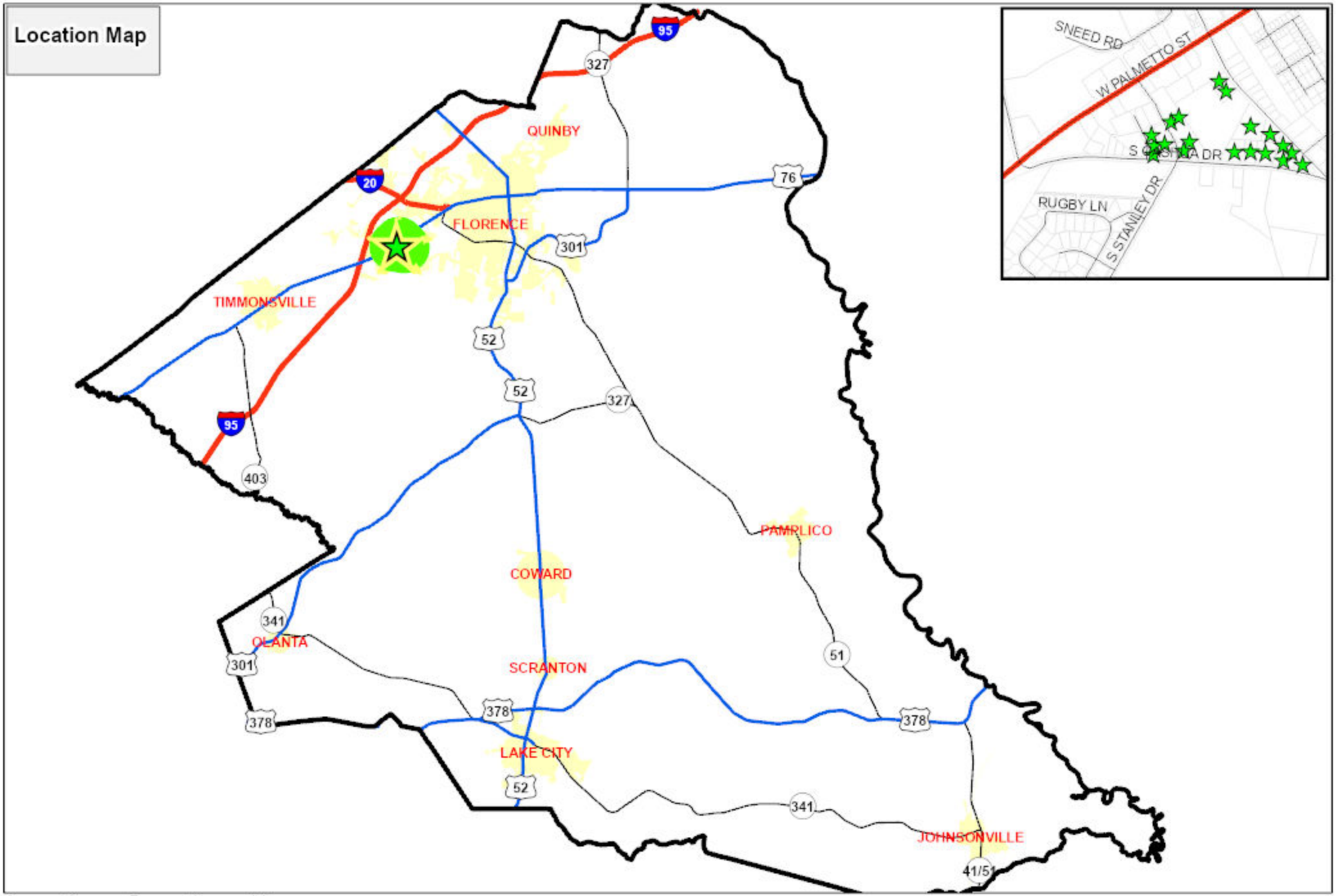
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

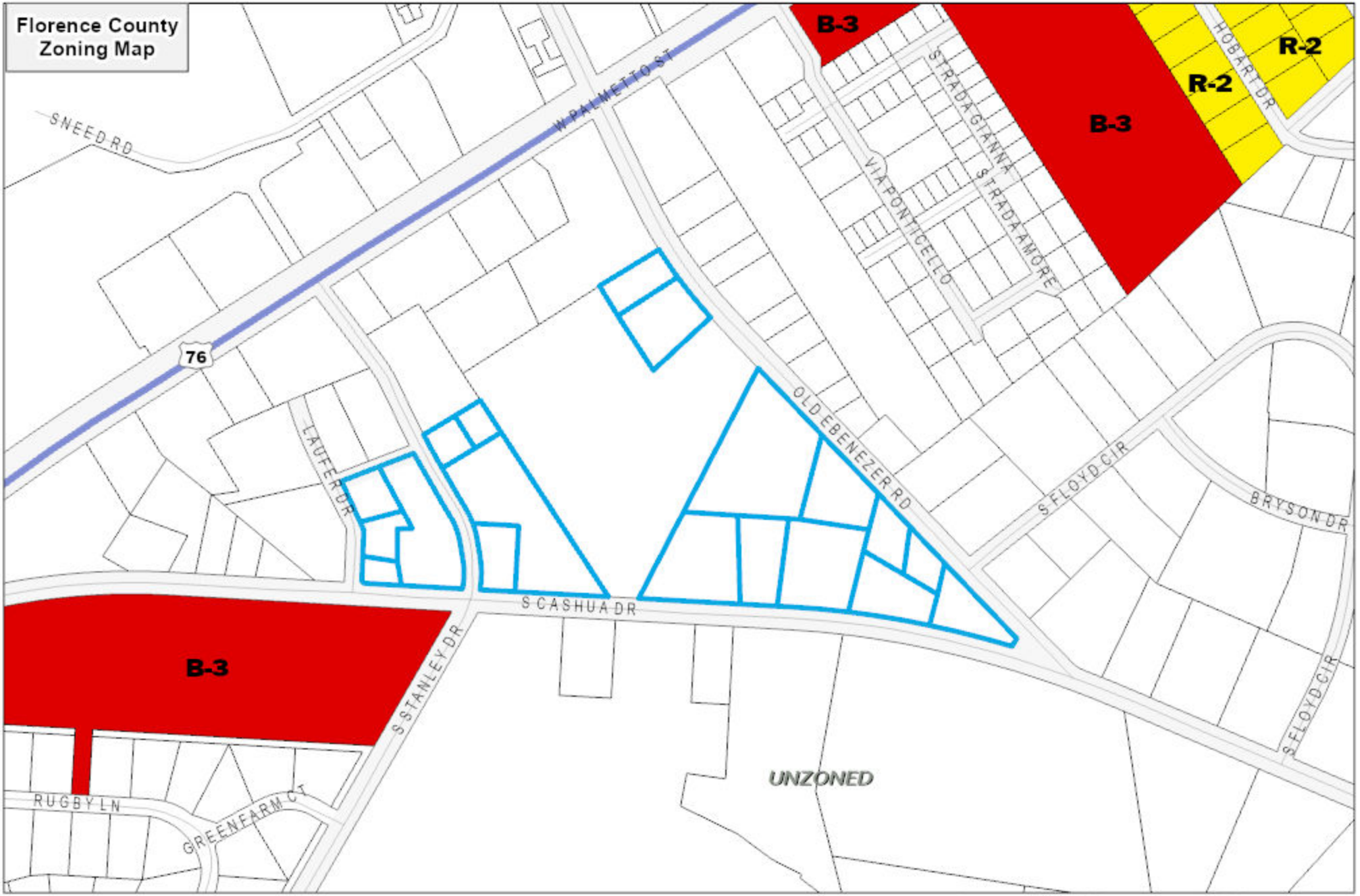
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

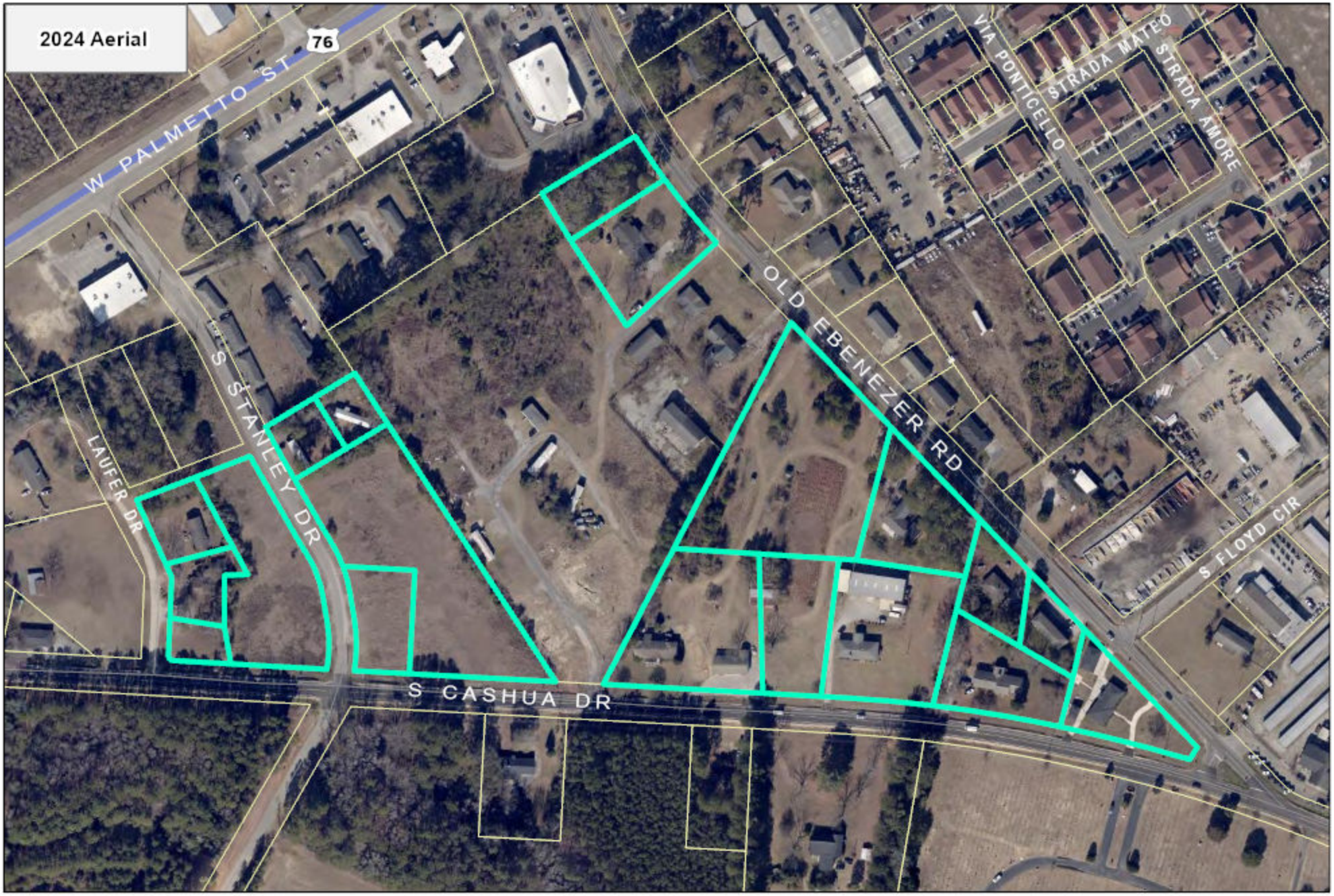
4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Urban District (UD). The requested rezoning of this property is compatible with the designated future land use.

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
S STANLEY DR
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
STRADA GIANNA
STRADA AMORE
VIA PONTICELLO
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, July 16, 2026

AGENDA ITEM: Ordinance No. 65-2025/26
Third 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

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: April 28, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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.

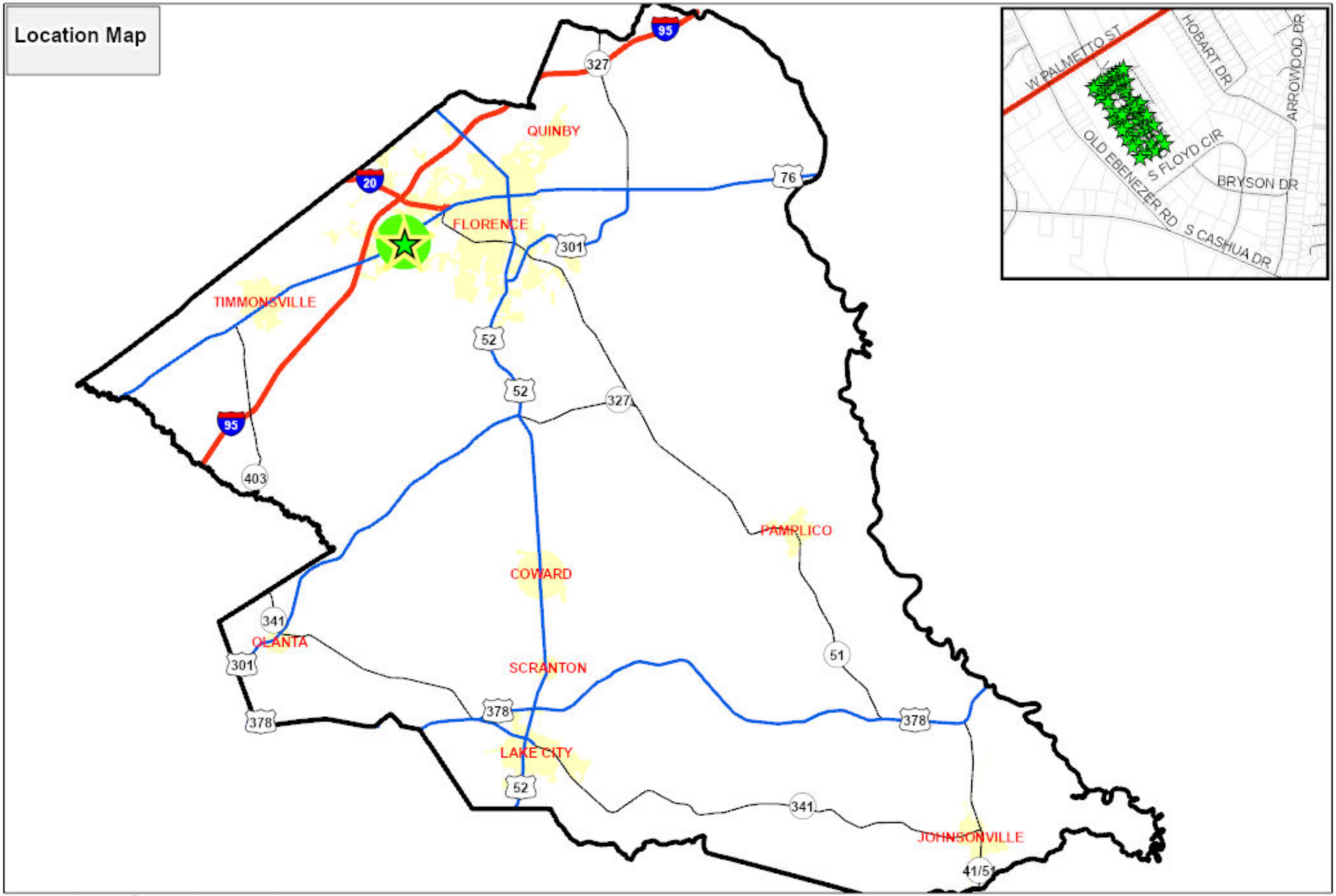
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

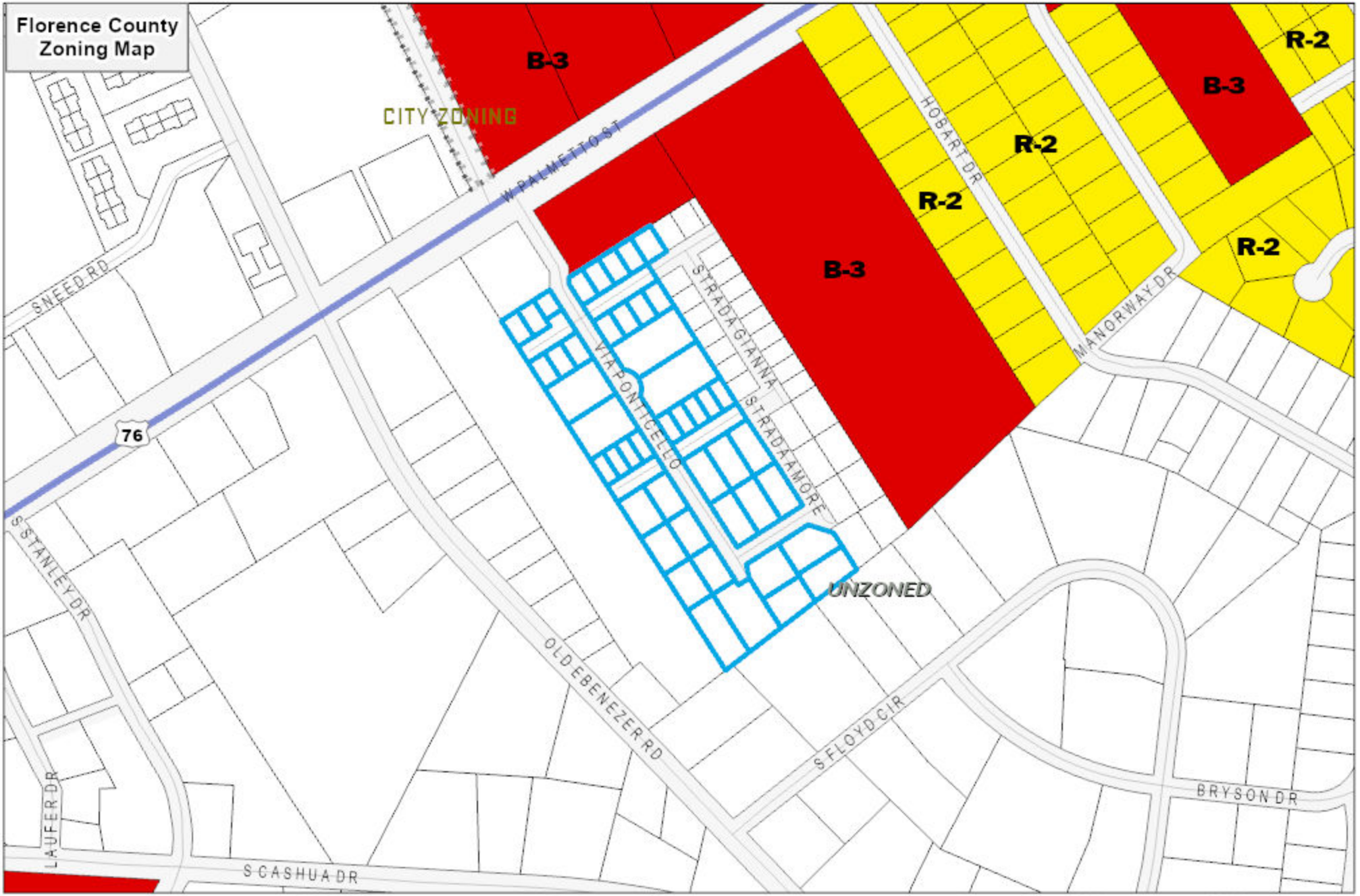
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

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
PAMPLICO
COWARD
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


Florence County
Zoning Map
B-3
CITY ZONING
W PALMETTO ST
R-2
B-3
HOBART DR
R-2
R-2
R-2
SNEED RD
MANORWAY DR
B-3
VIA PONTICELLO
STRADA GIANNA
STRADA AMORE
76
UNZONED
S STANLEY DR
OLD EBENEZER RD
S FLOYD CIR
BRYSON DR
LAUFER DR
S CASHUA DR
0
340
680 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#2026-19
N



Florence County
Planning Department
Meeting Date:
04/28/2026

Council District 9
PC#2026-19

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 66-2025/26
Third 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 this Ordinance was advertised for Public Hearing on April 2, 2026 (PC).
Planning Commission Public Hearing	: April 28, 2026	
Planning Commission Action	: April 28, 2026 [Approved 7-0]	
First Reading/Introduction	: May 21, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: June 18, 2026	
Third Reading	: July 16, 2026	
Effective Date	: Immediately	

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,
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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.

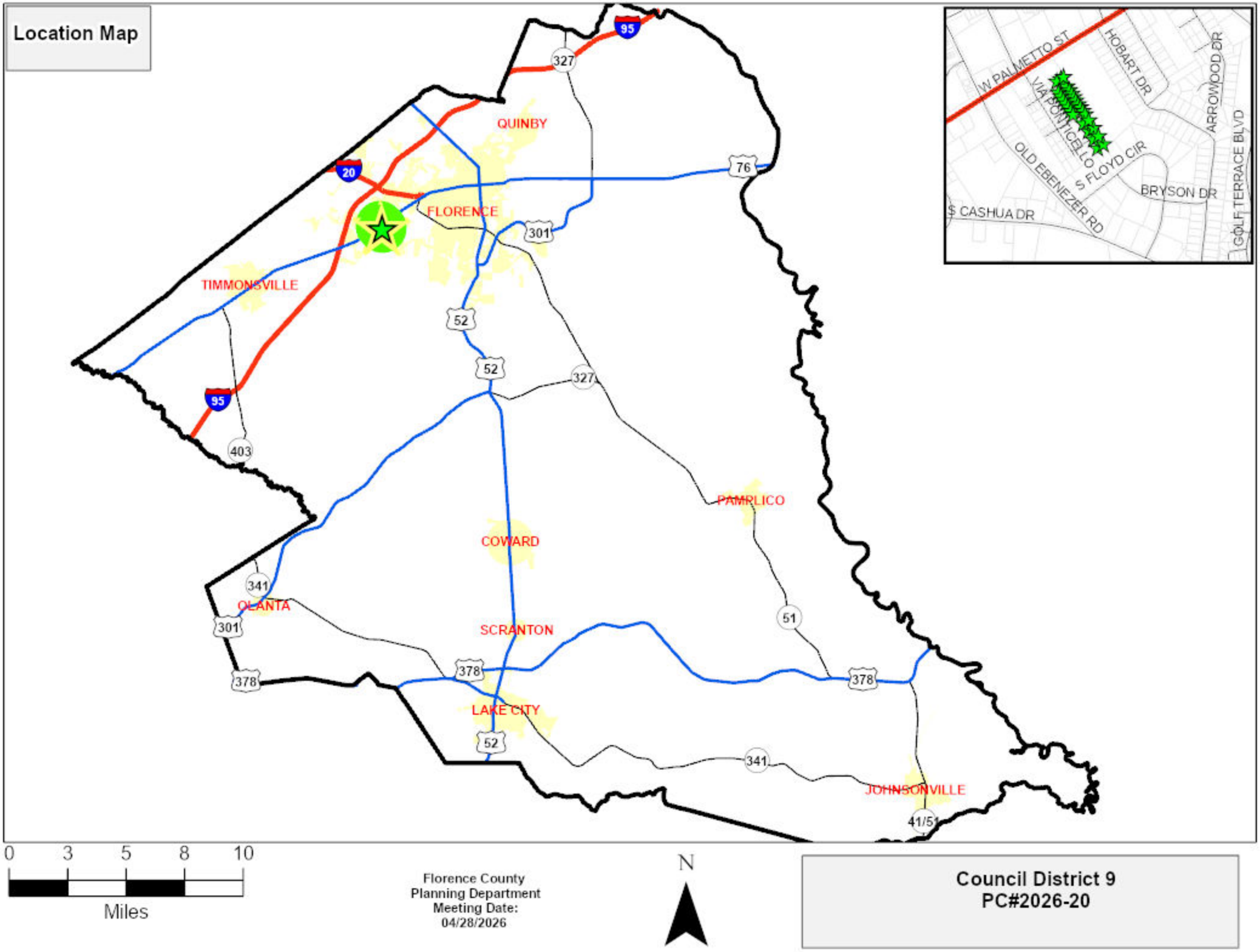
2. Proposed Land Use and Zoning:
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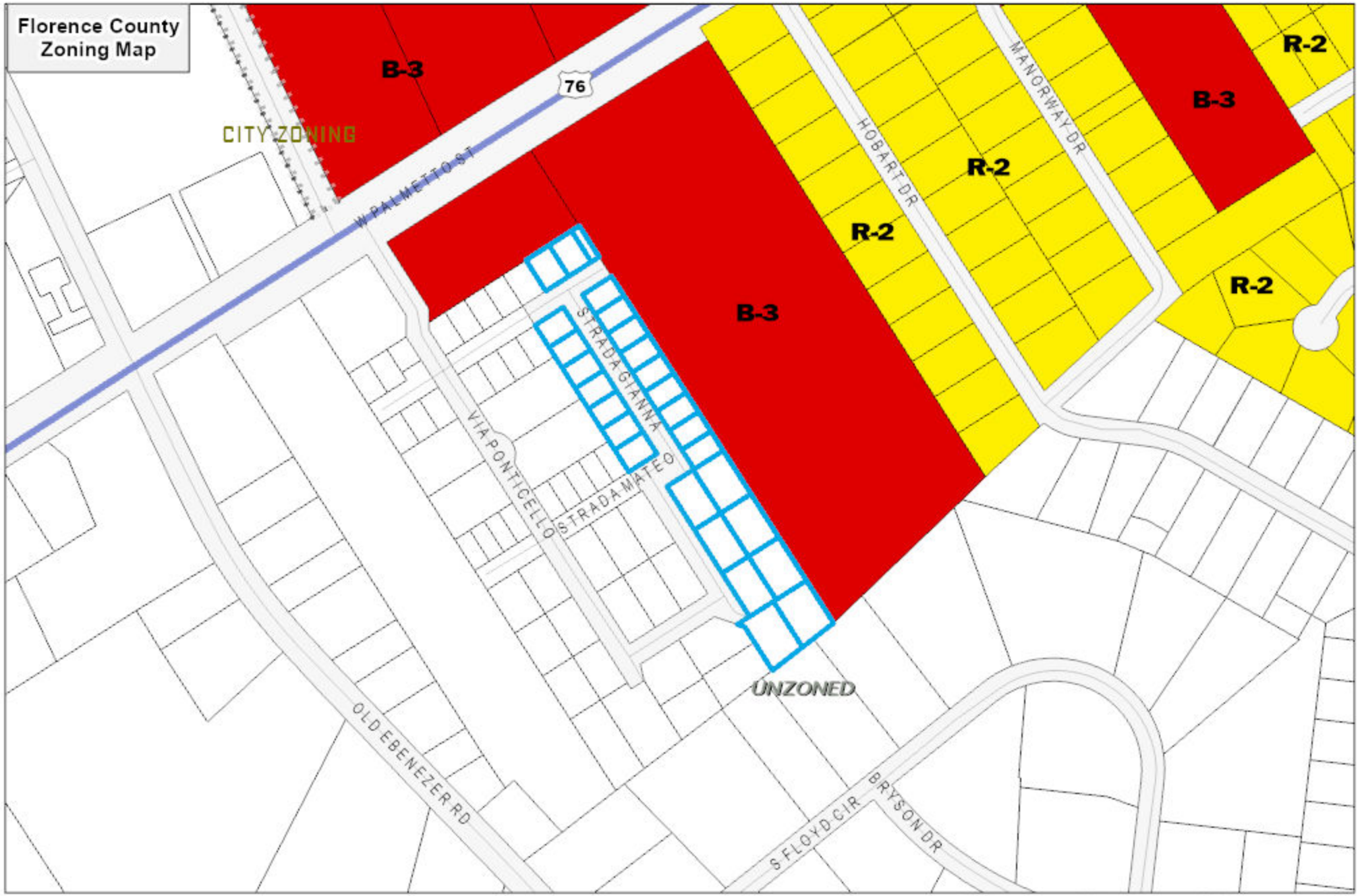
3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned, B-3, or pending County Council's approval of zoning for B-3.

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
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
W PALMETTO ST
HOBART DR
ARROWOOD DR
VIA PONTICELLO
S FLOYD CIR
OLD EBENEZER RD
BRYSON DR
S CASHUA DR
GOLF TERRACE BLVD
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
JULY 16, 2026

AGENDA ITEM: Ordinance No. 67-2025/26 – Third 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 third reading of Ordinance No. 67-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 67-2025/26.

back to top

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
JULY 16, 2026

AGENDA ITEM: Ordinance No. 69-2025/26 –Third Reading Deferral

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)*** to defer the third 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
JULY 16, 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.

back to top

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	:	
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
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 70-2025/26
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 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 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.

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

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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	: July 16, 2026	
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 To 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:

_____
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#2026-21

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.

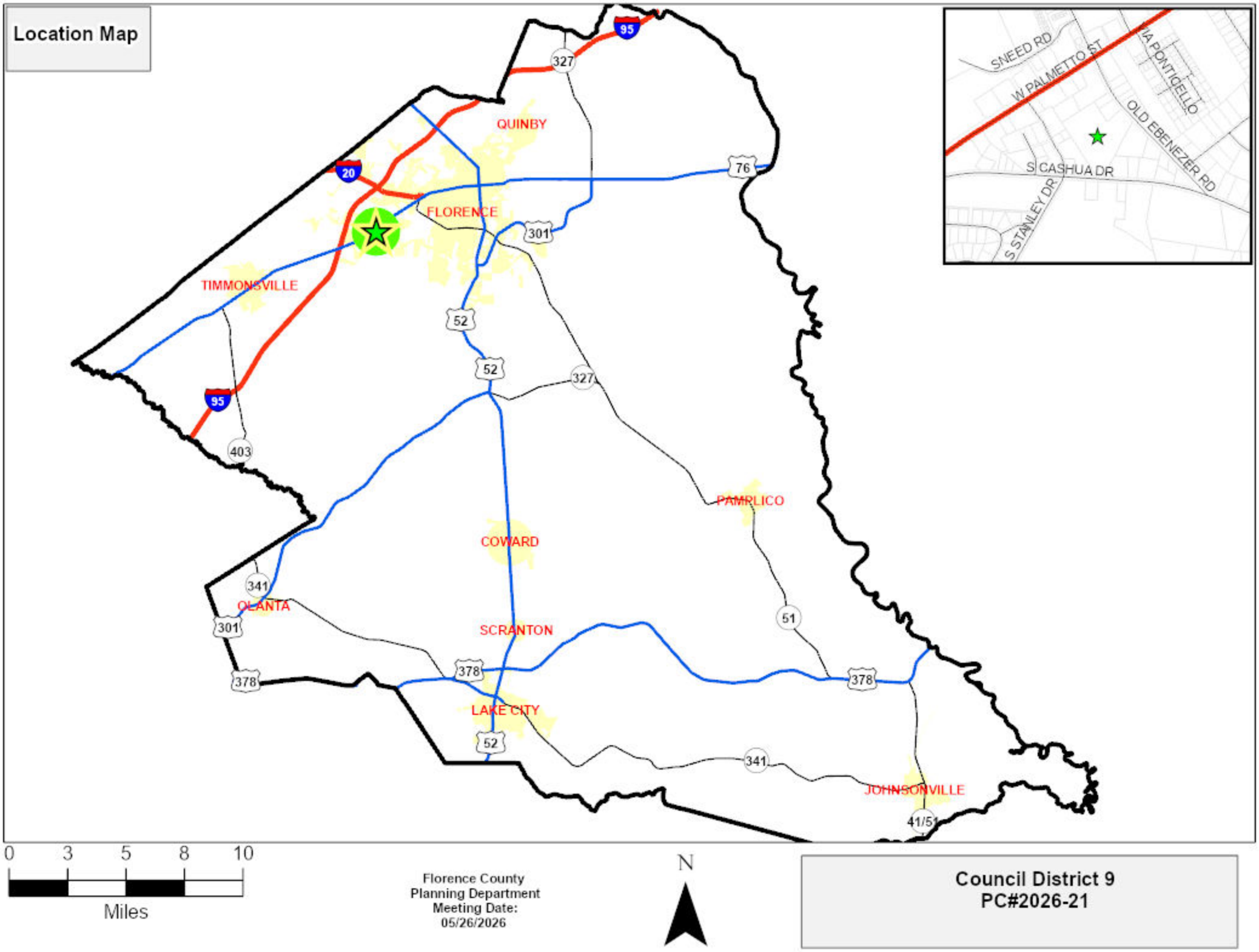
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **R-5, Multi-Family District** and a portion to **B-3, General Commercial District**.

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
51
341
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
N
Current County Zoning
B-3 GENERAL
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-21

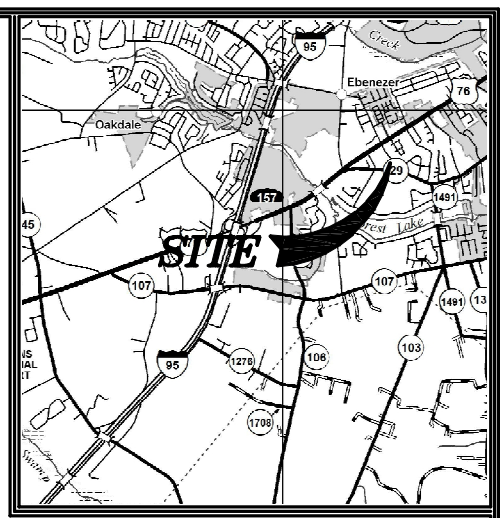


Florence County
Planning Department
Meeting Date:
05/26/2026

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

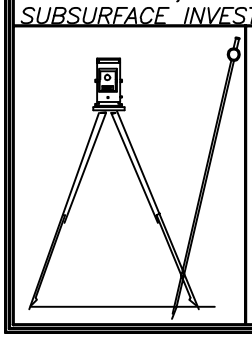
PLAT

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 — NESBITT SURVEYING CO., INC. No.C01197 — CERTIFICATE OF AUTHORIZATION

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, July 16, 2026

AGENDA ITEM: Ordinance No. 71-2025/26
Second Reading

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	: July 16, 2026	
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

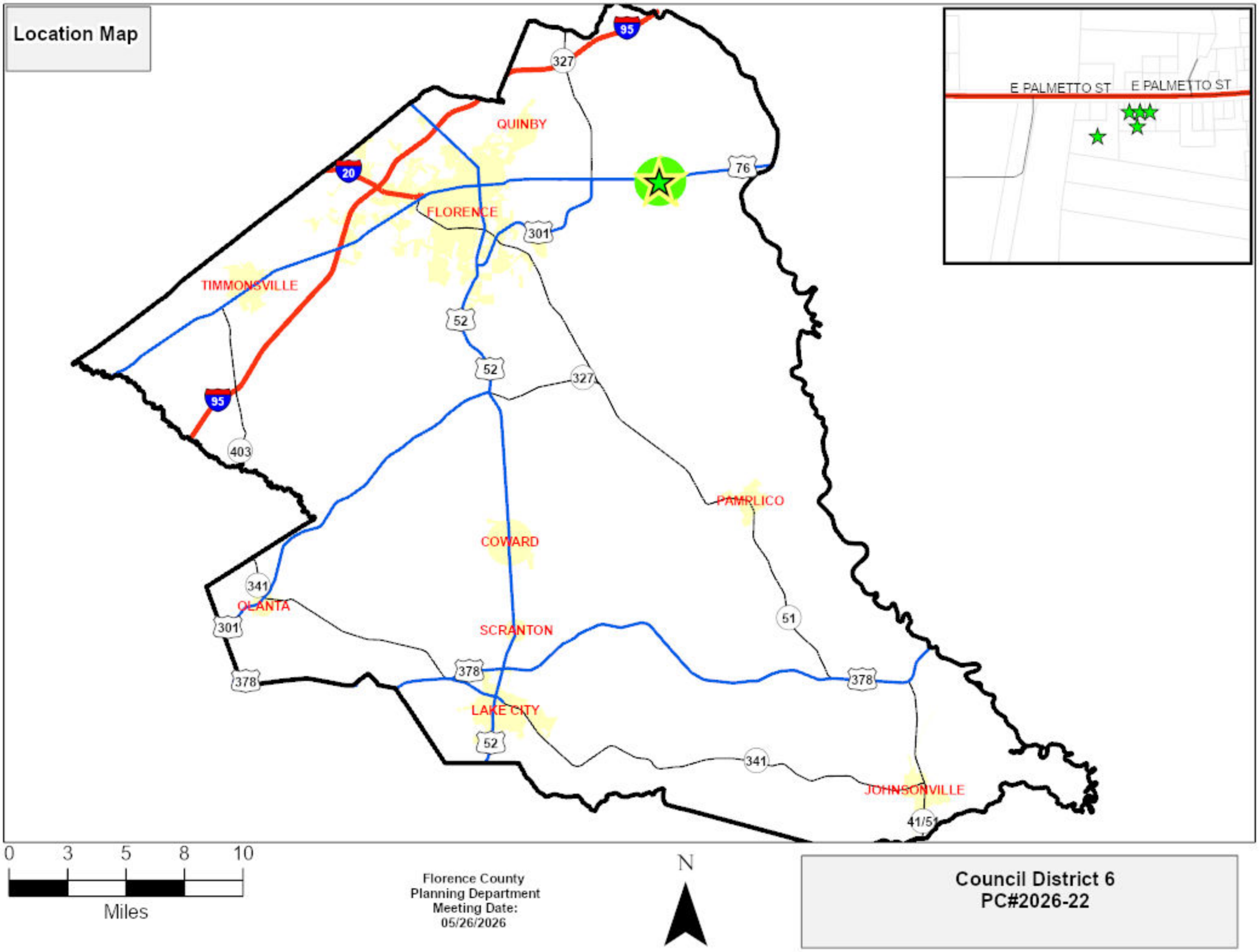
4. Transportation Access and Circulation:
   Present access to these properties is by the way of East Palmetto Street, Florence, SC.

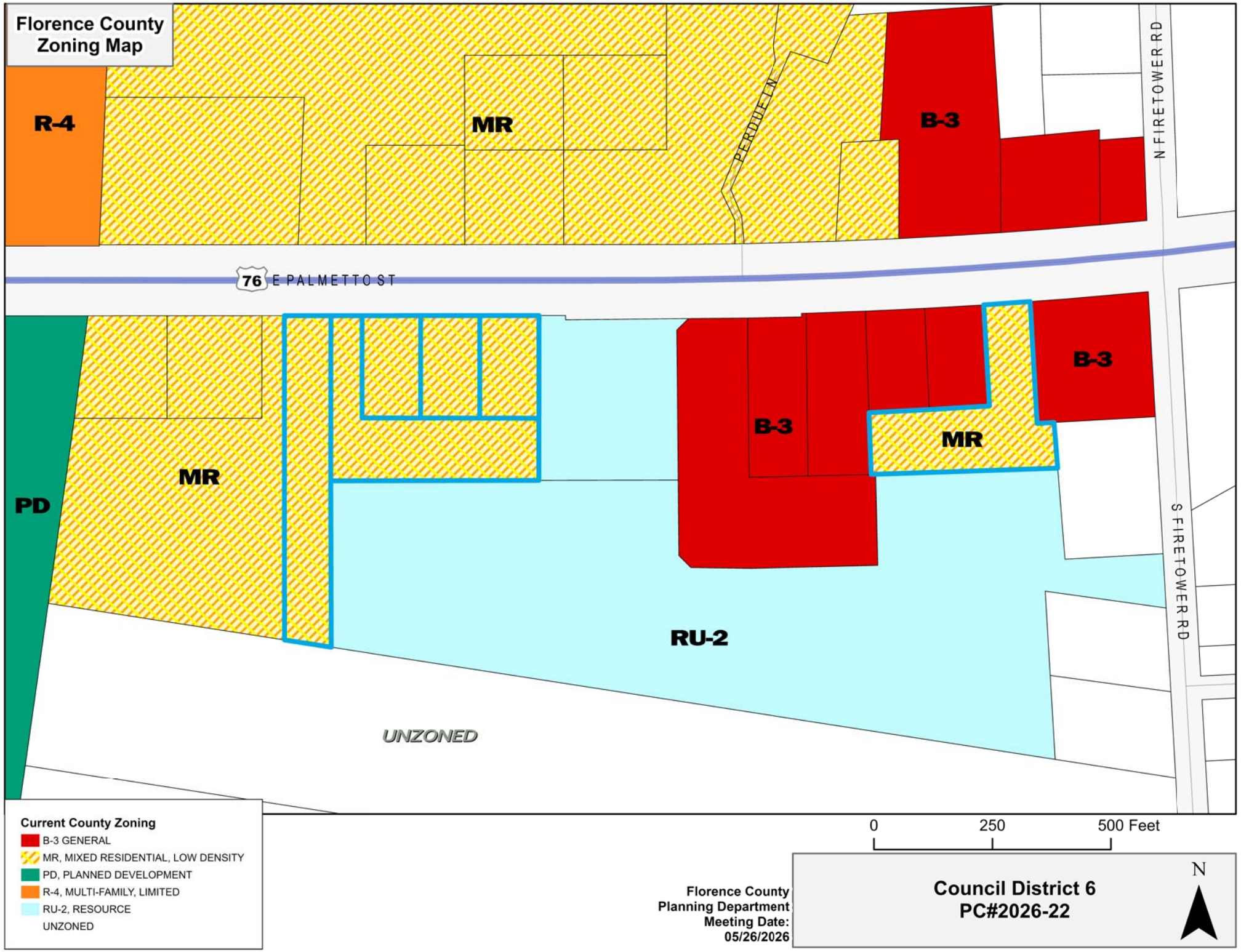
5. Traffic Review:
   The rezoning of these properties from MR, Lower Density Mixed Residential District to B-3, General Commercial District should have minimum impact on traffic.

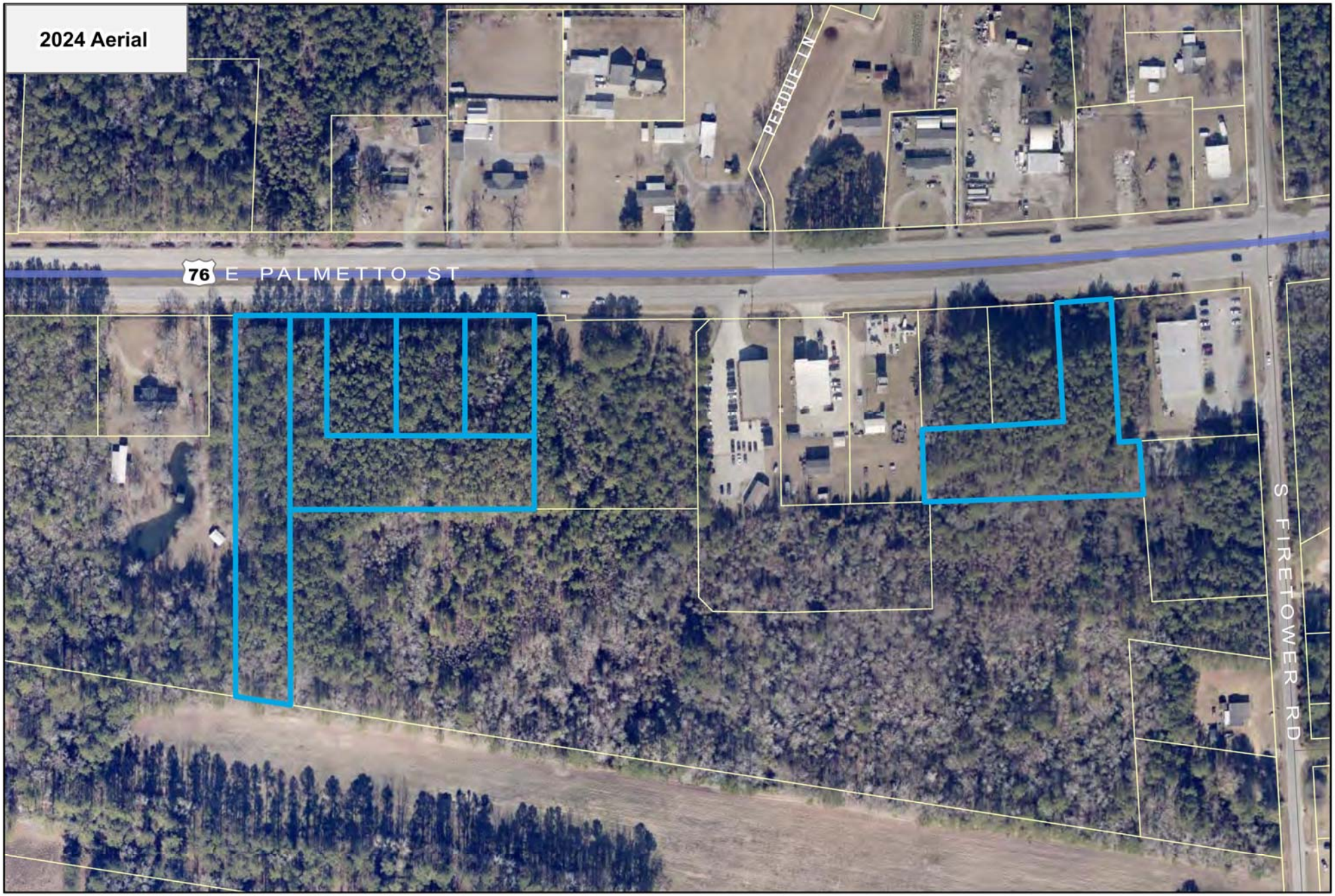
6. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District (VD1). The requested rezoning of these properties is compatible with the designated future land use.

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
Zoning Map
R-4
MR
B-3
PERDUE LN
N FIRETOWER RD
76 E PALMETTO ST
PD
MR
B-3
B-3
MR
RU-2
S FIRETOWER RD
UNZONED
Current County Zoning
B-3 GENERAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-4, MULTI-FAMILY, LIMITED
RU-2, RESOURCE
UNZONED
0
250
500 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 6
PC#2026-22



0 270 540

Feet

Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 6
PC#2026-22

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 72-2025/26
Second Reading

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	: July 16, 2026	
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

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#2026-23

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

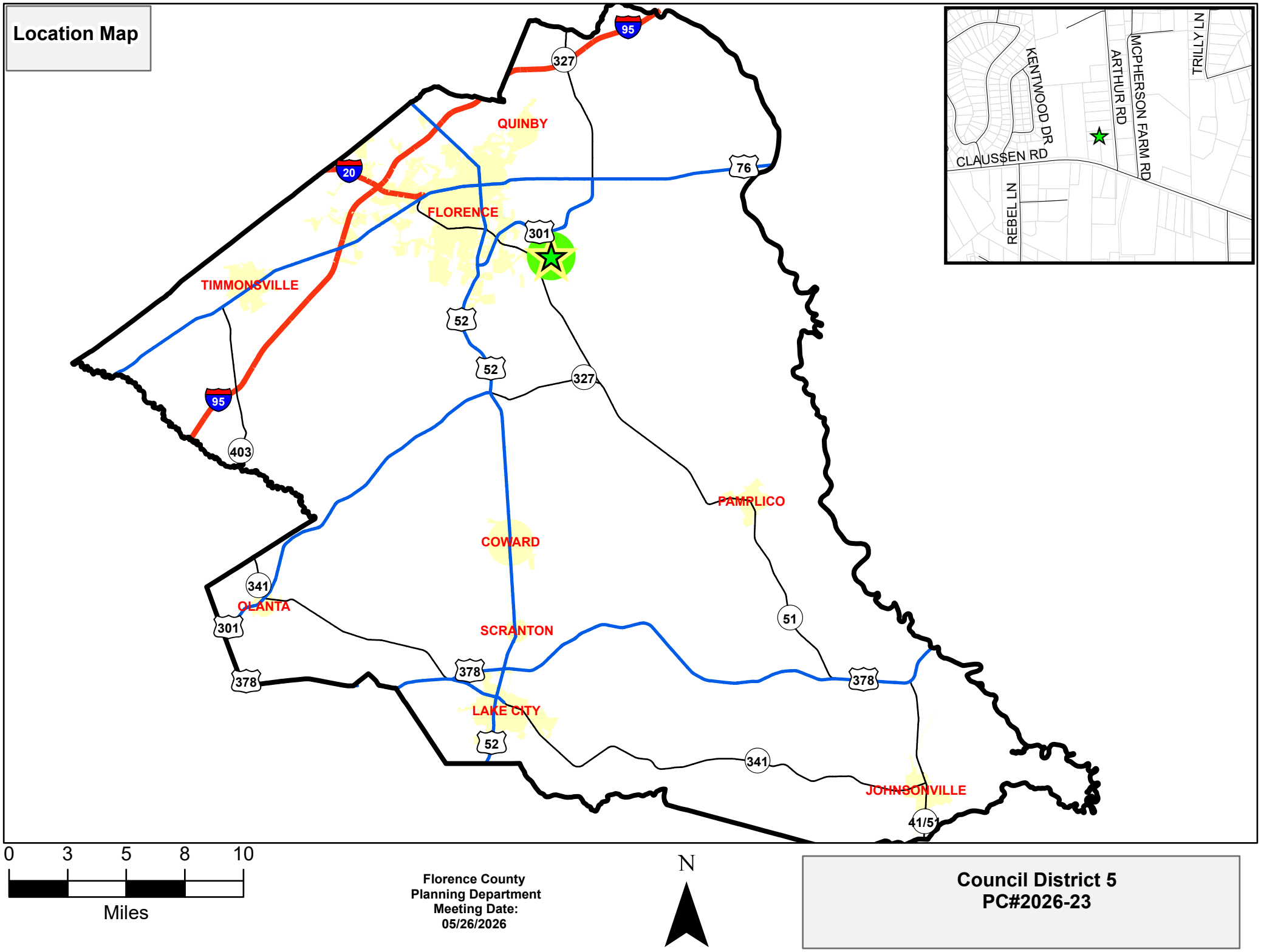
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

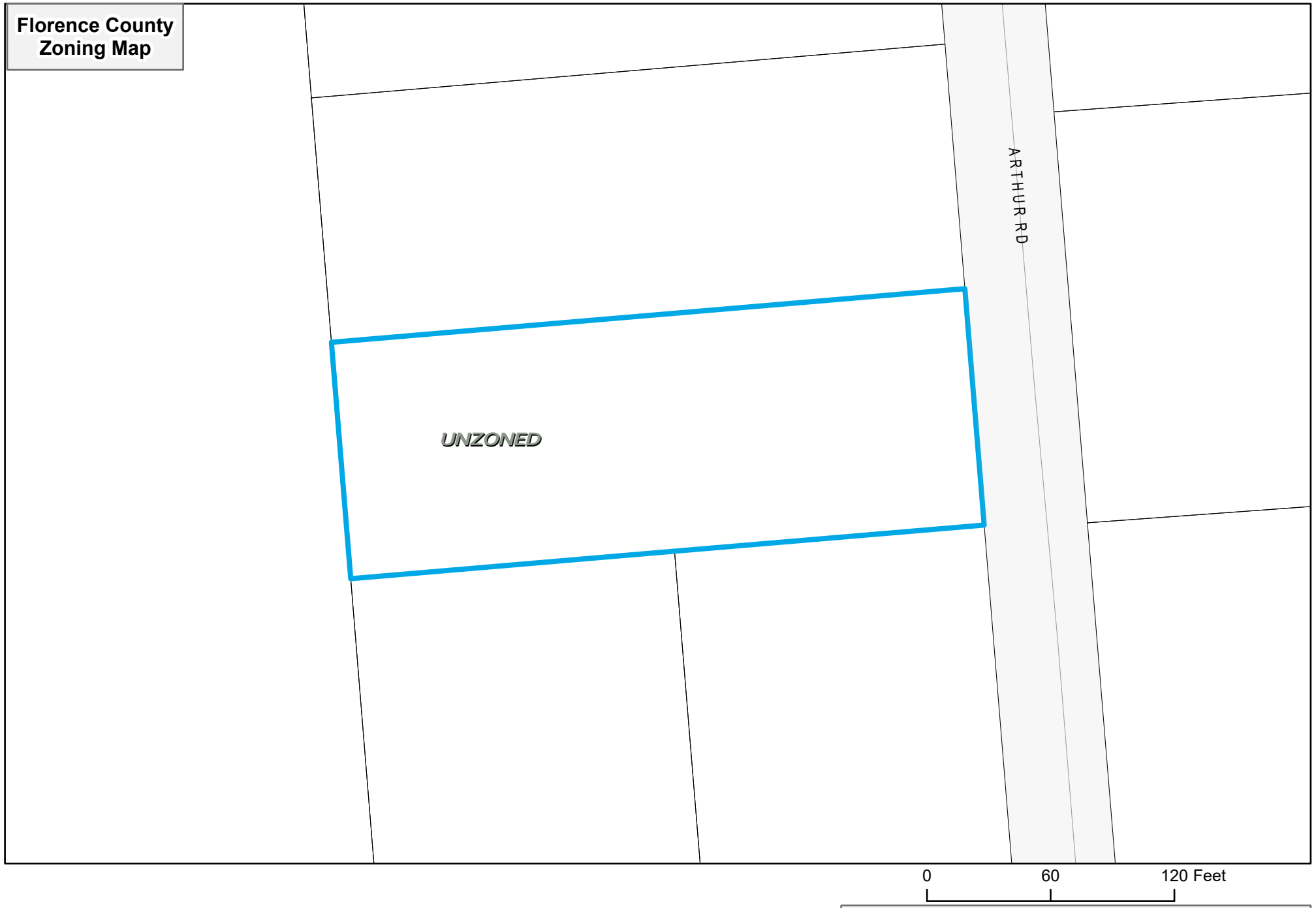
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 73-2025/26
Second Reading

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	: July 16, 2026	
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

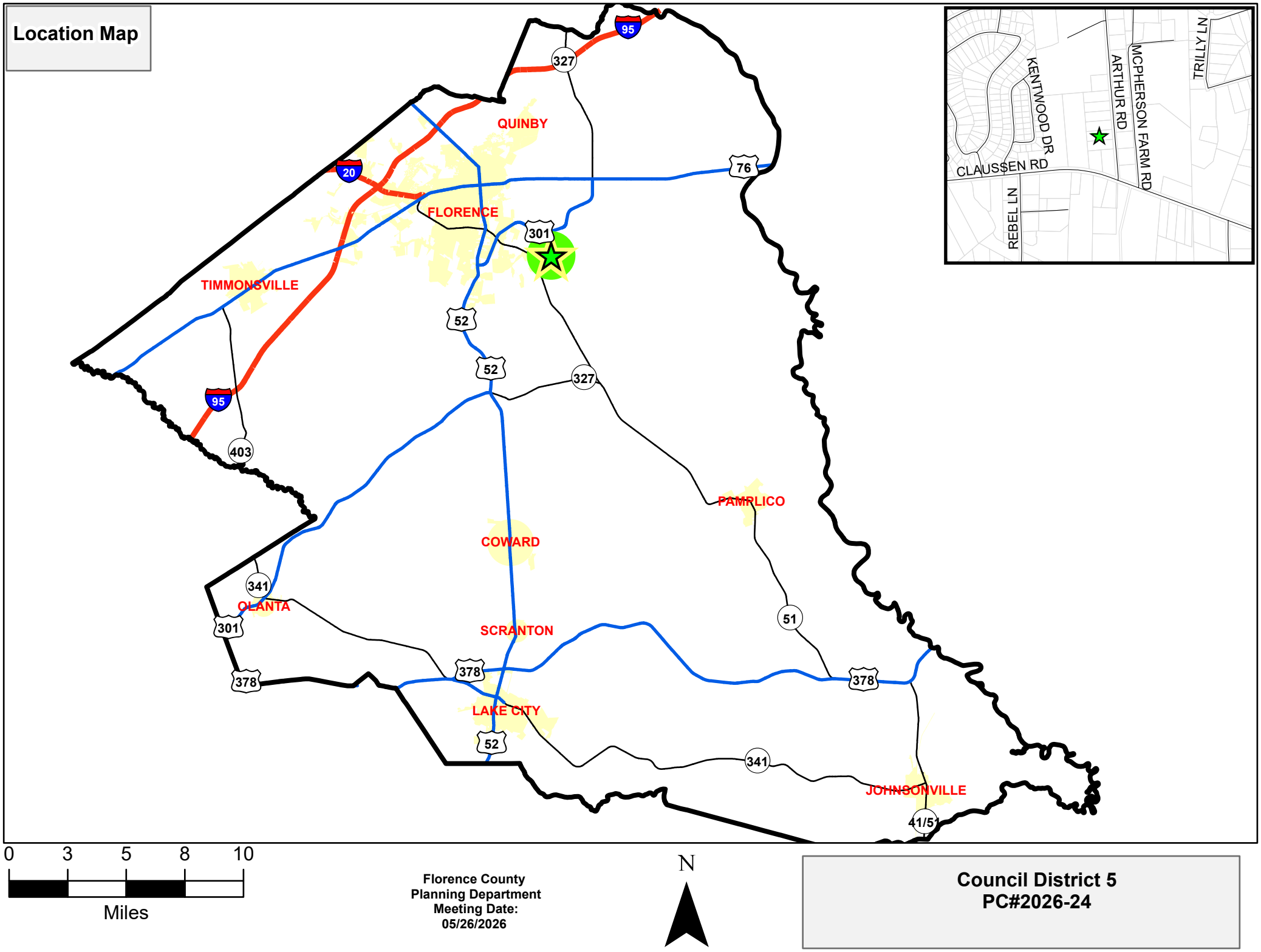
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

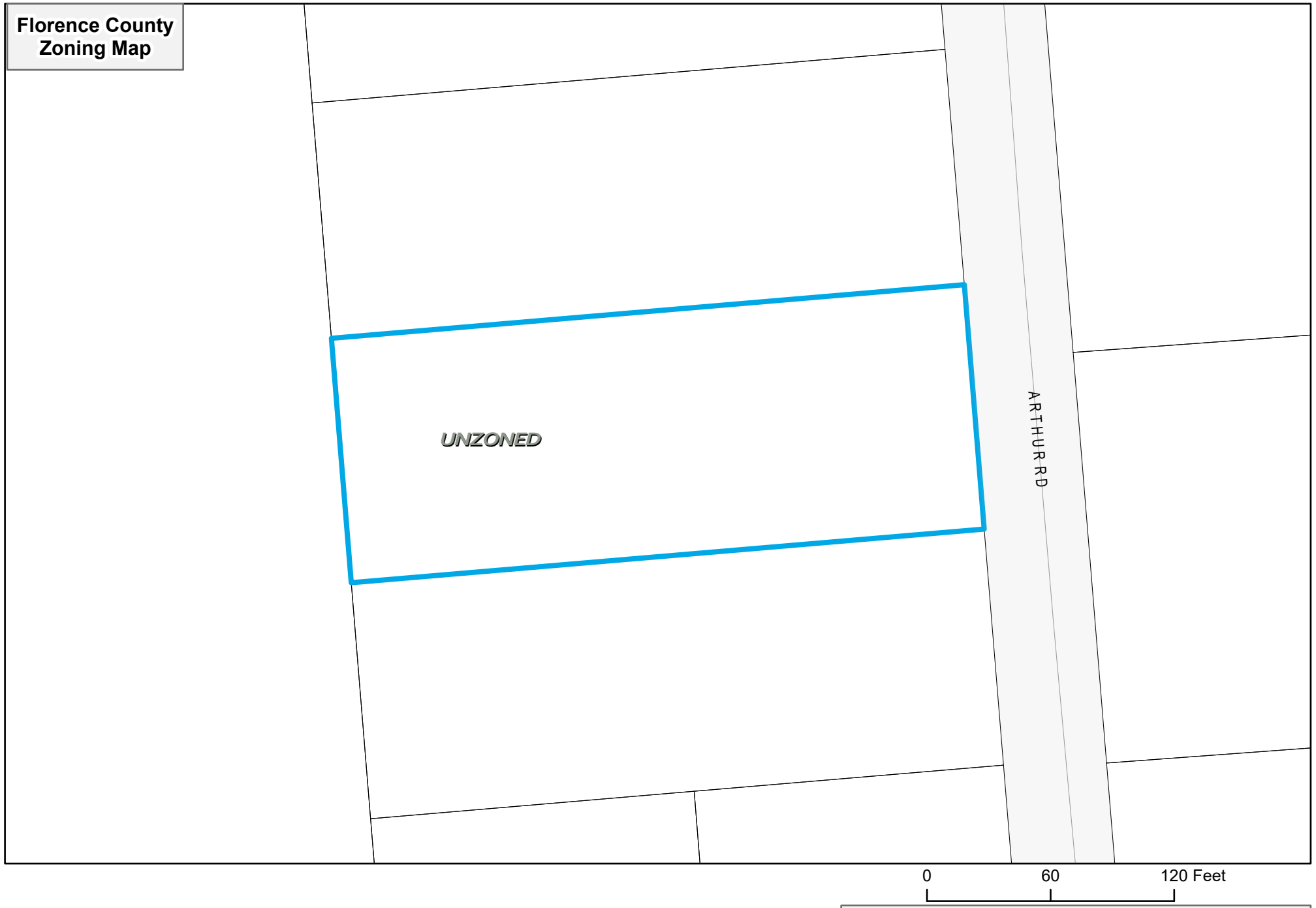
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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



0 40 80

Feet

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, July 16, 2026

AGENDA ITEM: Ordinance No. 74-2025/26
Second Reading

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	: July 16, 2026	
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

_____
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#2026-25

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

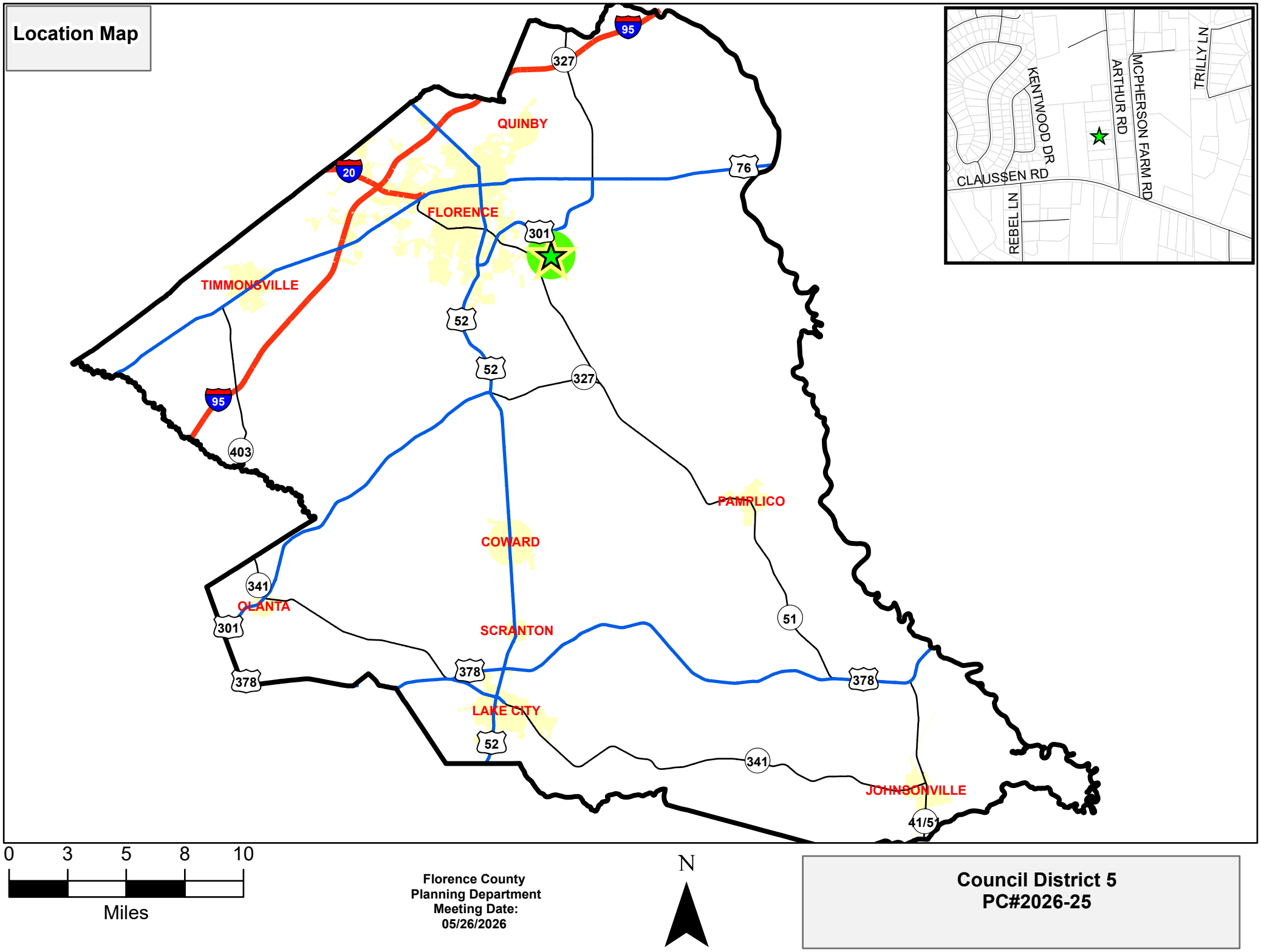
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

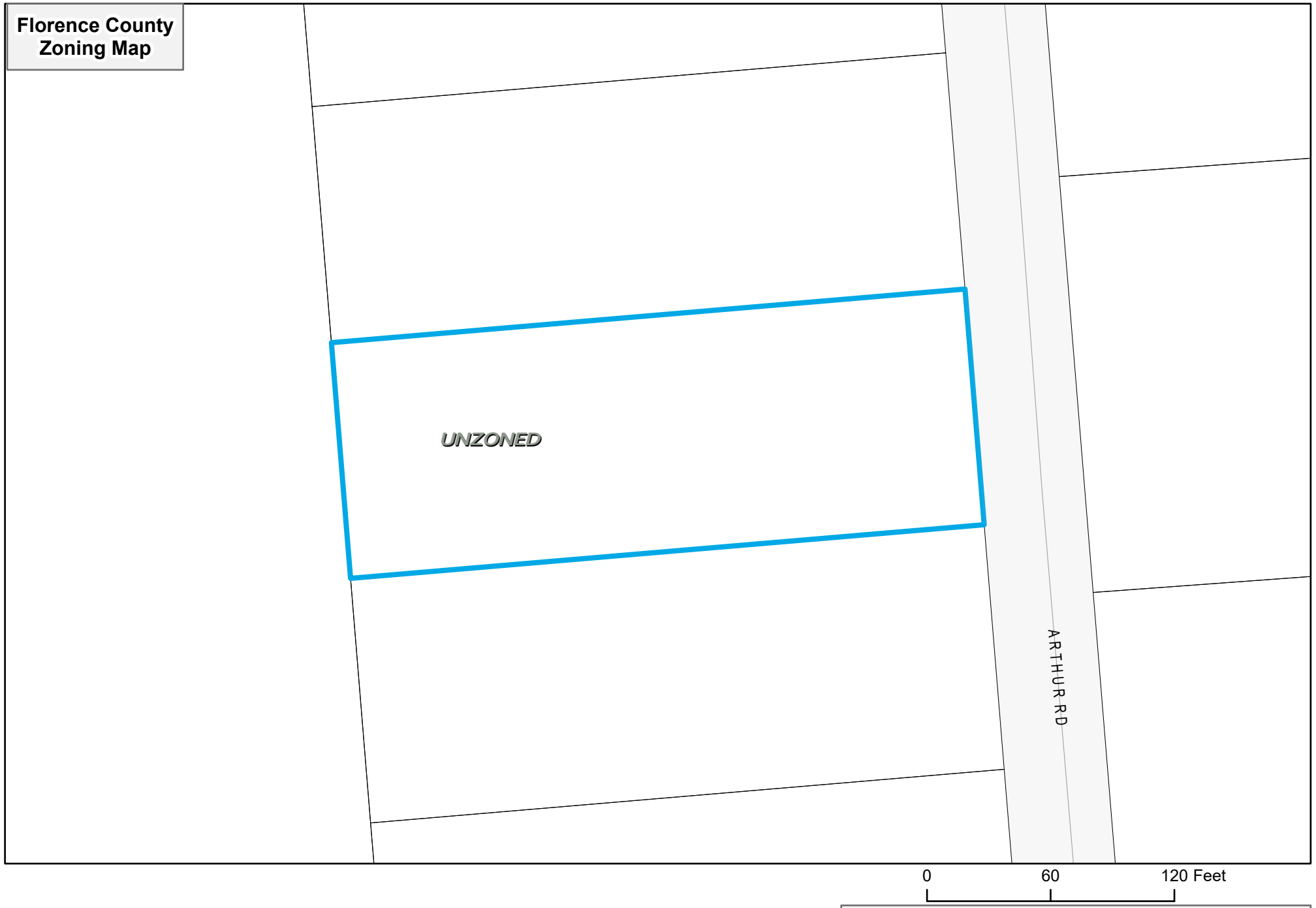
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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
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#2026-25



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, July 16, 2026

AGENDA ITEM: Ordinance No. 75-2025/26
Second Reading

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	: July 16, 2026	
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

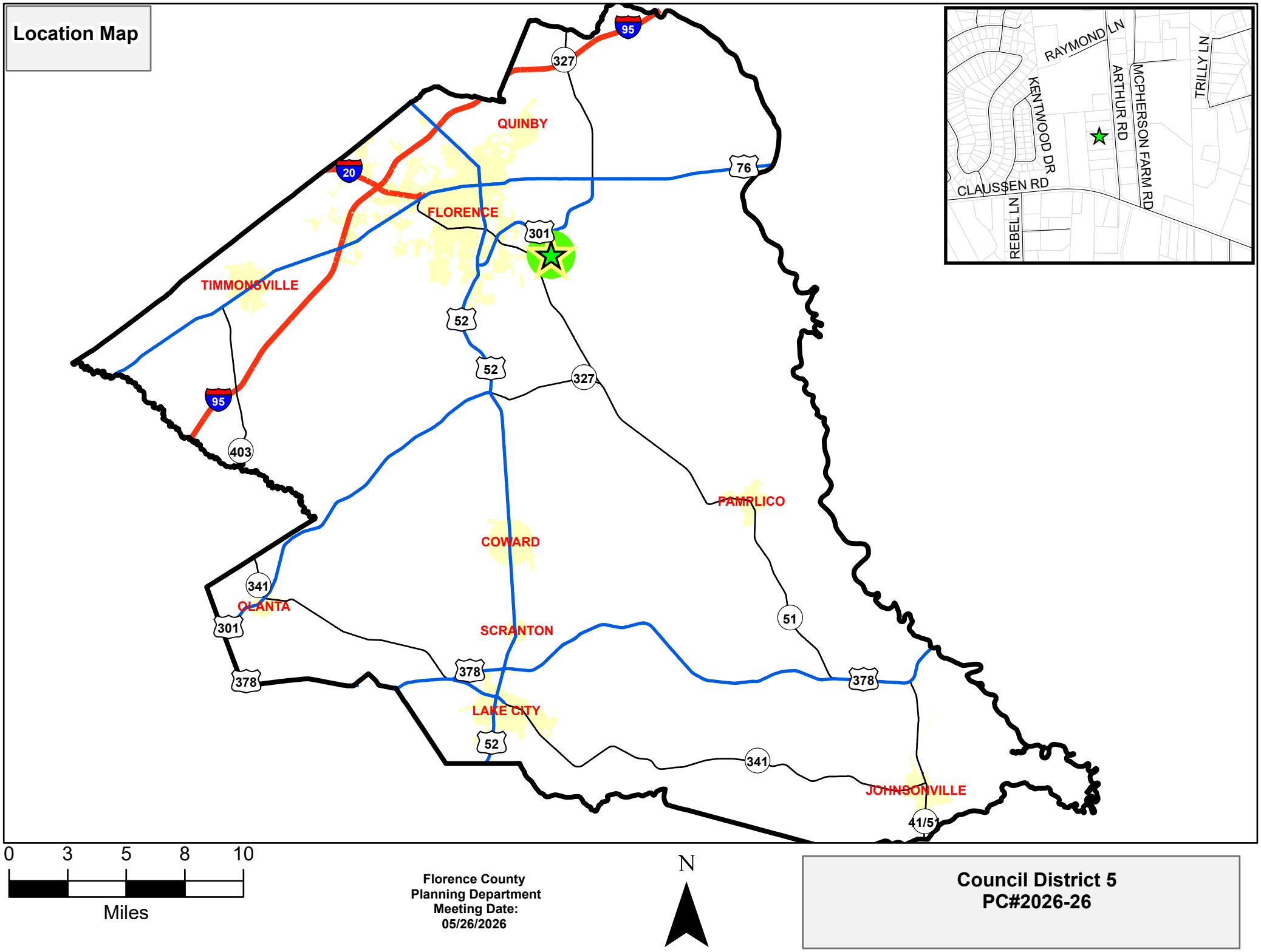
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

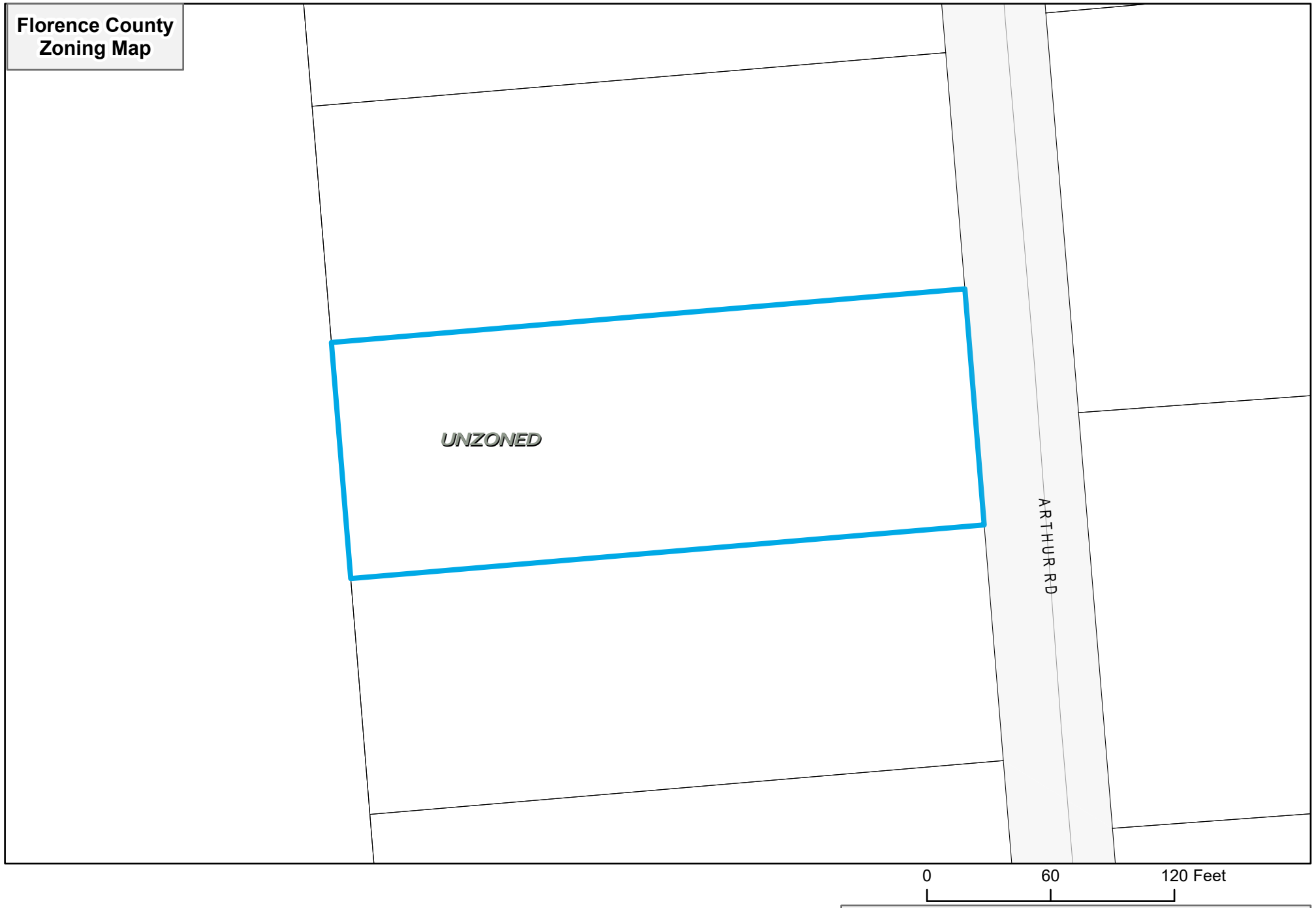
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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.

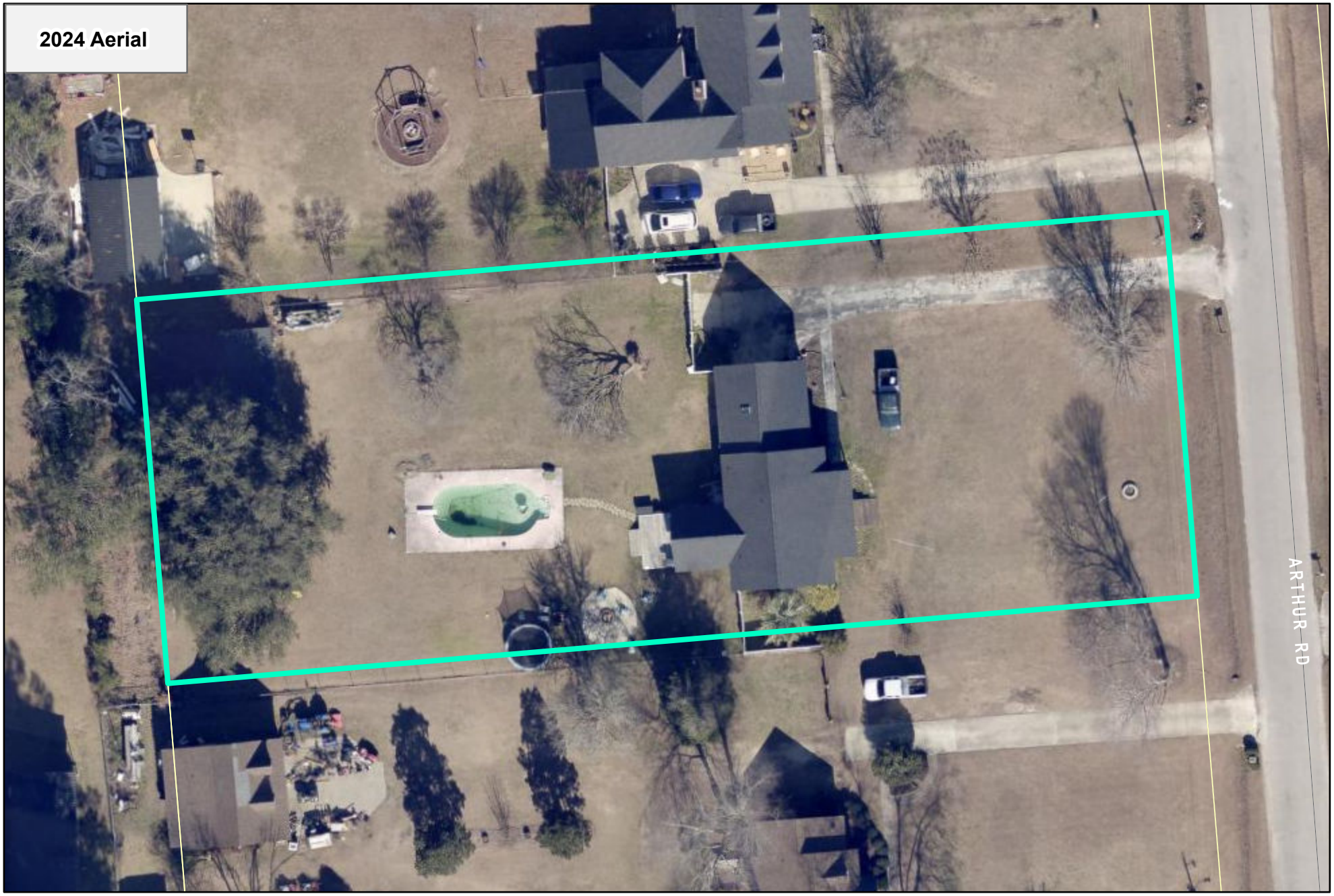

Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
RAYMOND LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
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, July 16, 2026

AGENDA ITEM: Ordinance No. 76-2025/26
Second Reading

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

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	: July 16, 2026	
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

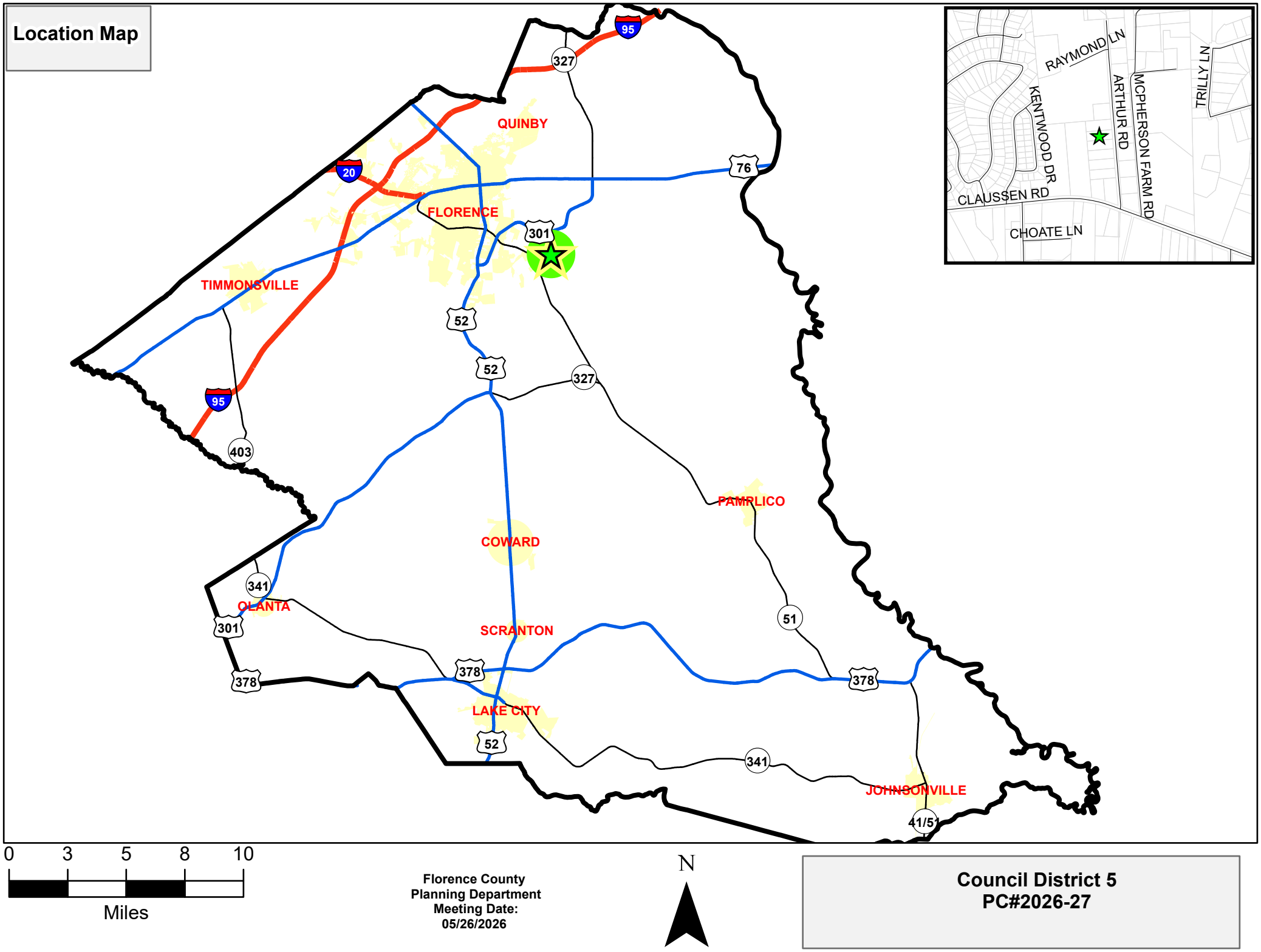
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

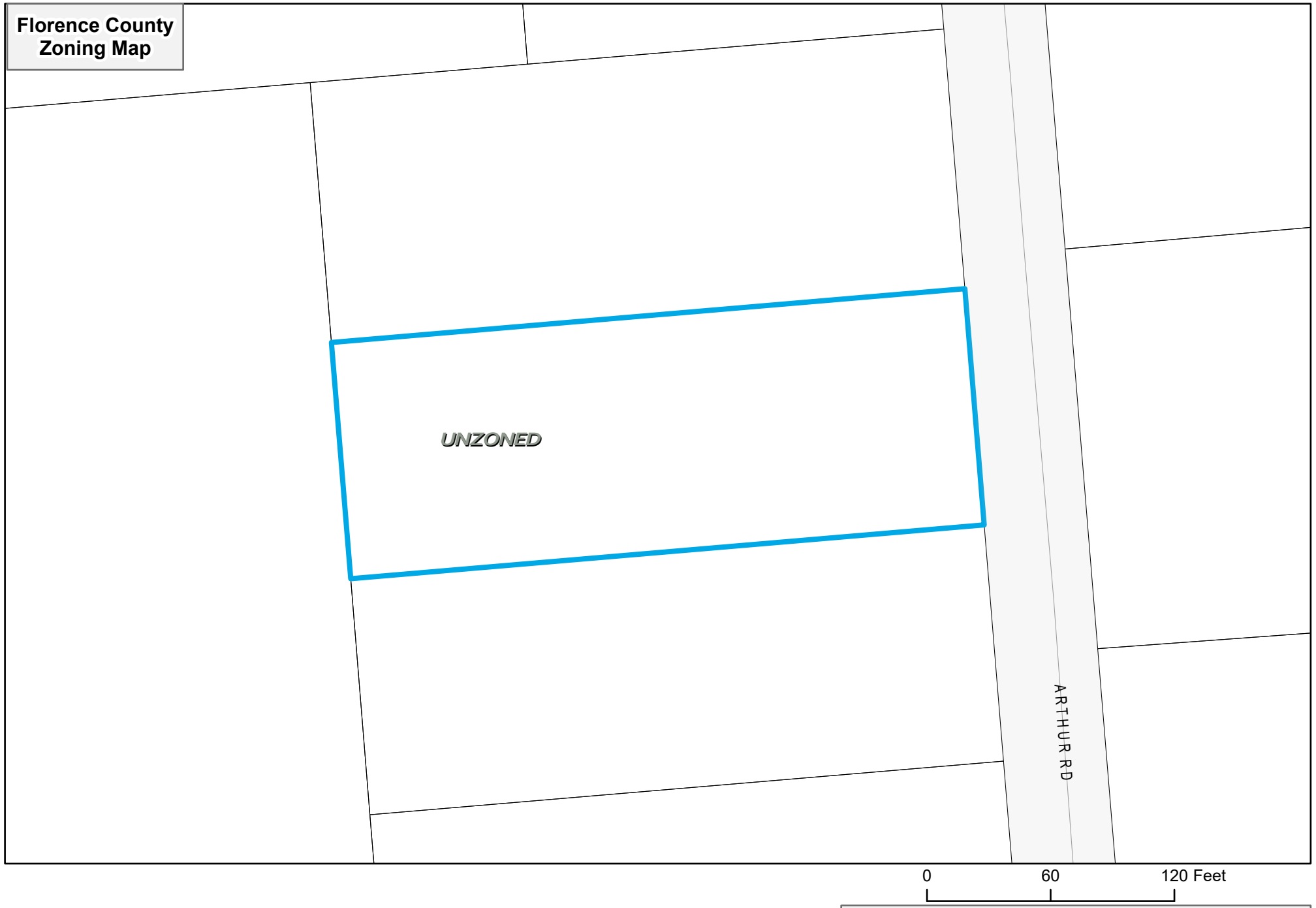
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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.

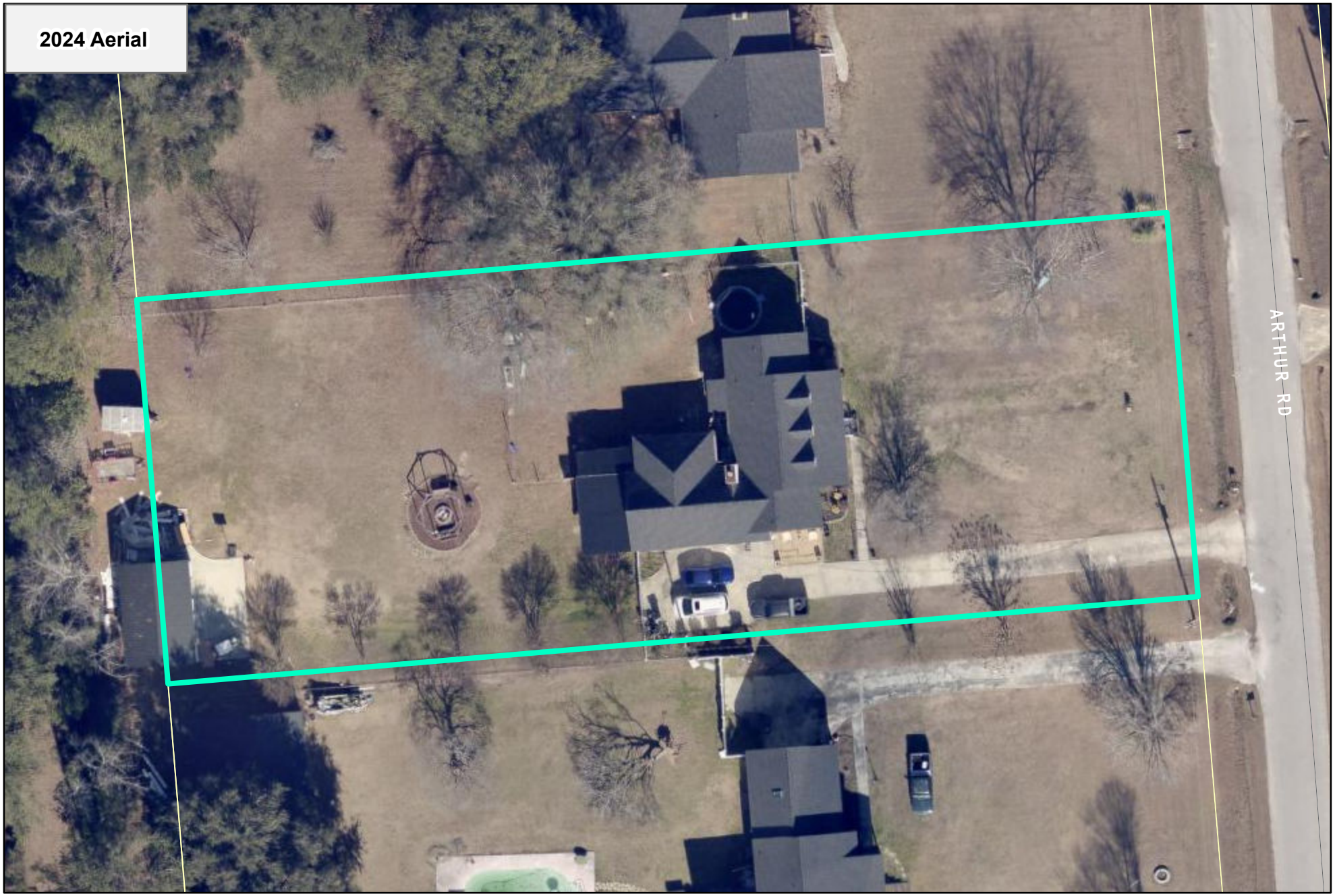

Location Map
RAYMOND LN
TRILLY LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
CLAUSSEN RD
CHOATE LN
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
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, July 16, 2026

AGENDA ITEM: Ordinance No. 77-2025/26
Second Reading

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

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	: July 16, 2026	
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

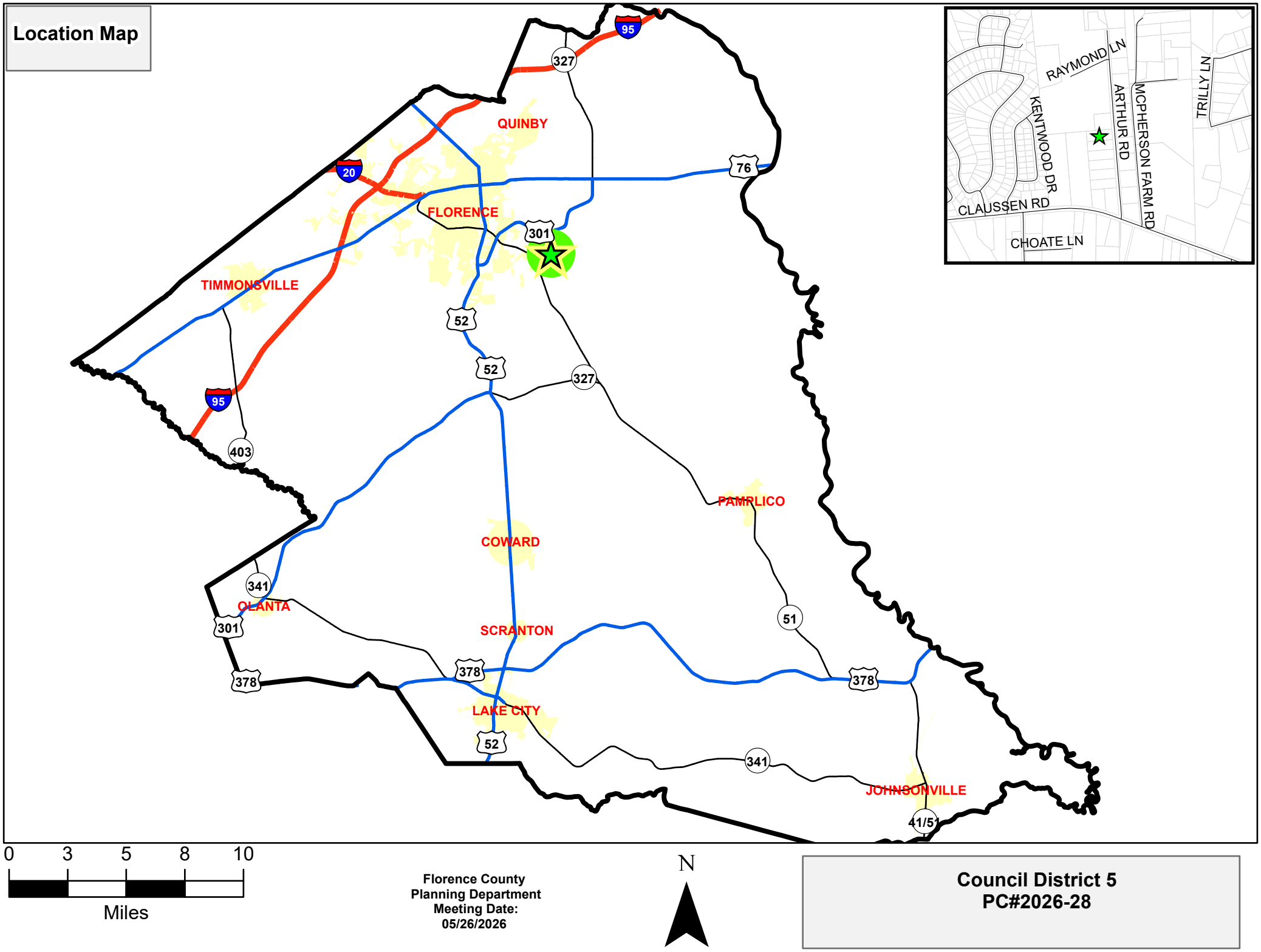
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

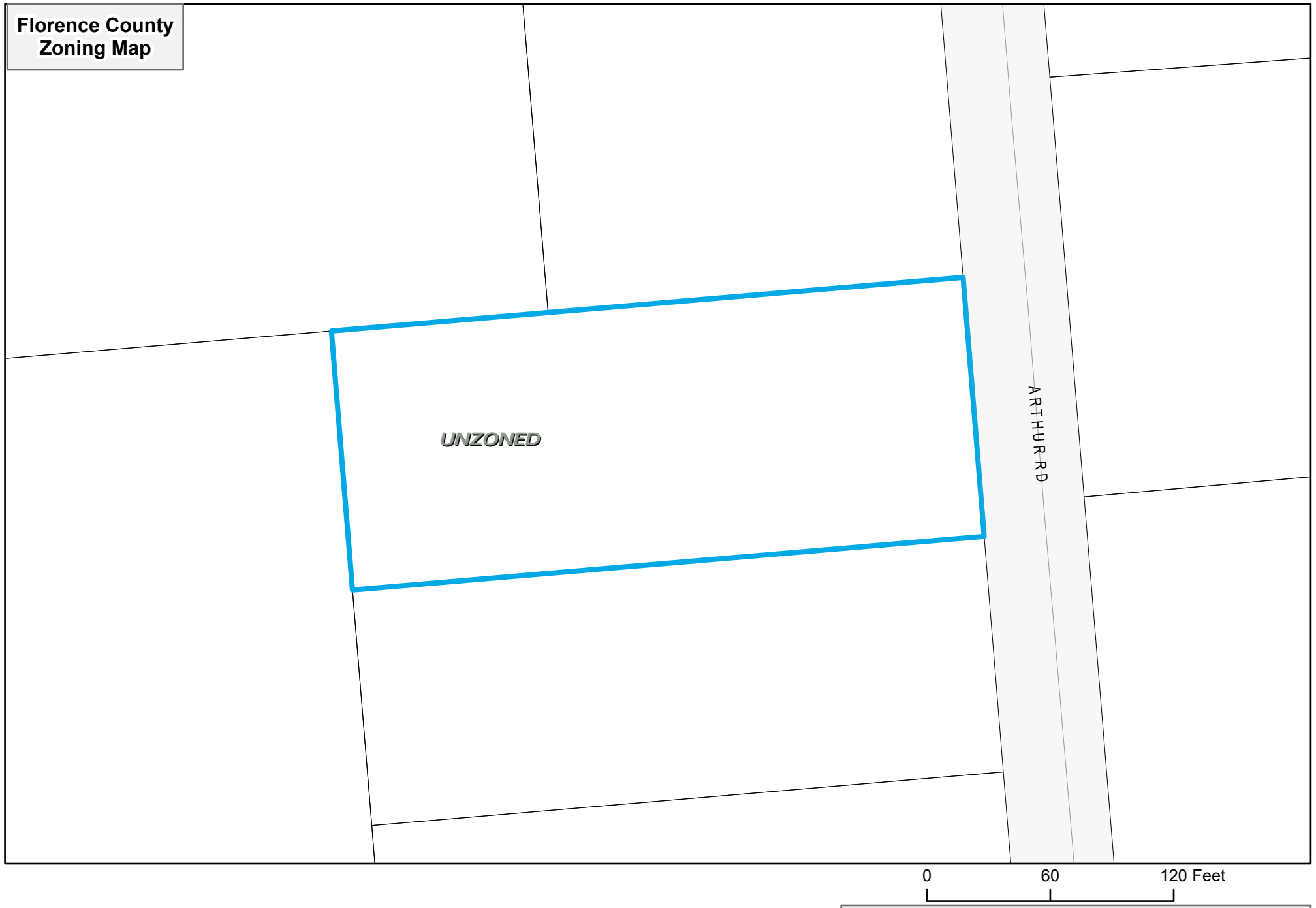
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 78-2025/26
Second Reading

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	: July 16, 2026	
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

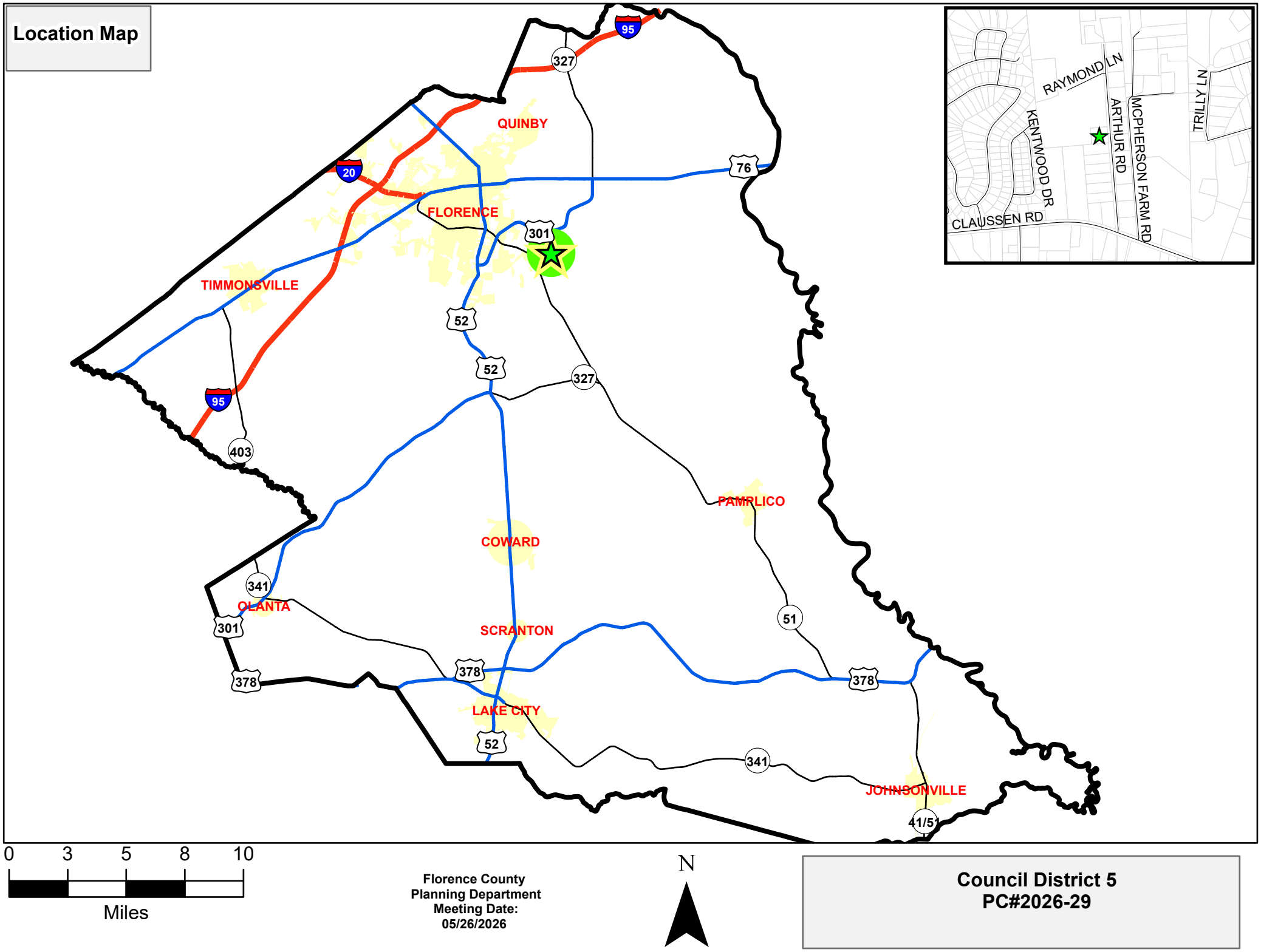
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

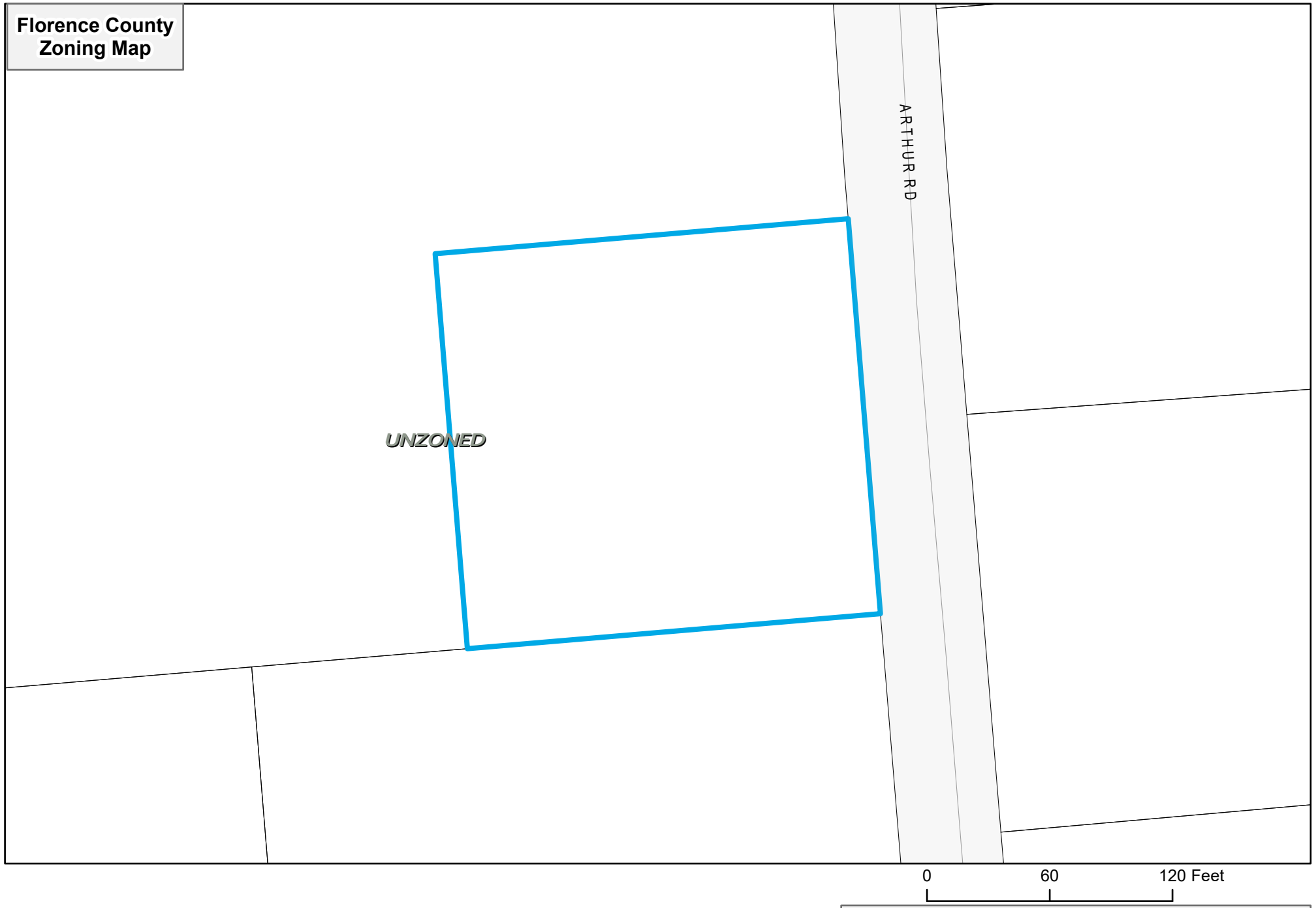
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 79-2025/26
Second Reading

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

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	: July 16, 2026	
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:

_____
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#2026-30

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

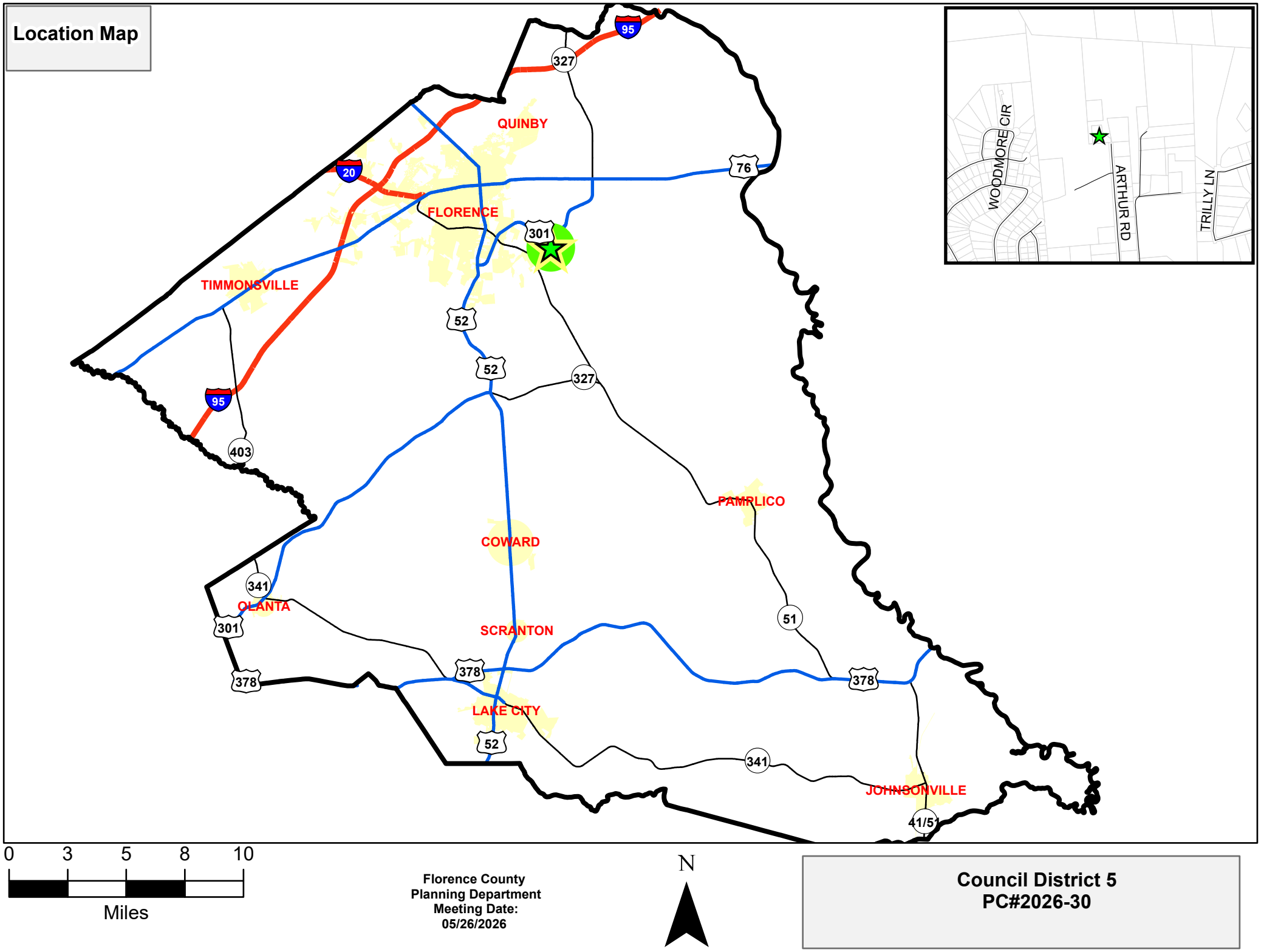
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 80-2025/26
Second Reading

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	: July 16, 2026	
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

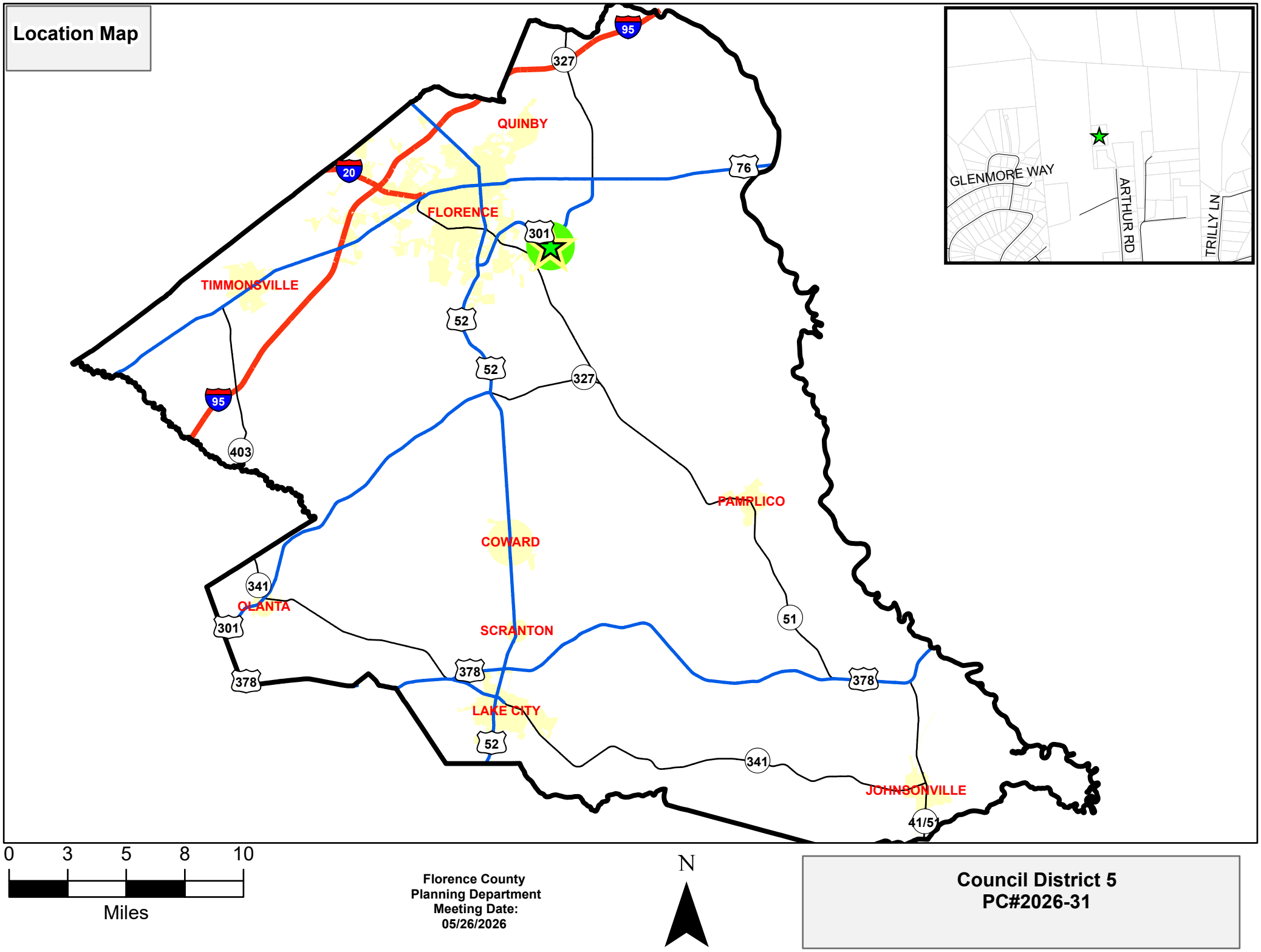
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

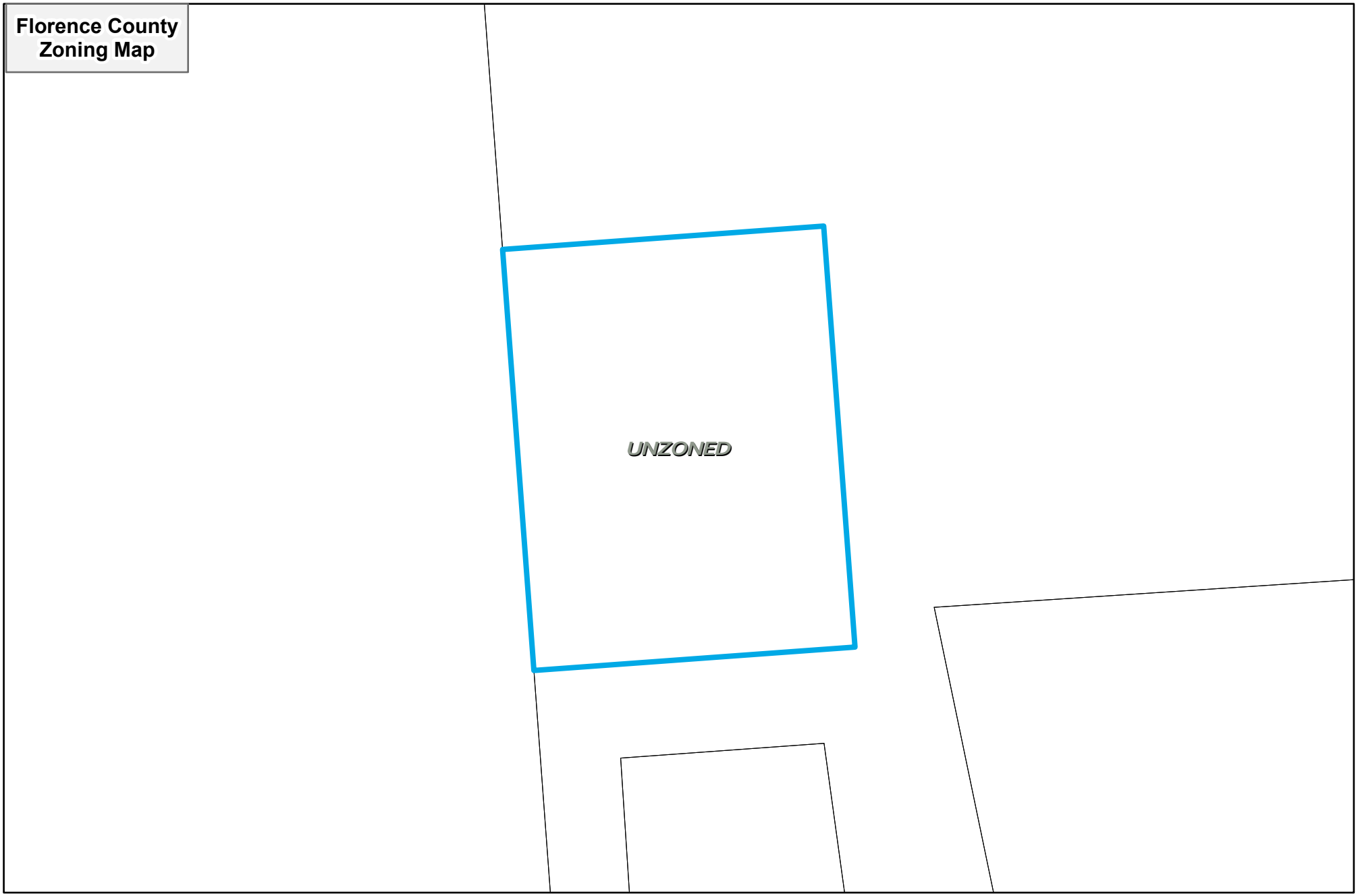
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 81-2025/26
Second Reading

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	: July 16, 2026	
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

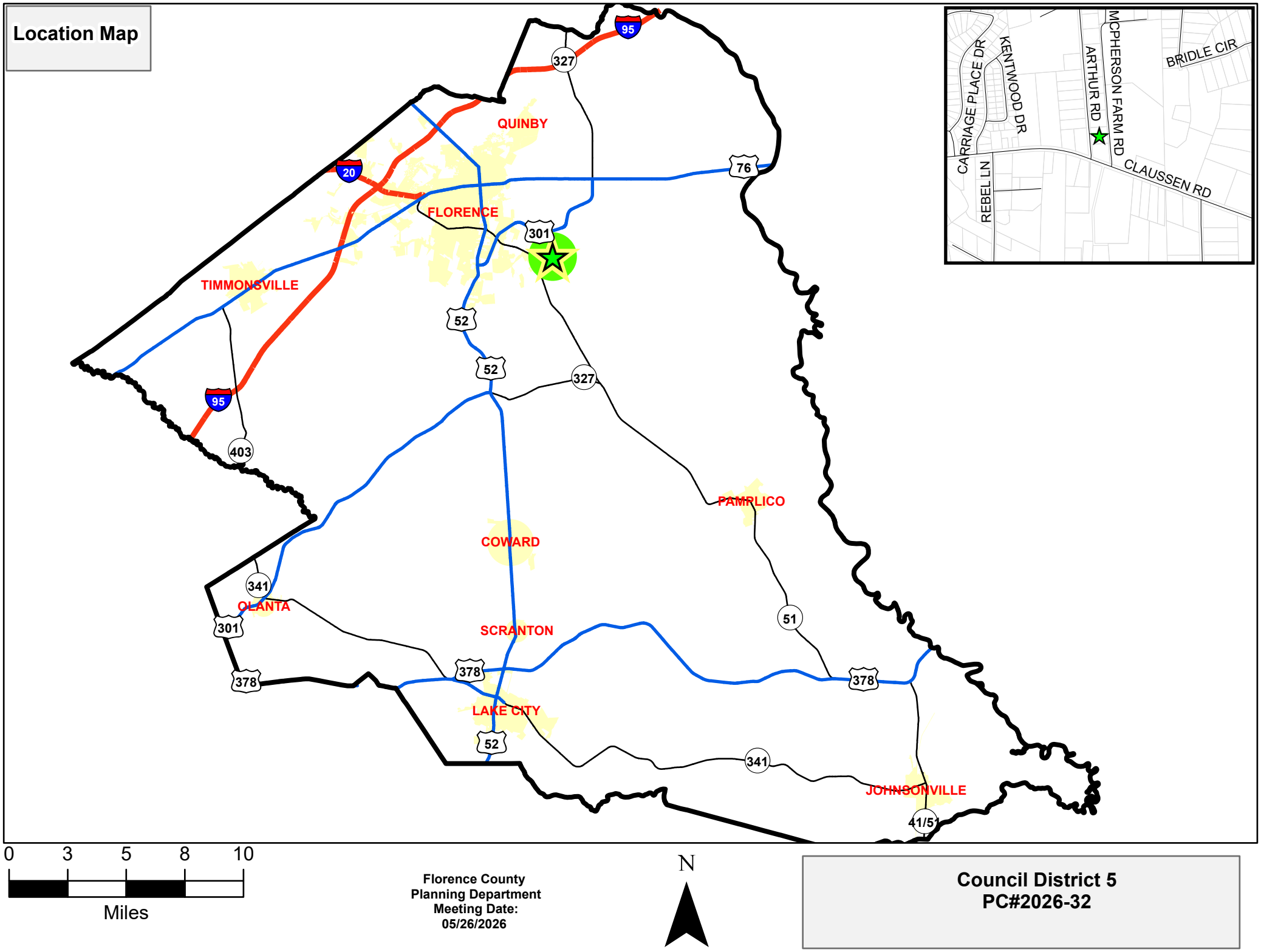
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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
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, July 16, 2026

AGENDA ITEM: Ordinance No. 82-2025/26
Second Reading

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	: July 16, 2026	
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:

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#2026-33

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

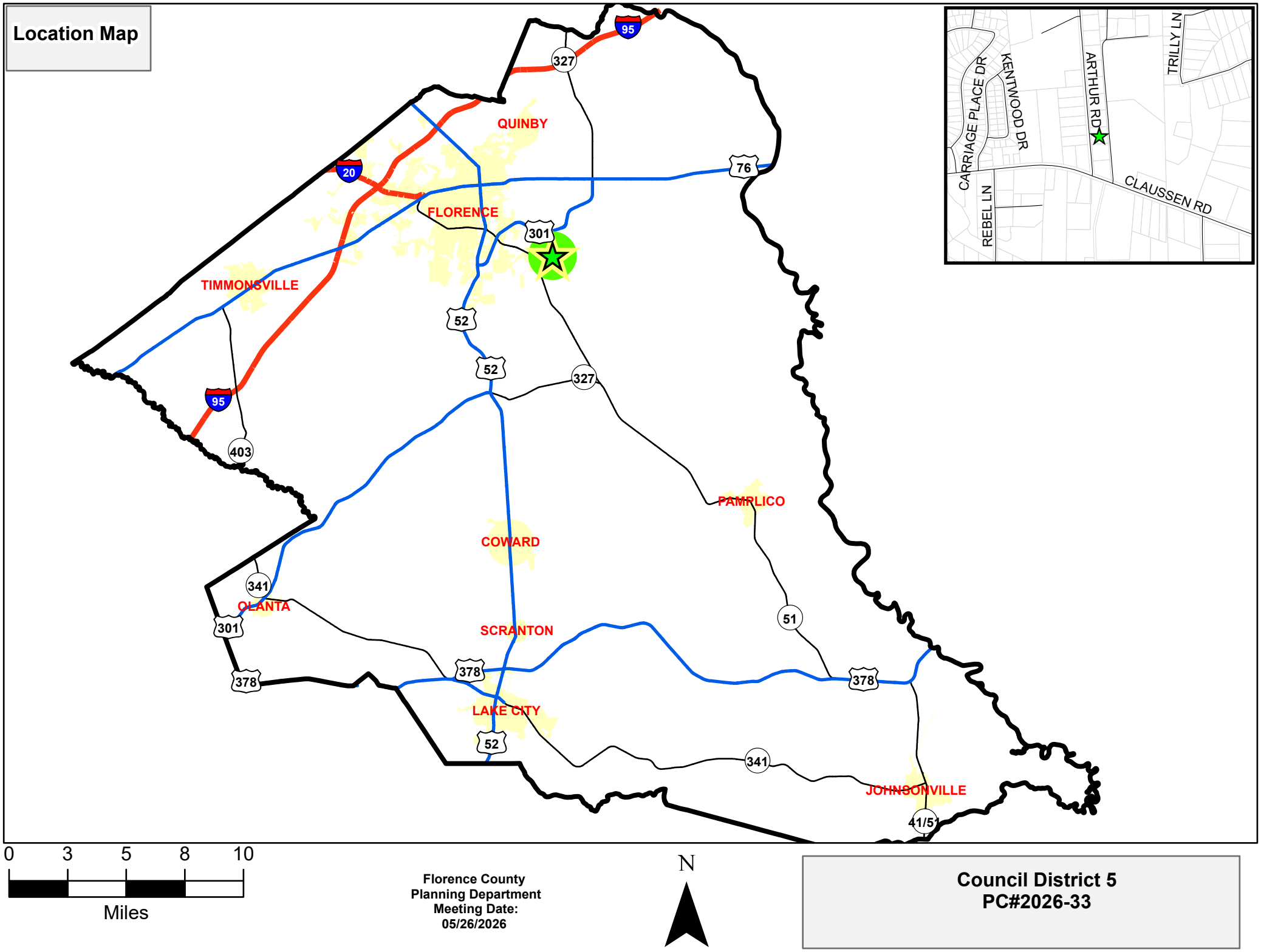
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

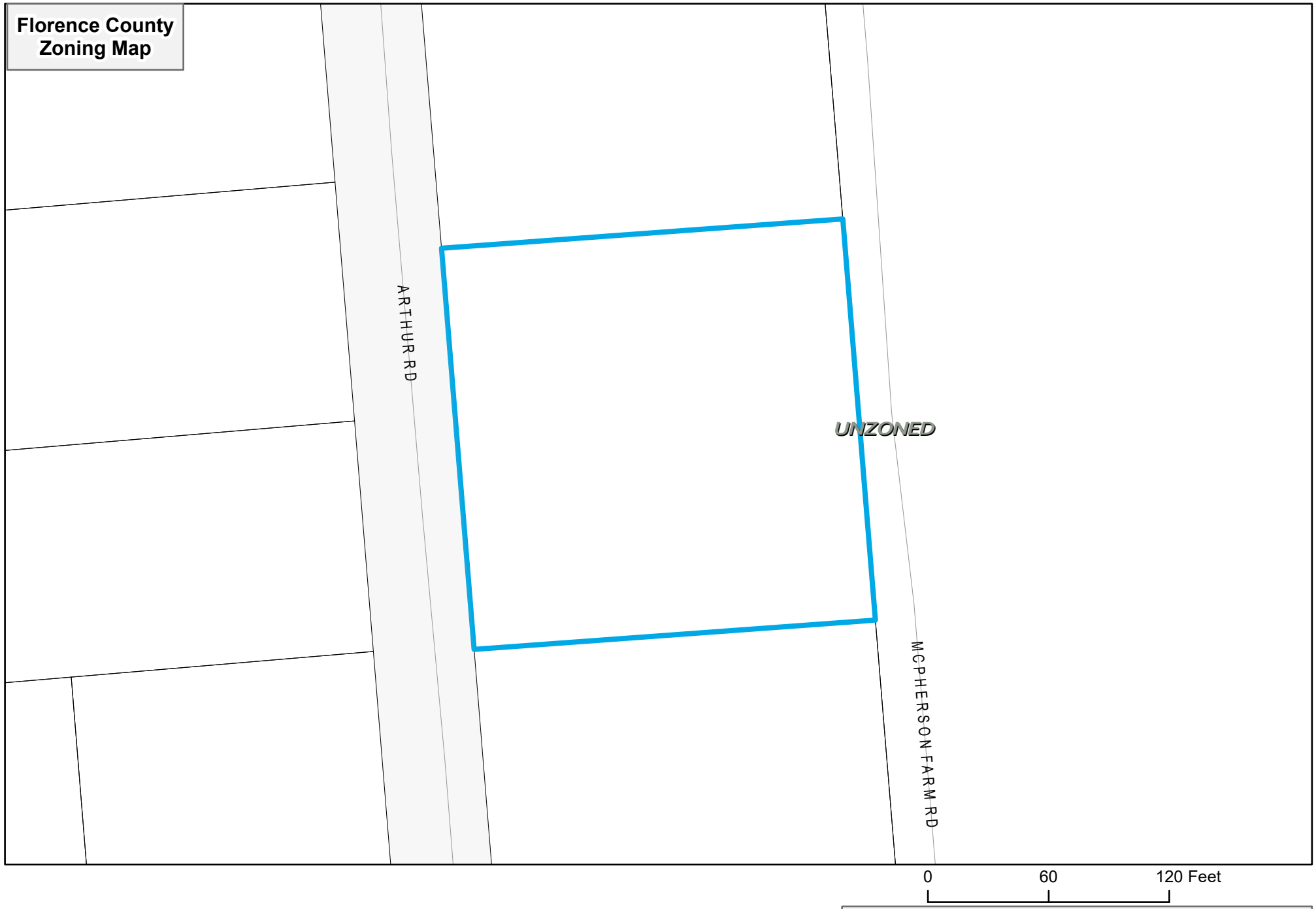
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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
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
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, July 16, 2026

AGENDA ITEM: Ordinance No. 83-2025/26
Second Reading

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

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	: July 16, 2026	
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

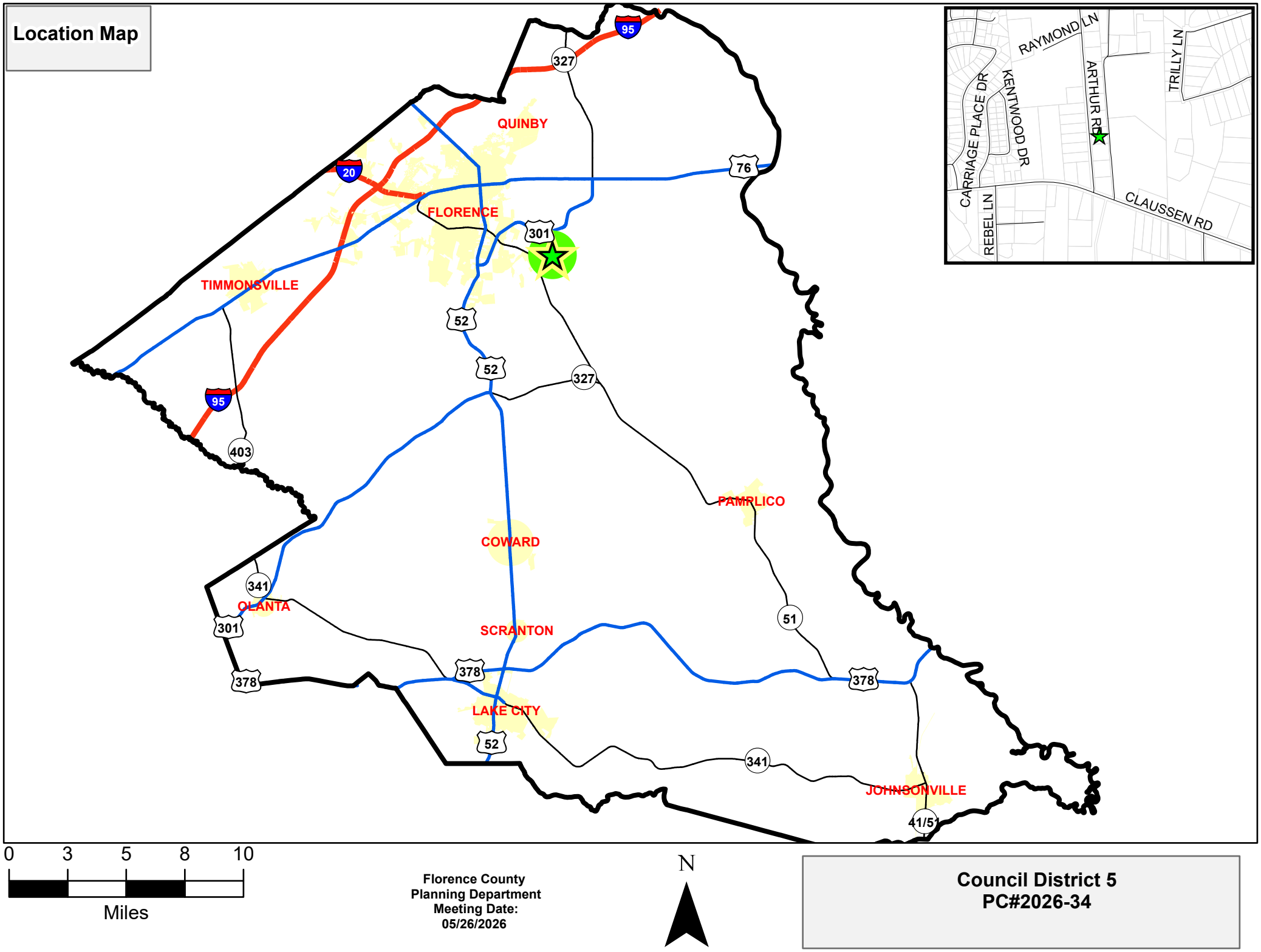
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 84-2025/26
Second Reading

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	: July 16, 2026	
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

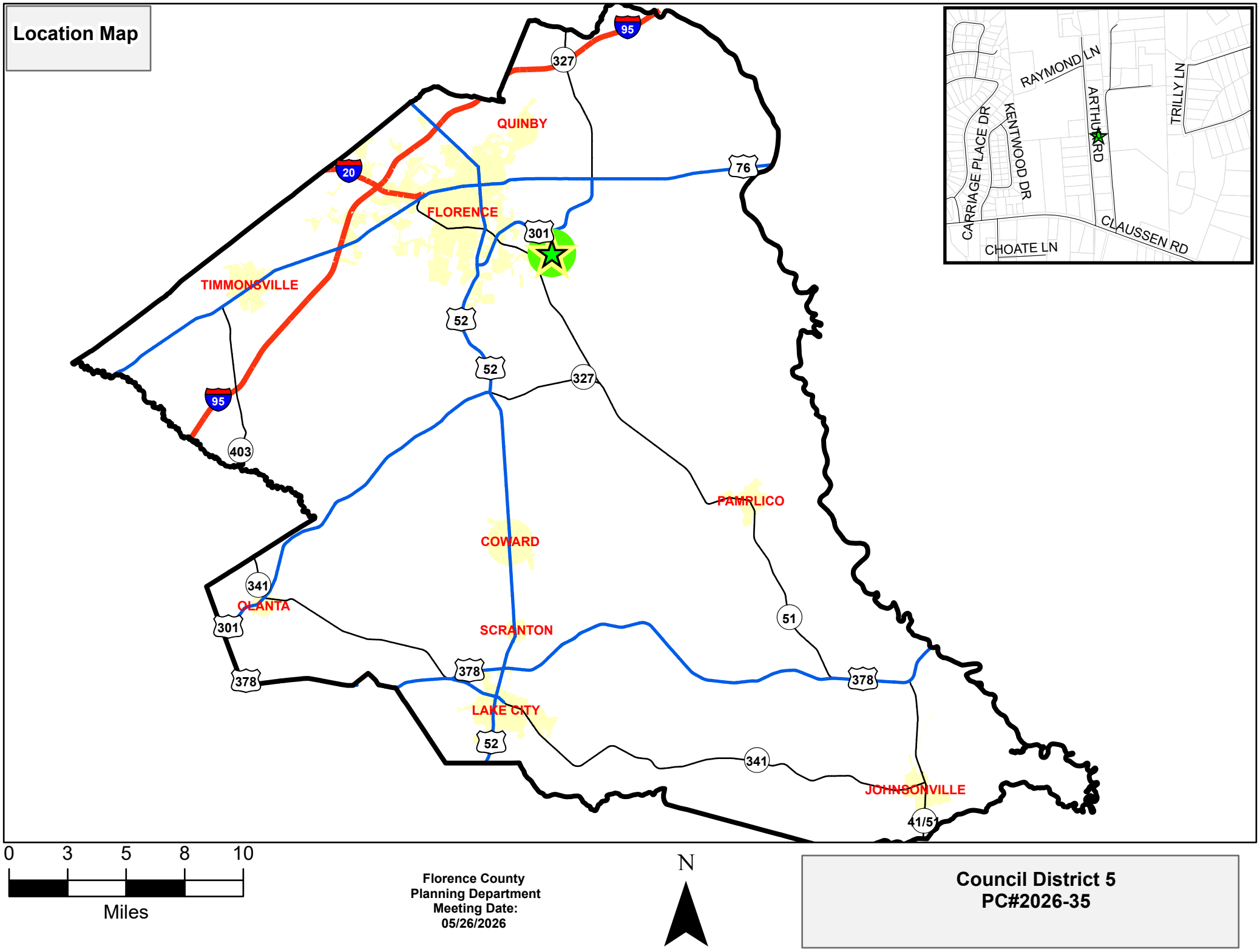
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 85-2025/26
Second Reading

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	: July 16, 2026	
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

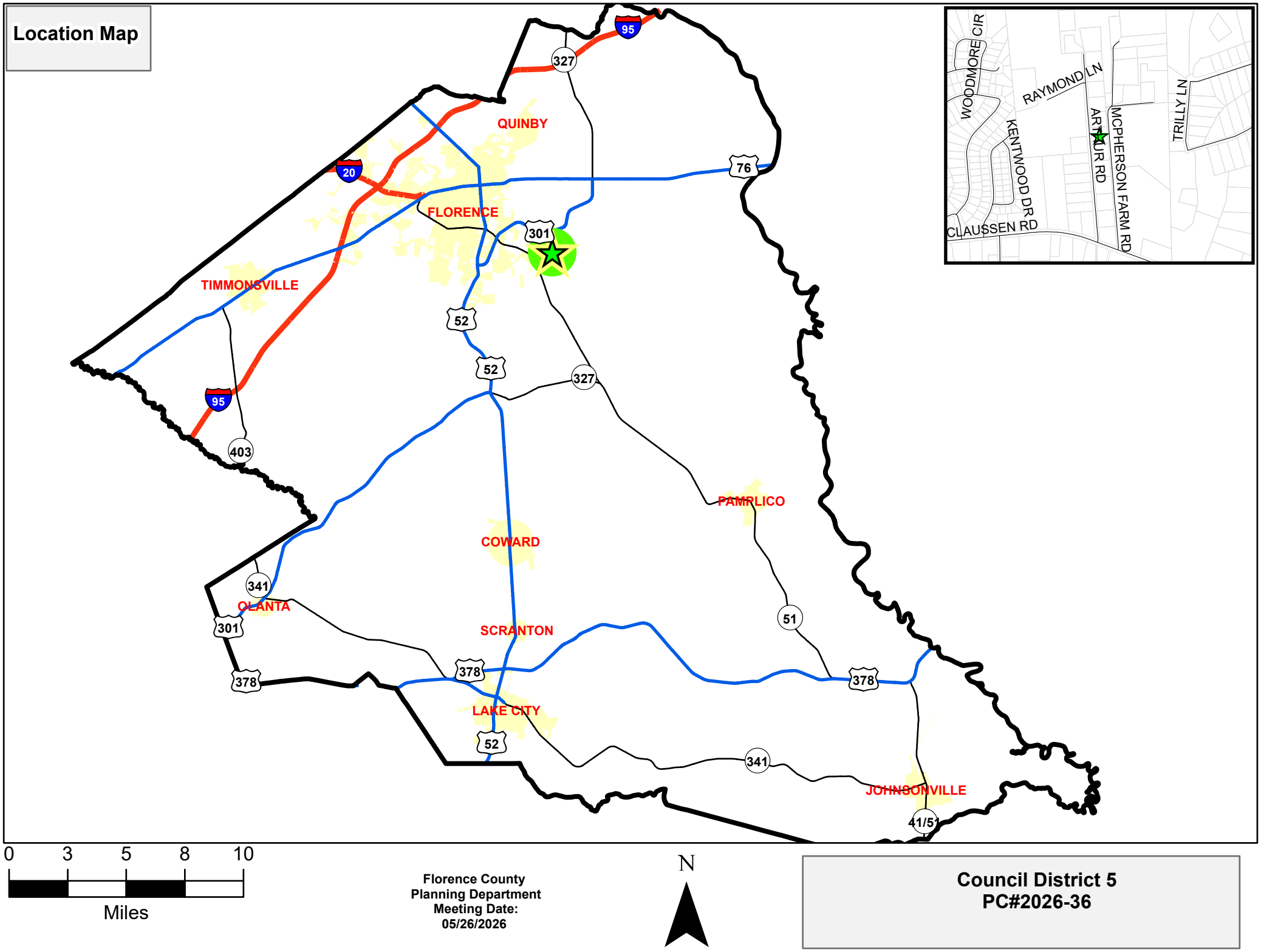
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
WOODMORE CIR
RAYMOND LN
TRILLY LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
CLAUSSEN RD
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
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, July 16, 2026

AGENDA ITEM: Ordinance No. 86-2025/26
Second Reading

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	: July 16, 2026	
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

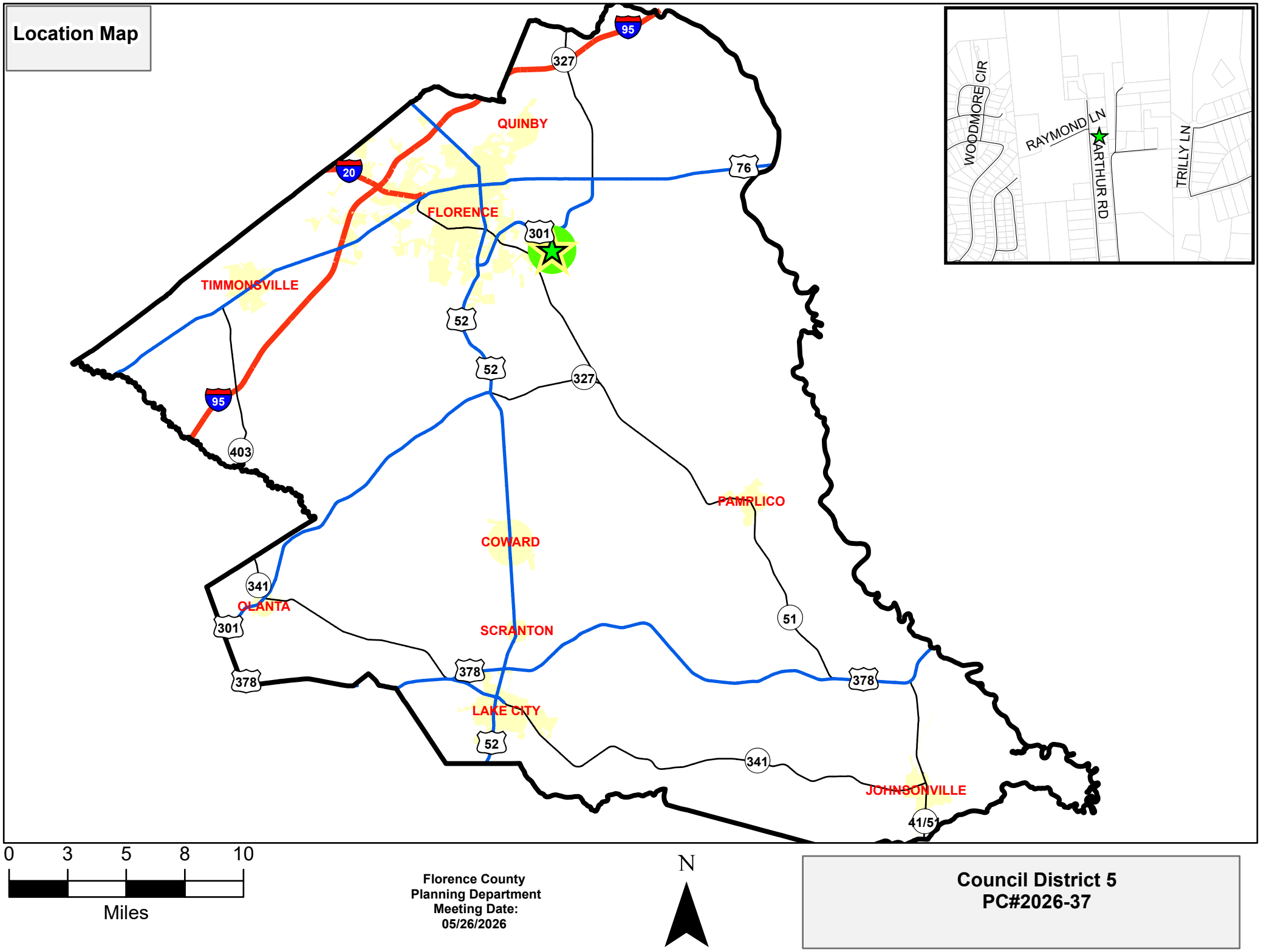
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
95
327
QUINBY
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76
FLORENCE
301
TIMMONSVILLE
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PAMPLICO
COWARD
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OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND LN
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
05/26/2026
N
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, July 16, 2026

AGENDA ITEM: Ordinance No. 87-2025/26
Second Reading

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	: July 16, 2026	
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

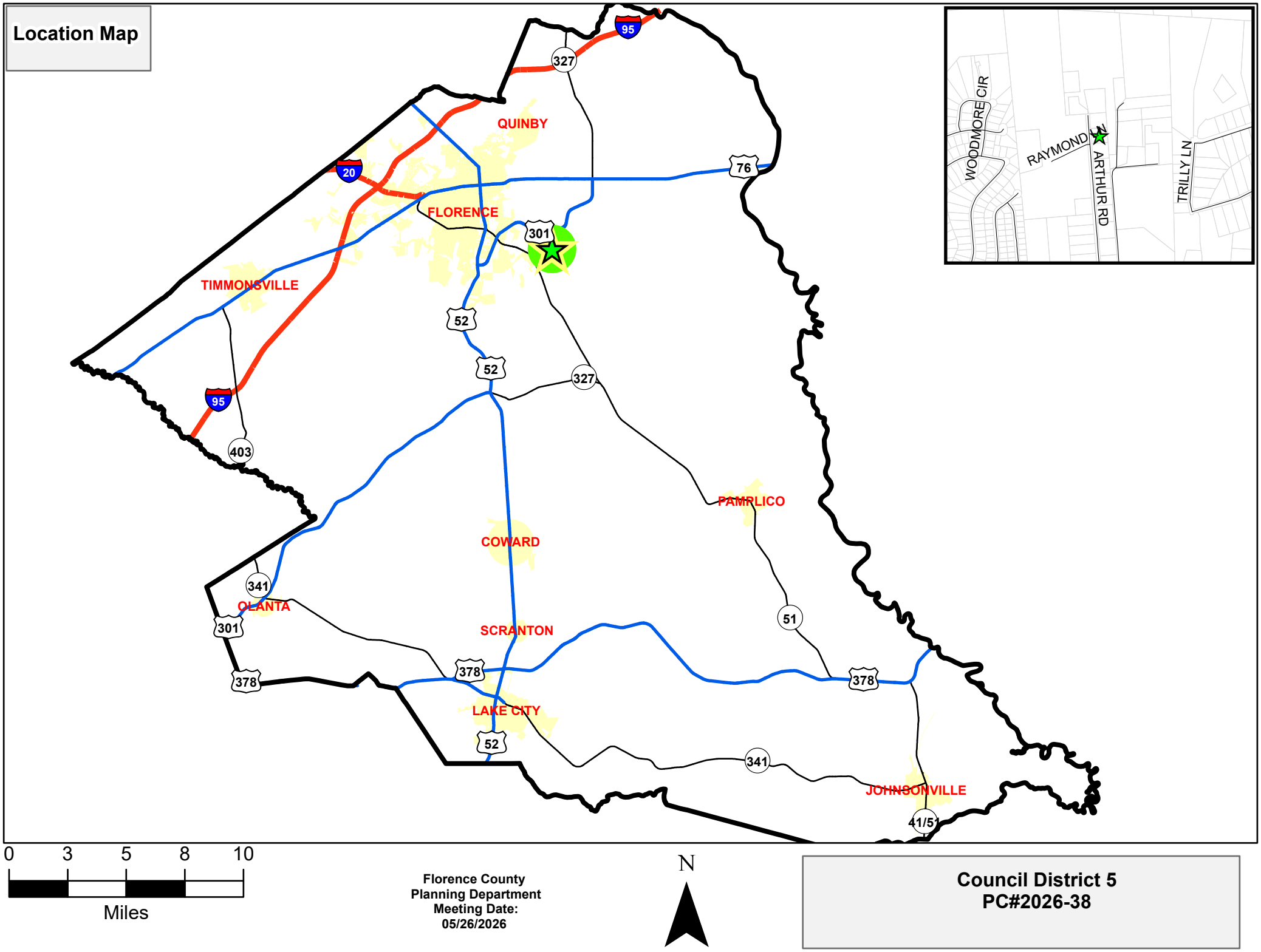
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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QUINBY
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FLORENCE
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TIMMONSVILLE
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PAMPLICO
COWARD
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OLANTA
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SCRANTON
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LAKE CITY
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341
JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
05/26/2026
N
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, July 16, 2026

AGENDA ITEM: Ordinance No. 88-2025/26
Second Reading

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

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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	: July 16, 2026	
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

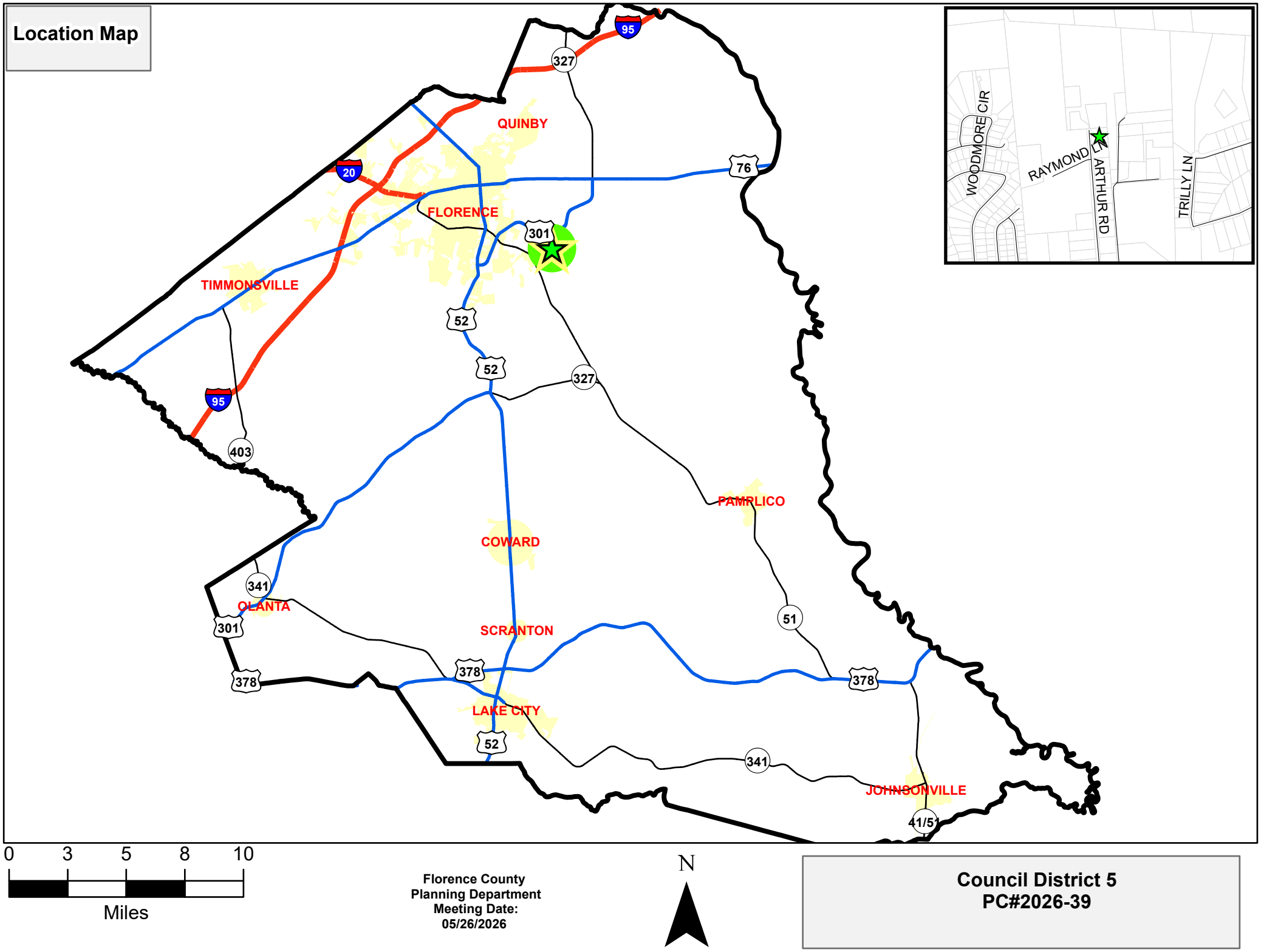
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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TIMMONSVILLE
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PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
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, July 16, 2026

AGENDA ITEM: Ordinance No. 89-2025/26
Second Reading

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

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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	: July 16, 2026	
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:

_____
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#2026-40

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

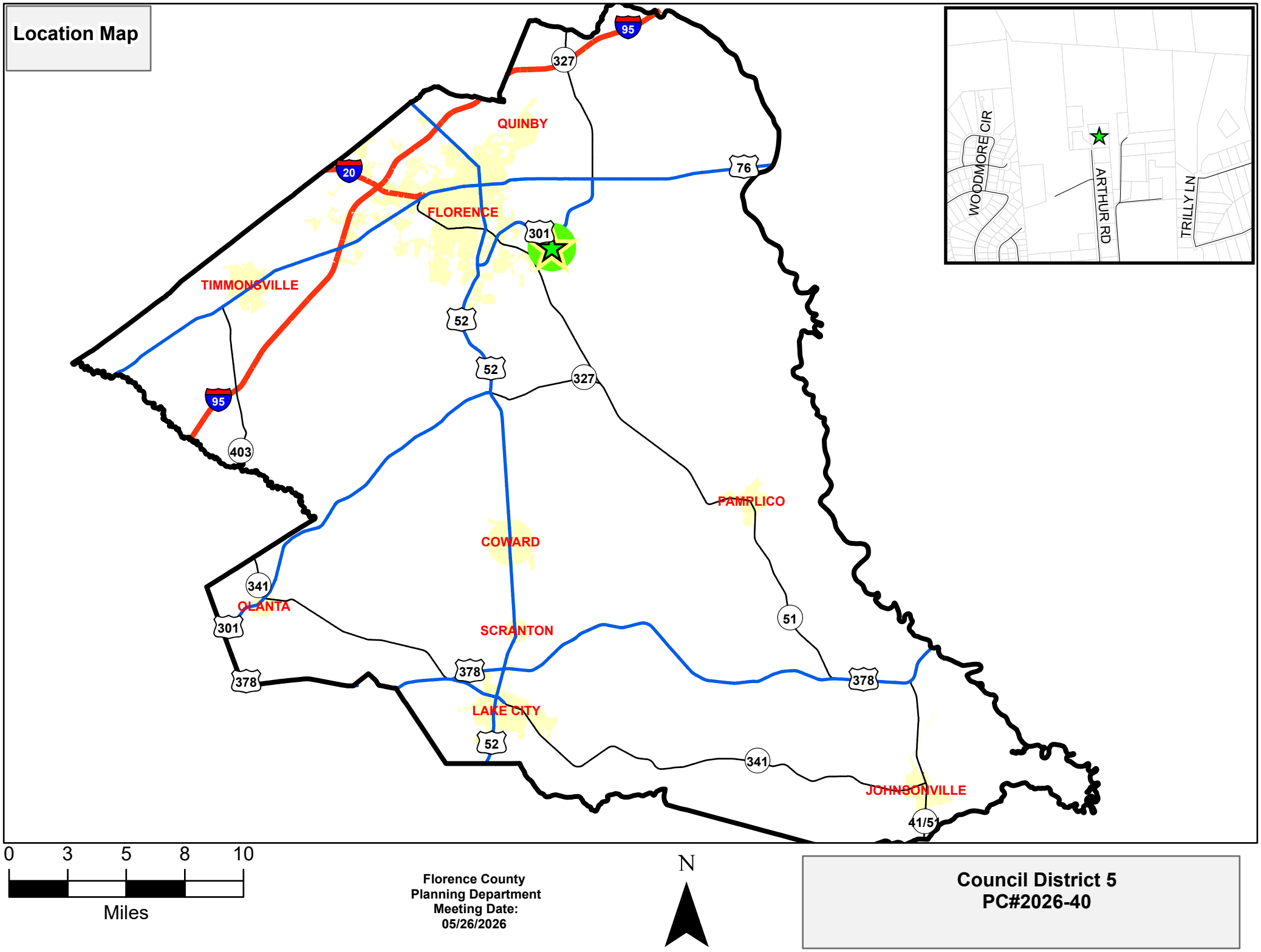
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

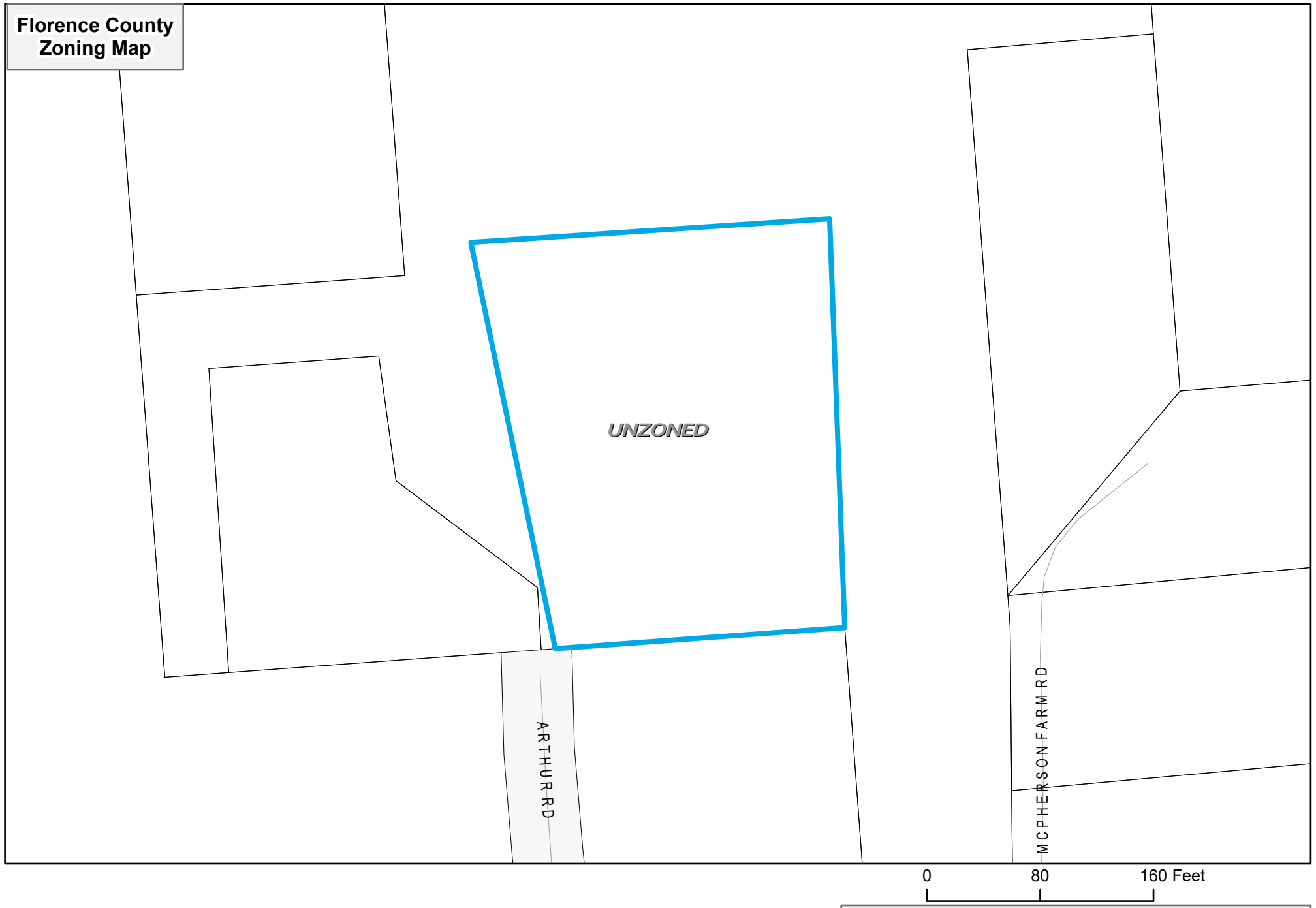
5. Traffic Review:
   The rezoning of this property from Unzoned to R-1, Single-Family Residential District should have minimum impact on traffic.

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
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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, July 16, 2026

AGENDA ITEM: Ordinance No. 90-2025/26
Second Reading

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	: July 16, 2026	
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:

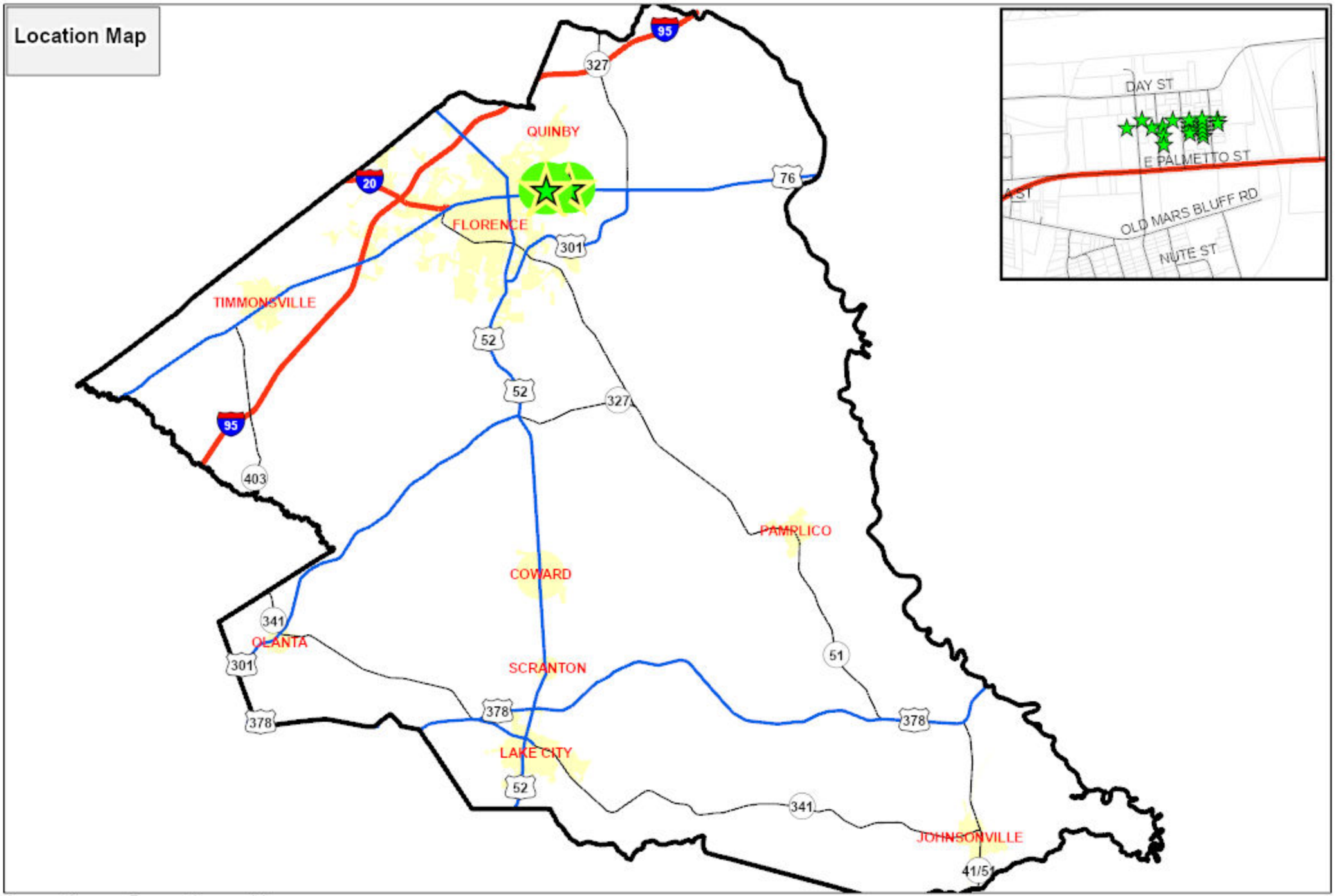
1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential and vacant.

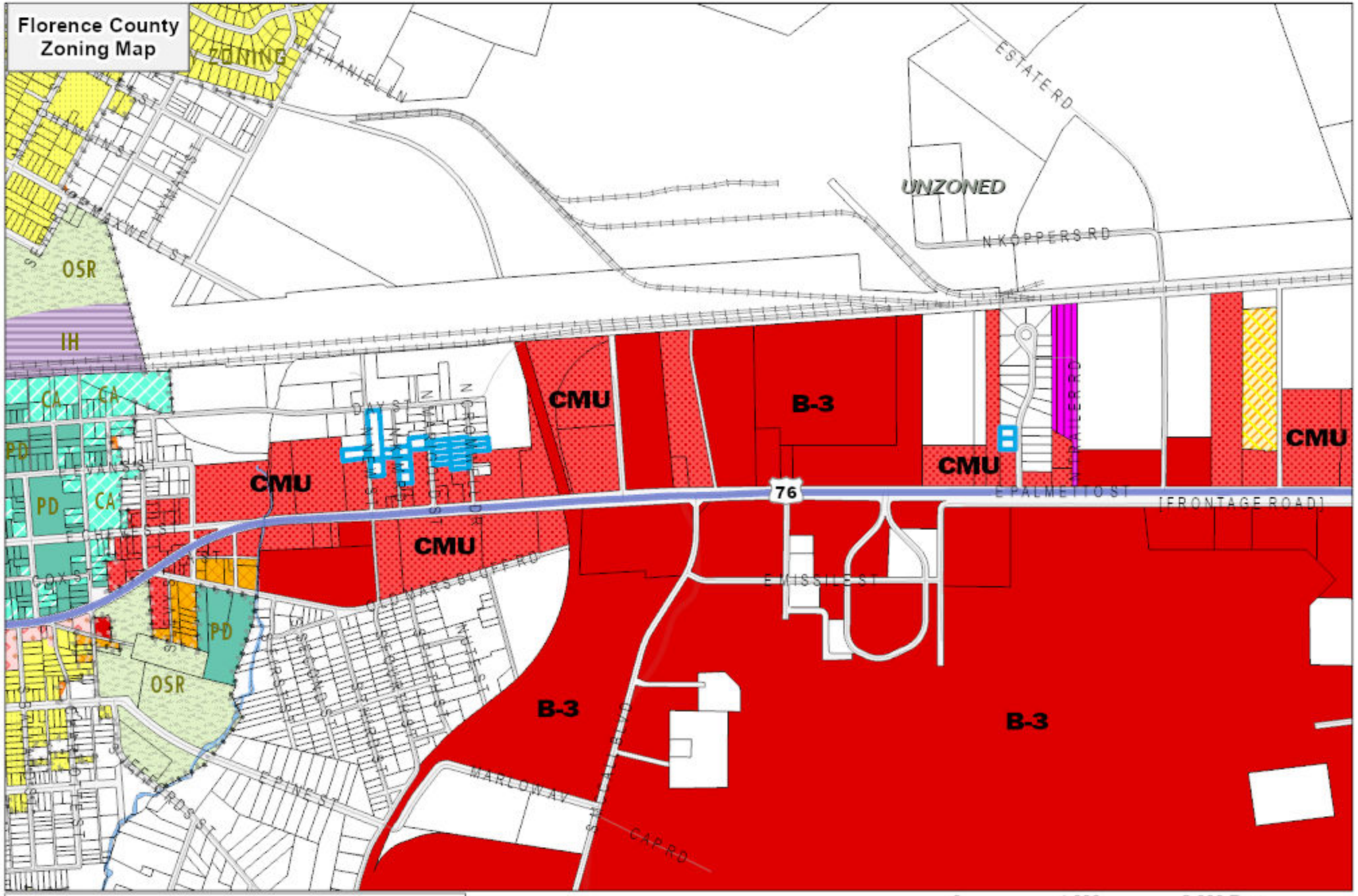
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned and CMU, Commercial Mixed-Use District.

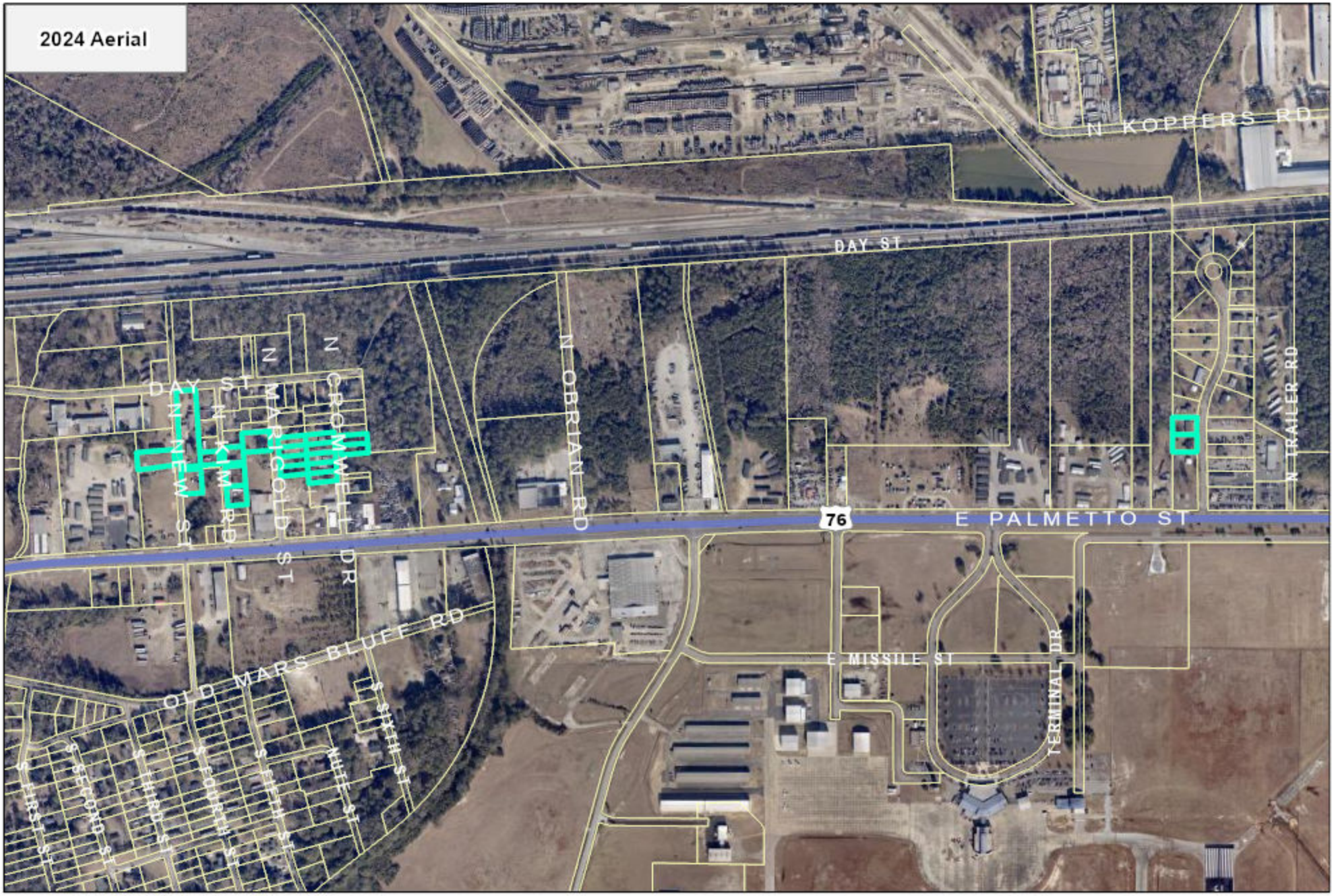
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

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
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
DAY ST
E PALMETTO ST
OLD MARS BLUFF RD
NUTE ST
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
OSR
IH
CA
PD
CMU
B-3
76
E PALMETTO ST
[FRONTAGE ROAD]
E MISSILE ST
MACEDONIA 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, July 16, 2026

AGENDA ITEM: Ordinance No. 91-2025/26
Second Reading

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	: July 16, 2026	
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,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
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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.

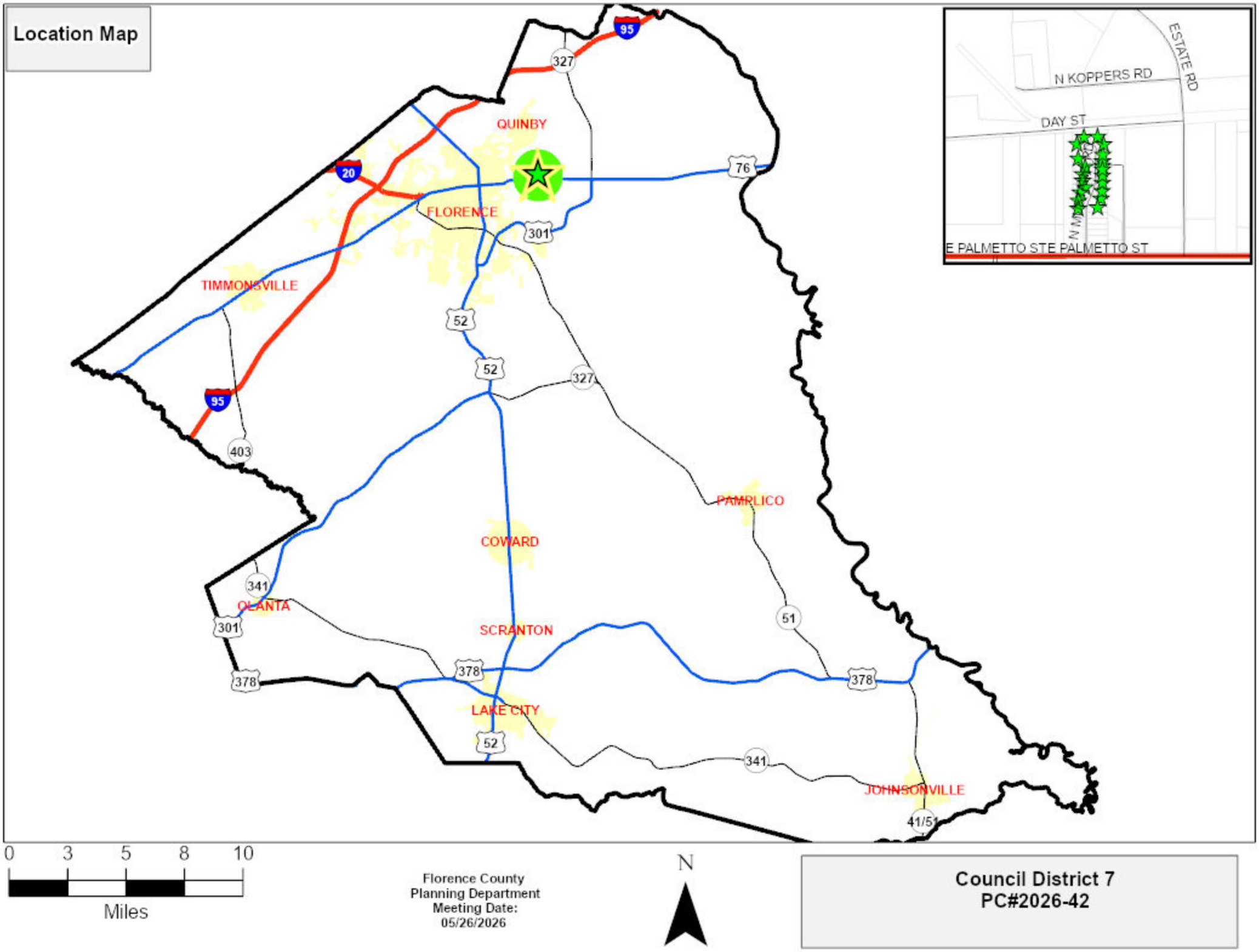
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

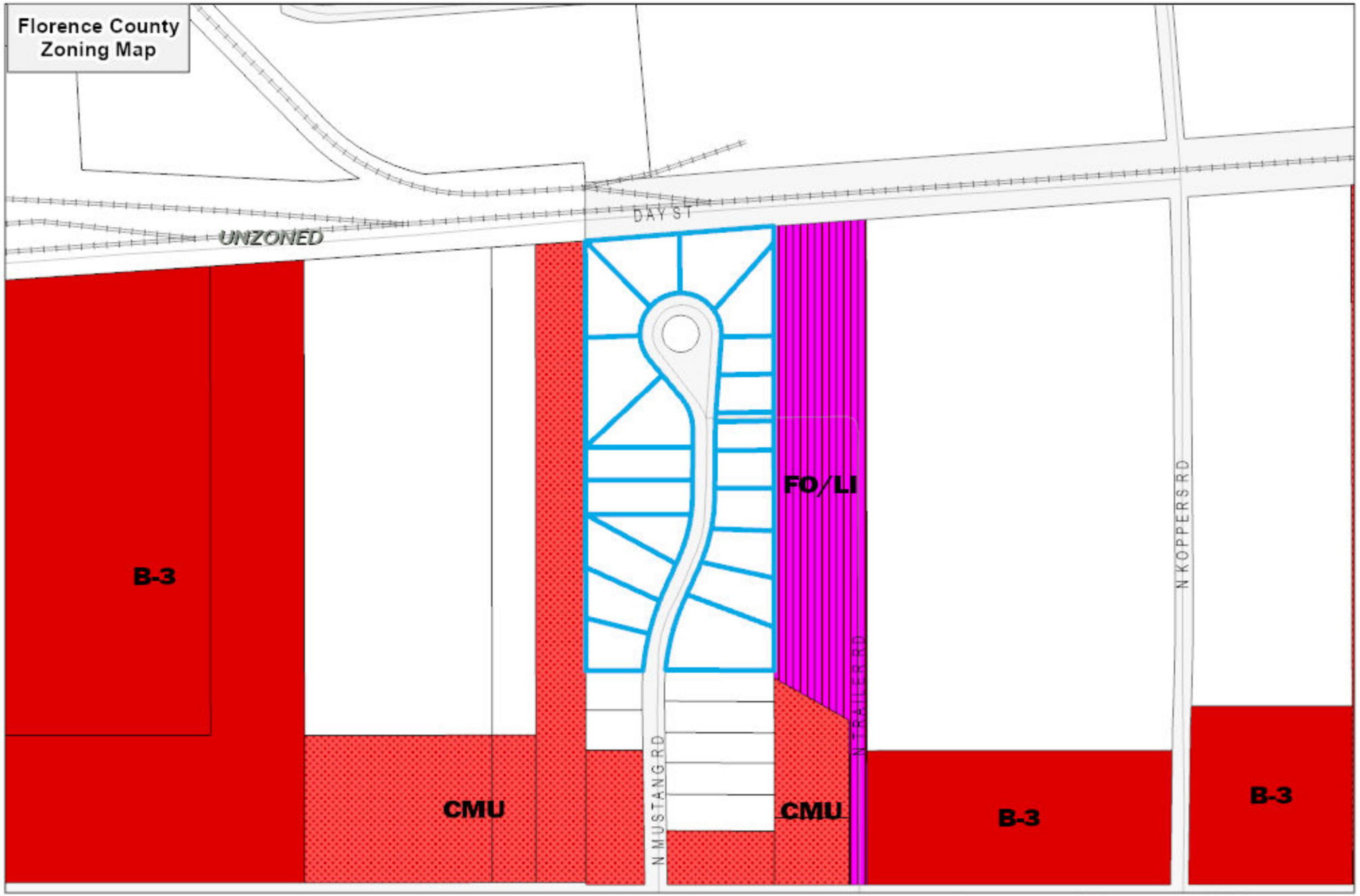
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District.

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, July 16, 2026

AGENDA ITEM: Ordinance No. 92-2025/26
Second Reading

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,
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,
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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	: July 16, 2026	
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.]

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3. The subject properties are unzoned with vacant and residential uses; and,
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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.

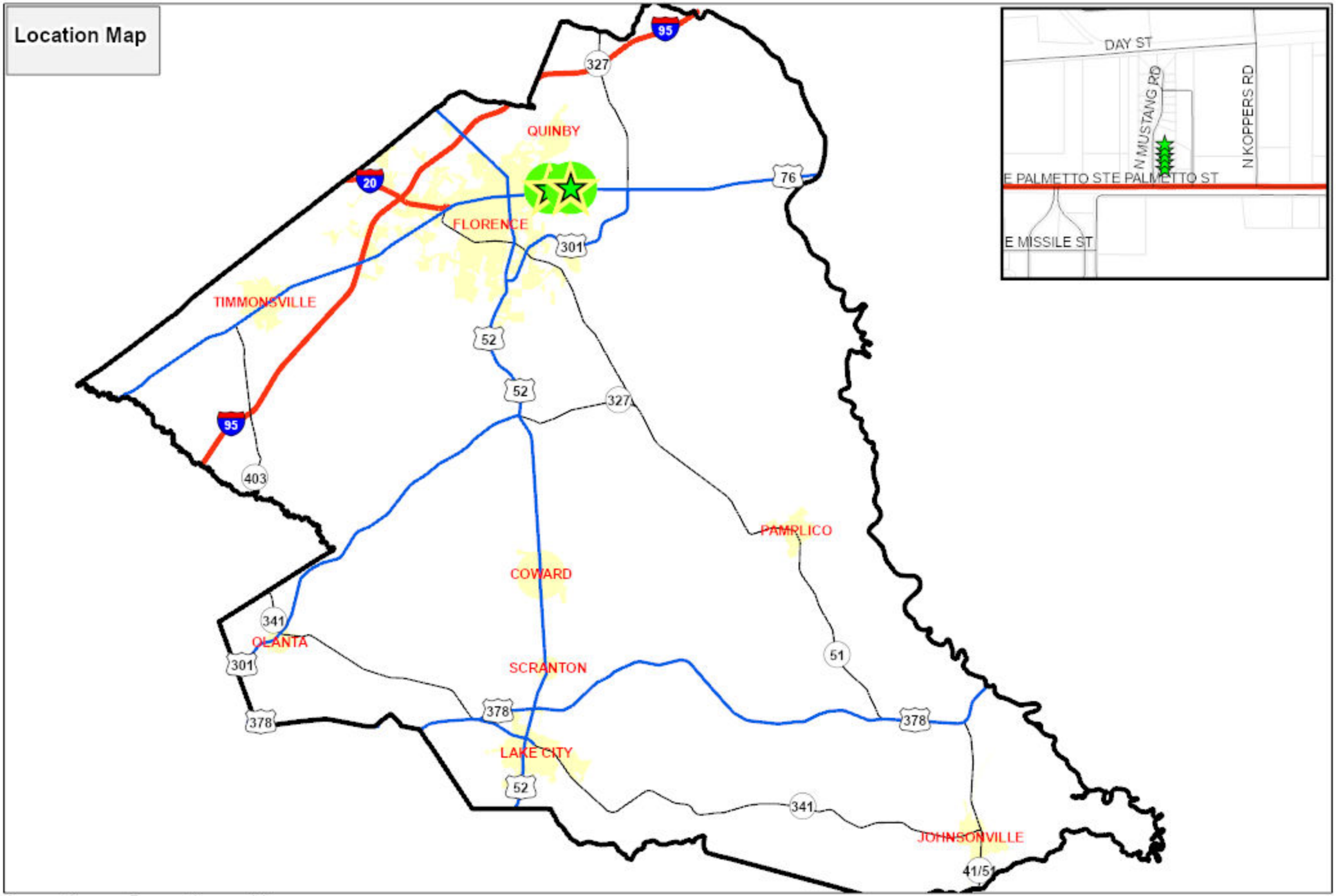
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **CMU, Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:

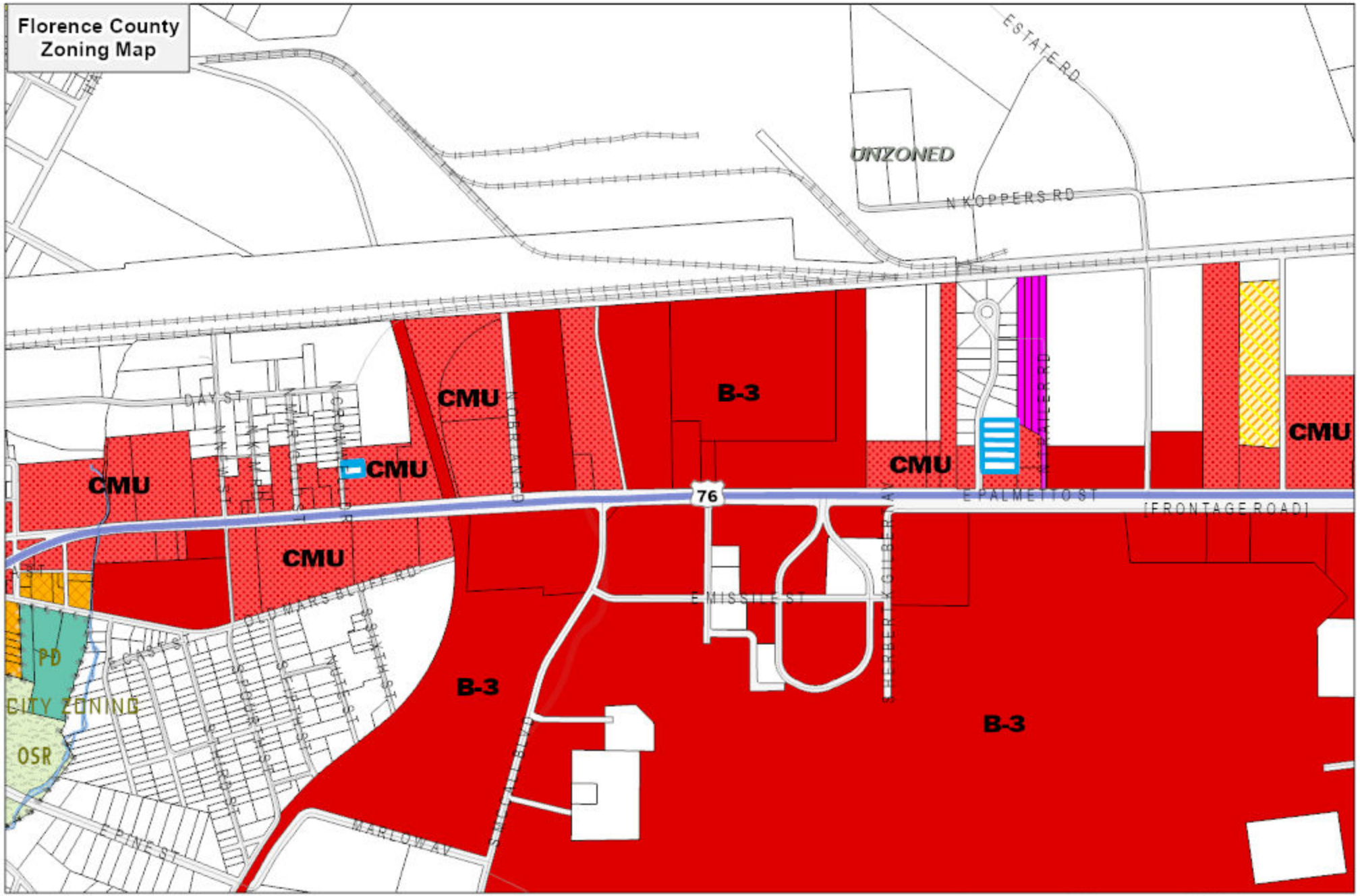
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, and FO/LI, Flex Office/Light Industrial District.

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 STE 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]
CMU
E MISSILE ST
B-3
B-3
PD
CITY ZONING
OSR
MARLOW AV
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
0
875
1,750 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-43



Florence County
Planning Department
Meeting Date:
05/26/2026

Council District 7
PC#2026-43

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 93-2025/26
Second Reading

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	: July 16, 2026	
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.

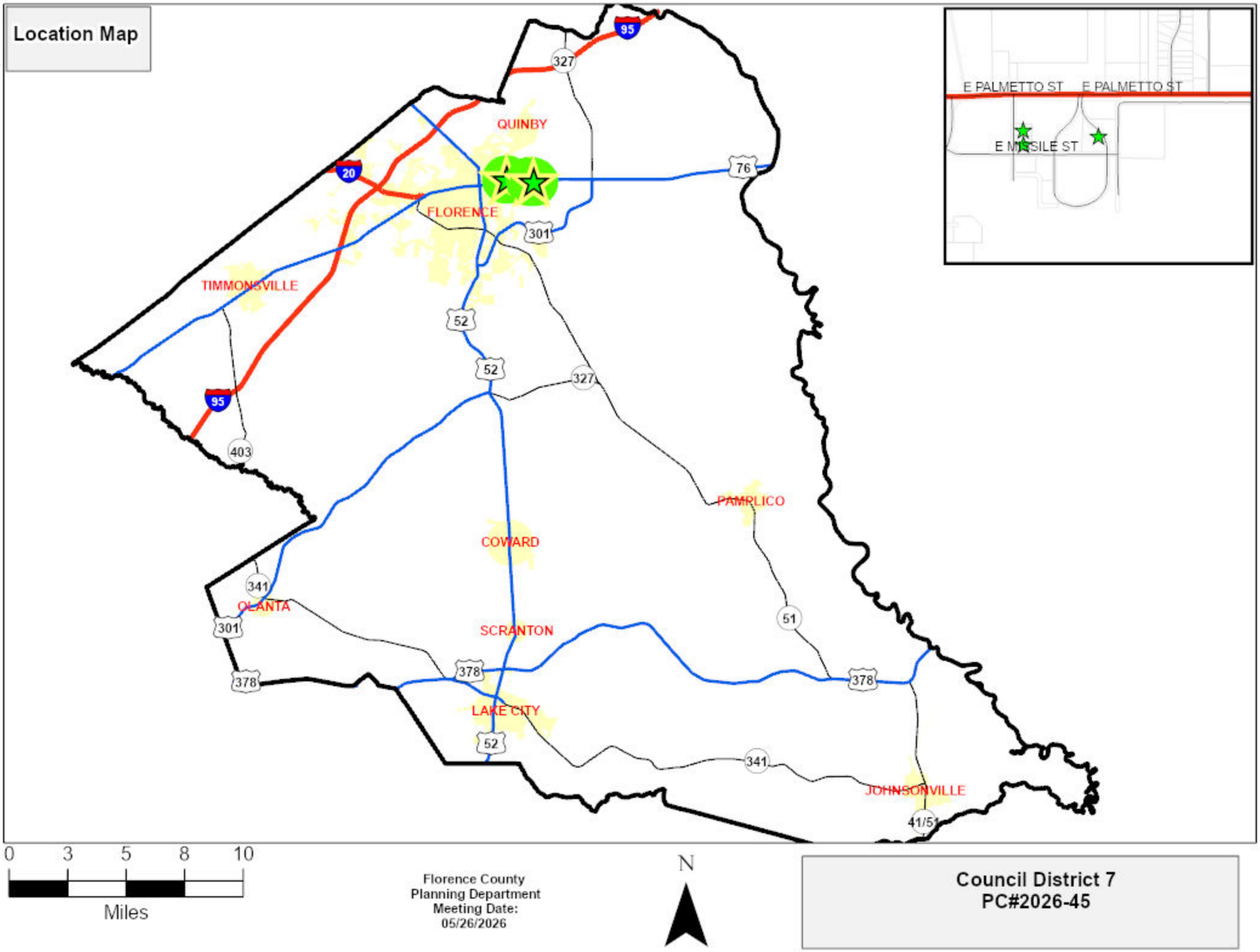
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

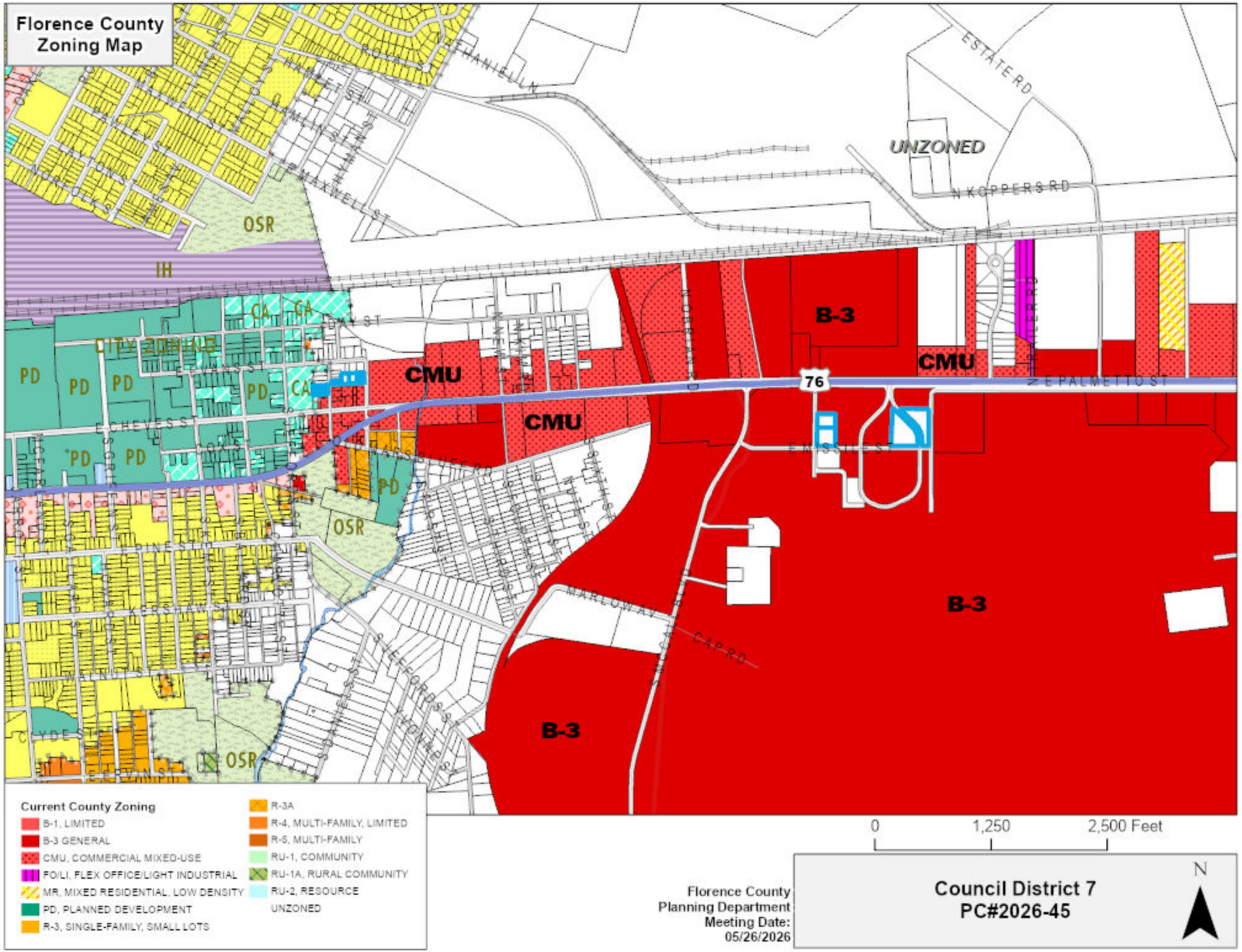
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, B-3, or City of Florence zoning.

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
N HANIEL LN
N MAXWELL ST
OSR
IH
CA
CITY ZONING
PD
CMU
B-3
76
N EPALMETTO ST
E CHEVES ST
E MS QUEST
OSR
MARLOWE ST
CAP RD
STEFFORDS TOWN RD
B-3
OSR
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, July 16, 2026

AGENDA ITEM: Ordinance No. 94-2025/26
Second Reading

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	: July 16, 2026	
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.

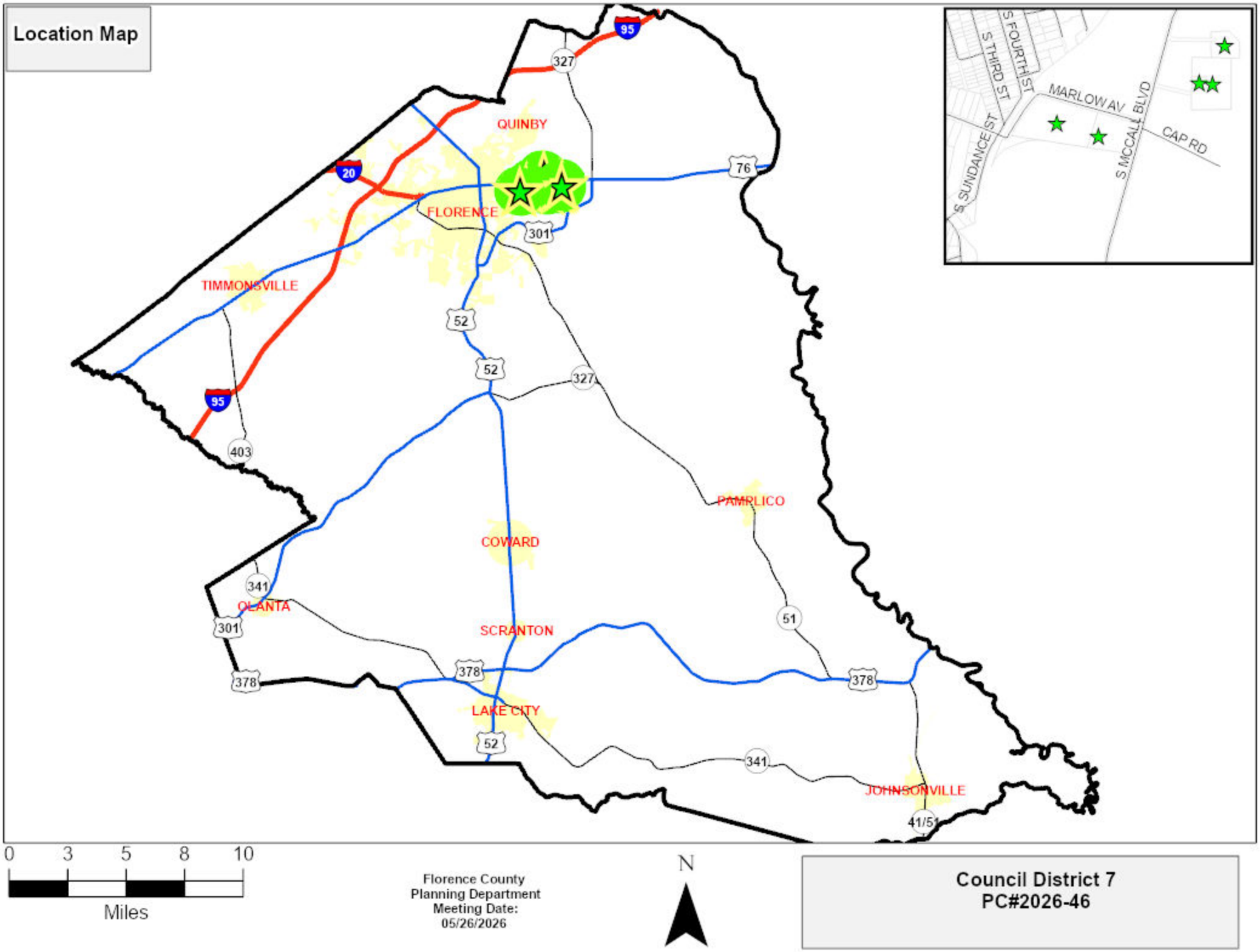
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

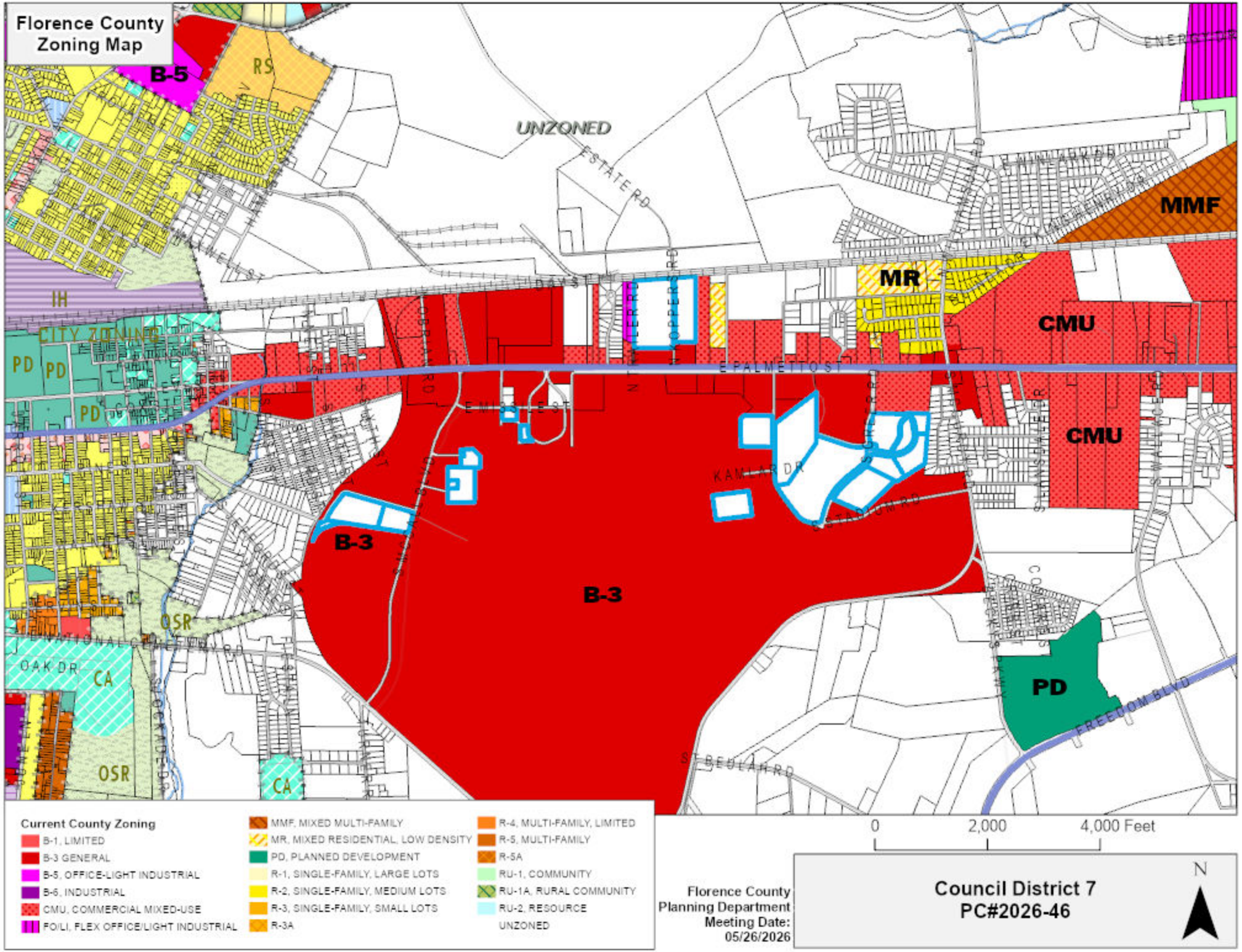
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, CMU, or FO/LI (Flex Office/Light Industrial District).

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
341
51
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
KAMLAR 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
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-46
N



Florence County
Planning Department
Meeting Date:
05/26/2026

N

Council District 7
PC#2026-46

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 95-2025/26
Second Reading

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,
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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. 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	: July 16, 2026	
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.

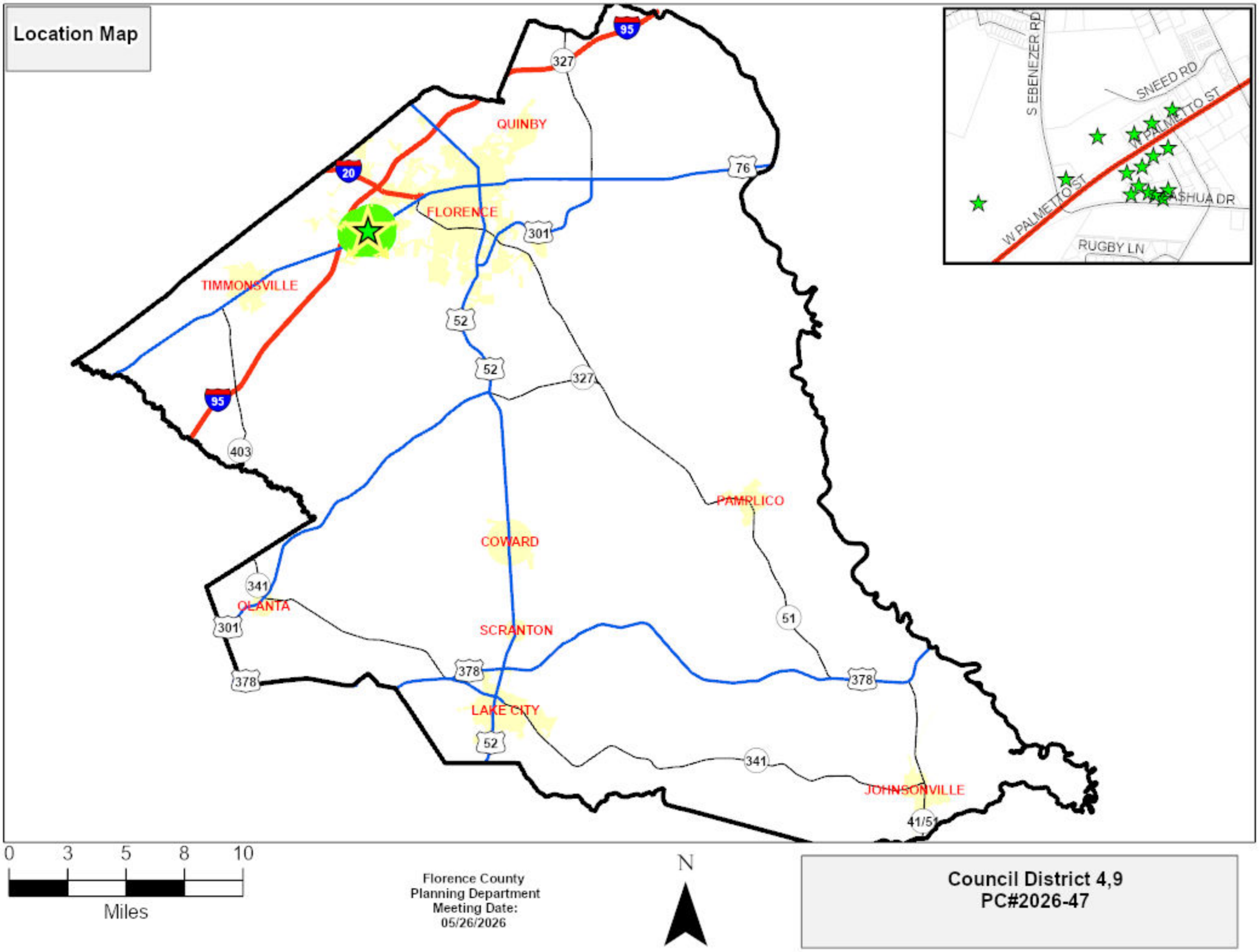
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

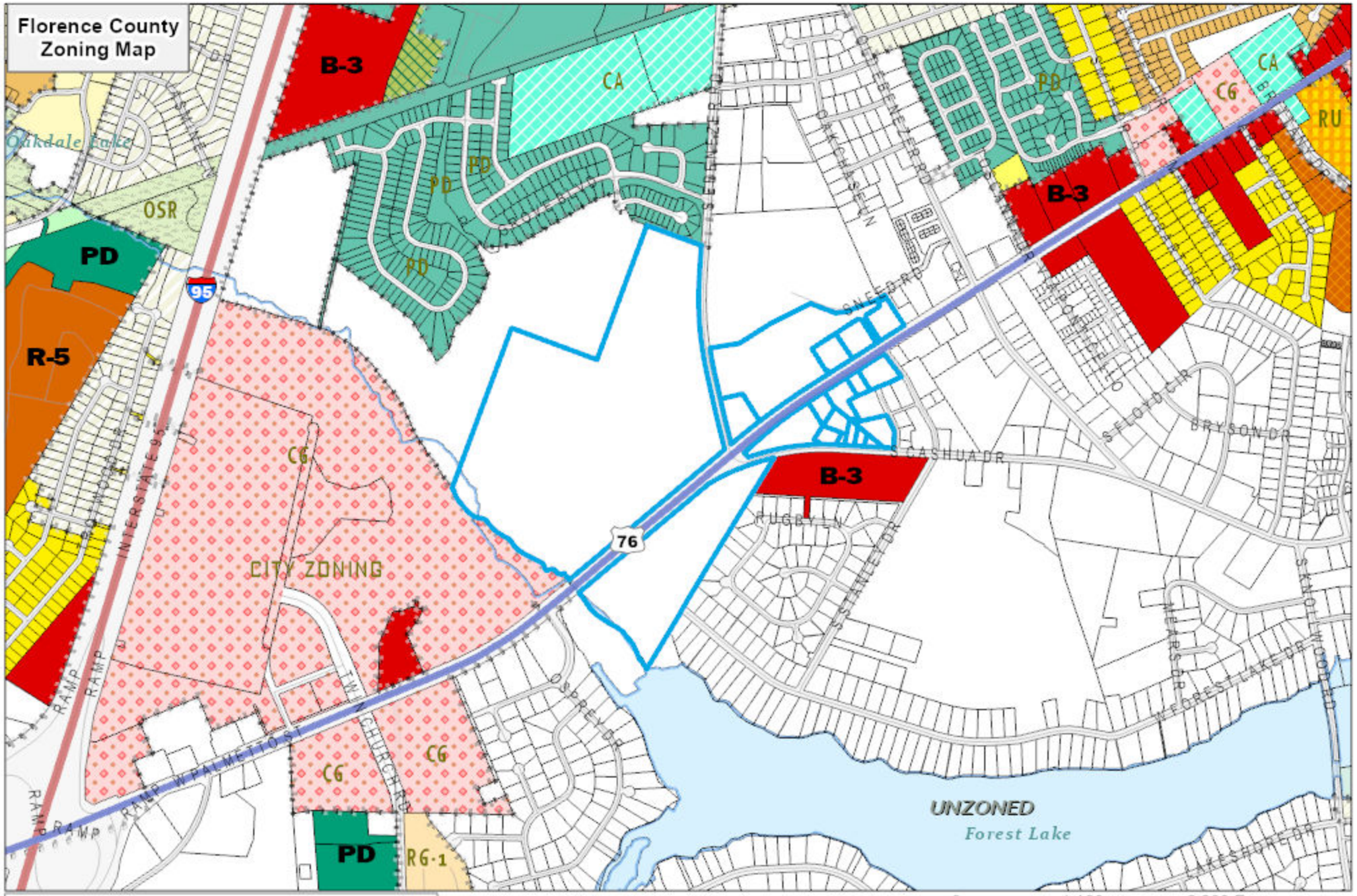
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or City of Florence zoning.

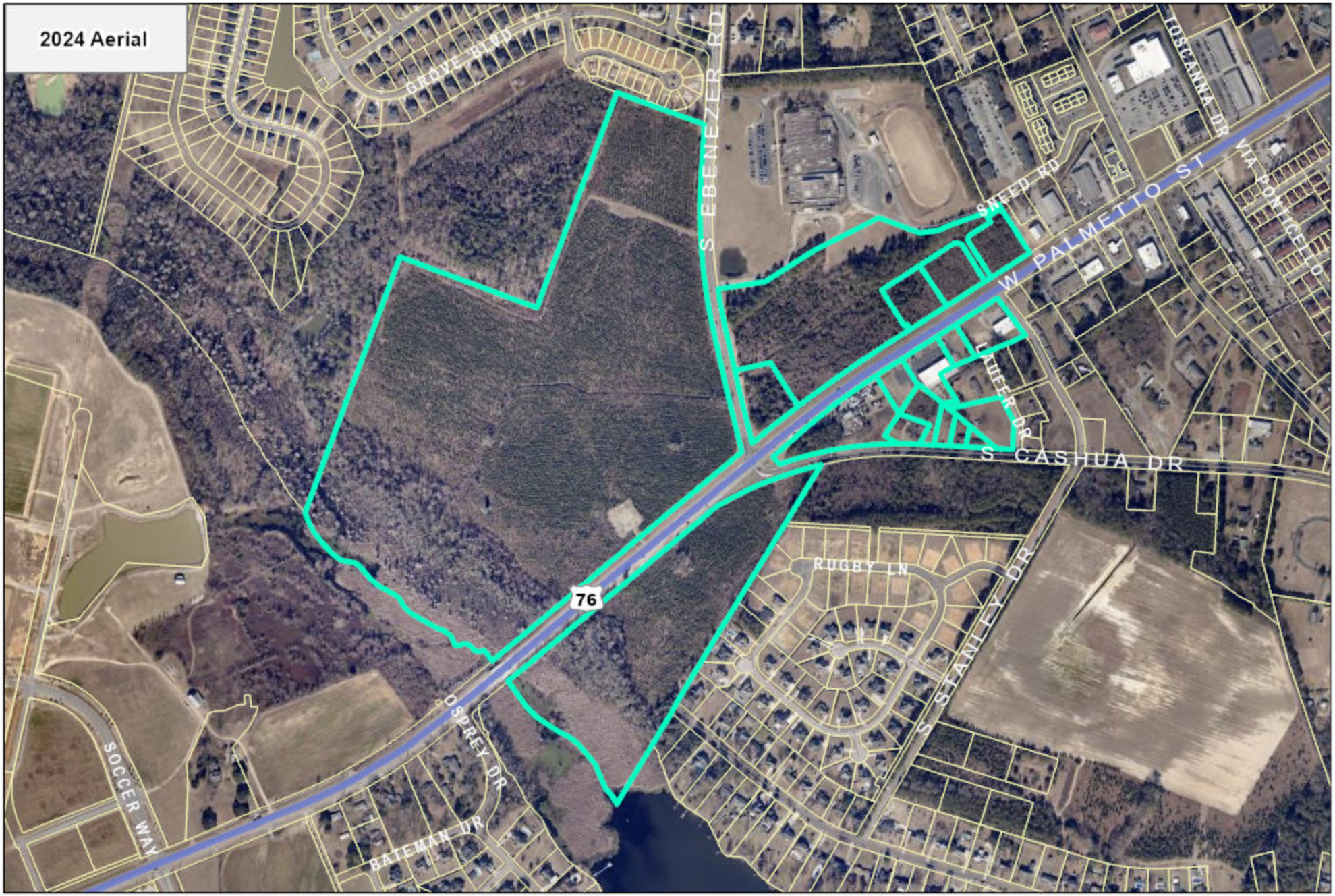
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

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
PAMPLICO
COWARD
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
RU
CITY ZONING
UNZONED
Forest Lake
Oakdale Lake
95
76
RG-1
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, July 16, 2026

AGENDA ITEM: Ordinance No. 96-2025/26
Second Reading

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
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	: July 16, 2026	
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.

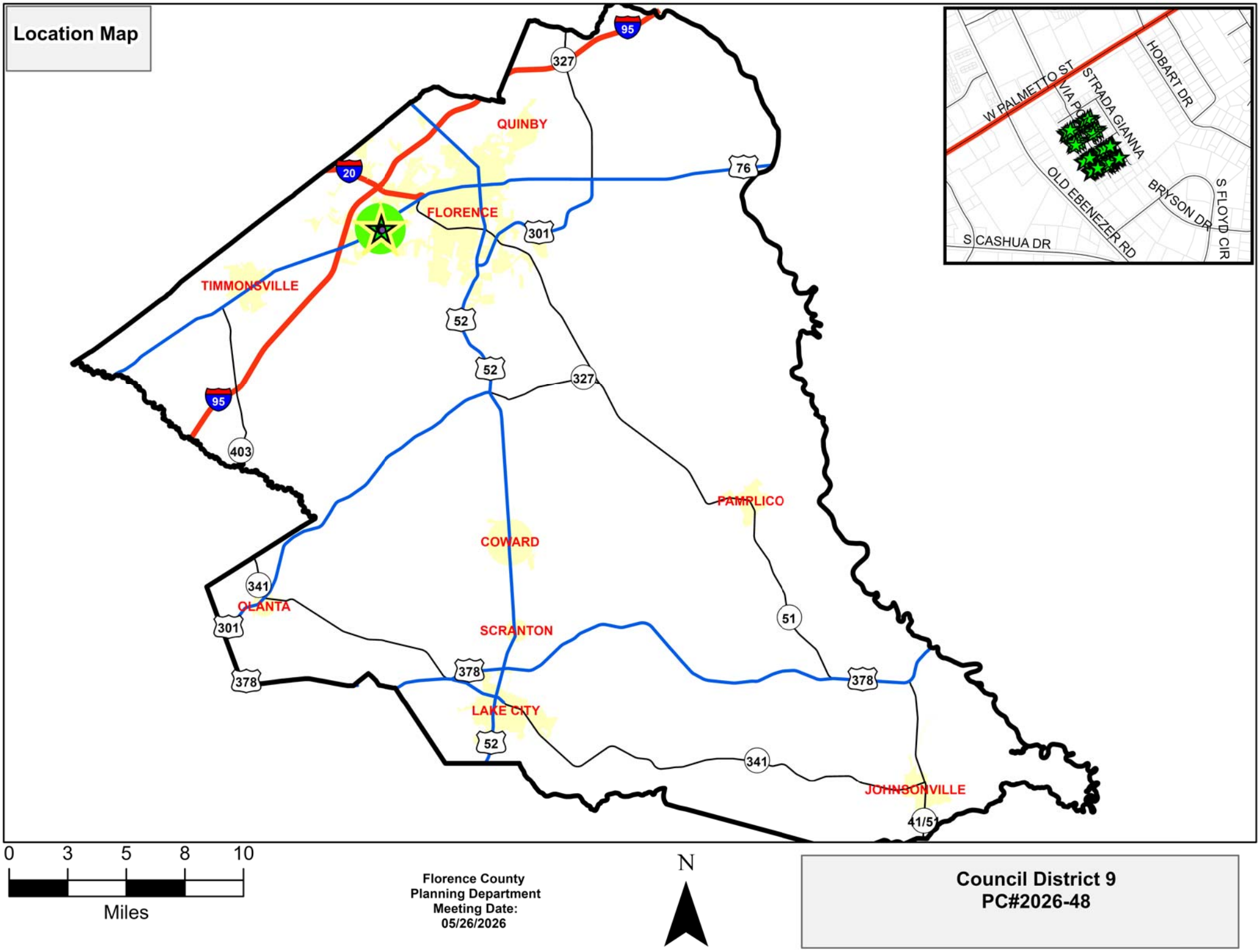
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

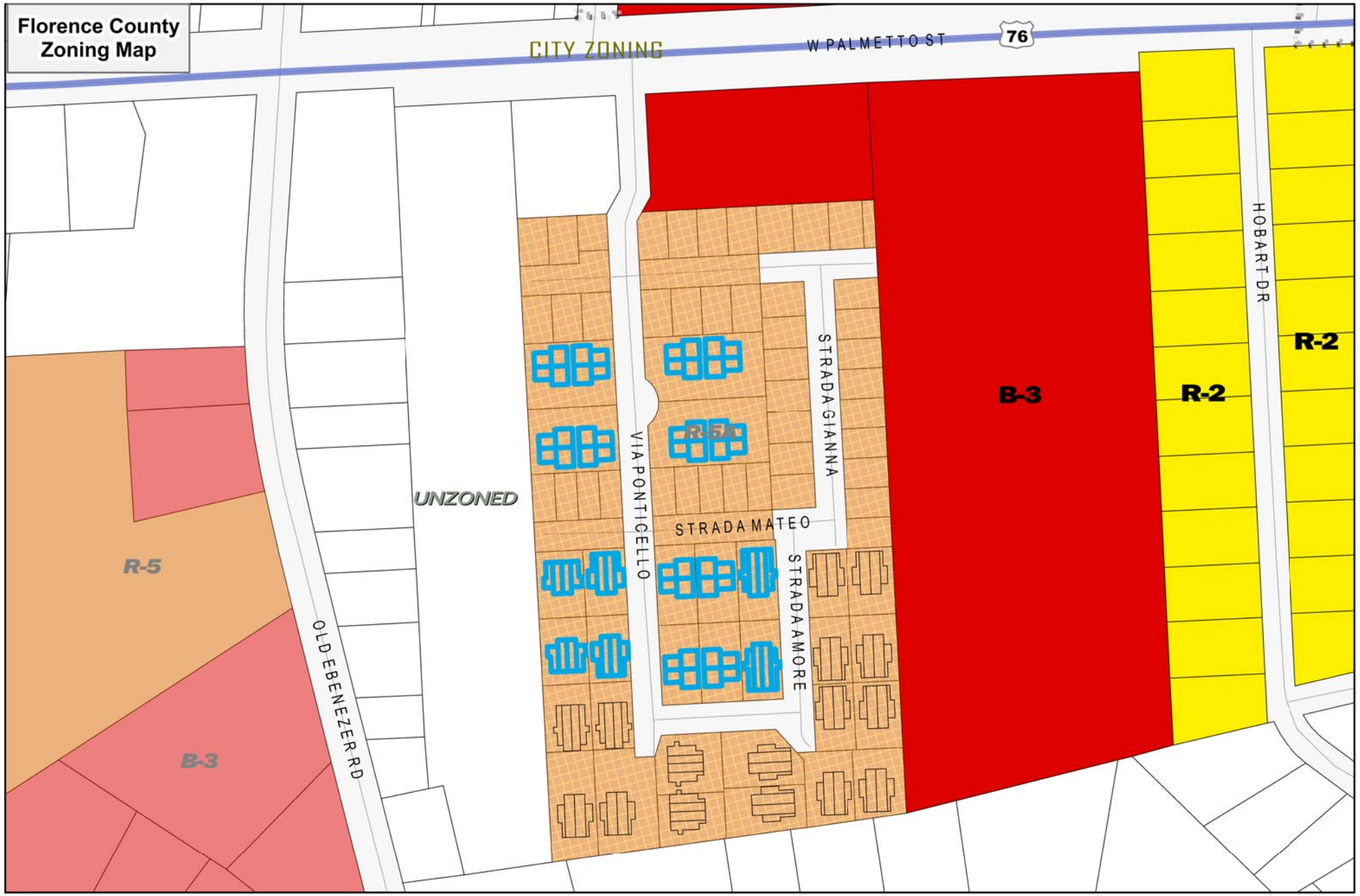
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

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
VIA PO
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, July 16, 2026

AGENDA ITEM: Ordinance No. 97-2025/26
Second Reading

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 back to top
5. Aerial Map

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	: July 16, 2026	
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,
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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.

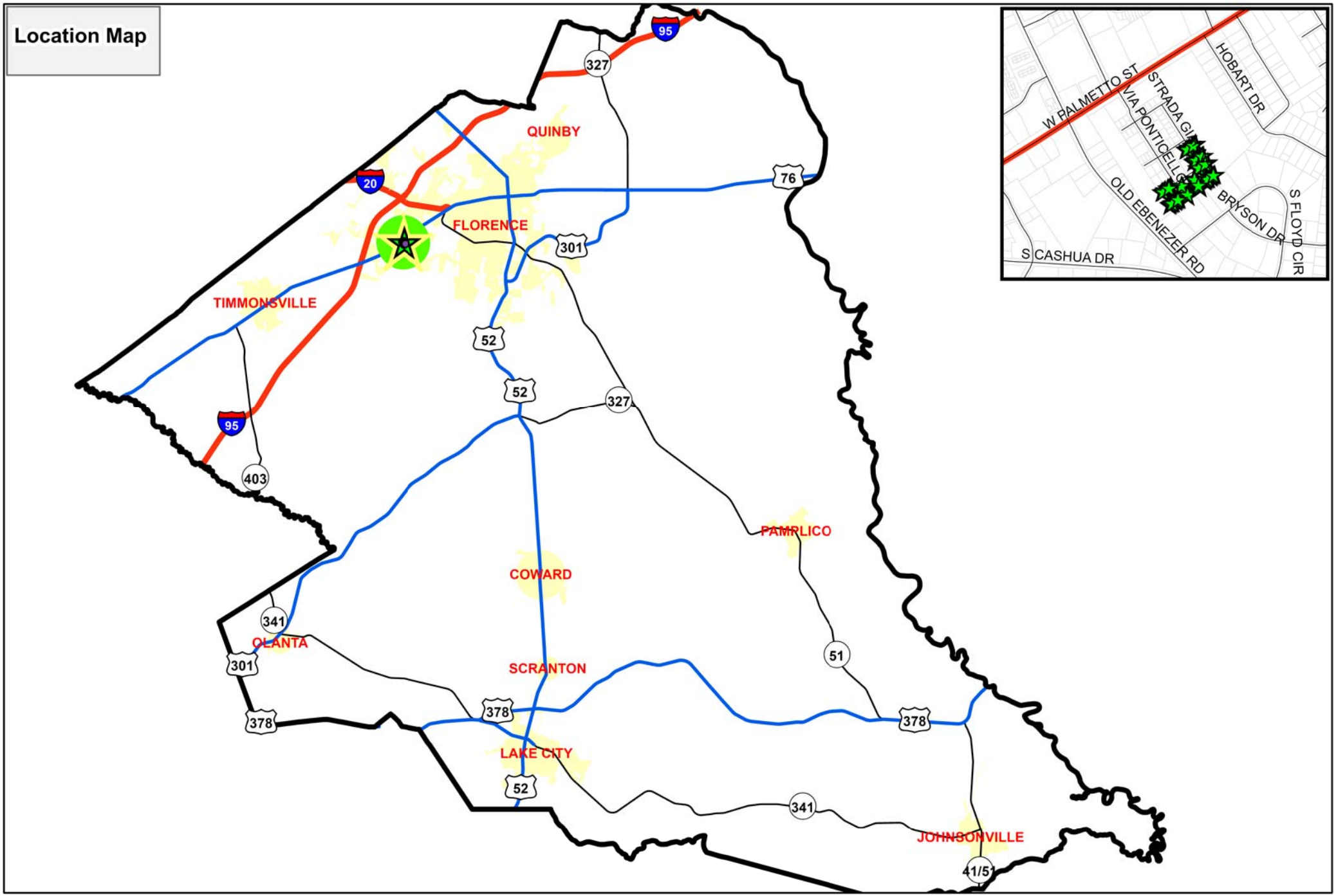
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential Districts**.

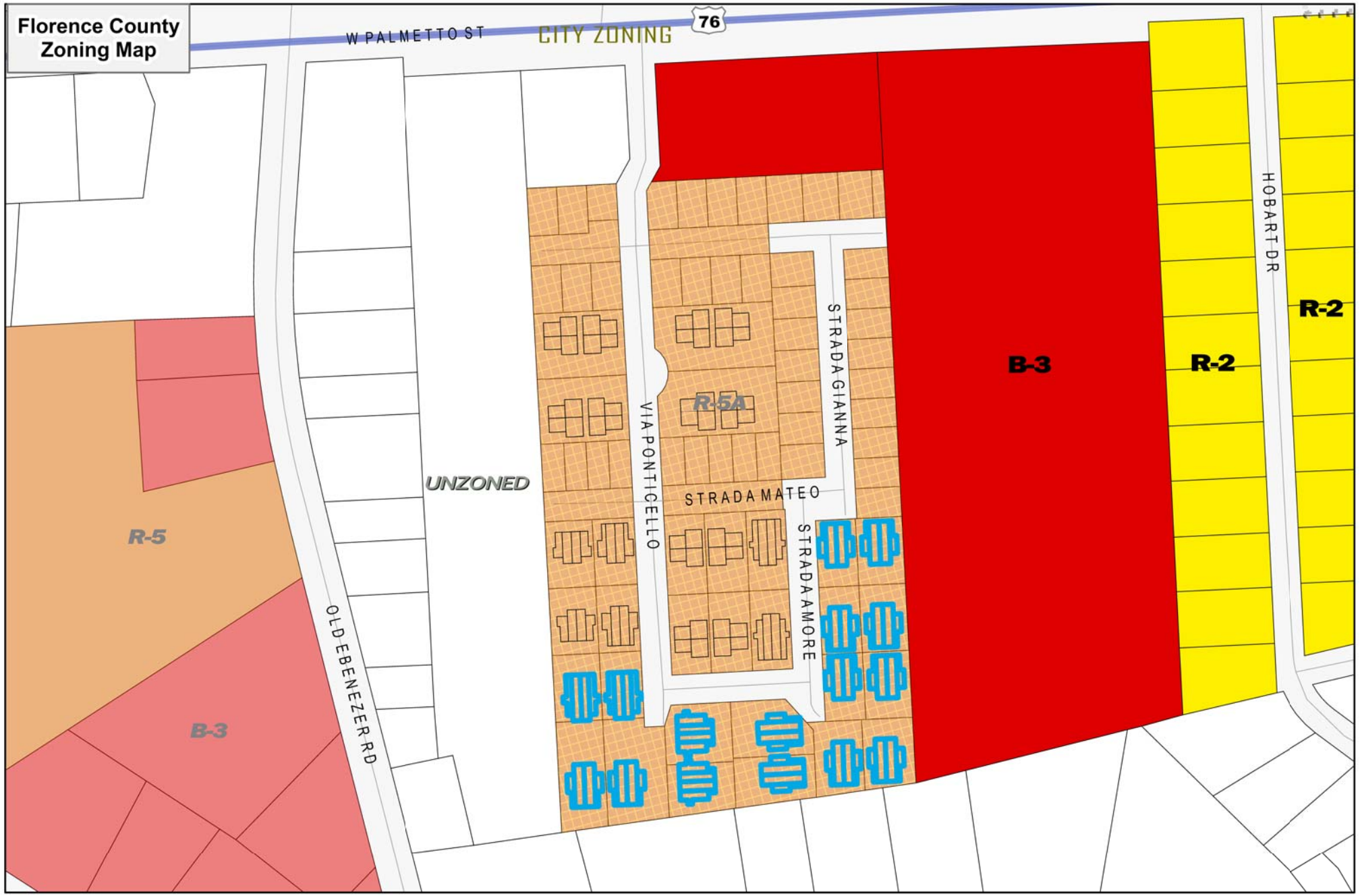
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

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
327
76
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



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

July 16, 2026

AGENDA ITEM: Ordinance No. 98-2025/26 Second Reading

DEPARTMENT: Human Resources Administration

ISSUE UNDER CONSIDERATION:

(AN ORDINANCE TO UPDATE THE FLORENCE COUNTY EMPLOYEE HANDBOOK AND OTHER MATTERS RELATING THERETO.)

OPTIONS:

1. ***(Recommended)*** Ordinance No. 98-2025/26.
2. Provide An Alternate Directive.

ATTACHMENTS:

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1. Ordinance No. 98-2025/26
2. 2026 Florence County Employee Handbook

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	: July 16, 2026	
Second Reading	: July 16, 2026	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 98-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(AN ORDINANCE TO UPDATE THE FLORENCE COUNTY EMPLOYEE HANDBOOK AND OTHER MATTERS RELATING THERETO.)

WHEREAS:

1. The 2026 Florence County Employee Handbook supersedes and replaces all previous versions of the Florence County Personnel Policy Manuals that were adopted by Ordinance, Resolution, or Policy and Practice; and

2. The 2026 Florence County Employee Handbook is incorporated by reference and adopted as the official personnel policy; and

3. This update does not create any express or implied contract of employment, promises, or assurances which are contrary to or inconsistent with the limitations set forth in the 2026 Florence County Employee Handbook

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, adopts the 2026 Florence County Employee Handbook.

ATTEST:

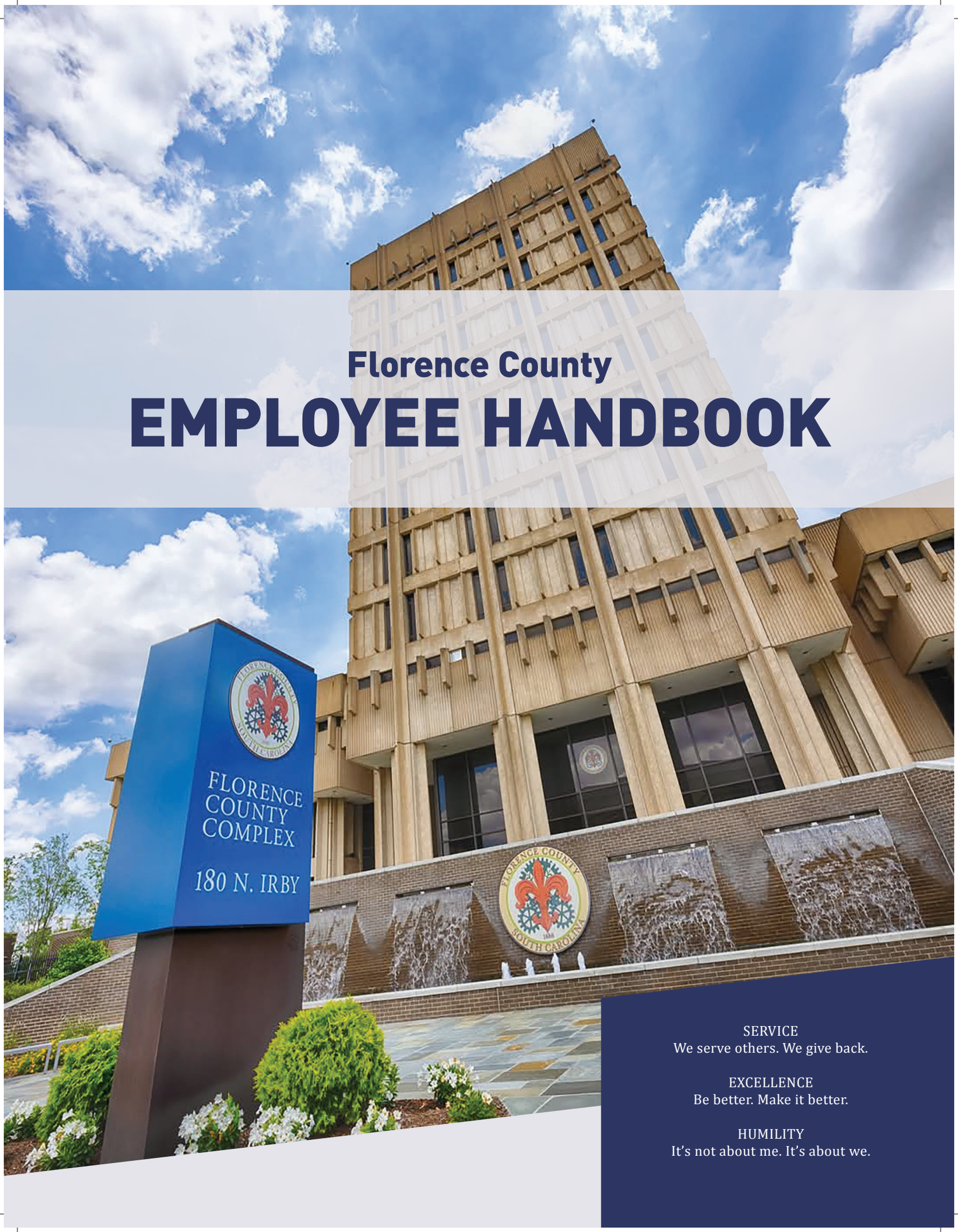
_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry W. Yarborough, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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



Florence County

EMPLOYEE HANDBOOK

SERVICE
We serve others. We give back.

EXCELLENCE
Be better. Make it better.

HUMILITY
It's not about me. It's about we.

DISCLAIMER / AT-WILL EMPLOYMENT NOTICE

ALL EMPLOYEES OF FLORENCE COUNTY ARE EMPLOYED AT-WILL AND MAY QUIT OR BE TERMINATED AT ANY TIME AND FOR ANY REASON. NOTHING IN ANY OF FLORENCE COUNTY'S RULES, POLICIES, HANDBOOKS, PROCEDURES, OR OTHER DOCUMENTS RELATING TO EMPLOYMENT CREATES ANY EXPRESS OR IMPLIED CONTRACT OF EMPLOYMENT. NO PAST PRACTICES OR PROCEDURES, WHETHER ORAL OR WRITTEN, FORMS ANY EXPRESS OR IMPLIED AGREEMENT TO CONTINUE SUCH PRACTICES OR PROCEDURES. NO PROMISES OR ASSURANCES, WHETHER ORAL OR WRITTEN, WHICH ARE CONTRARY TO OR INCONSISTENT WITH THE LIMITATIONS SET FORTH IN THIS PARAGRAPH CREATE ANY CONTRACT OF EMPLOYMENT UNLESS: 1) THE TERMS ARE PUT IN WRITING; 2) THE DOCUMENT IS LABELED "CONTRACT"; 3) THE DOCUMENT STATES THE DURATION OF EMPLOYMENT; AND 4) THE DOCUMENT IS APPROVED BY COUNTY COUNCIL AND SIGNED IN ACCORDANCE WITH COUNCIL'S AUTHORIZATION.

Signature **Date**

Print Name

Revised:
Date Adopted:
Effective Date:

Supersedes and replaces all previous County Council Personnel Policies, Ordinances, and Employee Personnel Policy Handbooks.

Dear Fellow Employee:

Welcome to Florence County! I am pleased that you have become part of such a vital institution. I would like to extend my personal best wishes for every success in Florence County.

This employee handbook is intended to give you information about your employment at Florence County, so please read it carefully and keep it in a handy place so you can refer to it as needed. While the information provided in this handbook should give you answers to most of the general questions you may have about Florence County's policies and procedures, it cannot cover every situation that may arise. We encourage you to speak with a member of the Human Resources Department concerning policies outlined in this handbook.

Florence County is proud of its accomplishments and of the people who make it a successful organization and interesting place to work. With your help, we look forward to continued success as we continue to look for new and better ways to serve Florence County's customers.

Once again, I wish you success and a fulfilling career at Florence County as we work together to meet the many challenges and opportunities ahead.

Sincerely,

Kevin V. Yokim
County Administrator

Florence County Mission Statement

"We are people serving people."

Vision

Florence County strives to be an exceptional place to live, work, and visit by enhancing the quality of life for our employees and those who call the county home, by encouraging innovation and economic opportunities, and by fostering trust and integrity in the county.

Mission

Florence County will provide high-quality public services, plan for the needs of our citizens, and promote a safe, healthy, and thriving community for all.

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No employee handbook can anticipate every circumstance or question regarding policy.

As the operations of Florence County continue to expand, the County Council retains the right to revise, supplement, or rescind any policies or portions of this policy as it sees fit, at its sole and absolute discretion. Employees will be notified of any revisions.

The provisions of this policy have been established under the direction of the Florence County Council and may be amended or canceled at any time at the Council's discretion.

NOTE: The term "Department Head" is used throughout this policy to reference inclusively all elected officials, officials appointed by an authority other than the County Council, and persons in charge of regular county departments. State law may limit applicability in some cases.

1.0 INTRODUCTION

This handbook has been designed to provide you with an introduction to the policies, procedures, and benefits, and explain your responsibilities as an employee of Florence County. A copy of the employee handbook is located on the intranet system and in Human Resources.

2.0 ADMINISTRATION

2.1 EQUAL EMPLOYMENT OPPORTUNITY

Florence County is committed to providing equal employment opportunities to all of our employees and applicants. We are committed to non-discrimination and equal opportunity in all aspects of employment, including hiring, promotion, and compensation, based on protected characteristics like race, religion, sex, age, disability, military or veteran status or any other characteristic protected by applicable federal, state or local laws and ordinances.

Florence County is committed to creating and maintaining a respectable and equitable workplace in which all employees have the same opportunity to participate and contribute to the success of the business and are valued for their skills, experience, and unique perspectives. This commitment is an important principle of sound business management and is embodied in county policy.

2.2 ANTI-DISCRIMINATION AND ANTI-HARASSMENT

Various laws and regulations generally prohibit employment decisions from being made on the basis of race, color, religion, creed, national origin or ancestry, ethnicity, sex (including gender, pregnancy, sexual orientation, and gender identity), age, physical or mental disability, citizenship, past, current, or prospective service in the uniformed services, genetic information, or any other characteristic protected under applicable federal, state, or local law. In addition, it is our desire to provide a working environment in which employees are free from discomfort or pressure resulting from jokes, ridicule, slurs, threats, and harassment either relating to such distinctions or simply resulting from a lack of consideration for a fellow human being.

Florence County does not tolerate discrimination or harassment of any kind and forbids retaliation against anyone who has reported discrimination or harassment in good faith.

Discrimination

"Discrimination" is unfavorable treatment based on race, color, religion, creed, national origin or ancestry, ethnicity, sex (including gender, pregnancy, sexual orientation, and gender identity), age, physical or mental disability, citizenship, past, current, or prospective service in the uniformed services, genetic information, or any other characteristic protected under applicable federal, state, or local law.

Harassment

"Harassment" is generally defined as unwelcome verbal or physical conduct that denigrates or shows hostility or aversion toward an individual because of their race, color, religion, creed, national origin or ancestry, ethnicity, sex (including gender, pregnancy, sexual orientation, and gender identity), age, physical or mental disability, citizenship, past, current, or prospective service in the uniformed services, genetic information, or any other characteristic protected under applicable federal, state, or local law that:

1. Has the purpose or effect of creating an intimidating, hostile, or offensive working environment.
2. Has the purpose or effect of unreasonably interfering with an individual's work performance.
3. Otherwise adversely affects an individual's employment opportunities.

Sexual Harassment, Complaints and Investigations into all forms of Harassment are outlined in Section 4 of this Handbook.

2.3 PREGNANCY ACCOMMODATIONS

Florence County complies with the Pregnant Workers Fairness Act ("PWFA"), the PUMP Act, the South Carolina Pregnancy Discrimination Act, the South Carolina Lactation Support Act, and all applicable state and local fair employment practices laws, and is committed to providing equal employment opportunities to qualified pregnant individuals. Consistent with this commitment, Florence County provides reasonable accommodation to qualified applicants and employees with known limitations related to pregnancy, childbirth, or related medical conditions unless doing so would create an undue hardship.

If you believe you need accommodation because of your limitations related to pregnancy, childbirth, or related medical conditions, you are responsible for requesting reasonable accommodation from your supervisor or the Human Resources Department. Florence County will engage in an interactive process with any employee who requests accommodation for the purpose of determining what accommodation is needed and whether it is feasible to grant the requested accommodation considering various factors. Florence County will inform the employee of its decision on the accommodation request or on how to make the accommodation.

2.4 LACTATION BREAKS

All employees who are nursing are eligible to take reasonable breaks under this policy to express breast milk for up to one year after the birth of the employee's child. Florence County encourages all eligible employees who intend to take breaks under this policy to notify their supervisor or the Human Resources Department of their intent, for example when they are discussing their return-to-

work following leave relating to childbirth. Please contact the Human Resources Department for information about a private location in close proximity to your work area for your lactation breaks.

Lactation breaks under this policy are unpaid, unless an employee is using an already paid break to express breast milk.

If not using a paid break to express breast milk, employees who are required to record time must accurately record the start and end of lactation breaks in accordance with the county's timekeeping policy outlined in Section 10 of this handbook. Uninterrupted lactation breaks do not count as hours worked.

2.5 IMMIGRATION LAW COMPLIANCE

Florence County is committed to employing only United States citizens and aliens who are authorized to work in the United States and does not unlawfully discriminate on the basis of citizenship or national origin.

As a condition of employment, all new and past employees must show valid proof that they are eligible to work in the United States and complete an Employment Eligibility Verification Form (Form I-9) at the time of hire. Florence County will not continue to employ any individual whose legal right to work in the United States has been terminated. Former employees who are rehired must also complete the form if they have not completed a Form I-9 in the past three years or if their previous Form I-9 is no longer retained or valid. Florence County also participates in E-Verify, which is a web-based system through which employers electronically confirm the employment eligibility of their employees. Failure to provide proper identification or pass E-Verify will result in termination of employment.

2.6 AUTHORITY AND RESPONSIBILITY OF THE COUNTY ADMINISTRATOR

Florence County operates under the Council-Administrator form of government. The County Administrator is appointed by the County Council and serves at the Council's discretion. The County Administrator serves as the administrative head of Florence County Government and is responsible for the administration of all departments of the government under Council's organizational jurisdiction. The Florence County Administrator executes the policies, directives, and legislative actions declared by the Florence County Council, supervises the expenditure of appropriated funds and all administrative activities of Florence County permitted under South Carolina State Law.

2.7 EMPLOYEES SUBJECT TO THIS POLICY

The provisions of this policy will be applicable to all employees of Florence County Government and, except where and only to the extent specifically prohibited by law, to all personnel processed on the Florence County payroll system. The County Administrator is the final authority for implementation of all changes altering a person's status on the Florence County payroll.

3.0 GENERAL REQUIREMENTS

3.1 DRUG-FREE WORKPLACE

3.1A It is the policy of Florence County to maintain a drug and alcohol-free work environment that is safe and productive for employees and others doing business with Florence County. Drug and

alcohol use in the workplace is dangerous because it leads to physical impairment, loss of judgment, safety violations, and the risk of injury or death. To prevent these consequences of drug and alcohol use, the County Council endorses a Drug-Free Workplace Policy to help ensure the health, safety, and welfare of Florence County employees and the public.

3.1B In accordance with the Federal Drug-Free Workplace Act of 1988:

3.1B(1) Employees are expected to report to work in the appropriate mental and physical condition needed to perform their job. It is the intent of Florence County to provide a drug-free, healthful, safe and secure work environment.

3.1B(2) The unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance on or off the job is absolutely prohibited. Violations of this policy may result in disciplinary action up to and including termination and may have legal consequences.

3.1C Employees are expected to notify their supervisor or Department Head of any medications (prescription or over the counter) that they are taking that could impair job performance.

3.1D In accordance with the Drug-Free Workplace Act, employees must adhere to the terms of the above policy and report any convictions or arrests under a civil or criminal drug statute to their Department Head and human resources on the next business day following the incident. Additionally, they must also report again after any pretrial intervention program, plea bargain, or conviction by providing a copy of the relevant court documents or order.

3.2 EMPLOYEE DRUG AND ALCOHOL USE AND TESTING POLICY

3.2A All employees of Florence County are prohibited from swallowing, inhaling, injecting, dealing in, soliciting, or otherwise using illegal drugs and substances (such as marijuana, cocaine, LSD, heroin, etc.) and prescription drugs which are not prescribed for the employee's own use by a licensed medical practitioner. This prohibition applies to use at any time, both on-the-job and off-the-job. Florence County employees are permitted to possess substances when required by their jobs or for the purpose of lawful delivery to another person.

3.2B All employees are prohibited from using or possessing alcoholic beverages on County premises or time. The term “County premises” includes County vehicles and private vehicles on County premises, parking lots and recreation areas. An off-duty County employee, who is an attendee at a properly authorized event at a County facility, is not subject to this prohibition.

3.2C Employees are not prohibited from having unopened containers of alcoholic beverages secured in their personal vehicles.

3.2D All employees are prohibited from reporting to or being at work while under the influence of alcohol. An employee is considered to be “under the influence” of alcohol if they have any detectable amount of alcohol in their system.

3.2E Any employee who is aware of a fellow County employee attempting to solicit illegal drugs, controlled substances, or prescription medications must report this attempt in person to the Human Resources Director, the County Administrator, or their designee within one business day.

3.2F To ensure compliance with this policy, substance abuse screening may be conducted in the following situations:

3.2F(1) Pre-Employment Screening

3.2F(1)(a) Florence County Human Resources conducts pre-employment drug tests for all applicants tentatively selected for employment. Florence County will not accept on its payroll any such applicant tentatively selected for employment who refuses to submit timely to drug testing, who tests positive for use of illegal or unauthorized substances, or for whom a drug test result is not received in Human Resources for any reason.

3.2F(2) For-Cause Screening

3.2F(2)(a) All Florence County employees will be subject to drug and alcohol testing by urinalysis, breathalyzer, saliva enzyme, and other technologies where "particularized suspicion" of drug or alcohol use in violation of this policy exists or under other lawful conditions.

3.2F(2)(b) Particularized suspicion is deemed to exist when:

3.2F(2)(b)(i) Information that an employee has used illegal drugs or substances is provided by an informant believed to be reliable;

3.2F(2)(b)(ii) An employee is involved in an accident at work, vehicular or otherwise, which causes property damage or bodily injury;

3.2F(2)(b)(iii) An employee exhibits any of the following:

- **a.** Extreme mood swings;
- **b.** Slurred speech;
- **c.** Unusual clumsiness;
- **d.** Staggering;
- **e.** Dilation of pupils or “pinpoint pupils”;
- **f.** Sleeping on the job or lethargy;
- **g.** Excessive unexplained sweating;
- **h.** Other aberrant behavior;

3.2F(2)(b)(iv) An employee has been arrested for violation of drug laws;

3.2F(2)(b)(v) An employee has admitted violating the County's drug policy;

3.2F(2)(b)(vi) In an instance of diversion of controlled substances, an employee with access to such substances is to be tested;

3.2F(2)(b)(vii) Other unusual circumstances as approved by the Human Resources Director or County Administrator or his/her designee.

3.2F(2)(c) Particularized suspicion testing will not be conducted without the approval of the Human Resources Director or County Administrator or his/her designee.

3.2F(3) Random Screening

3.2F(3)(a) Random testing for illegal or unauthorized drug or alcohol use will be conducted for all sworn law enforcement officers subject to this policy, drug interdiction personnel subject to this policy (including support staff with access to drug interdiction information), Emergency Medical Services employees, Central Communications employees, CDL license holders, employees who drive heavy equipment such as

ambulances, motor graders, fire trucks, etc. and other safety sensitive personnel. All DOT regulated employees are subject to random selection testing pursuant to 49 CFR Part 382. (DOT regulated employees are randomly tested at an annualized rate of at least 10% (unless otherwise specified by the FMSCA) in accordance with 49 CFR Part 382). Random selection testing is unannounced.

A current list of safe-sensitive positions is maintained in the Risk Management Department. Each Department Head is to provide periodic updates to the Risk Management Department as necessary.

3.2F(3)(b) If an employee refuses to submit to a drug or alcohol test immediately when directed to do so, the employee will be discharged immediately.

3.2F(4)Testing Procedure

3.2F(4)(a) Drug and alcohol testing will be by urinalysis, breathalyzer, saliva enzyme, or other testing technologies as applicable.

3.2F(4)(b) The collection of samples will be performed under reasonable and sanitary conditions.

3.2F(4)(c) Urine normally will be collected under conditions of semi-privacy -- that is, a person of the same gender will be in a position to observe obvious attempts to substitute or adulterate a urine sample.

3.2F(4)(d) Urine samples will be sealed, labeled, and documented in accordance with the procedure of the drug testing laboratory. Labeling, storage, and transportation of samples will be performed so as to preclude the probability of erroneous identification, sample contamination, or sample adulteration. Positive results will first be reviewed by the County's Medical Review Officer (MRO), prior to reporting to the Human Resources Department.

3.2F(4)(e) Specimens will be checked for the following substances, but others may be added at the County's discretion:

1. Marijuana and related substances (cannabinoids)
2. Cocaine
3. LSD
4. Opiates
5. Amphetamines
6. Phencyclidine
7. Barbiturates
8. Alcohol

3.2F(4)(f) Applicants and employees will have an opportunity to provide any information, which they consider relevant to the test, including identification of currently used prescriptions or nonprescription drugs, or other relevant information.

3.2F(4)(g) Samples that initially result in a positive finding for drug use will be re-tested by the gas chromatography/mass spectrometry (GCMS) method. If the GCMS test results in a positive finding of drug use, the written report of the drug testing laboratory will be conclusive for all employment-related purposes.

3.2F(4)(h) The County's Medical Review Officer normally will allow an employee

whose drug tests have been confirmed as positive the opportunity to justify the results before notifying the County of the test results.

3.2F(5) Notice to Employees

By continuing to work, the employee agrees to abide by this policy.

3.2F(6) Notice to State and Federal Grantor Contracting Agencies and Law Enforcement Authorities.

3.2F(6)(a) Employees must notify Human Resources within one business day following any criminal conviction for the manufacture, distribution, dispensation, possession, or use of illegal drugs and prescription drugs not prescribed for the individual employee's use. Florence County will notify all state and federal grantors/contracting agencies of such employee convictions where required by the state and federal Drug-Free Workplace Acts. "Conviction" means the finding of guilt, imposition of a sentence, a plea of no contest, a pre-trial intervention agreement, or a plea of guilty.

3.2F(6)(b) Law enforcement authorities and the County Administrator are to be notified immediately if illegal drugs are found in the workplace or at a worksite.

3.2F(7) Consequences of Violating This Policy

An employee who has a positive result on a test required by this policy will be terminated.

3.2F(8) Coming Forward with Substance Abuse Problems

3.2F(8)(a) Employees who have substance abuse problems and report them to Human Resources, before being selected for testing and before the occurrence of an event which would result in testing, will normally not be disciplined upon the first violation if no other offenses are involved. However, in order to remain employed, the employee must:

3.2F(8)(a)(i) Be interviewed by the County Administrator or their designee as directed;

3.2F(8)(a)(ii) Immediately seek counseling and successfully complete the treatment prescribed by the County's designated provider or other facility and report periodically to Human Resources during the course of the treatment/counseling.

3.2F(8)(a)(iii) Submit periodic and/or unannounced drug/alcohol testing for a period not less than one year nor more than two years;

3.2F(8)(a)(iv) Have at least two negative test results before returning to work.

3.2F(8)(a)(v) Employees who are allowed by the County's designated provider to return to work and remain in counseling must return to work in sixty (60) days or be terminated.

3.2F(8)(a)(vi) An employee, who admits to a violation of this policy, seeks counseling, and is permitted to remain an employee of Florence County, is subject to discharge if they again either admit to a violation of this policy or test positive for drugs or alcohol in violation of this policy.

3.2F(9) Confidentiality

3.2F(9)(a) Any drug or alcohol test results or information supplied by employees and applicants as part of Florence County's drug testing program will be kept confidential, consistent with the purposes of this policy. The County will neither confirm nor deny general inquiries regarding program participants.

3.2F(10) Testing Costs

3.2F(10)(a) Florence County will pay the costs of all drug/alcohol tests required by the County, except employees subject to unannounced follow-up testing. Those employees will be solely responsible for the cost of follow-up tests.

3.2F(11) Notification of Test Results

3.2F(11)(a) Applicants will be notified of the results of a pre-employment drug test, provided the applicant requests the results within 10 days of being notified of the disposition of employment.

3.2F(11)(b) Employees will be notified of the results (including the drugs discovered) of all drug tests, provided the results are positive.

3.3 JOB-RELATED INVESTIGATION

Each employee of Florence County is to cooperate with respect to any job-related hearing or inquiry scheduled by their Department Head, the County Administrator, or their designee.

3.4 DRIVER'S LICENSE - DRIVING RECORD

3.4A Any employee operating a county-owned vehicle must possess and maintain a valid driver's license. Periodic reviews of all such licenses may be conducted by the Risk Management Department.

3.4B For initial employment and selection purposes, a “valid” license is generally defined as an issued license which has not expired nor has, within the past three (3) years, been revoked or suspended. Driving records will be considered on a case-by-case basis.

3.4C Any candidate for a position, who is required to have a driver’s license as a condition of employment, will furnish, at their expense, an up-to-date, certified original 10-year driving record from the appropriate state authority.

4.0 SEXUAL AND OTHER FORMS OF ILLEGAL HARASSMENT

Florence County is committed to developing and maintaining a work environment that is free of all forms of illegal harassment. Employees who are found to have violated this policy are subject to disciplinary action up to and including discharge.

4.1 SEXUAL HARASSMENT

Sexual Harassment includes, but may not be limited to:

1) Unwelcome sexual advances, whether they involve physical touching or not;
2) Suggestive sexual comments, jokes about gender-specific traits, foul language & gestures;
3) Sexually suggestive printed or visual material;
4) Unwelcoming staring, whistling or brushing up against the body, sexual gestures or suggestive or insulting comments;
5) Inquiries into one's sexual experiences and activities;
6) Other verbal or physical conduct of a sexual nature when an employee's response to such conduct affects that employee's job status or creates a hostile or offensive working environment for that employee.

4.2 COMPLAINTS AND INVESTIGATION

4.2A Due to the sensitive nature of complaints of sexual harassment and other forms of illegal harassment, such complaints will be investigated with particular care and will remain as confidential as possible consistent with efficient investigation.

4.2B If an employee believes that they have been the victim of sexual harassment or any other form of illegal harassment on the job, regardless of whether it is by a fellow worker, a supervisor, or a member of the general public, they are encouraged to report the incident(s) immediately in person to the Human Resources Director or the County Administrator or their designee. Any employee, who observes an occurrence in which another County employee is being subjected to sexual harassment or any other form of illegal harassment, is to report the incident in person within one business day to the Human Resources Director or the County Administrator or their designee. All complaints will be kept as confidential as possible consistent with efficient investigation. A written or recorded statement may be taken.

4.2C The following procedures are provided for the processing of complaints of sexual harassment or other forms of illegal harassment:

4.2C(1) Any personal complaint regarding sexual harassment or any other form of illegal harassment must be reported to the Human Resources Director, the County Administrator, or their designee. If the complaint involves the County Administrator, it can be directed to the Human Resources Director, the County Attorney, or the County Council. All complaints should be reported as soon as possible after the incident occurs and will be subject to immediate review and appropriate investigation.

4.2C(2) An investigation will include conferring with all parties and witnesses named by the complainant. Confidentiality will be upheld to the greatest extent possible while ensuring an efficient investigation.

4.2D If management concludes that a complaint of harassment has merit, appropriate action will be taken. Employees may be disciplined. Non-employees may be reported to the appropriate law enforcement agency and/or barred from the premises.

4.2E Retaliation is absolutely prohibited and will not be tolerated. Good faith reporting is protected even in the event there is no finding of harassment or discrimination. Any employee who believes that they have been a victim of retaliation for reporting harassment should immediately report the retaliatory acts to Human Resources.

4.2F False accusations of harassment and/or discrimination may have serious effects on innocent individuals and will not be tolerated. Making false accusations is a form of misconduct and may

result in serious impairment of our efforts to administer this policy properly and effectively for the benefit of all employees. Accordingly, such misconduct may result in disciplinary action, up to, and including termination, at the sole discretion of the County.

IMPORTANT

To prevent misunderstandings, any complaints made to members of management or the Human Resources Director must include the completion of a statement. The statement should be completed either by the employee making the complaint or by the individual receiving the complaint. It must detail the allegations and list any witnesses to the alleged harassment. The employee filing the complaint should ensure they obtain a copy of their written statement at the time of submission to verify adherence to this procedure.

These procedures have been established to enable you to get relief if you feel that you are the victim of harassment. The U.S. Supreme Court has said that as a general rule you may not sue the County for a violation of your rights unless you first give us notice and an opportunity to end the harassment. The reporting procedures that we have adopted are intended to establish a clear record of what has been reported.

5.0 CONDUCT

5.1 OUTSIDE EMPLOYMENT

5.1A Florence County does not prohibit employees from accepting outside employment as long as employees can successfully fulfill their employment duties and obligations without scheduling conflicts. It is expected that full-time employees' primary employment obligation is to Florence County.

5.1B Equipment, vehicles, property, facilities, materials, supplies, or uniforms of Florence County are not to be used by employees for outside employment nor for travel to or from such employment. However, to the extent permitted by South Carolina law and with the permission of the Department Head, commissioned officers may be allowed to use County uniforms and equipment while performing the duties of a secondary employment.

5.1C Personal work or use of Florence County tools, equipment, facilities, or paid time for non-County business or personal benefit is prohibited. Employees are not to conduct personal business or any non-County business while on County property or time.

5.1D Should Florence County, at its sole discretion, determine that an employee's outside employment poses a conflict of interest or significantly interfere with the employee's ability to perform County duties, the County reserves the right to require the employee to either cease the outside employment or reduce it to an acceptable level in order to maintain their County employment.

5.2 CONFLICT OF INTEREST

Employees have an obligation to conduct business within guidelines that prohibit actual or potential conflicts of interest. An actual or potential conflict of interest occurs when an employee is in a position to influence a decision that may result in a personal gain for that employee, for a relative, or for a business association or affiliation as a result of Florence County's business dealings.

5.3 GIFTS AND GRATUITIES

5.3A No employee may accept gifts, gratuities, entertainment, or loans from organizations, business entities, or individuals with whom they have, or may have, an official relationship, or with whom they conduct, or may conduct, business on behalf of Florence County. This policy is in accordance with “The Ethics, Government Accountability & Campaign Reform Act of 1991" as outlined in the South Carolina Code of Laws, as amended. Promotional items that are made available to any purchasing organization, such as a pack of markers or similar items given with an order of office supplies, may be kept by County employees for use in the County work environment. However, these items must not be considered in any way as a factor in vendor selection. Vendor selection should be made strictly in accordance with Florence County’s Procurement Policy as stated in its Code of Laws.

5.3B County funds cannot be spent for personal use.

5.4 CIVIC AND POLITICAL ACTIVITIES

5.4A Employees are encouraged to exercise their rights as citizens, which include holding membership in and supporting a political party, voting independently and participating in civic activities except where a conflict of interest may arise. Employees engaging in such activities are to ensure that participation does not constitute representation or endorsement by Florence County Government. County employees are not to:

a) Utilize Florence County time, materials or equipment in support of a candidate or political party;

b) Hold political office, which would create a conflict of interest, or participate in political activities, which would create a conflict of interest; or,

c) Solicit any assessments, contributions or services for any political party or candidate.

5.4B Some employees of Florence County are subject to the provisions of the Hatch Act, Public Law 252, 76th Congress of the United States which limits certain political activities.

5.4C No person is to be given or refused employment, suspended, discharged, or discriminated against, nor will their status, position, salary, advancement or any right be affected in any way by reason of their vote or failure to vote in any election.

5.5 SMOKING

Smoking is not permitted inside any Florence County premises (including stairwells, elevators, lobby areas, common areas, garages, walkways, or decks), as well as any County owned or leased vehicles. Smoking includes the use of tobacco products (including chewing tobacco, electronic smoking devices, and e-cigarettes).

5.6 APPEARANCE

5.6A One of the most noticeable expressions of personal standards is dress and appearance. Employees of Florence County are expected to uphold high personal standards in the workplace by dressing professionally, wearing clothing that is appropriate and tasteful, and maintaining good personal hygiene.

5.6B What is suitable for employees in one department may not be suitable in another. When official work clothes and uniforms are provided by Florence County, employees must wear the complete issued uniform or clothing. Maintaining appearance standards falls under the responsibility of supervisors. Additionally, Department Heads may need to establish rules that correspond to the specific tasks being carried out, such as setting guidelines for appropriate attire based on various roles and environments within the department.

5.7 ATTENDANCE AND PUNCTUALITY

5.7A To maintain a safe and productive work environment, Florence County employees are to be reliable and punctual in reporting for scheduled work.

5.7B Absenteeism and tardiness impose a burden on both other employees and the overall work program. Employees who must be absent from scheduled work should make every effort to personally inform their supervisor or manager before the start of their work shift. Except in cases of emergency, employees who are unable to report to work due to illness, injury, or disability are expected to notify their supervisor or manager as far in advance as possible. This notification must occur no later than thirty (30) minutes after the start of the work shift, unless departmental directives state otherwise. If an employee cannot make the call themselves, they should arrange for someone else to do so on their behalf. Ultimately, the responsibility for notifying the supervisor or manager rests solely with the employee.

5.8 USE OF COUNTY TELEPHONES

5.8A Business

A large part of Florence County's business is transacted by telephone for citizens' convenience. Telephone calls are to be answered promptly and pleasantly, and the office identified. County employees are not required to listen to threats, racial slurs, or verbal abuse, and occasionally may find it necessary to politely inform the caller that the language or content is offensive and that the call will be ended if the caller persists with the behavior.

5.8B Personal

5.8B(1) The telephone equipment of Florence County is provided for the purpose of providing service to citizens. Limit personal calls to an absolute minimum number. Personal calls should only be made on County telephones in case of absolute necessity or emergency. Employees are to reimburse for emergency personal, long distance or other toll calls through their Department Head when the exact charge is billed.

5.8B(2) Personal calls are to be made when an employee is on break or lunch away from their job.

5.8C Cell Phones

5.8C(1) County issued cell phones are the property of Florence County. All County cell phone communications are considered public records and subject to disclosure under the Freedom of Information Act. County issued cell phones are provided to employees to conduct County business in the performance of their job duties.

5.8C(2) Employees may be required to reimburse the County for any charges incurred on their monthly cell phone bill that are not included in the County's cell phone contract, such as directory assistance calls.

5.8C(3) Employees may be required to reimburse the County for missing or damaged cell phones and accessories during the course of their employment with the County.

5.8C(4) Employees who separate from employment will be responsible for returning County cell phones and accessories. Separating employees will be responsible for payment of missing or damaged cell phones and accessories. Deductions may be made from the employee's final paycheck(s) for the missing or damaged cell phones and accessories. Additionally, any amount due to the County for the employee's personal use of the cell phone will be deducted from the employee's final paycheck(s).

5.8C(5) Cell phones are not to be used while an employee is operating County vehicles or equipment where South Carolina law prohibits or good safety practices would restrict such usage.

5.8C(6) Employees violating any provision of this policy will be subject to disciplinary action.

5.9 WORKPLACE PRIVACY AND INFORMATION SYSTEMS USE

5.9A Florence County computer systems are to be used only for business purposes serving the interests of the County and the citizens in the course of normal operations.

5.9B All data created, stored, or processed on County-owned computer systems remains the property of Florence County. Because of the need to protect Florence County's network, employees are not guaranteed the confidentiality of information stored on any network device belonging to the County.

5.9C For security and network maintenance purposes, authorized individuals within Florence County may monitor equipment, systems, and network traffic at any time.

5.9D Passwords and accounts are to be secured and should never be shared. Every authorized user is responsible for the security of their passwords and accounts.

5.9E Employees should exercise caution when opening e-mail attachments, especially those from unknown or unexpected sources. Email attachments may contain viruses, malware, or other harmful software that can compromise the security of our systems. Always verify the sender and the legitimacy of attachments before opening them. If you are in doubt, contact the IT Help Desk at (843) 665-3002.

5.9F Unacceptable Internet Use

5.9F(1) The following practices are considered unacceptable and may be subject to disciplinary action up to and including termination of employment. The County also reserves the right to report any illegal activities to the appropriate authorities.

1. Visiting internet sites that contain obscene, hateful or otherwise objectionable materials; sending or receiving any material that is obscene or defamatory, or which is intended to annoy, harass, offend or intimidate another person.
2. Sending or forwarding spam or emails that are not related to work.
3. Soliciting e-mails that are unrelated to business activities or soliciting non-County business for personal gain or profit.
4. Representing personal opinions as those of the County.
5. Using the internet or e-mail for gambling or illegal activities.
6. Uploading, downloading or otherwise transmitting commercial software or copyrighted

material in violation of its copyright.

7. Downloading any software or electronic files without implementing virus protection measures that have been approved by the County.
8. Intentionally interfering with normal operation of the network, including the propagation of computer viruses, or sustained high volume network traffic which substantially hinders others in their use of the network.
9. Revealing or publicizing confidential or proprietary information, which includes, but is not limited to, financial data, County databases and their contents, computer software source codes, and computer network access codes. Examining, changing or using another person's files, output or username without explicit authorization.
10. Other inappropriate uses will be determined by the relevant authority.

5.9G Social Media Communication

NOTE: In this policy, “social media” refers to blogs, forums, and social networking sites, including but not limited to Facebook, X, LinkedIn, YouTube, Instagram, TikTok, and Snapchat.

5.9G(1) Florence County acknowledges employees' rights to engage in social networking, maintain personal websites, and write blogs during their personal, off-duty time. Employees are prohibited from using social media sites during working hours or on County equipment, unless they are specifically authorized for business purposes. Florence County encourages employees to take responsibility for the content of their social media posts. Posting obscene or harassing material and making personal attacks on co-workers or others can undermine the employee’s judgment and damage public perception. Such behavior may lead to disciplinary action, including termination of employment. Employees must not disclose confidential information on social media or similar platforms.

5.9G(2) Employees should report any violations of this social media policy to their supervisor or the Human Resources Department. All reports will be investigated promptly and fairly.

5.9H Artificial Intelligence (AI) Use Policy

5.9H(1) Employees may use approved Artificial Intelligence (AI) tools to support productivity, communication, research, and routine business tasks. AI should be used responsibly and in accordance with Florence County policies on confidentiality, data security, and professional conduct.

5.9H(2) Employees must:

a) Protect confidential, proprietary, and customer information when using AI tools.
b) Review and verify AI-generated content for accuracy, quality, and appropriateness before use.
c) Avoid relying solely on AI for decisions involving legal, financial, HR, or compliance matters without human review.
d) Use only Florence County approved AI platforms and follow all cybersecurity guidelines.
e) Respect copyright, privacy, and intellectual property laws when generating or sharing AI-assisted content.

5.9H(3) Florence County reserves the right to monitor and restrict the use of AI tools to ensure compliance with organizational standards and applicable laws. Contact the IT Help Desk at (843) 665-3002 for further information.

5.10 VEHICLE POLICY

5.10A County owned vehicles are to be used only for official County business. Official business is any activity necessary to the performance of the duties and responsibilities of a given position or to the performance of any additional duties and responsibilities assigned by an employee's supervisor. Employees must be authorized by their supervisor to drive a County owned vehicle.

5.10A(1) For all salaried employees, public safety employees, department or agency heads, and any other employees subject to being called into work at any time, including during lunch, official use is to be interpreted to include meals during work/on-call hours at the Department Head's discretion. For all other employees, official use is to be interpreted to mean travel for the actual performance of their duties only.

5.10A(2) A County employee using a County vehicle with proper authorization and engaged in work assignment not in close proximity to their home base (the location where the employee normally picks up the County vehicle) may use a County vehicle to go to a restaurant or similar service facility during scheduled mealtimes, to make restroom/refreshment stops as personal health needs and weather dictate, etc. All such uses are subject to the determination of the respective Department Head, who makes the determination based on the most cost-effective alternative while precluding possible misuse of vehicle privileges.

5.10B General Use

5.10B(1) Florence County owned vehicles will be driven only by authorized employees, who are not to use the vehicle for personal purposes except as may be authorized by the County Administrator in the case of an emergency. (Where authorized by contract or lease this policy may not apply.)

5.10B(2) Use and Maintenance of County Vehicles

5.10B(2)(a) Operators of County owned vehicles or motorized equipment are to possess and maintain a valid driver's license and to be in compliance with all applicable local, state, and federal traffic laws and regulations when operating those vehicles and equipment. The Department Head is required to submit a current driver's license to Risk Management.

5.10B(2)(b) Employees are required to inform their supervisor of any changes that may affect their legal or physical ability to drive/operate a vehicle or equipment.

5.10B(2)(c) Operators and passengers are to wear seat belts and to always drive safely and in a courteous manner.

5.10B(2)(d) Vehicles are to be used for conducting County business only. Passengers are generally prohibited from traveling in County vehicles except those persons authorized by the Department Head.

5.10B(2)(e) All vehicles are to display only signs, stickers, decals, or flags authorized by the County and used in the official designation of such vehicle(s).

5.10B(2)(f) Vehicles should be equipped with flashing lights, reflective warning devices, fire extinguishers, and first-aid kits as appropriate to the use of the vehicle.

5.10B(2)(g) Unoccupied vehicles will not be left with engines running.

5.10B(2)(h) Travel in Florence County vehicles outside of the service area must be approved in advance by the Department Head.

5.10B(2)(i) County vehicles will be kept clean and in good repair. A “walk around” of the vehicle is to be completed before driving to assess any potential problems, as are daily checks of tire pressure and fluid levels. Regular maintenance is to be completed according to manufacturers’ recommendations.

5.10B(2)(j) Operators of County owned vehicles may be required to complete a defensive driving course.

5.10B(2)(k) No County vehicle is to be driven by an operator under the influence of intoxicants or any other controlled substances, nor are intoxicants to be transported in County owned vehicles. Anyone under the influence of intoxicants or other controlled substances is not to ride in a County vehicle. (Emergency services are excluded, as required in the performance of their official duties, from the prohibitions against transporting-controlled substances, intoxicants, and those under the influence.)

5.10B(3) Vehicle Idle-Reduction Requirements

5.10B(3)(a) County employees, while waiting/stopped at any destination, are to turn off their vehicles as soon as possible to eliminate idling, reduce harmful emissions, and reduce potential carbon monoxide poisoning.

5.10B(3)(b) County vehicles are not to be started until they are ready to depart. Exceptions include conditions that would compromise passenger safety, such as extreme weather or when the engine is required to power needed auxiliary equipment.

5.10B(3)(c) Engines of all ambulance vehicles are to be turned off while waiting at hospitals and at any pick-up and drop-off sites.

5.10B(3)(d) County employees are to reduce idling in daily driving avoiding idling at drive-through services, parks, and other places.

5.10C Travel to and From Work (Take Home Vehicles)

5.10C(1) The use of a vehicle for travelling to and from work is a privilege. Designated employees are authorized to drive County vehicles to and from work on a permanent basis to support after-hour operations. The County Council authorizes other County vehicles to be driven to and from work on a regular basis, and the County Administrator may authorize such use on a temporary basis. Contact Risk Management for a list of authorized positions.

5.10C(2) Non-County business-related stops at bars, taverns, nightclubs, etc., or private homes are strictly prohibited. An occasional stop on the way home to complete brief errands is acceptable (i.e., the bank, post office, grocery store, laundry, etc.). Under no circumstances is a vehicle to be used for unauthorized personal travel.

5.10C(3) Federal IRS regulations may require certain County vehicle operators authorized use for travel to and from work to report such use. Designated on-call or emergency service duty personnel may be exempt from this IRS regulation. Certain operators who are required by their supervisor (as a condition of employment) to commute to and from work may be exempt. If an operator is given permission to drive a vehicle home and is not required by their supervisor (as a condition of employment) to commute to and from work, the County will charge that operator the

lease value of the vehicle for personal use in accordance with IRS regulation. The County is not responsible for any tax liability created by any use of a County vehicle.

5.10D Vehicle Accidents - Traffic Violations

5.10D(1) In the event of an accident involving a County owned vehicle, no matter how minor, the operator and each employee involved are to notify their supervisor and their Department Head immediately. The operator of the vehicle is to stay at the scene of an accident until it has been properly investigated by the appropriate law enforcement agency and obtain a copy of the accident report, the names of witnesses, and insurance information of all parties involved.

5.10D(2) The supervisor or Department Head is to report the incident to Risk Management by phone immediately and submit a written report within twenty-four (24) hours from all employees involved. The written report(s) are to be forwarded to Risk Management within one working day following the accident.

5.10D(3) In addition to the employee's written accident report, the Department Head is required to forward to Risk Management within twenty-four (24) hours of the accident the following information:

- Written accident form;
- The FR10 or other law enforcement accident report;
- Photographs of all vehicles or property involved (if available); and
- Any additional information pertinent to the accident or an investigation of the accident.

5.10D(4) Immediately following any accident, the Department Head is to ensure that each employee involved in the accident reports to a designated physician or medical facility for drug and alcohol testing. If test results are positive, the employee will be terminated from employment and removed from the County payroll. If an employee does not report for a drug and alcohol test immediately following an accident, the employee is to be removed from the County payroll.

5.10D(5) Vehicle Collision Review Board Procedure

5.10D(5)(a) Purpose

The Vehicle Collision Review Board (VCRB) is created to assist in determinations of the preventability of vehicle incidents involving county assets. The Board's goal is to determine procedures and methods which may reduce injury exposure for County employees, the public, and public assets, including findings of fault and recommendations of action to be taken, aimed at minimizing the loss of County resources due to vehicle incidents.

5.10D(5)(b) Composition, Appointment and Terms

5.10D(5)(b)(i) VCRB members serve for terms of two (2) years, except that the members appointed initially are appointed so that their terms will be staggered, and approximately one-half of the terms expire annually. No member shall serve for more than two (2) consecutive terms. All members to be selected shall be currently employed as a regular, full-time employee, one (1) or more representatives from each of the following departments:

1. Planning and Building Inspection Department
2. Emergency Management Department
3. Sheriff's Office
4. Fire & Rescue
5. Public Works
6. Recreation
7. Magistrate
8. EMS

5.10D(5)(b)(ii) The County Administrator may appoint two (2) alternate members to serve in the event a regular member cannot participate.

5.10D(5)(b)(iii) An announcement of vacancies will be forwarded to each of the official heads of the above-named offices, who shall solicit interest from their staff in the form of letters of interest. The directors/officials shall submit all letters of interest and their recommendation to the Risk Manager, who will review and compile the listing and recommendations and confer with the County Administrator. The County Administrator will appoint the board members from the applicants after consultation with the recommending officials, repeating the entire process as necessary to maintain appropriate membership.

5.10D(5)(b)(iv) Department designees having any probable conflict of interest and/or employed in the same department as the primary staff member involved cannot vote in a VCRB hearing.

5.10D(5)(c) Officers

5.10D(5)(c)(i) The Board shall select its own chairman from among its members annually, The Board shall also select a co-chairman to serve in the absence of the chairman. The chairman serves as the presiding officer at all hearings which they attend.

5.10D(5)(c)(ii) The Risk Manager shall act as a non-voting member of the VCRB and shall present the facts of the incident being reviewed, though they are authorized to cast a vote to break a tie vote on any issue. Members shall vote on the record as to any recommendation or decision of the Board.

5.10D(5)(d) Authority

The Vehicle Collision Review Board is empowered to:

5.10D(5)(d)(i) Review incidents involving County vehicles, heavy equipment, and any wheeled or powered conveyance (hereinafter collectively referred to as "vehicle") to make a determination of the preventability of the incident based on the available information and research. The Federal Motor Carrier Safety Administration (FMCSA) will be utilized as a basis for determining potential preventability. Factors to be considered include probable preventability of the incident, nature of the incident, number of incidents by the driver, past performance of the driver, and any other relevant information before the Board.

5.10D(5)(d)(ii) Notify the driver in writing of the VCRB findings and recommend to the Department Head corrective action to reduce the probability of recurrence. The Board's recommendations may also include action regarding a staff member whose behavior adversely affects the safe operation of County owned vehicles and equipment.

5.10D(5)(e) Hearings

5.10D(5)(e)(i) VCRB hearings will take place at least every two months at the Florence County Complex. However, pending litigation may delay final review of an incident by the VCRB until judicial decisions are final and available to the Board. Hearings shall be called by the Risk Manager, who will forward all pertinent information relating to the incident to the members of the VCRB as confidential material. Hearings may go into executive session in accordance with state law by vote of the Board. A quorum consists of six (6) members, and no hearings may be held or decisions made without a quorum present. Additionally, all votes/decisions of the Board shall require the affirmative vote in open session of six (6) members present to pass.

5.10D(5)(e)(ii) An employee who has been involved in an incident that has been scheduled to be reviewed by the VCRB is required to be present at the hearing. If the staff member is not present at the required date and time, the hearing will proceed in their absence. The employee's presence is not necessary for the evaluation of animal accidents by the VCRB.

5.10D(5)(f) Penalties for Driving Violations

5.10D(5)(f)(i) An employee that the VCRB determines to be at fault as the operator in an incident involving a publicly owned vehicle may be responsible for a minimum payment of $100.00 to a maximum payment of $750.00 of applicable costs.

5.10D(5)(f)(ii) An employee whose actions have been determined as willful may have all damages assessed at full cost.

5.10D(5)(f)(iii) An employee who is found to have contributed to an incident in a County vehicle (a "no-fault" report included), also may be responsible for payment of a portion of the County's deductible not to exceed $500.00.

5.10D(5)(f)(iv) If there is no damage to a County vehicle, the employee may be liable for the repair cost of the other vehicle or fixture in an amount not to exceed $500.00.

5.10D(5)(f)(v) Any employee found to have contributed or at fault will be required to attend an eight (8) hour driver improvement course (DIP), with a refresher course every 3 years. Cost of DIP handbooks will be the employee’s responsibility.

5.10D(5)(f)(vi) An employee found to be at fault and assessed lines/costs may arrange payments by means of payroll deduction in as few pay periods as

possible, preferably ten (10) pay periods or less. If employment is terminated before the amount of responsibility is satisfied, the remaining balance will be deducted from the final paycheck and/or subject to set off debt collection.

5.10D(5)(f)(vii) Other Penalties: The VCRB may recommend appropriate action based on the individual circumstances of an incident. More specific actions may be recommended relative to the amount of injury and/or damage-or the potential for such. A staff member found at fault in more than one accident within a two-year period shall be assessed the following fines:

1) Two (2) accidents - Minimum amount employee responsibility $600.00

2) Three (3) accidents at fault - Minimum amount employee responsibility $800.00

3) Four (4) accidents at fault - Minimum amount employee responsibility $1,000 and/or County vehicle driving privileges suspended until reinstatement approval by the County Administrator or Elected Official of the respective department.

Action may result in any County staff member not wearing a seatbelt while operating a County vehicle pursuant to Section 15.3A(52) of this Policy Manual.

5.10D(5)(g) Findings

The Risk Manager shall present the Board's documented findings and recommendations to the Department Head, Human Resources Director, for inclusion in the staff member's personnel file, and the County Administrator. The Department Head will be responsible for reviewing the recommendations and taking appropriate corrective action, notifying in writing the VCRB via the Risk Manager, the Human Resources Director, and the County Administrator of their decision/action regarding the recommendations within five (5) working days receiving the recommendations.

5.10D(5)(h) Appeal to Administrator

If dissatisfied with the decision of the Department Head, the staff member who participated in the VCRB hearing process may request in writing to the Risk Manager for an appeal to the County Administrator or, in the case of the elected officials' staff, said official. Elected officials can hear the appeal of any of their employees in such manner as they determine to be appropriate. In the case of the County Administrator for the other employees, the Risk Manager shall inform the County Administrator who shall review the case and make a final decision within (5) workdays.

5.10E Safety and Accident Prevention

5.10E(1) The goal of Florence County’s Safety and Accident Prevention Program is to reduce accidents and injuries involving County employees, equipment and property; to

realize savings through loss control procedures; and to maintain appropriate safety and health standards.

5.10E(2) Operators are to utilize safety belts and equipment while operating any Florence County equipment.

5.10E(3) Safety practices in accordance with basic safety standards are to be implemented and continuously monitored, including but not limited to the following:

5.10E(3)(a) Always exercising maximum care and good judgment to prevent accidents and injuries; obeying safety rules and exercising caution in all work activities;

5.10E(3)(b) Reporting to supervisor and seeking first aid for all injuries, regardless of how minor;

5.10E(3)(c) Using County-provided safety equipment at all times;

5.10E(3)(d) Observing conscientiously all safety rules and regulations at all times;

5.10E(3)(e) Notifying supervisor before the beginning of the workday of any medication taken that may cause drowsiness or other side effects that could lead to injury;

5.10E(3)(f) Immediately reporting any unsafe conditions, equipment, or practices to supervisor.

5.10F Policy for Use and Reservation of Pool Vehicle

5.10F(1) The “Pool” vehicle is available primarily on a first come - first served basis, but some priority will be given to out-of-County trips. Use of the pool vehicle is subject to all the requirements provided in those sections of the employee handbook relating to the operation of County vehicles. As is the case with all other County vehicles, no smoking is allowed in the “pool” vehicle. Violations may result in suspension.

5.10F(2) The procedure for reserving the pool vehicle is as follows:

5.10F(2)(a) A written request must be sent to Risk Management, at least one week, and no more than one month, in advance of the date the vehicle is needed.

5.10F(2)(b) The request must include the date, destination, length of time the vehicle will be needed, and a suggested arrangement for picking up the key and the vehicle.

5.10F(2)(c) Risk Management will schedule vehicle use, and each request will be answered in a timely manner.

5.10F(3) At the conclusion of the trip, the vehicle will be returned to its designated parking area, clean and with a full tank of gas. The keys must be returned promptly to the Risk Management Department.

5.10F(4) Should an accident occur while an employee other than one from Risk Management is in possession of the vehicle, that employee’s Department Head will be responsible for providing the insurance deductible from departmental funds for any necessary repairs. The

procedures for reporting accidents and for safety and accident prevention as provided hereinabove also apply to the pool vehicle.

5.10F(5) Employees that will be out on a leave of absence (FMLA, worker's comp, personal leave, administrative leave, etc.) must leave the take-home vehicle at the department for the duration of their leave.

6.0 RECRUITMENT/HIRING

Florence County is committed to recruiting and selecting qualified individuals who support the organization's mission, values, and service to the community. Employment decisions are based on merit, qualifications, and the needs of the organization. All employment opportunities are posted in accordance with County procedures to provide interested and qualified applicants with the opportunity to apply. The recruitment and selection process may include application screening, interviews, reference checks, background checks, and other job-related assessments as appropriate for the position. Final hiring decisions are made by the authorized hiring authority in accordance with County policies and applicable laws.

6.1 PROBATIONARY PERIOD

6.1A New hires undergo a six-month probationary period. However, this does not guarantee employment for the entire six months. During this time, the selection process continues, requiring the new hire to demonstrate their suitability for the position. If the Department Head determines that the new hire does not meet departmental expectations, they may be terminated or placed on extended probation.

6.2 NEPOTISM - HIRING OF RELATIVES

6.2A The employment of relatives in the same functional area of Florence County might cause serious conflicts and problems with favoritism and employee morale. In addition to claims of partiality in treatment at work, personal conflicts from outside the work environment can be carried into day-to-day working relationships. To prevent such conflicts, all employees are to conform to The South Carolina Ethics, Government Accountability and Campaign Reform Act of 1991 as amended and associated regulations. **A copy is available in Human Resources. Please talk to a Human Resources Representative if you have any questions**.

6.2B Members of an immediate family may not be employed or continue to be employed by Florence County when such employment results in one member of an immediate family supervising, evaluating the performance of, or disciplining other immediate family members; where one employee occupies a position of influence over an immediate family member's employment duties, promotion, or where an immediate family member interacts or supervises another immediate family member in the handling of money or compensation; or where an immediate family member is in any other way responsible for the employment status of the other immediate family member. Current employees who marry each other or become involved in a domestic partnership will be permitted to continue employment with the County provided they do not work in a direct supervisor/manager relationship with each other or otherwise pose difficulties as mentioned above.

6.2C Immediate family is defined as spouse, parent, sister, brother, child, grandparent, grandchild, parent-in-law, grandparent-in-law, brother-in-law, sister-in-law. The immediate family will be considered to include stepparents, stepchildren, stepbrothers, and stepsisters, when the employee and the step-relative have lived together regularly in the same household. For purposes of this

policy, “immediate family” also includes individuals with whom an employee has a close personal relationship, such as a domestic partner, co-habitant, or significant other.

7.0 EMPLOYEE RECORDS

7.1 PERSONNEL RECORDS

7.1A Personnel files are the property of Florence County. Human Resources maintains the official personnel records for all Florence County employees in accordance with state and federal regulations.

7.1B Medical and related records, i.e., Workers’ Compensation reports, etc., are to be maintained in a separate file, apart from the regular personnel files.

7.2 CHANGES IN EMPLOYEE INFORMATION

7.2A Each employee is responsible for advising Human Resources (as appropriate) of any changes in personnel data. Mailing addresses; telephone numbers; the number and names of dependents; the individuals to be contacted in the event of an emergency; educational accomplishments; marital status; beneficiary changes; and other such information should be accurate and current at all times. It is essential for employees to keep this information updated to ensure effective communication and benefits administration. Failure to do so may result in delays or complications in critical situations, such as emergencies or benefit processing.

7.2B ACCESS TO EMPLOYEE FILES

7.2B(1) Personnel files are to be protected from any access by people other than:

1) Human Resources Employees;
2) The County Administrator;
3) The Employee;
4) The Grievance Committee, as appropriate;
5) Otherwise required by law.

7.2B(2) Requests to review personnel files must be made in writing to Human Resources. All records are confidential and will be reviewed in the presence of Human Resources during normal working hours or other scheduled times. Records may not be removed from the designated County office for any reason.

7.3 REFERENCE/EMPLOYMENT VERIFICATION

7.3A A Department Head, County Administrator, or designee, may respond to public inquiry concerning employees and former employees. It is the policy of Florence County to respond to such inquiries as follows:

7.3B Phone Inquiries - Confirmation of only the information provided by the inquirer, i.e., name, dates of employment, and position title.

Florence County releases only verifiable, statistical information, and any request for such information must be accompanied by an original legal release signed by the employee involved

7.3C Written Requests - When a signed release from the employee is provided, the only information that can be provided is that which can be verified: name, address, phone number, dates of employment, position title, and/or salary/wages for a requested period of time. Such requests come, for example, from mortgage providers, other lending institutions, or from state agencies such as EEOC, Human Affairs, Department of Social Services, etc., and only Human Resources processes all such requests based on official personnel files.

8.0 EMPLOYMENT STATUS

8.1 TYPES OF APPOINTMENTS

8.1A Introductory Appointment

New employees must serve an introductory period of six (6) months before they will be considered regular employees. The introductory period is intended to give new employees the opportunity to demonstrate their ability to achieve a satisfactory level of performance. Florence County uses this period to evaluate employee capabilities, work habits, and overall performance.

8.1B Regular Appointment

An employee who successfully completes their initial six (6) month introductory period in a position classified as regular full or part time is normally granted regular status on that date.

8.1C Seasonal Appointment

A seasonal employee is an employee who is hired to work for a limited period of time or to work on a particular project or projects. The employee's pay is limited to the actual hours worked. The employee will receive all legally mandated benefits (such as social security and workers' compensation insurance coverage). The seasonal employee is ineligible for Florence County's other leave and fringe benefit programs.

8.1D Re-Call

Any employee who is laid off after achieving regular status can be recalled within six (6) months after the effective date of the layoff into any vacant position for which the employee qualifies, without having to go through the normal recruitment and selection process. Preference will be given to any laid off employee who has previously completed his/her initial probationary period if the employee meets the minimum training and experience requirements for the vacant position. The County Administrator will determine the laid off employee's interest and suitability for the vacancy and whether to authorize a recall. A recalled employee will retain their original date of hire. Accrued and unused benefits will be reinstated.

8.2 TYPES OF EMPLOYMENT STATUS

8.2A Florence County has five (5) established types of employment status:

8.2A(1) Regular Full-Time - Any employee who has completed the six (6) month introductory period and who is regularly scheduled and budgeted to work a minimum of 37.5 hours or more per week (or the equivalent for law enforcement, central communications, fire and rescue, and emergency medical services) is to be considered regular full-time and will be eligible for all leaves, fringe benefits and programs.

8.2A(2) Regular Part-Time - Any employee who has completed the six (6) month introductory period and who is scheduled to work less than 37.5 hours per week, for a scheduled number of hours a day and a scheduled number of days a week will be considered regular part-time. Part-time employees, who work 20 hours per week or more, may be eligible for benefits on a pro-rated basis, as determined by the County Administrator. Health insurance may be available for employees working thirty (30) hours or more per week.

8.2A(3) Temporary Full-Time - A temporary full-time employee will not be eligible for any leave or benefits except in those cases where certain benefits must be paid as a matter of law (such as social security and workers' compensation insurance coverage). Temporary full-time employees are paid only for hours worked.

8.2A(4) Temporary Part-Time - A temporary part-time employee will not be eligible for any leave or benefits except in those cases where certain benefits must be paid as a matter of law (such as social security and workers' compensation insurance coverage). Temporary part-time employees are paid only for hours worked.

8.2A(5) PRN or Variable Time - Any employee who is scheduled to work variable shifts/workdays with no guaranteed hours and no guaranteed time period will be considered a PRN or Variable Time employee. PRN or Variable Time employees will not be eligible for any leave or benefits except in those cases where certain benefits must be paid as a matter of law (such as social security and workers' compensation insurance coverage). PRN or Variable Time employees are paid only for actual hours worked.

8.3 VOLUNTEER SERVICE

8.3A Volunteers serve as representatives of the County and are expected to maintain a high standard of professional, responsible, and respectful conduct at all times while performing assigned duties, participating in training activities, responding to incidents, or otherwise acting in an official capacity on behalf of the County. Failure to adhere to these standards or to comply with applicable County policies may result in disciplinary action, up to and including suspension or termination of volunteer service.

8.3B No Florence County employee (regular, part-time, temporary, etc.) can volunteer (non-paid or compensated time) for Florence County in the same, a substantially similar, or a potentially substantially similar capacity as that for which they is employed (compensated) by Florence County unless the County Council has appropriated funds for the potential work and the Department Head and the County Administrator have approved the work program.

8.4 POSITION CLASSIFICATION

8.4A All Florence County employees will be classified as hourly/non-exempt or salaried/exempt in accordance with the criteria set forth by applicable federal law.

8.4A(1) Hourly/FLSA-Non-Exempt Status (H): Employees who are classified as non-exempt are required to be paid overtime or are awarded compensatory leave hours in accordance with the criteria set forth by applicable federal law. All employees, apart from those meeting special criteria for overtime, i.e., certified law enforcement officers or fire services, are to be compensated accordingly for all hours worked over 40 in a designated work week. Certified law enforcement officers and fire service are to be compensated according to applicable County or federal law.

8.4A(2) Salary/FLSA-Exempt Status (S): Employees who are classified as exempt will be paid a fixed salary for a defined period of time, i.e., weekly, bi-weekly, monthly or annually. Employees may be classified as exempt if their assigned duties and responsibilities meet the criteria set forth by applicable federal law.

8.4A(3) Budget - Designated Exempt Employees (E): Employees in this classification do not accrue any leaves, compensatory time, or other paid leave benefits and do not complete time sheets. They are normally entitled to health and dental insurance under the County's plans in accordance with the plan administrator's policies. Officials elected or appointed are not eligible to accrue leave. County employees, who later become elected or appointed, are not eligible to accrue leave. For purposes of this policy, appointed officials designated by the County Council include the Veterans Affairs Officer and the Voter Registration and Elections Director.

9.0 COMPENSATION AND CLASSIFICATION PLAN

9.1 PURPOSE

9.1A The plan is structured to provide equal pay for equal work and to provide a pay range for each class of positions which will enable Florence County to recruit and retain qualified employees.

9.1B The County has the Compensation and Classification Plan revised and reviewed as needed to reflect budgetary and economic changes as well as staffing needs.

9.2 ADMINISTRATION OF THE COMPENSATION AND CLASSIFICATION PLAN

The primary responsibility for day-to-day administration of the Compensation and Classification Plan rests with the County Administrator. The County Administrator ensures the plan accurately reflects position duties, grade allocations, and equitable wage/salary ranges. The County Administrator should periodically recommend reviews by an independent consultant of the entire Compensation and Classification Plan to bring any appropriate changes to Council for consideration.

9.3 ESTABLISHMENT AND MAINTENANCE OF ANNIVERSARY DATE

9.3A For benefits not based on position longevity or other factors specifically noted elsewhere within this policy, the anniversary date of the employee will be the date of commencement of regular full-time or part-time employment with Florence County.

9.3B No employee will have days deducted, or an anniversary date advanced, for National Guard duty or military leave except in compliance with federal law affecting said leave.

9.4 BREAK-IN-SERVICE

A break-in-service occurs when an employee separates from County employment and is subsequently rehired at a later date. Upon rehire, prior service credit, benefits eligibility, and accrual rates may be affected in accordance with County policy and applicable law. Employees returning after a break-in-service may be treated as new hires for purposes of compensation, leave accrual, and benefits unless otherwise approved by the County Administrator or required by law.

9.5 LEAVE ACCRUAL DATE

9.5A An employee's annual leave accrual rate is based on the employee's date of commencement of regular full-time or part-time employment with Florence County.

9.5B If an employee has a break in service after being employed with Florence County for five (5) years or more and subsequently becomes re-employed by Florence County for an additional five (5) years or more, their annual leave accrual rate will be adjusted to reflect their total years of service with the County.

9.5C Retirees and employees that leave employment without status are ineligible for an adjustment to their annual leave accrual rate for prior service when re-employed with Florence County.

10.0 WAGES AND HOURS

10.1 PAID OVERTIME COMPENSATION

10.1A Overtime will be compensated to all non-exempt hourly employees in accordance with applicable federal and state wage and hour regulations subject to budgetary appropriations and County policy. Overtime must be approved by an employee's supervisor or Department Head before it is performed.

10.1B Overtime is based on actual hours worked. All paid leaves, i.e., vacation leave, sick leave, holidays or any other paid leave of absence, are not considered hours worked for purposes of performing overtime calculations.

10.1C All non-exempt employees, except certified law enforcement personnel and fire service will be compensated for overtime at time-and-one-half for all hours worked over forty (40) in a seven (7) calendar day work week.

10.1D Eligible certified law enforcement personnel will be compensated for overtime at time-and-one-half for all hours worked over 84 in a fourteen (14) calendar day pay period.

10.1E Eligible fire personnel will be compensated for overtime at time-and-one-half for all hours worked over 106 in a fourteen (14) calendar day pay period.

10.2 ACCRUED COMPENSATORY LEAVE TIME

10.2A Compensatory leave time may be accrued by all eligible non-exempt hourly employees in accordance with applicable federal regulations.

10.2B All non-exempt employees, except certified law enforcement and fire service personnel may accrue compensatory leave time for overtime at time-and-one-half for all hours worked over forty (40) in a seven (7) calendar day work week, with total hours accrued not to exceed 240 hours in accordance with applicable federal laws.

10.2C Eligible certified law enforcement personnel may accrue compensatory leave time at time-and-one-half for all hours worked over 84 in a fourteen (14) calendar day pay period, with total hours accrued not to exceed 480.

10.2D Eligible fire service personnel may accrue compensatory leave time at time-and-one-half for all hours worked over 106 in a fourteen (14) calendar day pay period, with total hours accrued not to exceed 480.

10.2E The limit for maximum number of hours accrued may be decreased at the discretion of the County Administrator. All authorized overtime hours worked above the applicable federal law or Administrator established limit will be paid at time-and-one-half.

10.3 TIMEKEEPING

10.3A Accurate recording of time worked is the responsibility of every employee. Federal and state laws require Florence County to maintain an accurate record of time worked each day to calculate employee pay and benefits. "Time worked" refers to all the time actually spent performing assigned duties.

10.3B Employees are to record, to the minute, without rounding the actual time started, actual time stopped, beginning and ending times of any split shift, beginning and ending times of each meal period, and beginning and ending times of any departure from work for personal reasons. This information is to appear on the employee's individual time sheet. The Department Head is to record time on the department timesheet/payroll record converting minutes worked to the nearest quarter hour.

10.3C Employees are not to tamper, alter, or falsify time records, record time on another employee's time record, or misrepresent in any way the actual times worked.

10.3D Non-exempt (hourly) employees are to report to work no more than seven (7) minutes prior to their scheduled starting time and are to stay no more than seven (7) minutes after their scheduled stop time without expressing prior authorization from their Department Head.

10.3E Employees are to record actual time worked and sign their time record to certify the accuracy of all time recorded. The Department Head is to review the time record for accuracy of time worked and compliance with policies, completing the department's timesheet/payroll record. The Department Head's signature on the time sheet indicates their certification of accuracy and compliance with all policies. All time sheets submitted for payroll processing are to have the signatures of the employee and their Department Head.

10.3F Hours of work are to be coordinated by the Department Head and the County Administrator to ensure the greatest service to the citizens of Florence County. Work schedules identify the specific beginning and ending times of the workweek and work period, and the beginning and ending times of the workday are to be established by Department Heads.

10.3G Applicable federal law permits time "swaps" for certain employees in emergency medical services, law enforcement, central communications, and fire services. Employees must record their time on timesheets as originally scheduled, reflecting the hours as if they were actually worked. Swap hours should not be included on timesheets. If an employee fails to report for an agreed-upon swap, disciplinary action may be taken against the employee who was originally scheduled to work.

10.4 WORK SCHEDULES

10.4A The established work week for all employees is:

Start: 7:00 a.m. Saturday
-- seven calendar days --
Stop: 6:59 a.m. Saturday

10.4B Workday and Shift - Non-Shift Employees:

Florence County offices are open from 8:30 a.m. until 5:00 p.m., Monday through Friday. Regular full-time and non-shift employees are scheduled to work seven and one-half (7.5) hours per workday. The County Administrator may approve alternate hours for seasonal requirements.

10.4C Workday and Shift - Shift Employees:

Certified law enforcement and central communications employees are typically scheduled to work twelve (12) hour shifts, emergency medical services are scheduled to work twenty-four (24) hour shifts and fire service employees are scheduled to work a forty-eight (48) hour shift.

10.5 PAYROLL

10.5A Florence County employees are paid on a bi-weekly basis through direct deposit on Fridays. Employees are required to provide bank routing and account information to Human Resources within one week of the date of hire so that payroll direct deposit can be processed with the bank of the employee choosing. Payroll is processed and transferred according to the schedule required by the Federal Reserve. Posting times for banks vary and the County has no control over or responsibility for when a particular bank posts payroll to an individual account.

10.5B Failure to maintain a bank account and to provide notice to Human Resources of any changes can result in significant delays in receipt of pay.

10.6 MEAL PERIODS

10.6A All full-time employees are entitled to an unpaid meal period of one (1) hour each workday. The Department Head will schedule a reasonable time during regular work hours for employees to take their meal. Employees are expected to adhere to this schedule and return to their workstation promptly within the allotted time.

10.6B All non-exempt (hourly) employees must leave their workstation during their lunch break. If an hourly employee's lunch time is interrupted by work-related phone calls or customer inquiries, it may be considered work time.

10.7 PAY PERIOD

10.7A The established pay period for all employees is as follows:

Start: 7:00 a.m. Saturday
-- fourteen calendar days -
Stop: 6:59 am. - Saturday

10.8 STANDARD LEAVE DAY

10.8A Florence County utilizes a standard leave day for holidays, bereavement leave, military leave, sick leave accrual, annual and sick leave carry over changes, operational shut down leave, and emergency declarations and inclement weather leave. A standard leave day for a shift employee is proportionate to an eight (8) hour day for a forty (40) hour week non-shift employee.

10.8B Non-Shift Employees - For regular full-time, non-shift employees scheduled to work seven and one-half (7.5) hours per workday, a standard leave day is seven and one-half (7.5) hours. For regular full-time, non-shift employees and administrative law enforcement employees scheduled to work eight (8) hours per workday, a standard leave day is eight (8) hours.

10.8C Exempt Employees - For regular full-time exempt employees, a standard leave day is eight (8) hours.

10.8D Emergency Medical Services Employees - For regular full-time non-exempt Emergency Medical Services employees scheduled to work twenty-four (24) hour shift, a standard leave day is eleven and two tenths (11.2) hours.

10.8E Certified Law Enforcement and Central Communications Employees - For regular non-exempt full-time Certified Law Enforcement and Central Communications employees scheduled to work twelve (12) hour shifts, a standard leave day is eight and six tenths (8.6) hours.

10.8F Fire Employees – For regular non-exempt full-time Fire employees scheduled to work forty-eight (48) hour shift, a standard leave day is eleven and one half (11.5) hours.

11.0 ATTENDANCE AND LEAVE PROCEDURES

Florence County provides specific leave opportunities. The granted leaves should be used wisely and for the intended purposes. In no circumstances will any paid leave (sick, annual, bereavement, etc.) be paid out for time over and above an employee's regularly scheduled work week. For example, a regular, forty (40) hours per week employee, who takes a day of sick leave during a week in which they actually work a full forty (40) hours, will not receive eight (8) hours of sick leave pay in addition to forty (40) hours of regular pay. The sick leave will not be deducted from the employee's sick leave balance, and the employee will be paid for the forty (40) hours actually worked. No leave will accrue when an employee is off the payroll for reasons including, but not limited to, Workers' Compensation absence, military duty, or extended unpaid FMLA absence.

11.1 ANNUAL LEAVE

11.1A It is the policy of Florence County to provide paid annual leave (commonly referred to as vacation leave) to all eligible employees.

11.1B Eligibility

11.1B(a) Annual leave accrual will begin following the employee's first full month of employment. Part-time (less than 20 hours) and temporary employees are not eligible for annual leave with pay.

11.1C Accrual

11.1C(1) All regular full-time employees accrue annual leave with pay based on their anniversary date of employment according to the following schedule:

11.1C(1)(a) Accrual rates for non-exempt employees scheduled to work a thirty-seven and one-half (37.5) hour workweek.

Number of years of unbroken service	Hourly rate per month	Standard days per year
0-10 years	6.25	10
11-20 years	9.38	15
21 and over	12.5	20

11.1C(1)(b) Accrual rates for non-exempt employees scheduled to work a forty (40) hour workweek and exempt employees.

Number of years of unbroken service	Hourly rate per month	Standard days per year
0-10 years	6.66	10
11-20 years	10	15
21 and over	13.33	20

11.1C(1)(c) Full-time emergency medical services personnel, scheduled to work a twenty-four (24) hour shift, accrue vacation leave at the following rates:

Number of years of unbroken service	Hourly rate per month	Standard days per year
0-10 years	9.33	10
11-20 years	14	15
21 and over	18.66	20

11.1C(1)(d) Full-time law enforcement personnel and central communications employees, scheduled to work a twelve (12) hour shift, accrue vacation leave at the following rates:

Number of years of unbroken service	Hourly rate per month	Standard days per year
0-10 years	7.16	10
11-20 years	10.75	15
21 and over	14.33	20

11.1C(1)(e) Full-time fire personnel, scheduled to work a forty-eight (48) hour shift, accrue vacation leave at the following rates:

Number of years of unbroken service	Hourly rate per month	Standard days per year
0-10 years	9.58	10
11- 20 years	14.38	15
21 and over	19.17	20

11.1C(2) Rate of Accrual for Part-time employees

(a) Regular part-time employees scheduled to work at least one-half of the normal workweek accrue vacation leave at a rate proportional to the rate for full-time employees.

(b) Part-time employees, who are scheduled to work less than one-half the normal workweek, and employees holding seasonal or temporary positions do not accrue vacation leave.

(c) Part-time emergency medical services and central communications employees and PRN staff are not eligible to accrue or be paid for vacation leave.

11.1C(3) The anniversary date of employees, for annual leave purposes, will be the date-of-hire into a regular full-time position with no break in employment.

11.1D Maximum Carry-Over Per Calendar Year

The maximum carry-over amount of vacation time per calendar year is forty-five (45) standard leave days. Any accrued, unused vacation leave in excess of this carry-over limit will be forfeited and deleted at the end of the first pay period in January of each year.

11.1E General Information

11.1E(1) Except in the case of an emergency, all annual leave is to be approved, in writing and in advance, by the employee's supervisor, Department Head, or the County Administrator as applicable. An employee wishing to take annual leave should request approval as soon as possible but at least one week in advance. Annual leave may not be taken prior to being accrued. All requests for annual leave will be in increments of no less than thirty (30) minutes.

11.1E(2) Florence County endeavors to allow employees to take paid annual leave at times most convenient to them. However, in order to ensure continued, smooth operation and maintain a high quality in the delivery of services to the citizens of Florence County, the County Administrator may limit the number of employees who may be absent from a given Department or unit at any one time. When there is a conflict in the vacation requests of two or more employees who cannot be spared at the same time, the Department Head will make the determination as to who may take leave based on the needs of the County.

11.1E(3) On occasion, it may be necessary for the Department Head or the County Administrator to require an employee to work in lieu of taking their scheduled annual leave. Employees who work their scheduled annual leave may reschedule their annual leave.

11.1E(4) Non-exempt employees who do not work the required biweekly hours may be charged annual leave to complete the required hours at the discretion of the Department Head and/or Human Resources.

11.1F Units of Annual Leave

An employee's annual leave credit is to be charged for the actual time (or at a minimum of 30-minute increments) an employee is away from the job. No leave, compensatory time, or other non-work time is credited toward overtime. Overtime is based only on the hours actually worked by an employee.

11.1G Leave Donation Policy

11.1G(1) Purpose

The purpose of this policy is to establish guidelines under which employees of the County may voluntarily donate accrued leave to assist fellow employees experiencing a serious health condition or qualifying emergency and who have exhausted all available paid leave.

11.1G(2) Scope

This policy applies to all eligible full-time and part-time County employees who have successfully completed their probationary period. Leave related to workers' compensation and extended leave is not eligible under this policy.

11.1G(3) Eligibility to Receive Donated Leave

11.1G(3)(a) Employees must be in good standing with the County.

11.1G(3)(b) Employees must have exhausted all accrued sick leave, annual leave, compensatory time, and other applicable leave balances.

11.1G(3)(c) Employees must be absent due to a serious health condition affecting themselves or an eligible family member, or due to a qualifying emergency.

11.1G(4) Qualifying Circumstances

- Serious illness, injury, or medical condition.
- Extended hospitalization or recovery period.
- Catastrophic events or emergencies as determined by the County Administrator or designee.

11.1G(5) Request Procedure

11.1G(5)(a) The employee or their representative must submit a Leave Donation Request Form to Human Resources.

11.1G(5)(b) Medical certification or supporting documentation may be required.

11.1G(5)(c) Human Resources will review the request and coordinate approval with the Department Head and County Administrator or designee.

11.1G(5)(d) Upon approval, Human Resources will notify Department Head of the opportunity for leave donation without disclosing confidential medical information.

11.1G(6) Donation Procedure

11.1G(6)(a) Employees wishing to donate leave must complete a Leave Donation Form with Human Resources.

11.1G(6)(b) Donations must be made in one (1) hour minimum increments.

11.1G(6)(c) All donations are voluntary and confidential.

11.1G(7) Administration of Donated Leave

Human Resources is responsible for the administration of this policy, including maintaining records, ensuring compliance, and providing guidance to employees and management. Donated leave will be credited to the recipient in accordance with County payroll procedures. Donated leave may only be used for the approved purpose. Donated leave has no cash value and may not be converted to compensation.

11.1G(8) Limitations

11.1G(8)(1) The amount of donated leave may be limited to the amount necessary to support the recipient's approved absence.

11.1G(8)(2) Unused donated leave will not be returned to donors. It will be placed in a leave donation pool and utilized by the next eligible employee who requires the donation. Abuse of this program may result in disciplinary action.

11.1H Confidentiality

All medical and personal information related to leave donation requests shall be maintained in accordance with applicable confidentiality laws, including HIPAA where applicable.

11.1I Compliance with South Carolina and Federal Law

This policy shall be administered in compliance with applicable federal laws, including the Family and Medical Leave Act (FMLA), and relevant South Carolina laws governing public employment. Nothing in this policy shall be construed to provide benefits beyond those required by law.

Disclaimer:
Participation in the leave donation program is voluntary and subject to approval in accordance with County policy. Donated leave is not guaranteed and will be distributed based on availability and eligibility. The County reserves the right to modify, suspend, or terminate this program at any time without prior notice.

11.1J Payment of Annual Leave Upon Separation from Employment

11.1(J)(1) Upon leaving employment, employees receive compensation at their regular straight-time rate for any unused vacation days, up to a maximum of 45 days, provided they give and fulfill the required notice period. Non-management employees are required to provide two weeks' written notice to their Department Head and to work through this notice period. Department Heads and all other management employees must give four weeks' written notice and work through this notice period.

11.1(J)(2) Employees who are terminated for cause are eligible for payment of unused vacation leave, up to a maximum of 45 standard leave days.

11.2 HOLIDAYS

11.2A All full-time employees are eligible for pay for a standard leave day, from date of hire, for the following official paid holidays:

(1) New Year's Day (January 1)
(2) Martin Luther King, Jr's Birthday (Third Monday in January)
(3) Good Friday (Friday before Easter Sunday)
(4) Memorial Day (Last Monday in May)
(5) Independence Day (July 4)
(6) Labor Day (first Monday in September)
(7) Thanksgiving Day (Fourth Thursday in November)
(8) Day After Thanksgiving (Fourth Friday in November)
(9) Christmas Eve (December 24)

(10) Christmas Day (December 25)

(11) Additional Christmas Day if declared a state holiday by the Governor and any other day so designated by the Florence County Council.

11.2B Recognized holidays that fall on a Saturday will be observed on the preceding Friday and recognized holidays that fall on a Sunday will be observed on the following Monday, unless designated otherwise by County Council.

11.2C Regular part-time employees scheduled to work at least one-half (1/2) of the normal workweek are entitled to standard leave for holidays at a rate proportional to the rate for full-time employees.

11.2D Temporary and seasonal employees are not entitled to compensation for holidays.

11.2E Part-time emergency medical services and central communications employees and PRN staff are not entitled to compensation for holidays.

11.2F All non-exempt employees, whether required to work a holiday or not required to work the holiday, receive pay for a standard leave day.

11.2G Holiday pay is calculated at the regular hourly rate. Holiday leave hours are not considered hours worked for the purpose of computing overtime.

11.2H When a holiday falls during a period of approved sick and/or vacation leave, the employee receives holiday pay instead of sick or vacation leave. For shift employees, the balance of the employee's scheduled shift (less the standard leave day for holiday pay) may be charged against approved sick and/or vacation leave.

11.2I Employees must be in pay status to receive holiday pay. If the employee is scheduled to work the day before or the day after the holiday, and the employee has an unexcused absence for either day, the employee is not eligible for holiday pay.

11.2J If an employee is scheduled to work on a holiday and has an unapproved absence, the employee does not receive holiday pay.

11.3 SICK LEAVE

11.3A Florence County provides paid sick leave benefits to regular, full-time employees for periods of temporary absence due to illness or injury. Sick leave is a privilege, not an entitlement. Sick leave may not be taken prior to being accrued. A Department Head or Human Resources may require that an employee provide a medical excuse for sick leave of any duration at any time. If a medical excuse is not available as requested, then any authorization for sick leave may be rescinded and the employee may not be paid for the time missed. Failure to provide the requested medical excuse may result in disciplinary action.

11.3B Eligibility

11.3B(1) Full-time employees of the County accrue one (1) standard leave day of sick leave per month of continuous service.

11.3B(2) Rate of Accrual for Part-time Employees

a) Part-time employees scheduled to work at least one-half (1/2) the normal workweek accrue sick leave at a rate proportional to the rate for full-time employees.

Part-time employees who are scheduled to work less than one-half (1/2) the normal workweek, and employees holding seasonal or temporary positions do not accrue sick leave.

b) Part-time emergency medical services and central communications employees and PRN staff are not eligible to accrue or be paid for sick leave.

11.3C Sick leave normally will not be advanced. However, the County Administrator may consider advancing up to ten (10) days of sick leave in emergency situations or in the event an employee does not have sufficient combined sick leave, annual leave, holiday leave, and compensatory time accrued to continue regular pay during the workers' compensation waiting period, and the likelihood of the employee returning to work is high.

11.3D Units of Sick Leave

For all employees, sick leave credit is to be charged for the actual time (or at a minimum of thirty (30) minute increments) an employee is away from the job. Sick leave hours used do not count towards calculation for overtime pay or compensatory leave accrual.

11.3E Maximum Carry Over Per Calendar Year

The maximum carry-over amount of sick time per calendar year is ninety (90) standard leave days. Any accrued, unused sick leave in excess of this carry-over limit will be forfeited and deleted at the end of the first pay period in January of each year.

11.3F Authorized Uses of Sick Leave

11.3F(1) Sick leave may be used in the following situations:

- Personal illness or injury.
- Appointments for the employee to see a medical professional doctor, dentist, etc.
- Exposure of an employee to a disease requiring quarantine.
- Illness, injury, or medical appointments for a dependent child, spouse, or parent.

***For the purpose of this section of the policy, a dependent child is defined as a child who is 18 years old or younger and resides in your care, or an adult child who is 18 years old or older but is unable to support themselves due to a physical or mental disability.**

11.3G General Information

11.3G(1) In order to be eligible for sick leave with pay, an employee is to:

11.3G(1)(a) Report to their supervisor within one (1) hour of the scheduled starting time or as required by the appropriate supervisor to advise the reason for the absence and request sick leave. The supervisor may require a personal call at their discretion or as necessary. If an emergency exists, arrangements should be made to have someone notify the supervisor on behalf of the employee. Non-emergency medical appointments are to be approved in advance as required by the appropriate supervisor. An employee who fails to make the request and receive approval from their immediate supervisor may not be paid for

the time taken prior to notification. Misuse of sick leave may result in disciplinary action, and continued, unapproved absence will become a compulsory resignation without status.

11.3G(1)(b) Keep their supervisor advised concerning the illness or injury and the anticipated date of return.

11.3G(1)(c) Provide a written certificate from a licensed physician or nurse practitioner certifying that the employee's condition prevented them from performing the duties of their position for any absence that extends beyond three (3) consecutive workdays to be eligible for paid sick leave. The County Administrator, Human Resources Director or Department Head may at any time require an employee to obtain medical certification (original, signed documentation) for any paid sick leave taken and/or medical certification that an employee is capable of returning to work. An employee may be required to periodically update and re-verify the use of sick leave.

11.3G(2) If an employee at work cannot adequately perform their duties or if they may present a danger of injuring or infecting other employees, the Department Head, Human Resources Director or the County Administrator may place the employee on sick leave or unpaid leave until the employee obtains medical certification as to their ability to perform job duties in a safe and efficient manner.

11.3G(3) An employee who has exhausted their accrued sick time and who is experiencing an absence, which meets sick leave eligibility requirements, will have the absence charged against accrued annual leave.

11.3G(4) When all available sick leave and, if applicable, accrued annual leave have been exhausted, an employee may continue on Family and Medical Leave, provided they meet eligibility requirements under this policy. If the employee is not eligible or elects not to continue under such leave, they may be removed from the payroll.

11.3G(5) During any period of approved leave without pay, including authorized sick leave beyond the twelve (12) week Family and Medical Leave period, the employee is responsible for remitting payment for any applicable payroll deductions. Failure to submit timely payments may result in the termination of benefits and could lead to removal from the payroll.

11.4 BEREAVEMENT LEAVE

11.4A All regular full-time and part-time employees are eligible for up to three (3) days of paid bereavement leave in the event of a death in the employee's immediate family. Such leave must be approved in advance by the appropriate Department Head. Bereavement leave must be taken within seven (7) calendar days of the funeral or memorial service.

11.4B For purposes of this policy, "immediate family" includes a spouse, parent, child, dependent child, grandchild, grandparent, or sibling. Stepparents, stepchildren, stepsiblings, are considered part of the immediate family only if the employee and the deceased resided together on a regular basis at or prior to the time of death. Additionally, an individual with whom the employee resides in a committed romantic relationship shall be considered immediate family for bereavement leave purposes.

11.4C Employees are also eligible for up to two (2) days of paid bereavement leave in the event of the death of an in-law, including a son-in-law, daughter-in-law, parent-in-law, grandparent-in-law, brother-in-law, or sister-in-law. In such cases, step-relatives will be considered immediate family

only if the employee and the deceased did not reside together on a regular basis at or prior to the time of death.

11.4D If additional leave is needed, the employee may request to use accrued annual leave.

11.4E The Department Head, Human Resources Director, or County Administrator may require proof of death to be submitted. The employee's supervisor must obtain the relationship of the deceased to the employee, as well as the name of the funeral home handling the arrangements. The Department Head is responsible for certifying and submitting this information along with the payroll report for the leave of bereavement. Failure to include the required documentation with the timesheet will result in the leave being deducted from annual leave accrual first, compensatory time second, and then classified as leave without pay.

11.5 VOTING DAYS

Florence County encourages its employees to fulfill their civic responsibilities by participating in elections. Generally, employees should be able to find time to vote either before or after their regular work hours. The Department Head will make an effort to coordinate with employees to allow for annual leave or minor shift adjustments on voting days for those whose work schedules make it challenging to reach their polling place.

11.6 CIVIL LEAVE

11.6A Time off for mandatory jury duty is excused leave, and the hours actually spent on jury duty, when the hours of jury duty conflict with an employee's work hours, will be considered paid leave, provided that proof of duty is verified by the employee's Department Head. Any period of time for which an employee is excused from jury duty because of illness will be charged to sick leave.

11.6B An employee will be paid for wages lost from scheduled straight-time work due to jury service up to a maximum of four (4) weeks per year. In order to qualify for this payment, an employee called for jury service must give their supervisor notice of such service within two working days of the time the employee is called for such service. The employee must report to work if released by the court on any day of jury service, unless, at the discretion of the employee's supervisor, reporting to work would be highly impractical due to travel time, etc. It is the employee's responsibility to keep their supervisor periodically informed about the amount of time required for jury duty. Employees are entitled to any compensation received from the court system for jury duty.

11.7 WITNESS DUTY LEAVE

11.7A Employees subpoenaed to appear in court as a witness on behalf of Florence County in court will be entitled to civil leave with pay for such period as their court attendance may be required when the hours of court duty conflict with the hours of their work, provided that proof of appearance is verified by the employee's Department Head.

11.7B If the Courthouse is within reasonable commuting distance, the employee is expected to report for work when released from witness duty if it does not conflict with court obligations. It is the employee's responsibility to keep their supervisor periodically informed about the amount of time required for court appearances.

11.7C Employees are entitled to any compensation received from the court system for official court attendance on behalf of Florence County.

11.7D Time spent by an employee in court for a work-related case on behalf of Florence County is considered as hours worked for the purposes of applicable federal law.

11.8 PRIVATE LITIGATION LEAVE

An approved absence of a Florence County employee in order to appear in any capacity in private litigation or in litigation against the County as a plaintiff is to be charged annual leave.

11.9 MILITARY LEAVE

Employees are entitled to such leave of absence and reinstatement upon return from leave of absence for military service (including Reserve and National Guard duty) as may be provided by applicable state and federal law. The provisions of such laws change from time to time, and, for that reason, no effort is made to set forth the law in this policy. Employees will be compensated for their regularly scheduled workdays at their normal rate of pay.

If you need to take military service leave, you or an authorized military service officer should provide advance notice to your supervisor or the Human Resources Department. If possible, you should give at least 30 days' notice of your request for leave. If 30 days' notice is not possible because of military necessity or for other reasons, you should give as much advance notice to the County as possible.

Written notice is preferred but not required. Where possible, please submit a copy of your military orders, training notice, or order to active duty to your supervisor or the Human Resources Department.

11.9A Pay and Benefits

Military service leave is unpaid. However, employees may use any or all of their accrued but unused annual leave during their military service leave. During military service leave, all benefits provided under an employee benefit plan are governed by the terms and conditions of the applicable employee benefit plan documents in accordance with applicable law.

11.9B Reemployment

Employees may be eligible for reemployment after their military service leave. Any employee who would like to return to work must report to work or submit an application for reemployment to the Human Resources Department, including their military discharge documentation, if available, as follows:

- If their military service was for less than thirty-one (31) days, they must report to work on the first regularly scheduled workday, that is at least eight (8) hours after they return home from military service.
- If their military service was for thirty-one (31) to one-hundred and eighty (180) days, they must apply for reemployment within fourteen (14) days following completion of military service.
- If their military service was for more than one hundred and eighty (180) days, they must apply for reemployment within ninety (90) days following completion of military service.
- If they suffered a service-connected injury or illness and they are hospitalized or convalescing, they have up to two (2) years following completion of military service to return to their jobs or apply for reemployment, depending on the length of recovery time required.

Nothing in this policy requires the County to reemploy individuals who are not eligible for reemployment rights under applicable law.

11.9C Discrimination and Retaliation Prohibited

Florence County prohibits and will not tolerate discrimination or retaliation against any employee or applicant because of that person's membership in or obligation to perform service for any branch of the US military. The County is committed to enforcing this policy against discrimination and retaliation. Any employee who believes they have been subject to discrimination or retaliation in violation of this policy should immediately report it to their supervisor or Human Resources.

11.10 PERSONAL LEAVE

11.10A This section applies only to employees employed for less than twelve (12) months, to employees who have worked fewer than one-thousand two-hundred and fifty (1,250) hours in the preceding twelve (12) months, and to employees whose reasons for leave are not covered by the Family and Medical Leave Act.

11.10B An employee who has completed their initial probation is eligible to apply for a leave of absence for up to twelve (12) weeks when unable to work because of sickness, pregnancy, or injury on or off the job. Such an employee may also apply for leave of absence for personal reasons. Personal leave is not normally approved but may be granted only at the discretion of the County Administrator with a written recommendation by the employee's Department Head. Granting such leave does not guarantee reinstatement of an employee to their former position or to a position equivalent to their former position. Employees still in their introductory periods who are absent for more than five (5) consecutive scheduled workdays because of any physical disability are to be removed from the payroll but may be eligible for rehire.

11.10C An employee should apply for consideration for a leave of absence as far in advance of need as is possible. A Department Head, with the approval of the County Administrator, may place an employee on unpaid leave status when the circumstances warrant such action.

11.10D Personal Leave for a physical disability will begin on the first day of absence.

11.10E Generally, an employee on personal leave who has exhausted all sick and/or vacation time is not entitled to wages, does not accrue fringe benefits, and is responsible for payment of any benefits normally paid through payroll deduction. Certain exceptions may be established by law, but any other exceptions will be listed in this section.

11.10F Employees desiring to return to work from unpaid leave of absence should notify the Department Head in writing at least ten (10) days prior to their desired date of return. If the County finds that the employee is fit to resume their duties, the employee may be recalled to their former job if a vacancy exists and is to be filled. If no such vacancy exists, the employee may be recalled to any vacancy, which is to be filled and for which they are qualified and selected on a competitive basis. If no such vacancy exists at the time the employee desires to return to work, the employee's leave of absence may be continued. Any employee who has not been reinstated within six (6) months following the commencement of a leave of absence, is to be removed from the payroll. This action does not affect the employee's eligibility to compete for hire as a new employee at some future time.

11.11 REASONABLE ACCOMMODATIONS

11.11A Florence County is committed to complying with all applicable provisions of the Americans with Disabilities Act, as amended, ("the ADA"). It is the County's policy not to discriminate against any qualified employee or applicant with regard to any terms or conditions of employment because of such individual's disability so long as the employee can perform the essential functions of the job with or without reasonable accommodation. Consistent with this policy of non-discrimination, Florence County will provide reasonable accommodation for a qualified individual with a disability who has made the County aware of their disability, provided that such accommodation does not constitute an undue hardship to Florence County.

11.11B Employees with a disability who believe they need reasonable accommodation to perform the essential functions of their job should contact the Director of Human Resources. On receipt of an accommodation request, the Director of Human Resources may request the employee provide verification of the need for the accommodation from the employee's provider, and then thereafter meet with the employee and the employee's manager, as applicable, to discuss potential accommodation that Florence County may make to help overcome any identified limitations.

11.11C Florence County will then determine the feasibility and/or any undue hardships associated with granting the accommodation. Florence County will determine the feasibility of any requested accommodation and will discuss the feasibility of the requested accommodation and proposed alternative accommodation with the employee as applicable. If Florence County is unable to grant the accommodation, the Director of Human Resources will meet with the employee to explain why. If the request is granted, Human Resources will work with the employee and their manager to make appropriate accommodation.

11.11D An employee or job applicant who has questions regarding this policy or believes that they have been discriminated against, based on a disability, should notify the Director of Human Resources as soon as possible.

11.12 FAMILY AND MEDICAL LEAVE ACT

11.12A This section applies only to employees employed for a minimum of twelve (12) months. Employees must have worked at least one thousand two hundred and fifty (1,250) hours during the twelve (12) month period immediately before the leave date is requested to commence.

11.12B Rights under FMLA: Employees who meet the length of service and hours worked requirements described above have rights under the Family and Medical Leave Act. Employees may request leaves of absence under this policy for the reasons listed in Section 11.12C(1)-(3). **It is the policy of Florence County to count as FMLA time, any time off related to a medical condition that meets FMLA requirements. This time will run concurrently with FMLA leave.**

11.12C Reasons for Leave

11.12C(1) Regular FMLA leave: An eligible employee will be granted a leave of absence under the FMLA when: (1) a serious health condition, including disability resulting from an on-the-job injury (a Worker Compensation injury/illness), prevents the employee from being able to perform their job; (2) the employee's spouse, child, or parent has a serious health condition and the employee must be absent from work in order to care for that relative; or (3) an employee must be absent from work in order to care for a natural child, adopted child, or formally placed foster child, provided that entitlement to leave to care for a child who is newly born or newly received in the employee's household ends twelve (12) months after a natural child is born or twelve (12) months after an adopted or foster child is received in the employee's household. **Proof of need for leave**

of absence must be submitted to Human Resources within fifteen (15) days of application for any FMLA leave.

11.12C(2) Military Caregiver Leave: An eligible employee who is the spouse, parent, child, or next of kin (designated in writing) of a current member of the armed forces, including the National Guard or Reserves, who has a serious injury or illness incurred in the line of duty will be granted up to twenty-six (26) weeks of FMLA leave in a twelve (12) month period, if the service member is undergoing medical treatment, recuperation, or therapy; or is in outpatient status; or has an applicable designation on the federal temporary disability retired list. **Employees requesting FMLA leave for a service member must provide proof of the qualifying family member's next of kin status and federal active military service to Human Resources before leave is granted. Proof of need for leave of absence must be submitted to Human Resources within fifteen (15) days of application for any FMLA leave.**

11.12C(3) Qualifying Military Exigency Leave: An eligible employee who is the spouse, parent, child, or next of kin (designated in writing) of a current member of the armed forces, including the National Guard or Reserves will be granted up to twelve (12) weeks of FMLA leave in a twelve (12) month period for reasons related to or affected by the family member's federal call-up/service or activation by Presidential order. Qualifying exigencies are:

(1) Short-notice deployment (notice of 7 calendar days or less);
(2) Military events and related activities;
(3) Childcare and school activities (regular or routine childcare by the employee does not count);
(4) Financial and legal arrangements;
(5) Counseling;
(6) Rest and recuperation;
(7) Post-deployment activities; and (8) Other urgent related events may be eligible if approved by the County Administrator.

Employees requesting FMLA leave for a service member must provide proof of the qualifying family member's next of kin status and federal call-up/active military service to Human Resources before leave is granted. Proof of need for leave of absence must be submitted to Human Resources within fifteen (15) days of application for any FMLA leave.

11.12D Length of Leave

11.12D(1) Regular FMLA leave: An eligible employee can take up to twelve (12) weeks of work under this policy during any twelve (12) consecutive months. Leave taken for Qualifying Military Exigency Leave also counts against the twelve (12) work weeks of Regular FMLA. Leave to care for a newly born or newly received child must be taken consecutively. Leave required because of the employee's own serious health condition or that of a spouse, child, or parent, may be taken intermittently or by means of a modified work schedule when necessary. When necessary and available, modified work schedules may be arranged with the Department Head.

11.12D(2) Military Caregiver Leave: An eligible employee can take up to twenty-six (26) work weeks under this policy during a twelve (12) month period. Leave taken for Regular FMLA and Qualifying Military Exigency Leave also count against the twenty-six (26) weeks of leave permitted to care for an injured service member.

11.12D(3) Qualifying Military Exigency Leave: An eligible employee can take up to twelve (12) weeks under this policy during any twelve (12) month period. Leave taken for Regular FMLA also counts against the twelve (12) work weeks. For short notice deployments up to seven (7) calendar days of leave may be taken, and leave taken to be with the service member during periods of rest and recuperation (example: military leave or other status determined to be the

equivalent) is limited to five (5) days per period. Leave taken to attend post-deployment activities must be taken within ninety (90) days of the end of active-duty service.

11.12E Effect of Leave on Paid Time Off: An employee who must be absent due to their own disability will be paid for time lost from work first from accrued sick leave balances and then from accrued annual leave balances and similar balances. An employee who takes leave for any other reason will be paid for time away from work from their annual leave balance and any other eligible balance.

11.12F Effect of Leave on Accrual of Fringe Benefits

11.12F(1) Health Benefit Plan: Employees taking up to twelve (12) work weeks' leave under this policy must continue to pay their portion of health benefit plan premiums on the same date that such portion of premiums would be deducted from the employee's wages. If FMLA leave exceeds twelve (12) work weeks, employees are responsible for full and timely payment of the entire cost of health and dental insurance and responsible for making direct payment of any non-County sponsored, payroll deducted plans, such as optional insurance with independent carriers. Employees are entitled to a minimum 30-day grace period in which to make their premium payments to maintain their insurance benefits.

11.12F(2) Accruals: Unpaid time away from work due to leave granted under this policy is not considered time worked for the purposes of accrual of any paid time off or paid leaves.

11.12G Employee Responsibility: Employees requesting leave under this policy must provide thirty (30) days' advance notice, or a shorter notice period if circumstances are warranted.

11.12H Fitness for Duty Certification: Employees returning from FMLA leave for their own disability must provide a Fitness for Duty (FFD) certification signed by their treating physician.

Employees who fail to provide FFD certification will be prohibited from returning to work until it is provided. FFD certifications may be required when an employee returns from intermittent FMLA leave if serious concerns exist regarding the employee's ability to resume their duties safely.

11.12I Termination of Leave of Absence: A leave of absence under this policy will end when the need for the leave of absence ends, or when the maximum leave described above has been taken, whichever occurs sooner.

11.12J Reinstatement: At or before the conclusion of the FMLA leave of absence (excluding extension of leave), the employee is entitled to reinstatement to their former position or to a position equivalent to their former position. The employee must demonstrate that they are fit for duty, providing FFD certification, and give reasonable notice of intent to return to work.

11.12K Extension of Leave (Fourteen (14)-Week Benefit Period)

11.12K(1) An employee who is unable to perform the duties of their position due to their own disability and who has exhausted their entitlement to leave under the Family and Medical Leave Act by taking twelve (12) weeks of leave and who continues to require leave, which would qualify for FMLA if such leave had not been exhausted, may upon written application, be granted up to an additional fourteen (14) weeks of unpaid leave of absence with approval of the Department Head and Human Resources Director. This additional leave of absence does not entitle the employee to reinstatement to their former position or an equivalent one nor to payment of any portion of their health benefit plan premiums. The employee will be separated from payroll status and carried in a terminal leave status for an additional fourteen (14) weeks on the County's health

and dental insurance policies. The employee will be responsible for full and timely payment of the entire cost of this insurance and responsible for making direct payment of any non-County sponsored, payroll deducted plans, such as optional insurance with independent carriers. Failure to make payments when due results in cancellation of insurance coverage. If the employee is able to return to work prior to or after the exhaustion of their extended leave and provides FFD certification, they may apply and compete for any job posting for which they feel they are qualified.

11.12K(2) Employees who have exhausted their FMLA leave under other circumstances, but who continue to require leave which would qualify for FMLA leave if such leave had not been exhausted, may apply for an extended leave of absence for personal reasons. Such extended leaves are granted only at the discretion of the County Administrator upon recommendation of the Department Head.

11.12L Automatic Termination of Employment: An employee's employment will automatically terminate if they do not return to fully active employment status at the conclusion of their approved leave of absence or extended leave of absence.

11.12M Special Situations

11.12M(1) Spouses: When both a husband and a wife are employed, their combined right to leave of absence to care for a child or parent is twelve (12) weeks in a twelve (12) month period. Their combined right to a leave of absence to care for a covered injured or ill service member is twenty-six (26) weeks in a twelve (12) month period.

11.12M(2) Key Employees (salaried employee in highest paid 10% of all employees): Such employees may be denied reinstatement rights if reinstatement would cause substantial and grievous economic injury to operations.

11.12N NOT A CONTRACT

THIS POLICY DOES NOT CREATE CONTRACT RIGHTS. IN NO CASE WILL AN EMPLOYEE HAVE A GREATER RIGHT TO A JOB THAN THEY WOULD HAVE HAD IF THEY HAD NOT TAKEN LEAVE UNDER THIS POLICY.

11.13 LEAVE WITHOUT PAY

11.13A Employees who have no available paid leave may be considered for limited leave without pay by Florence County, upon recommendation from the Department Head and if approved by the County Administrator. No leave without pay will be granted if the employee has any accumulated applicable leave or compensatory time available. The employee should submit the reasons for the leave and its probable duration. Such leave without pay does not entitle the employee to reinstatement to their former position or an equivalent one, nor to payment of any portion of their health benefit or other plan premiums.

11.13B An employee on any leave without pay (Worker's Compensation, FMLA, etc.) will be responsible for paying the County the applicable portion of health insurance and any other elected payroll deductions. Failure to make these payments when due will result in the loss of those benefits.

11.13C At the conclusion of the approved leave without pay, the employee may be reinstated to their original position, if it is available, retaining their original date of hire. If their original position is not available, the employee may apply and compete for any open position for which they are

qualified. If the employee is selected for such a position, they will retain their original date of hire, and the position change will be treated as a lateral transfer, promotion, or demotion as applicable.

11.13D If an employee fails to report to work promptly on the next business day following the end of the approved leave without pay, it is assumed that the employee has resigned and they are to be removed from the payroll.

11.14 ADMINISTRATIVE LEAVE

Administrative leave relieves the employee temporarily of duties. Periods of administrative leave with or without pay are administered when the County Administrator, elected or appointed official, determines such leave is warranted.

11.15 OPERATIONAL SHUTDOWN LEAVE

No paid shutdown leave will be authorized without the prior approval of the County Administrator. In the event that the County Administrator directs the shutdown of offices, operational units, etc., employees may be temporarily reassigned to work as directed by the County. The Department Head, County Administrator, or a designee, will notify employees.

11.16 EMERGENCY DECLARATIONS AND INCLEMENT WEATHER

11.16A From time to time, emergencies such as severe weather, fire, or power outages may disrupt County operations. In such circumstances, the County Administrator may direct the closure of one or more County facilities. Employees designated as essential and required to report to work during an emergency closure will be notified by their Department Head, the County Administrator, or a designee.

11.16B Non-exempt employees, regardless of whether they are required to work during an emergency closure, will receive the number of hours of leave equal to their standard leave day.

11.16C Exempt employees who are not required to work during an emergency closure will receive pay for their standard workday. Exempt employees required to work during an emergency closure will receive leave credit in increments of either half-day or full day. Employees who work fewer than four (4) hours will be credited with four (4) hours of leave. Those who work more than four (4) hours will receive a maximum of eight (8) hours of leave credit per day.

12.0 EMPLOYEE BENEFIT PROGRAMS

12.1 FRINGE BENEFITS

12.1A HEALTH INSURANCE - Florence County covers a portion of the premium cost for health insurance coverage for benefit-eligible County employees. The employee also pays, through payroll deduction, a portion of that cost plus the cost of any elected dependent coverage (if available). For details, employees are to contact Human Resources.

12.1B COBRA - Employees eligible for Florence County health insurance may be eligible for COBRA coverage in the event they are no longer eligible for coverage; if their work hours are reduced; or, if there is a change in family status - birth/adoption, marriage/divorce, etc. It is the employee's responsibility to notify Human Resources of any change in family status within ten (10)

working days. For further details regarding continuing or converting group health insurance benefits, employees are to contact Human Resources.

12.1C SOCIAL SECURITY - All employees are automatically enrolled in the federal Social Security System. The amount paid by the employee into the federal Social Security System is matched by Florence County in accordance with state and federal regulations.

12.1D WORKERS' COMPENSATION INSURANCE - Florence County maintains workers' compensation insurance on employees and specified volunteers (which may include volunteer firefighters, auxiliary/reserve deputies, or inmates) as prescribed by the South Carolina Workers' Compensation Law. No other volunteers and no contractors are covered.

12.1E RETIREMENT

12.1E(1) Florence County participates in the South Carolina Retirement System (SCRS) Program. All full-time County employees are covered under the South Carolina Retirement System Program in accordance with SCRS regulations. A retirement plan is also available for part-time employees under certain conditions.

12.1E(2) Retirement benefits are available to County employees in accordance with the provisions of the South Carolina Retirement System.

12.1E(3) The effective date of employment with the County plus any state allowance governs employee pension at retirement, for state retirement benefit purposes.

12.1E(4) Retiree Insurance Assistance - The County contributes towards the cost of retiree hospitalization coverage for employees that retire dependent upon date of hire and as provided for in annual appropriation levels by the Florence County Council. Contact Human Resources for details and eligibility.

12.1F PAYROLL DEDUCTIONS

Florence County will make deductions from employees' pay for any retirement contribution, approved optional deductions, and for social security, federal income tax, and South Carolina income tax as required by law.

12.1G WELLNESS CLINIC

12.1G(1) Florence County provides employees, their spouses, and eligible immediate dependents with access to the Florence County Employee Wellness Clinic. The Wellness Clinic is an employee benefit intended to support healthcare needs while helping to reduce out-of-pocket medical expenses. Access to the clinic is available regardless of insurance coverage.

12.1G(2) Prior to receiving services, employees must complete a Clinical Treatment Authorization Form for any spouse or dependent seeking care at the clinic. To obtain or review this form, employees should contact Human Resources.

12.1G(3) For purposes of this section in the policy, an "immediate dependent" is defined as:

> (1) an individual related to the employee who resides in the employee's household and is listed as a dependent on the employee's most recent tax return; or
> (2) a child of the employee who is 26 years of age or younger and is covered under the employee's County-sponsored health insurance plan.

12.1G(4) Adult children or other relatives who do not reside in the employee's household are not listed as dependents on the employee's most recent tax return or are not covered under the employee's County-sponsored health insurance plan are not eligible to access the Florence County Employee Wellness Clinic.

12.1H WORKERS' COMPENSATION PROGRAM

12.1H(1) Florence County provides a comprehensive worker compensation insurance program for appropriate employee medical expenses and for partial salary continuation in the event of a work-related injury or illness. The amount of benefits payable and the duration of payment depend on the nature of the injury or illness. Subject to applicable legal requirements, worker compensation insurance provides benefits to employees incapacitated and absent from work in excess of seven (7) days because of a work-related injury or illness.

12.1H(2) Employees who sustain a work-related injury or illness are to inform their Department Head immediately. The Department Head is to ensure that each employee involved in the accident reports to the designated physician or medical facility for medical treatment, as well as ensuring the employee drug and alcohol tests are completed immediately if required. The Department Head is to immediately report the injury to the Risk Manager and assist with completing the First Report of Injury (State Form 12-a). No matter how minor an on-the-job injury may appear, it is important that it be reported immediately. This will enable an eligible employee to receive appropriate medical treatment and provide for payment of medical expenses and for partial wage continuation. A Workers' Compensation injury is a triggering event for the Family and Medical Leave Act, and any absence as a result of a Workers' Compensation injury/illness will run concurrently with the twelve (12) week FMLA entitlement. Temporary transitional work (Light Duty) assignments may be offered for employees who have been restricted by a physician due to a work-related injury/illness based on the needs of the County. Light duty assignments are essential duties for which a department would likely have to either hire an employee or pay an employee overtime to perform. Decisions regarding light-duty work placement of employees will be made jointly by the Department Head and the Risk Manager, with approval of the Human Resources Director. If granted, light duty is normally limited to forty-five (45) days unless otherwise approved by Risk Management and Human Resources.

12.1H(3) When an employee returns to work from an absence caused by a work-related injury or illness, their supervisor must report the return immediately to the Department Head and Risk Management. Employees must provide a Fitness for Duty (FFD) certification signed by the County's designated physician to the Department Head. Employees who fail to provide FFD certification will be prohibited from returning to work until it is provided; additional actions may apply if the certification is not provided promptly. The Department Head or Risk Manager may require additional FFD certification if serious concerns exist regarding the employee's ability to resume their duties safely.

12.1H(4) Questions regarding worker compensation should be directed to Risk Management at 843-292-7432.

12.2 EQUIPMENT AND SUPPLIES

12.2A It is the policy of Florence County to provide good quality tools, equipment, vehicles, machines, facilities, materials, and supplies to carry out official Florence County business. Florence County, like any other business, must control its costs and reduce waste and other abuses of tools, equipment, vehicles, facilities, materials, and supplies. Each employee's cooperation in controlling costs and reducing waste is expected. Employees who lose or abuse Florence County-provided

equipment and/or supplies will be responsible for payment for the same and may be subject to disciplinary action.

12.2B Defective equipment, vehicles, or machines must be promptly reported to the supervisor or Department Head in order for appropriate corrective action to be taken.

12.2C Use of Florence County equipment, tools, machines, vehicles, facilities, real property, materials, and supplies for personal work/reasons at any time are prohibited unless specifically permitted by state law. All employees are to report any observation of violations to supervision immediately.

12.2D Employees who have a financial obligation to Florence County for any pay or expense advance, overpayment, breakage, or shortage will be required to enter into, through Human Resources, a written acknowledgment of the obligation and repayment agreement at the time it is incurred. The value of Florence County equipment is considered an advance of wages.

12.3 UNIFORMS

12.3A Florence County will furnish uniforms and the appropriate safety equipment, i.e., goggles, hard hats, rain gear, boots, chaps, etc., to designate employees subject to budgetary appropriations.

12.3B An employee who is designated to wear a uniform and who reports for work out of uniform will be sent home and not paid for the time they are away from work. The complete issued uniform, which may include shirt, pants, coats, and shoes, must be worn at all times. Uniforms are not to be worn in off duty hours unless specifically permitted by state law.

12.3C Employees who are separated from employment will be responsible for turning in all supplied Florence County uniforms and safety equipment. Separating employees will be responsible for payment of any missing or damaged uniform items or equipment. Deductions may be made from an employee's final paycheck(s) for missing items.

12.4 TRAVEL AND SUBSISTENCE ALLOWANCE

12.4A When Florence County employees are required to travel on official Florence County business, allowances for transportation will be regulated in the following manner:

12.4A(1) Transportation may be by common carrier, private vehicle, or County vehicle and in no instance will allowance for such travel exceed the cost of Common Air Carrier, Coach Fare. Upon proper authorization, employees utilizing their personally owned vehicles will be paid, per mile, at a rate established by the County Council. Such allowance will not exceed the cost of Common Air Carrier, Coach Fare. Requests for reimbursement must be presented on a Florence County Mileage Reimbursement Form or a Florence County Travel Voucher Form with proper receipts as required.

12.4A(2) Subsistence and mileage for work outside Florence County limits may be reimbursed under applicable conditions and paid at the rate established by County Council. Rates may be adjusted at the beginning of each budget year. For work within Florence County, mileage must be approved by the Department Head in advance.

12.4A(3) The cost of meals (minus alcoholic beverages) will be reimbursed up to the maximum amount allowable. No per diem is authorized for travel within Florence County.

12.4A(4) When accommodation is required for official travel, employees are expected to diligently secure standard, moderately priced hotels. An employee may stay at the hotel hosting the meeting to participate in a formal, organized meeting or convention.

12.4A(5) Employees will be reimbursed for all registration fees.

12.4A(6) Requests for reimbursement for subsistence, lodging, registration, etc. must be presented on a Florence County Travel/Expense Voucher Form with proper receipts as required. Such requests must be presented within seven (7) days of return from the trip.

12.4B Travel Advances - Requests for a travel advance to cover anticipated travel expenses must be submitted on the Florence County Travel/Expense Voucher Form. Travel advances for meals do not include per diem for the day of departure and return or for any partial days. There is no provision for advance of per diem for hotel reservations, airline tickets, conference/seminar registration costs or other similar costs related to travel. Registration and hotel fees must be requested in advance to be paid directly to the suppliers.

12.5 TRAINING

Employees in good standing may be considered for training opportunities. It is the responsibility of the County Administrator to foster and promote programs of employee development and training for the Florence County workforce. The intent of this policy is to improve the quality of services provided and to prepare employees for advancement in Florence County.

12.6 TUITION ASSISTANCE

Florence County offers tuition reimbursement for eligible employees, contingent on annual appropriations and specific criteria. For more details about this program, please consult the Human Resources Department.

12.7 DUES AND CERTIFICATIONS

12.7A Florence County may cover all or part of the direct costs associated with dues, fees, and other expenses related to operator certification or professional certification for an employee when such certification is required for their position or will directly enhance their work for Florence County, as determined by the Department Head or County Administrator. Prior approval from the Department Head or County Administrator is necessary for these expenses, and it is the responsibility of the Department Head to ensure that adequate funding is available within the department's budget. If an employee fails to pass the certification examination after two (2) attempts, they will be responsible for all costs associated with retaking it until they obtain the certification.

12.7B The Department Head or County Administrator should identify the various work-related professional organizations and those employees authorized to participate in them. Provision for dues, fees, etc., where required will be included in the department budget.

13.0 EMPLOYEE PERFORMANCE APPRAISAL SYSTEM

The employee performance evaluation report provides a systematic procedure by which each employee can be objectively evaluated in the performance of their job. An employee should be evaluated regularly on their performance in meeting the defined position standards established in a

job description to be provided to the employee by their Department Head. The performance evaluation, when completed, will become part of the employee's permanent personnel record.

14.0 SEPARATION FROM EMPLOYMENT

14.1 DISCLAIMER

14.1A IN ACCORDANCE WITH FLORENCE COUNTY'S EMPLOYMENT-AT-WILL POLICY, EMPLOYEES ARE FREE TO TERMINATE THEIR EMPLOYMENT AT ANY TIME WITH OR WITHOUT NOTICE OR CAUSE. LIKEWISE, FLORENCE COUNTY MAY TERMINATE THE EMPLOYMENT RELATIONSHIP WITH EMPLOYEES AT ANY TIME, WITH OR WITHOUT NOTICE OR CAUSE. However, Florence County hereby establishes the guidelines outlined in this section—Separation from Employment—to provide structure to its employment practices.

14.1B Employees terminating from employment with Florence County, for whatever reason, will receive their final paycheck on the payday following the end of the pay period during which the termination became effective.

14.2 RESIGNATION

14.2A An employee, who voluntarily leaves their position with Florence County, for any reason, is regarded as having resigned.

14.2B To resign in good standing, an employee must give their supervisor at least two (2) weeks' notice in writing except in the case of a Department Head where a four (4) week notice is required. Failure to comply with this rule will be entered on the service record of the employee. Normally, failure to comply with this rule will result in denial of reemployment rights. However, the Department Head may recommend that the County Administrator waive the requirement for the notice where exceptional or emergency circumstances warrant such a waiver or where such a waiver would be in the best interests of Florence County. The County Administrator will make the final determination of status.

14.3 COMPULSORY (INVOLUNTARY) RESIGNATION

An employee who, without valid reason, fails to report to work for three (3) consecutive working days without authorized leave is to be separated from employment and is to be reported as a compulsory (involuntary) resignation. Such an employee is not eligible for reemployment. (This section is not intended to preclude other disciplinary action or separation for failure to maintain reliable attendance, etc.)

14.4 LOSS OF LICENSE/JOB REQUIREMENT

An employee, who is unable to perform their duties adequately due to the loss of a necessary license or other similar requirement, may be terminated from employment. At the County Administrator's discretion, such an employee may be transferred to another position for which they are qualified, if a vacancy exists.

14.5 LAYOFF

14.5A When it becomes necessary to reduce the workforce in a department because of reorganization, lack of funds, or other causes, employees will be laid off based on the following factors, listed in order of importance:

1) Importance of the position in the department operations.
2) Average performance for the last three (3) years of service or for the entire period of less than three (3) years.
3) Length of service in the employees' current job classification.
4) Length of service with Florence County.

14.5B If a regular employee is scheduled to be laid off, they may be offered, at the County Administrator's discretion, alternate employment if a vacancy for which the employee is qualified exists.

14.5C Prior to a reduction in force, the names and class titles of all regular employees scheduled for layoff will be submitted to the County Administrator for approval. Layoffs will not be effective until approved by Florence County Council. Regular employees should be notified in writing by the County Administrator at least fourteen (14) calendar days prior to the effective date of layoff. If a new position is created, employees may compete for the position as with any new position.

14.6 DISCHARGE/TERMINATION WITHOUT STATUS

Discharge/termination without status is an involuntary separation of an employee from employment with Florence County, often disciplinary in nature. No employee will be taken off the payroll without a PAR form completed by all reviewing signatories.

14.7 PRE-RETIREMENT DEATH

14.7A The County participates in the pre-retirement death benefit program of the South Carolina Retirement System. The cost of this program is borne entirely by the County. The provisions of this program are subject to change.

14.7B In addition to benefits provided by the South Carolina Retirement System, the employee's beneficiary (if one is named) or their estate (if no beneficiary is named) receives a payment of compensation for one month after the death of the County employee.

14.7C The Police Officers Retirement System may provide an additional accidental death program upon the death of an active employee. The estate or designated beneficiary is eligible for payment for any accrued compensation or benefits due to the employee.

14.7D Upon the death of an active employee, the estate or designated beneficiary is eligible for payment for unused vacation leave (up to forty-five (45) days) and life insurance.

14.8 EXIT INTERVIEW

In order to reduce turnover and improve personnel administration, the Department Head, Human Resources, or the County Administrator may schedule exit interviews for separating employees. The exit interview affords an opportunity to discuss such issues as employee benefits, conversion privileges (COBRA), etc. Suggestions, complaints, and questions can also be voiced.

14.9 SEPARATION PROVISIONS

Employees will receive their final paycheck(s) in accordance with applicable state law. Employee benefits will be affected by separation from employment. Some benefits may be continued at the employee's expense if the employee so chooses. The employee will be notified in writing by Human Resources of the benefits that may be continued and of the terms, conditions, and limitations of such continuance.

14.10 SEPARATION PAY

14.10A On the pay period following the separation, employees will normally be paid for unused, accrued annual (vacation) leave hours only if they give and properly work a two (2) week notice of resignation or if they are dismissed. The County Administrator may waive the requirement for working out the notice period when the situation warrants.

14.10B Non-exempt employees will be paid at separation for unused compensatory leave hours accrued through the employee's date of separation.

14.10C No payment will be made at termination for unused sick leave regardless of the circumstances of the separation.

14.11 RETURN OF PROPERTY

14.11A Employees are responsible for all property, materials, or written information issued to them or in their possession or control. Employees must return all Florence County property immediately upon request or upon termination of employment. Florence County will take all action deemed appropriate to recover or protect its property and will deduct the value of unreturned County property from the final paycheck. The value of Florence County property is considered an advance of wages.

14.12 COBRA

14.12A Employees who participate in Florence County's health insurance plan are usually eligible to continue health, dental, and vision coverage after separation from employment. Employees and their eligible dependents may elect to continue in the health, dental, and vision plan upon payment of the applicable premium, plus any additional administrative charge. Employees and eligible dependents will be notified in writing of the continuation benefits.

15.0 DISCIPLINE

15.1 GENERAL POLICY

15.1A All employees of Florence County are required to maintain high standards of cooperation, efficiency and economy in their work.

15.1B These guidelines are not limitations upon the rights of Florence County. The County retains the right to treat each occurrence on an individual basis without creating a precedent for other cases that may arise in the future.

15.1C Disciplinary actions may be imposed by the employee's immediate Supervisor, appropriate Department Head, or the County Administrator.

15.2 TYPES OF DISCIPLINARY ACTIONS

15.2A Disciplinary action may be initiated at the discretion of the appropriate Supervisor, Department Head, or the County Administrator. Acceptable disciplinary actions may include, but are not limited to:

- Verbal warning (Documented);
- Written warning;
- Suspension without pay;
- Demotion and/or reduction in pay;
- Discharge.

These disciplinary actions are to be viewed as a guide only. Steps may be skipped or repeated as warranted.

15.3 ACTIVITIES WHICH MAY WARRANT DISCIPLINARY ACTION

15.3A The County may take disciplinary action when it believes such action is necessary for the good of the County. The following are merely some examples of the types of behavior and conduct, which could lead to disciplinary action up to and including termination:

15.3A(1) Failure to follow oral or written instructions;
15.3A(2) Inefficiency, negligence or lack of application in the performance of duties;
15.3A(3) Careless, negligent or improper use of Florence County property, vehicles or equipment;
15.3A(4) Thoughtless conduct which endangers others or results in minor property damage;
15.3A(5) Failure to maintain satisfactory and/or harmonious working relationships with the public and fellow employees;
15.3A(6) Misuse of Florence County time such as, but not limited to, the following:

- **a.** Not starting to work on time, tardiness;
- **b.** Quitting or leaving work early;
- **c.** Loitering;
- **d.** Not keeping engaged in assigned work;
- **e.** Interfering with other employees' work routine;
- **f.** Engaging in activities unrelated to assigned duties while on duty, including but not limited to reading non-work-related materials or using social media for personal purposes;
- **g.** Engaging in personal business on County time or County property;
- **h.** Soliciting business of any type from other employees or the public on County time or County property.

15.3A(7) Creating or contributing to unsanitary conditions;
15.3A(8) Any action which reflects unfavorably on Florence County;
15.3A(9) Failure to report an accident or personal injury in which the employee was involved while on duty;
15.3A(10) Unauthorized working of overtime;
15.3A(11) Unauthorized use of telephones, copiers, computers, or any other Florence County-owned equipment;

15.3A(12) Immoral, unlawful or improper conduct or indecency, either on or off the job, which would tend to affect the employee's relationship to their job, fellow workers, supervisor, reputation or goodwill in the community;

15.3A(13) Failure to use safety equipment, to comply with departmental safety rules, and/or the Florence County Safety Policy;

15.3A(14) Use of excessive force, abusive or threatening language or gestures in dealing with the public or other employees;

15.3A(15) Gambling on Florence County property, or anytime during working hours;

15.3A(16) Thoughtless conduct which results in injury to others or in property damage;

15.3A(17) Excessive absenteeism or any absence without notice and approval;

15.3A(18) Habitual pattern of failure to report for work at the assigned time and/or place;

15.3A(19) Improper use of paid leaves, i.e., sick, bereavement, etc.;

15.3A(20) Boisterous or disruptive activity in the workplace;

15.3A(21) Mistakes due to carelessness which affect the safety of Florence County personnel, equipment, tools, or property;

15.3A(22) Sleeping or giving the appearance of sleeping while on duty; (unauthorized - as is the case for Emergency Medical Services and County Fire);

15.3A(23) Solicitation of or accepting improper gratuities;

15.3A(24) Falsification or misrepresentation of information to secure a Florence County position, or falsification, alteration, destruction, or misrepresentation of information in other Florence County records such as official County records, reports, time sheets, travel vouchers, etc.;

15.3A(25) Making false claims or misrepresentations in an attempt to obtain sickness or accident benefits;

15.3A(26) Unauthorized or improper use or disclosure of Florence County records, documents or customer information;

15.3A(27) Misuse of Florence County or other public funds;

15.3A(28) Deliberately causing damage or destruction to equipment or property belonging to Florence County, fellow workers, or the public;

15.3A(29) Reporting to work intoxicated or under the influence of intoxicants or non-prescribed drugs;

15.3A(30) Bringing or using alcoholic beverages on Florence County property or using alcoholic beverages during business hours while engaged in Florence County business on or off Florence County premises, except where a County employee is an attendee and not on the job for the County at an event or location authorized by County Council to include alcoholic beverages;

15.3A(31) Possession, distribution, manufacture, sale, transfer, or use of intoxicants or illegal drugs while on duty or while operating Florence County vehicles or equipment;

15.3A(32) Violating Florence County's non-discrimination, EEO policy, or Sexual Harassment policy; by engaging in sexual harassment, unwelcome harassment, or other unlawful discriminatory actions;

15.3A(33) Failure to report to Human Resources or Administration by the next business day any violation by a County employee of the County's non-discrimination, EEO policy, or Sexual Harassment policy witnessed or known to have occurred in a work environment or between employees in any environment when a supervisor is one of the participants;

15.3A(34) Failure to return from an authorized leave or leave of absence;

15.3A(35) Conviction of a felony or a misdemeanor of the first degree involving moral turpitude, while either on or off the job;

15.3A(36) Gross misconduct or conduct unbecoming a Florence County employee;

15.3A(37) Fighting or threatening violence in the workplace;

15.3A(38) Theft or inappropriate removal or possession of Florence County property;

15.3A(39) Stealing property from coworkers or customers of Florence County;

15.3A(40) Possession of dangerous or unauthorized materials, such as explosives or firearms, in the workplace;

15.3A(41) Wanton or willful neglect in the performance of assigned duties;

15.3A(42) Working a second job while on absence due to job-related bodily injury/illness;

15.3A(43) Insubordination by the refusal to accept a reasonable and proper assignment, or failure to comply with written or verbal instructions of a supervisor;

15.3A(44) Refusal to cooperate in a job-related investigation, willfully refusing or failing to appear at any such hearing or inquiry; having appeared, refusing to answer any questions relating to the performance of their official duties and/or any matter relating to any branch of County service or by giving untruthful or incomplete answers;

15.3A(45) Employee's refusal to be examined by a Florence County designated physician;

15.3A(46) Failure to report immediately for a drug or alcohol test;

15.3A(47) Solicitation of controlled substances, illegal drugs, or prescription medications;

15.3A(48) Failure to report to the Department Head, Human Resources, or Administration by the next business day any solicitation by a County employee of controlled substances, illegal drugs, or prescription medications witnessed in the work environment or elsewhere;

15.3A(49) Failure to report immediately any knowledge of loss, abuse, or personal use of County equipment, vehicles, real property or assets by a County employee or other persons;

15.3A(50) Failure to maintain job required certifications or licenses;

15.3A(51) Conducting personal or any non-County business through the County post office delivery systems or County post office boxes;

15.3A(52) Failure to wear a seatbelt in a County vehicle or while traveling to or from an official function or training activity;

15.3A(53) Any other reason, which Florence County believes, in its sole discretion, warrants disciplinary action.

15.4 DISCIPLINARY GUIDELINES

15.4A In the event of disciplinary action, an employee should be given a written notice stating the reason(s) for such action and the date it is to take effect. A copy of this written notice is to be placed in the employee's official personnel file in Human Resources.

15.4B Employees must sign disciplinary notices, counseling memoranda's, performance evaluations, PAR forms, and similar documents. The employee's signature indicates only that the employee is aware of the action taken and does not indicate that the employee agrees with such action.

15.4C An employee who refuses to sign such a document will be suspended without pay until the document is signed. If it is not signed and returned to the supervisor by the closure of business the next working day, the employee will be considered to have resigned.

16.0 GRIEVANCE PROCEDURE

16.1 GENERAL

16.1A This grievance procedure is adopted in accordance with the County and Municipal Employees Grievance Procedure Act, Section 8-17-110, et seq., Code of Laws of South Carolina 1976, as amended. For the purposes of this Grievance Procedure, the term "calendar days" refers to sequential days excluding Saturdays, Sundays, and holidays.

16.1B Grievance is defined as any complaint by an employee who believes that they have been treated unfairly, unlawfully, or in violation of their rights under county policies, with regard to any matter pertaining to their employment by the county. This definition includes, but is not limited to, discharge, suspension, involuntary transfer, promotion, and demotion. If an employee believes that

they have not received or been credited with or has otherwise lost wages or benefits to which they are entitled, they must present their grievance in accordance with this procedure or such wages or benefits may be forfeited. An employee may not grieve discharge actions for positive drug tests, FMLA leave expiration removals from the payroll, Workers' Compensation removals from the payroll, transfers, involuntary assignments, or budgetary actions of Council resulting in position eliminations.

16.1C Eligible employees or former employees must follow the following grievance procedure in order for a grievance to be considered:

Step 1: Within five (5) calendar days of the occurrence of the event prompting grievance, the employee or former employee must present the grievance in writing or orally to the Department Head. If no response is received within five (5) calendar days, then the grievance is denied, and the employee or former employee should move to step 2.

Step 2. Present the grievance in writing to the appropriate Deputy County Administrator. If a response from the Deputy County Administrator is not received within five (5) calendar days, the grievance will be considered denied, and the employee or former employee should advance to Step 3. If the department does not report to a Deputy County Administrator or if the position of the appropriate Deputy County Administrator is vacant, the grievant should also proceed to Step 3. Furthermore, if the appropriate Deputy County Administrator acts as Interim County Administrator during the grievance procedure, the grievant may move forward to Step 3.

Step 3. File a written appeal for an employee grievance, requesting a hearing before the Grievance Committee. The employee or former employee must submit a complete statement describing in detail the reason for the grievance, a verified statement that the Department Head and Deputy County Administrator have been consulted and have not responded or denied the grievance, along with a list and/or copy of documents known to the grievant to contain relevant information regarding the matter, to the Human Resources Department within five (5)calendar days. Appeals submitted after this deadline will not be considered.

Step 4. Within ten (10) calendar days of receipt of the employee's request, Human Resources schedules the requested hearing and notifies the Grievance Committee, the employee or former employee requesting the hearing, and the Department Head is involved.

16.1D For an introductory employee, the employee or former employee follows the steps above within his/her hiring/firing authority and excludes the Grievance Committee. The County Administrator is the final appeal level. An employee is considered probationary until their probationary or introductory period is completed.

16.1E Employees of an elected or appointed official are not entitled to a grievance hearing unless the elected or appointed official agrees to allow the employee to file a grievance.

16.1F The Human Resources Director (or designated representative) shall determine whether the appeal is in order and has been filed in a timely manner in accordance with this section.

16.2 GRIEVANCE COMMITTEE

16.2A The County Administrator appoints members of the grievance committee. The grievance committee is composed of seven (7) employees. The County Administrator may appoint two (2) alternates to serve in the event a regular member cannot participate. The members serve for terms of three (3) years, except that the members appointed initially are appointed so that their terms will be staggered, and approximately one-third of the terms expire each year.

16.2B A member may continue to serve after the expiration of their term until a successor is appointed. Any interim appointment to fill a vacancy for any cause prior to the completion of a member's term will serve for the unexpired term. Any member may be reappointed for succeeding terms at the discretion of the County Administrator. All members are to be selected on a broadly representative basis from among currently employed regular, full-time county employees in the following manner:

16.2B(1) A general announcement of vacancies will be posted.

16.2B(2) Any employee interested in serving on the Committee is to send a letter of interest to Human Resources.

16.2B(3) The Human Resources Director will review the candidates considering the following Committee requirements:

1) Five (5) members must be from regular County Departments under County Council jurisdiction and two (2) from appointed/elected offices; two (2) of the seven (7) must be supervisors;
2) No more than two (2) members may be from any single Department.

16.2B(4) The Human Resources Director will draw up a register of possible candidates and present the candidates' names to the County Administrator.

16.2B(5) The County Administrator will appoint the committee members from the register.

16.2C Members employed in the same department as the grieving employee and members having formed an opinion of the issues prior to the hearing are not to participate in the employees' hearing. Alternates serve in the place of committee members on a particular grievance in instances where members are not eligible to serve.

16.2D The Grievance Committee selects its own chairman from among its members annually. The chairman serves as the presiding officer at all hearings which they attend but may designate some other member to preside in his/her absence.

16.2E A quorum consists of at least four (4) members, and no hearings may be held without a quorum present.

16.2F The chairman or their designee will have control of the proceedings or other actions taken. They will take the appropriate action necessary to ensure an equitable, orderly, and expeditious hearing including requesting the presence of a law enforcement officer if needed. Parties are to abide by their decisions, except when a committee member objects to a decision to accept or reject evidence, in which case the majority vote of the committee will govern.

16.2G The Grievance Committee may call for files, records, and papers which are pertinent to any investigation, and which are subject to the control of the County Council; call for or consider affidavits of witnesses; request and hear the testimony of witnesses; consider the results of polygraph examinations; and secure the services of a recording secretary at its discretion. The Grievance Committee may only review the grieving employee's personnel file with a representative from Human Resources present to maintain control and responsibility of the file. In lieu of having the personnel file available at a Grievance Committee meeting, the Chairman of the Grievance Committee may review the file in the Human Resources Office and request copies of pertinent documents to present to the Grievance Committee for consideration. The Grievance Committee

has no authority to subpoena witnesses, documents, or other evidence, nor is any County employee to be compelled to attend any hearing by the Grievance Committee. All proceedings are to be recorded. Witnesses, other than the grieving employee and department representative, are sequestered until such time as they are called upon to give testimony. All witnesses testify under oath. The official recordings and the official minutes of all hearings are subject to the control and disposition of the Human Resources Director.

16.2H All hearings are to be held in executive session unless the grieving employee requests at least one day prior to the hearing that it be held in open session. In the case of an open hearing, the Grievance Committee Chairman is required to request a deputy be present and to adhere to all policies for speakers detailed herein.

16.2I Neither the grieving employee nor the department may be assisted in any manner by advisers or by attorneys during the hearing itself. However, the Grievance Committee may have an attorney available to it at any and all times it considers necessary. Human Resources provides Americans with Disabilities Act assistance as appropriate when requested.

16.2J In disciplinary actions by Department Heads and their subordinate supervisors, the employee receives written notice of the nature of the acts or omissions that prompted the disciplinary action. This notice may be amended at any time twenty-four (24) hours or more before the commencement of the hearing. The department is to demonstrate that the disciplinary action is for the good of the County. The department makes the first presentation. The Grievance Committee may base its findings and recommendations (and the Administrator or other elected or appointed officials, their decision) on any additional or different grounds developed from the presentations.

16.2K In non-disciplinary grievances, the employee must demonstrate that a right existed and that it was unfair, illegally, or in violation of County policy denied to them. The employee presents their case first.

16.2L In all grievances, the grieving employee and the department are each limited to one (1) hour of initial presentation. The party required to make the first presentation is entitled to a ten (10) minute rebuttal of the other party's presentation. The chairman serves as timekeeper or appoints another member of the Grievance Committee to serve in that capacity.

16.2M In all grievances, presentations may be oral or written or both and may be supported by affidavits or unsworn, signed statements from witnesses, by records, other documentary evidence, photographs or other physical evidence. Presentations are to be made by the grieving employee and by a managerial employee of the grieving employee's department. Neither party may call witnesses or question the other party, or question any witness called by the Grievance Committee.

16.2N Except as provided in the following section (16.2O), the Grievance Committee is to, within ten (10) days after hearing an appeal, make its findings and recommendation and report such findings and recommendation to the Department Head who makes a written decision to accept, reject or modify the Committee's recommendation within two (2) days of receipt of it. If the Department Head approves, the recommendation of the Grievance Committee is their decision, copies of the decision are transmitted by the Committee to the employee and to the department involved. If, however, the Department Head rejects the decision of the Committee, they will make their own decision and copies of the decision are transmitted to the employee and to the employing department. If dissatisfied with the ruling of the Department Head, the employee may request in writing an appeal to the Administrator within five (5) days of receipt of the Department Head's ruling. The Administrator conducts a review of the case and the written appeal and makes their final decision known to the employee within ten (10) days.

16.2O In grievances involving the failure to promote or transfer, or the discipline or discharge of personnel employed in or seeking assignment to departments under the direction of an elected official or an official appointed by an authority outside county government, the Grievance Committee, within ten (10) days after hearing an appeal, makes its findings and recommendation and reports such findings and recommendation to such official or authority. If the official or the authority approves, the recommendation of the Grievance Committee is their decision, and a copy of the decision is transmitted by the Grievance Committee to the employee. If, however, the official or authority rejects the decision of the Grievance Committee, the official or authority makes their decision and that decision is final. A copy of the decision is transmitted to the employee.

16.2P An employee who was discharged and who has complied with the entire grievance process and is unsatisfied may request a review by the County Council if they submit a request in writing to the Human Resources Director or County Administrator within two (2) days of receipt of the Administrator's or official's or authority's ruling. The Administrator will provide the notice to the Chairman of County Council within five (5) calendar days. The County Council will review the written appeal within ten (10) calendar days, at which time the County Council will make its determination whether to review the case or not. If the County Council votes to review the case, in not less than ten (10) calendar days the County Council will meet to review the case and written appeal as it determines appropriate within the SC Code of Laws as amended.

16.2Q Nothing in this grievance procedure creates a property interest in employment or a contract of employment, nor does this procedure limit the authority of the County or of an elected or appointed official to terminate any employee when the County or respective elected or appointed official considers such action to be necessary for the good of the County.

16.2R Concurrent with the decision, all copies, recordings, records, notes, and any other materials used by the Grievance Committee are to be turned into Human Resources, which is to maintain the files.

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Ordinance No. 02-2026/27 Introduction
By Title Only

DEPARTMENT: Emergency Management

ISSUE UNDER CONSIDERATION:
An Ordinance To Amend Florence County Code Of Ordinances Section 8-52 To Establish User And Hazardous Substance Reimbursement Fees to Support Hazardous Material Response Capabilities And Other Matters Relating Thereto.

ATTACHMENTS:
A copy of the proposed ordinance.

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Sponsor(s)	: Emergency Management	
First Reading	: July 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	: August ___, 2026	
Public Hearing	: August ___, 2026	
Third Reading	: September ___, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 02-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO AMEND FLORENCE COUNTY CODE OF ORDINANCES SECTION 8-52 TO ESTABLISH USER AND HAZARDOUS SUBSTANCE REIMBURSEMENT FEES TO SUPPORT HAZARDOUS MATERIAL RESPONSE CAPABILITIES AND OTHER MATTERS RELATING THERETO.

DRAFT

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 03-2026/27
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: 90143-01-006, 90143-01-007; And Other Matters Related Thereto.] (Planning Commission Approved 9 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 commercial uses; and,
4. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District and B-3, General Commercial 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. 03-2026/27
2. Staff report for PC#2026-44
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 23, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: June 23, 2026	this Ordinance was
Planning Commission Action	: June 23, 2026 [Approved 9-0]	advertised for Public
First Reading/Introduction	: July 16, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 03-2026/27

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: 90143-01-006, 90143-01-007; 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 commercial uses; and,
4. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District and B-3, General Commercial 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: 90143-01-006, 90143-01-007; 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, June 23, 2026
PC#2026-44

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: 90143-01-006, 90143-01-007.

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 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, or B-3, General Commercial District.

4. Florence County Comprehensive Plan:

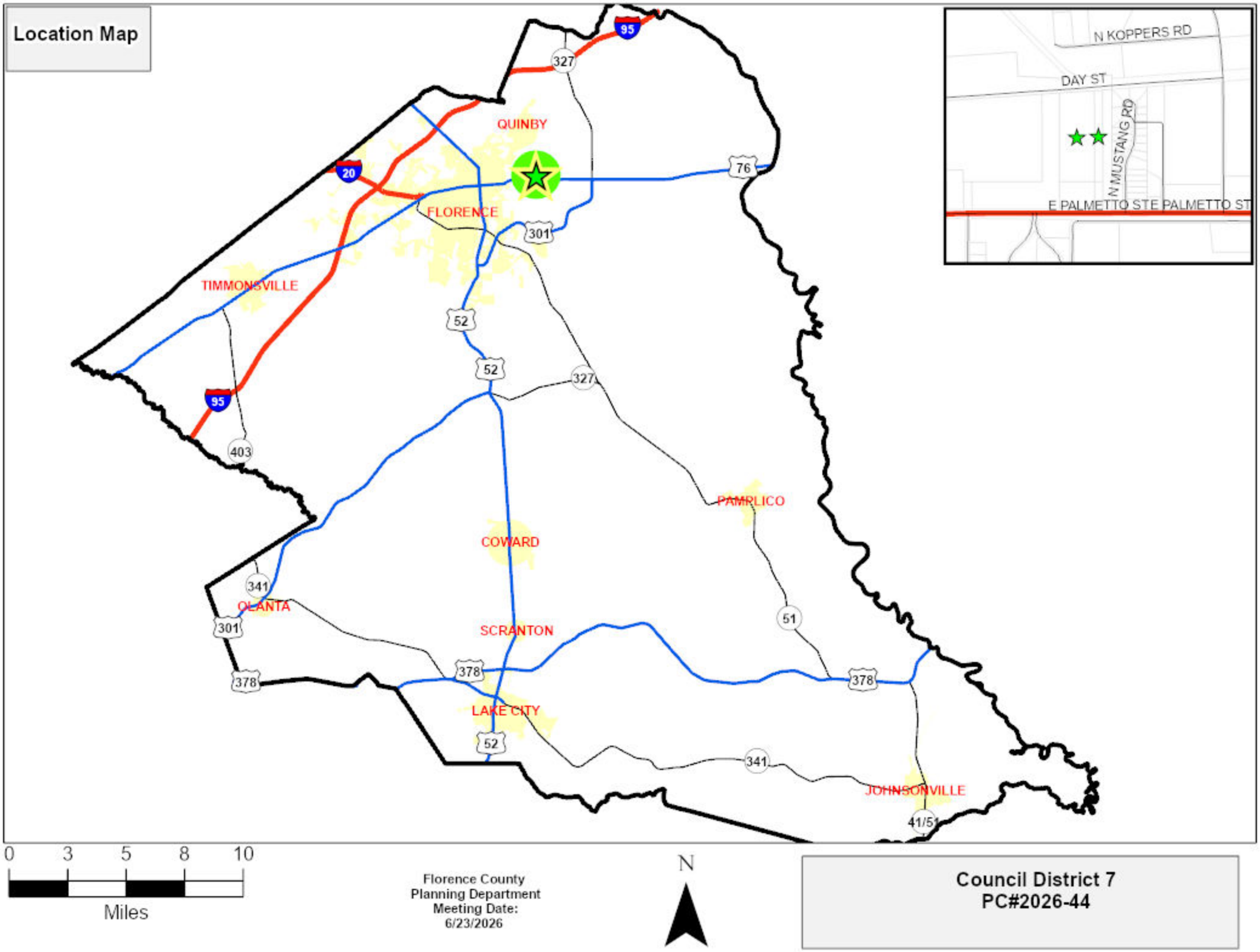
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

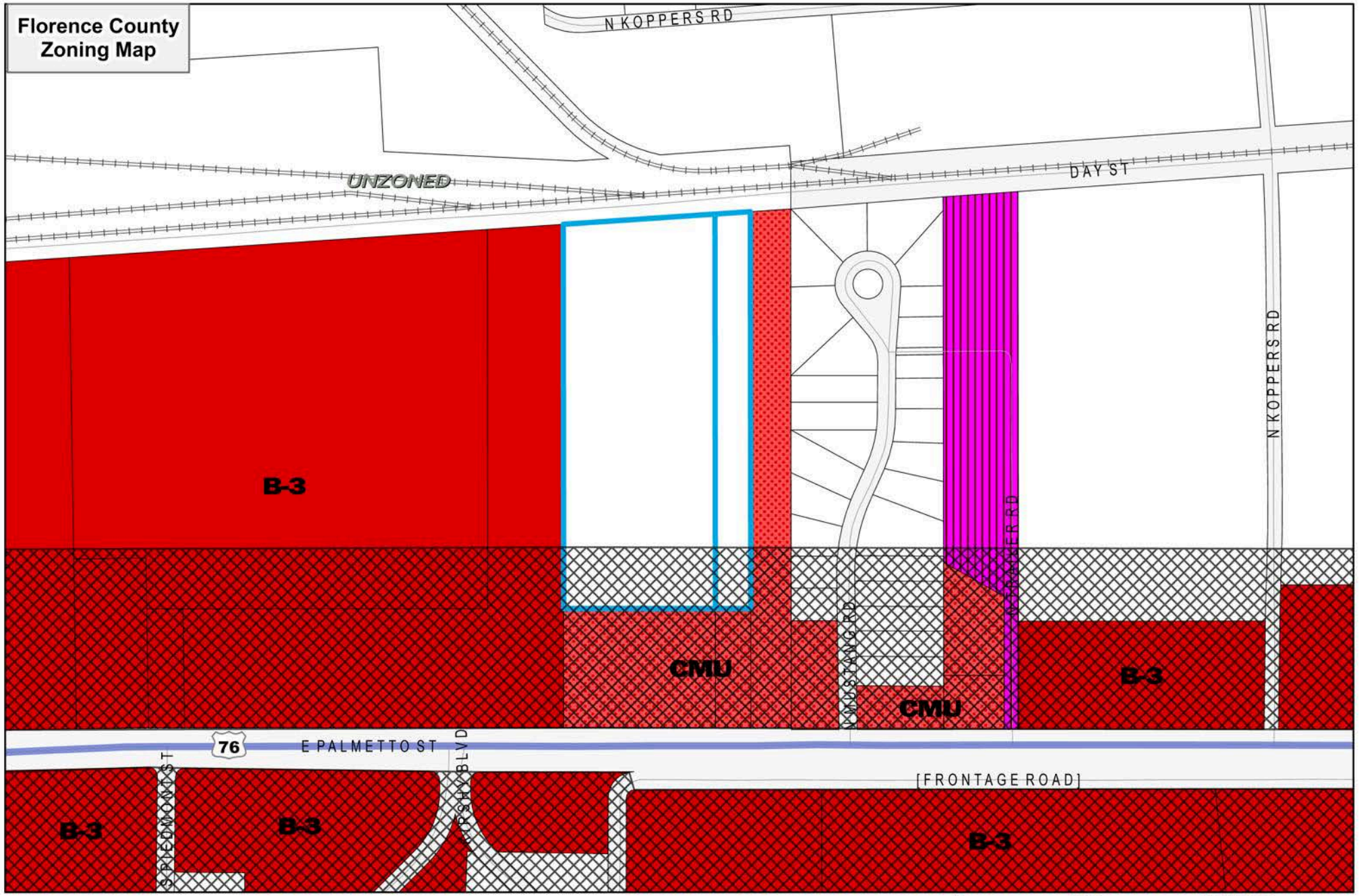
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission members voted 9 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
N KOPPERS RD
DAY ST
N MUSTANG RD
E PALMETTO ST
E 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
N
Florence County
Planning Department
Meeting Date:
6/23/2026
Council District 7
PC#2026-44


Florence County
Zoning Map
N KOPPERS RD
UNZONED
DAY ST
N KOPPERS RD
B-3
CMU
MUSTANG RD
CMU
B-3
76
E PALMETTO ST
[FRONTAGE ROAD]
SPEEDWAY ST
B-3
B-3
B-3
0
360
720 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
UNZONED
Hwy 76 Corridor Overlay District Area Included
Florence County
Planning Department
Meeting Date:
06/23/2026
Council District 7
PC#2026-44
N



Florence County
Planning Department
Meeting Date:
6/23/2026

Council District 7
PC#2026-44

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 04-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Amend 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: 90150-01-043 And 90150-01-044; And Other Matters Related Thereto.] (Planning Commission Approved 9 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 commercial uses; and,
4. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District, B-3, General Commercial 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. 04-2026/27
2. Staff report for PC#2026-55
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 23, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: June 23, 2026	this Ordinance was
Planning Commission Action	: June 23, 2026 [Approved 9-0]	advertised for Public
First Reading/Introduction	: July 16, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 04-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Amend 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: 90150-01-043 And 90150-01-044; 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 commercial uses; and,
4. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District, B-3, General Commercial 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: 90150-01-043, 90150-01-044; 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, June 23, 2026
PC#2026-55

SUBJECT: Map Amendment Requested By Florence County To Amend 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: 90150-01-043 And 90150-01-044.

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 vacant and unzoned.

2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for these subject properties is **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, B-3, General Commercial District, or FO/LI, Flex Office/ Light Industrial District.

4. Florence County Comprehensive Plan:

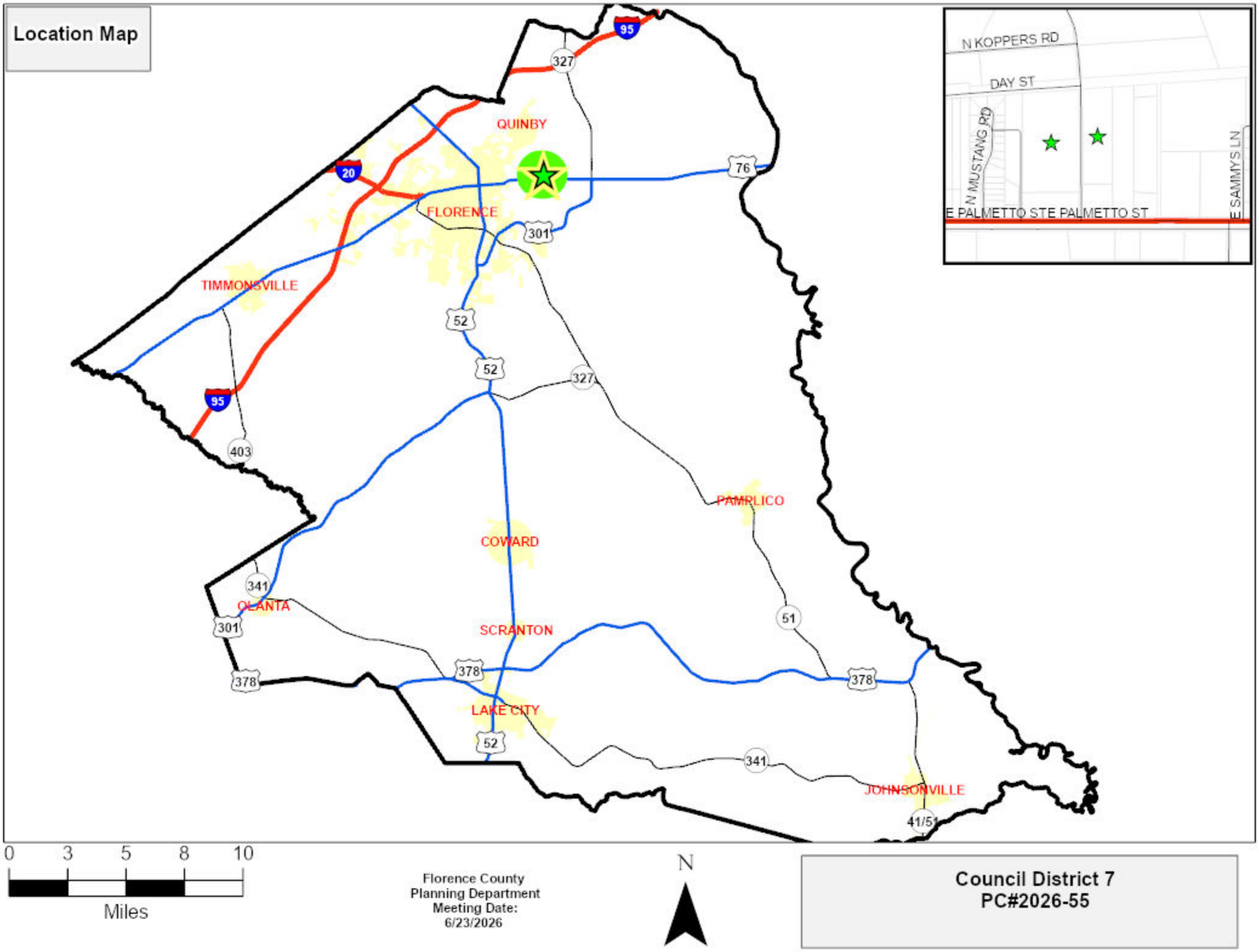
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

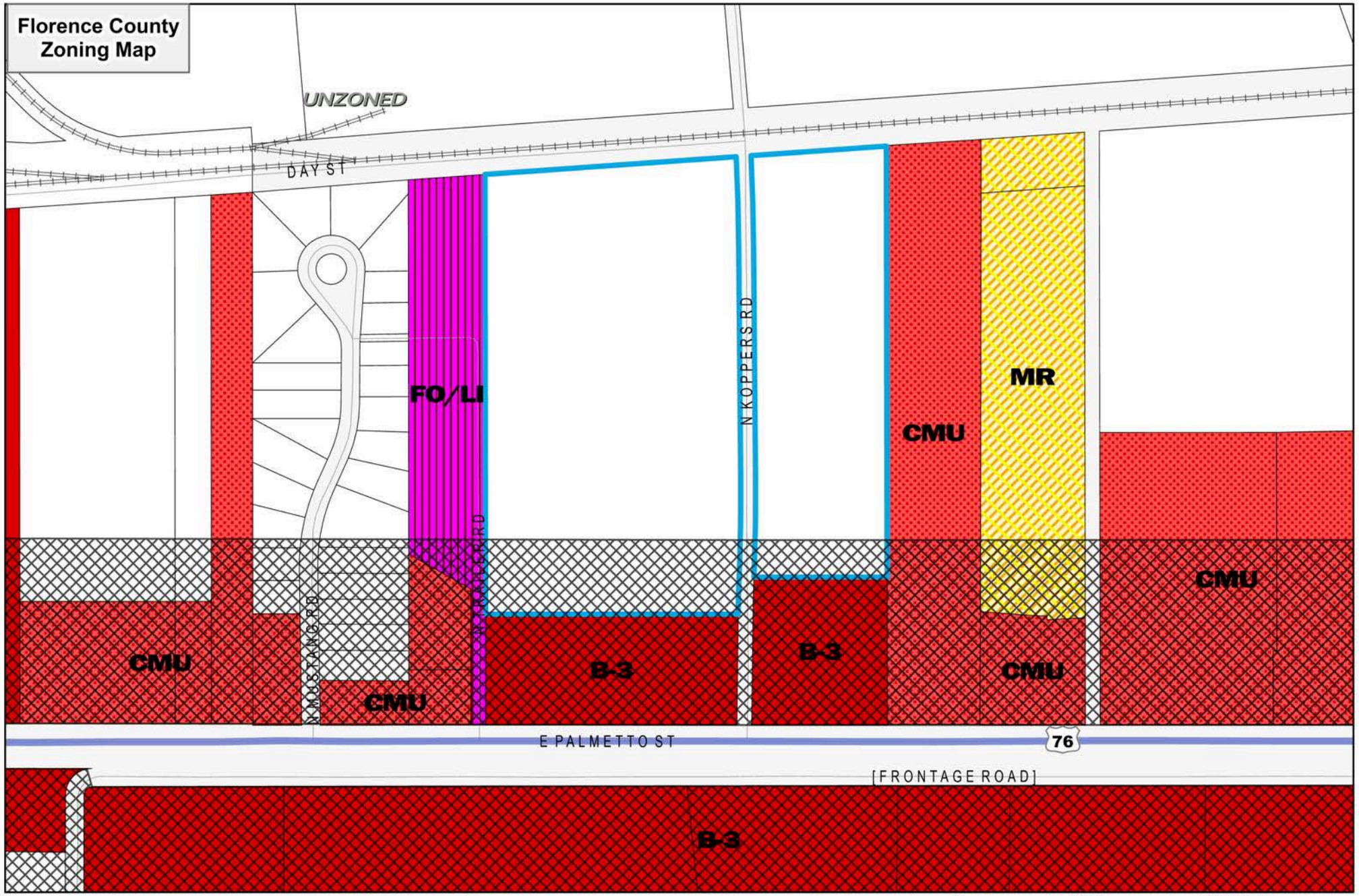
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission members voted 9 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
N KOPPERS RD
DAY ST
N MUSTANG RD
E PALMETTO ST
E PALMETTO ST
E SAMMYS 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:
6/23/2026
Council District 7
PC#2026-55


Florence County
Zoning Map
UNZONED
DAY ST
N KOPPERS RD
FO/LI
MR
CMU
CMU
CMU
CMU
B-3
B-3
B-3
N MUSTANG RD
N TRAMCO RD
E PALMETTO ST
76
[FRONTAGE ROAD]
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
UNZONED
Gateway Corridor Overlay
0
350
700 Feet
N
Florence County
Planning Department
Meeting Date:
06/23/2026
Council District 7
PC#2026-55



Florence County
Planning Department
Meeting Date:
6/23/2026

N

Council District 7
PC#2026-55

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 05-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by McG Capital LLC, (Browder McGill); and,

2. The applicant desires to change the zoning designation for the subject property to split zoning for a portion to CMU, Commercial Mixed-Use District and a portion to R-3A, Single Family Residential District; and,

3. The surrounding properties are zoned FO/LI, Flex Office/Light Industrial District, CMU, Commercial Mixed-Use District, B-6, Industrial District, or TH, Townhouse District.

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

ATTACHMENTS:
1. Ordinance No. 05-2026/27
2. Staff report for PC#2026-56
3. Location Map
4. Zoning Map
5. Aerial Map
6. Plat

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: June 23, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: June 23, 2026	this Ordinance was
Planning Commission Action	: June 23, 2026 [Approved 9-0]	advertised for Public
First Reading/Introduction	: July 16, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 05-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To CMU, Commercial Mixed-Use District And R-3A, Single Family Residential District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by McG Capital LLC, (Browder McGill); and,

2. The applicant desires to change the zoning designation for the subject property to split zoning for a portion to CMU, Commercial Mixed-Use District and a portion to R-3A, Single Family Residential District; and,

3. The surrounding properties are zoned FO/LI, Flex Office/Light Industrial District, CMU, Commercial Mixed-Use District, B-6, Industrial District, or TH, Townhouse District.

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

1. The Property Located At 4617 East Palmetto Street, Florence, SC As Shown On The Following Tax Map As: 00275-01-134; Is Hereby Rezoned for A Portion To CMU, Commercial Mixed-Use District And A Portion to 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, June 23, 2026
PC#2026-56

SUBJECT:	Map Amendment Requested By McG Capital LLC, (Browder McGill) To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 134 Located At 4617 East Palmetto Street, Florence SC, From FO/LI, Flex Office/ Light Industrial District To **CMU, Commercial Mixed-Use District** And **R-3A, Single Family Residential District.**
LOCATION:	4617 East Palmetto Street, Florence, SC
TAX MAP NUMBERS:	00275-01-134
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	S&P Campbell Enterprises, LLC
APPLICANT:	McG Capital LLC, (Browder McGill)
ZONING/LAND AREA:	FO/LI / Approximately 41.09 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	FO/LI

STAFF ANALYSIS:

1. Overlay District:
   This property was zoned and placed in the Overlay District by the passage of Ordinance 42-2023/24 (August 2024). This rezoning request will not remove or negate the Overlay District requirements from this property.
2. Existing Land Use and Zoning:
   The subject property is currently zoned FO/LI, Flex Office / Light Industrial District and vacant.
3. Proposed Land Use and Zoning:
   The proposal is to rezone a portion of the subject property to **CMU, Commercial Mixed-Use District** and another portion to **R-3A, Single-Family Residential District**.

4. Surrounding Land Use and Zoning:
   North: Florence County / Vacant / B-6
   South: Florence County / Recreational, Commercial / CMU
   West: Florence County / Industrial, Commercial / FO/LI, CMU
   East: Florence County / Residential, Vacant / TH, CMU

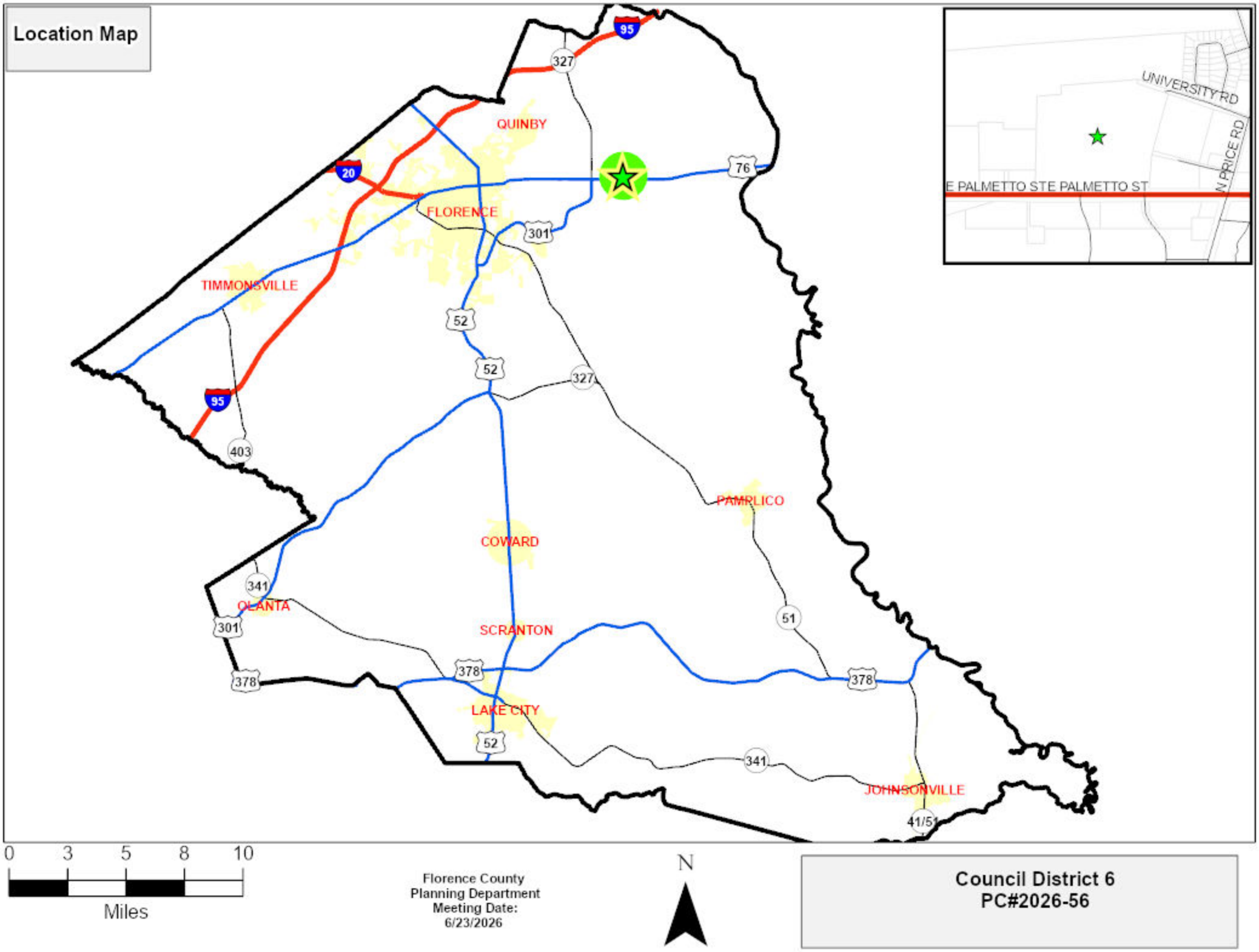
4. Transportation Access and Circulation:
   Present access to this property is by the way of East Palmetto, Florence, SC.

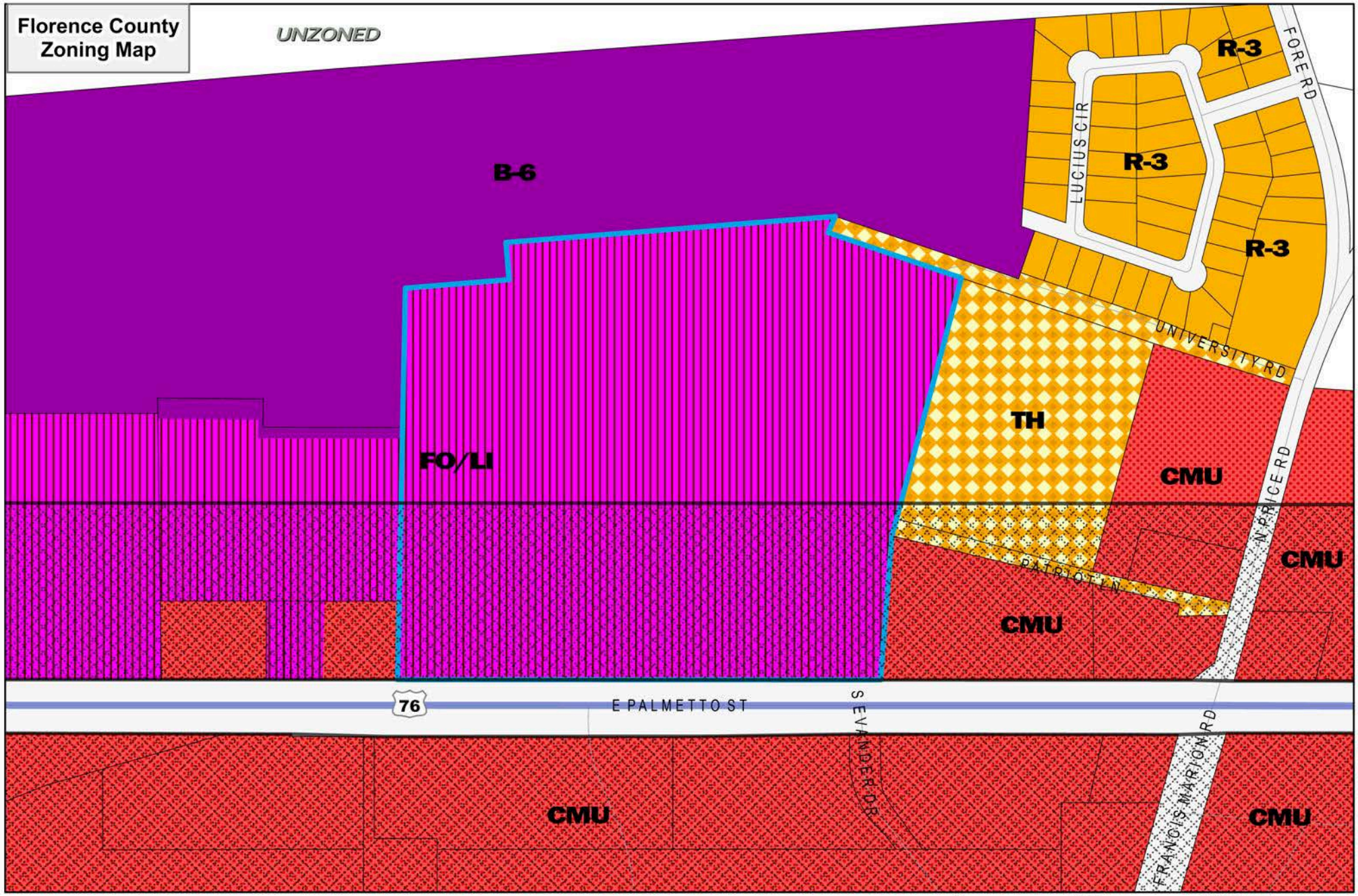
5. Traffic Review:
   The rezoning of this property from FO/LI to R-3A, Single-Family Residential and CMU, Commercial Mixed-Use District could have minimum impact on traffic.

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 JUNE 23, 2026:
Nine Planning Commission members voted 9 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 FO/LI, Flex Office/Light Industrial District for a portion to CMU, Commercial Mixed-Use District and a portion to R-3A, Single-Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
UNIVERSITY RD
E PALMETTO ST
E PALMETTO ST
N PRICE RD
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
6/23/2026
N
Council District 6
PC#2026-56


Florence County
Zoning Map
UNZONED
B-6
R-3
R-3
R-3
FORE RD
LUCIUS CIR
UNIVERSITY RD
TH
FO/LI
CMU
CMU
CMU
N PRICE RD
PATRIOT LN
76
E PALMETTO ST
S EVANDER DR
FRANCIS MARION RD
CMU
CMU
0
370
740 Feet
Current County Zoning
B-6, INDUSTRIAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
R-3, SINGLE-FAMILY, SMALL LOTS
TH, TOWNHOME
UNZONED
Gateway Corridor Overlay
Florence County
Planning Department
Meeting Date:
06/23/2026
Council District 6
PC#2026-56
N



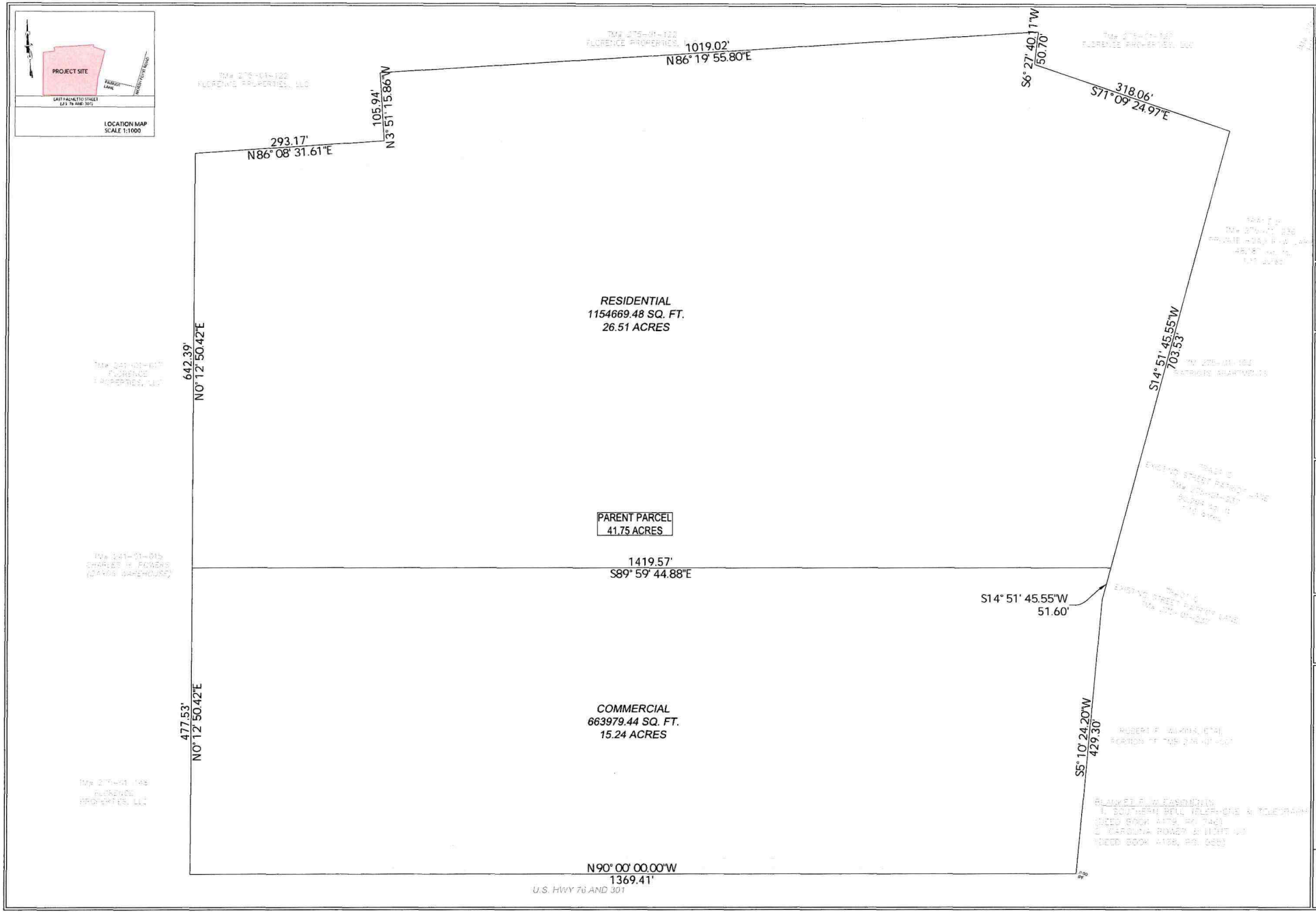
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Feet

Florence County
Planning Department
Meeting Date:
6/23/2026

N

Council District 6
PC#2026-56



Wall engineering
1229 38th Ave. N #112, Myrtle Beach
South Carolina, 29577 - walleng.com

PRELIMINARY PLAT NOT FOR CONSTRUCTION

THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR REUSE BY VEHICLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN

DRAWN BY	DATE
ALW	May 15, 2024
CHK BY	JOB NO.
JR	00715-01-134

PRELIMINARY PLAT

GRAPHIC SCALE
IN FEET
1 inch = 60 ft

LEGACY STATION
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
MCGILL

SHEET NO.

PLAT

FLORENCE COUNTY COUNCIL MEETING

Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 06-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional Standards., (c) Lot Characteristics.] (Planning Commission Approved (9 to 0))

POINTS TO CONSIDER:

1. The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and to five (5) feet for private roads.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 06-2026/27 w/mark up
2. Ordinance No. 06-2026/27 w/out markup
3. Staff Report for PC#2026-60

back to top

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
Planning Commission Action	: June 23, 2026[Approved 9-0]	
First Reading/Introduction	: July 16, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 06-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and to five (5) feet for private roads.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics;

Shall Be Amended And Will Read As Follows:

Sec. 30-80.5. – Dimensional standards.

(c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in division 1.

	Zoning Districts by Type					
	TH	**MR**	**MMF**	**MU**	**CMU**	**FO/LI**
Minimum Lot Size (residential/non-res) (sq.ft.)	5,000*/ 12,000	7,500/ 12,000	1,500 (per DU) /12,000	**Not applicable**		
Minimum Lot Width (ft)	50**	50	25	35	35	35
Minimum Road Frontage (ft)	35	35	35	35	35	35
Site Width to Depth Ratio (w:d) (minimum site depth required)***	**Not applicable**			**1 : 0.75**		
Maximum Impervious Surface Ratio (%)****	45	70	70	80	90	90
Minimum Park and Open Space Dedication (%)****	15	20	20	20	10	10
Minimum Sidewalk Width (public/private) (ft)	6/5	6/5	6/5	6~~10~~/6~~5~~	~~10~~6/6~~5~~	6/6~~5~~

**For the first Dwelling Unit (DU). One thousand additional square feet per dwelling unit is required.*

*** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.*

**** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.*

*****Minimum percentage is based on gross acreage of the development site.*

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

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

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

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

SIGNED:

_____

Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
Planning Commission Action	: June 23, 2026[Approved 9-0]	
First Reading/Introduction	: July 16, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 06-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and to five (5) feet for private roads.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics;

Shall Be Amended And Will Read As Follows:

Sec. 30-80.5. – Dimensional standards.

(c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in division 1.

	Zoning Districts by Type					
	TH	**MR**	**MMF**	**MU**	**CMU**	**FO/LI**
Minimum Lot Size (residential/non-res) (sq.ft.)	5,000*/ 12,000	7,500/ 12,000	1,500 (per DU) /12,000	**Not applicable**		
Minimum Lot Width (ft)	50**	50	25	35	35	35
Minimum Road Frontage (ft)	35	35	35	35	35	35
Site Width to Depth Ratio (w:d) (minimum site depth required)***	**Not applicable**			**1 : 0.75**		
Maximum Impervious Surface Ratio (%)****	45	70	70	80	90	90
Minimum Park and Open Space Dedication (%)****	15	20	20	20	10	10
Minimum Sidewalk Width (public/private) (ft)	6/5	6/5	6/5	6/5	6/5	6/5

**For the first Dwelling Unit (DU). One thousand additional square feet per dwelling unit is required.*

*** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.*

**** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.*

*****Minimum percentage is based on gross acreage of the development site.*

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

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

ATTEST:

_____

Hope M. Jones, Council Clerk

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
June 23, 2026
PC#2026-60

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and five (5) feet for private roads.

Sec. 30-80.5. – Dimensional standards.

(c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

		LOT CHARACTERISTICS - MIXED USE ZONING DISTRICTS					
		TH	**MR**	**MMF**	**MU**	**CMU**	**FO/LI**
MINIMUM LOT AREA ***SQ. FT.***	**RESIDENTIAL**	5,000*	7,500	1,500 *(per DU)*	**NOT APPLICABLE**		
	NON-RESIDENTIAL	12,000	12,000	12,000			
MIN LOT WIDTH (FT)		**50****	**50**	**25**	**35**	**35**	**35**
MIN ROAD FRONTAGE (FT)		**35**	**35**	**35**	**35**	**35**	**35**
SITE WIDTH : DEPTH (min site depth required)***		**NOT APPLICABLE**			**1 : 0.75**		
MAX IMPERVIOUS SURFACE RATIO ****		**45%**	**70%**	**70%**	**80%**	**90%**	**90%**
MIN PARK/OPEN SPACE RATIO ****		**15%**	**20%**	**20%**	**20%**	**10%**	**10%**
	PUBLIC	**6**FT	**6**FT	**6**FT	~~**10**FT~~**6**FT	~~**10**FT~~**6**FT	**6**FT

MIN SIDEWALK WIDTH	**PRIVATE**	**5**FT	**5**FT	**5**FT	~~**6**FT~~**5**FT	~~**6**FT~~**5**FT	~~**6**FT~~**5**FT

**For the first Dwelling Unit (DU). One thousand additional square feet per Dwelling Unit (DU) is required.*

***Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.*

**** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.*

*****Minimum percentage is based on gross acreage of the development site.*

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission Members voted 9 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISON 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics.

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 07-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1).] (Planning Commission Approved (9 to 0))

POINTS TO CONSIDER:

1. This text amendment clarifies the intent of the Florence County Ordinance by adding 'building' to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures dictate a property's designated use.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 07-2026/27 w/mark up
2. Ordinance No. 07-2026/27 w/out markup
3. Staff Report for PC#2026-61

back to top

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
Planning Commission Action	: June 23, 2026[Approved 9-0]	
First Reading/Introduction	: July 16, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 07-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1); And Other Matters Related Thereto.]

WHEREAS:

1. This text amendment clarifies the intent of the Florence County Ordinance by adding 'building' to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures dictate a property's designated use.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – ZONING DISTRICT REGULATIONS, DIVISION 8. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1);

Shall Be Amended And Will Read As Follows:

Sec. 30-249. – Nonconformities.

(a) ***Continuation***. Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this section may be continued even though such structure does not conform with the provisions of this section.

(b) ***Modification.*** A proposed change or modification to a nonconforming use shall be governed by the following:

(1) *Change of nonconforming use or building*. If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:

a. Nonconformity of dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and

b. The proposed change will have little discernable impact over the existing nonconforming use.

If a change to a permitted use is proposed which is nonconforming only as to dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.

Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.

(2) ***Enlargement or expansion of nonconforming use.*** Enlargement or expansion of a nonconforming building, use, or structure by no more than ten percent shall be permitted; provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements.

(3) ***Repair or alteration of nonconforming use, building, or structure.*** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by subsection (2) above.

(4) ***Replacement of nonconforming use.*** A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 18 months of the time of the damage or destruction or forfeit the right of replacement. Replacement, if initiated within 18 months of the time of damage or destruction shall adhere to all applicable requirements of Table III.

Replacement of a nonconforming mobile or manufactured home once removed from a lot or parcel shall be accomplished within 18 months of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of section 30-94 of this chapter. The applicant for a zoning compliance under this section must provide planning department staff with a notarized letter stating that the replacement is occurring within 18 months of the previous home being removed.

Existing outdoor advertising structure owners may apply for rebuilding permits for legal, nonconforming structures that are constructed by means other than the single steel pole structural design, as required by this section. The sign face square footage must remain the same as the existing sign face. If removed, a nonconforming sign structure shall not be replaced.

(5) ***Reuse of vacant nonconforming commercial buildings.*** Existing vacant buildings in residential zones, previously occupied by and structurally designed for commercial usage may be renovated and reoccupied under the following conditions:

a. All off-street parking requirements associated with the new occupant (use) shall be met on site;

b. Buffer area requirements of article IV, division 2 shall be met;

c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;

d. There is no encroachment into existing side, rear, or front yard setbacks.

(6) ***Nonconforming signs.*** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:

a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.

b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.

c. No relocation of sign structure except in strict compliance with this section.

d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.

(c) ***Discontinuance***. Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

(d) ***Lot of record***. Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
Planning Commission Action	: June 23, 2026[Approved 9-0]	
First Reading/Introduction	: July 16, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 07-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1); And Other Matters Related Thereto.]

WHEREAS:

1. This text amendment clarifies the intent of the Florence County Ordinance by adding 'building' to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures dictate a property's designated use.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – ZONING DISTRICT REGULATIONS, DIVISION 8. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1);

Shall Be Amended And Will Read As Follows:

Sec. 30-249. – Nonconformities.

(a) ***Continuation***. Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this section may be continued even though such structure does not conform with the provisions of this section.

(b) ***Modification.*** A proposed change or modification to a nonconforming use shall be governed by the following:

(1) *Change of nonconforming use or building.* If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:

a. Nonconformity of dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and

b. The proposed change will have little discernable impact over the existing nonconforming use.

If a change to a permitted use is proposed which is nonconforming only as to dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.

Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.

(2) ***Enlargement or expansion of nonconforming use.*** Enlargement or expansion of a nonconforming building, use, or structure by no more than ten percent shall be permitted; provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements.

(3) ***Repair or alteration of nonconforming use, building, or structure.*** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by subsection (2) above.

(4) ***Replacement of nonconforming use.*** A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 18 months of the time of the damage or destruction or forfeit the right of replacement. Replacement, if initiated within 18 months of the time of damage or destruction shall adhere to all applicable requirements of Table III.

Replacement of a nonconforming mobile or manufactured home once removed from a lot or parcel shall be accomplished within 18 months of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of section 30-94 of this chapter. The applicant for a zoning compliance under this section must provide planning department staff with a notarized letter stating that the replacement is occurring within 18 months of the previous home being removed.

Existing outdoor advertising structure owners may apply for rebuilding permits for legal, nonconforming structures that are constructed by means other than the single steel pole structural design, as required by this section. The sign face square footage must remain the same as the existing sign face. If removed, a nonconforming sign structure shall not be replaced.

(5) ***Reuse of vacant nonconforming commercial buildings.*** Existing vacant buildings in residential zones, previously occupied by and structurally designed for commercial usage may be renovated and reoccupied under the following conditions:

a. All off-street parking requirements associated with the new occupant (use) shall be met on site;

b. Buffer area requirements of article IV, division 2 shall be met;

c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;

d. There is no encroachment into existing side, rear, or front yard setbacks.

(6) ***Nonconforming signs.*** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:

a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.

b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.

c. No relocation of sign structure except in strict compliance with this section.

d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.

(c) ***Discontinuance***. Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

(d) ***Lot of record***. Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 23, 2026
PC#2026-61

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

APPLICANT: Florence County

Staff Analysis:
This text amendment clarifies the intent of the Florence County Ordinance by adding 'building' to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both building and structures dictate a property's designated use.

Sec. 30-249. – Nonconformities.

(a) ***Continuation***. Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

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Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

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a. All off-street parking requirements associated with the new occupant (use) shall be met on site;
b. Buffer area requirements of article IV, division 2 shall be met;
c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;
d. There is no encroachment into existing side, rear, or front yard setbacks.

(6) ***Nonconforming signs.*** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:

a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.
c. No relocation of sign structure except in strict compliance with this section.
d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.

(c) ***Discontinuance***. Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in

conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

(d) ***Lot of record***. Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission Members voted 9 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec.30-249. – Nonconformities., (b) (1).

FLORENCE COUNTY COUNCIL MEETING
Thursday, July 16, 2026

AGENDA ITEM: Ordinance No. 08-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building And Structure Design., (d) Access.] (Planning Commission Approved (9 to 0))

POINTS TO CONSIDER:

1. This text amendment clarifies the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front façade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 08-2026/27 w/mark up
2. Ordinance No. 08-2026/27 w/out markup
3. Staff Report for PC#2026-62

back to top

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
Planning Commission Action	: June 23, 2026[Approved 9-0]	
First Reading/Introduction	: July 16, 2026	
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ORDINANCE NO. 08-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building And Structure Design., (d) Access; And Other Matters Related Thereto.]

WHEREAS:

1. This text amendment clarifies the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front façade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICTS REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building And Structure Design., (d) Access.

Shall Be Amended And Will Read As Follows:

Sec. 30-79.3 Building and Structure Design.

(a) **Materials**. Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



Figure 2. Finished concrete block is acceptable.



Figure 3. Unfinished block is not acceptable.



Figure 4. Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 5. Plain Corrugated metal (sinewave) is not acceptable.

Photos: corrugated-metals.com

(b) **Color**.

(1) All colors used on buildings and structures must be subtle, neutral, or earth-tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.

(2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.

(3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

(4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation**. All buildings fronting the corridor roadway shall be oriented so that the primary building façade faces that roadway.

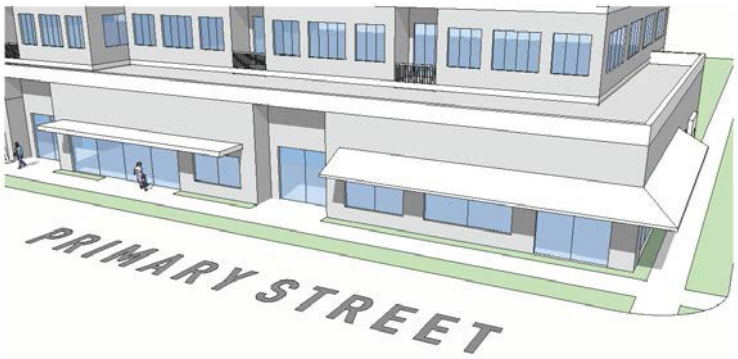


Figure 6. Primary building facades shall face the roadway.

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:

a. The development is accessed from a side-street or all properties share a common ingress/egress drive.

b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosks) shall be adequately screened so that they are not visible from the corridor.

c. In commercial developments, not less than two primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.

d. In addition to the requirements of section 30-79.5, additional buffering shall be applied in concentrated developments where the building's rear or sides face the corridor roadway and side streets, and those roadway facing façades do not have the appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the five-foot requirement of Bufferyard A as defined in section 30-121. In the event that section 30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15 feet wide and shall be located not more than 35 feet from the wall of the building. Planning Staff may approve an additional ten-foot separation when necessary for utility and delivery point parking.

e. Interior buffers shall be required between dissimilar uses within the development.

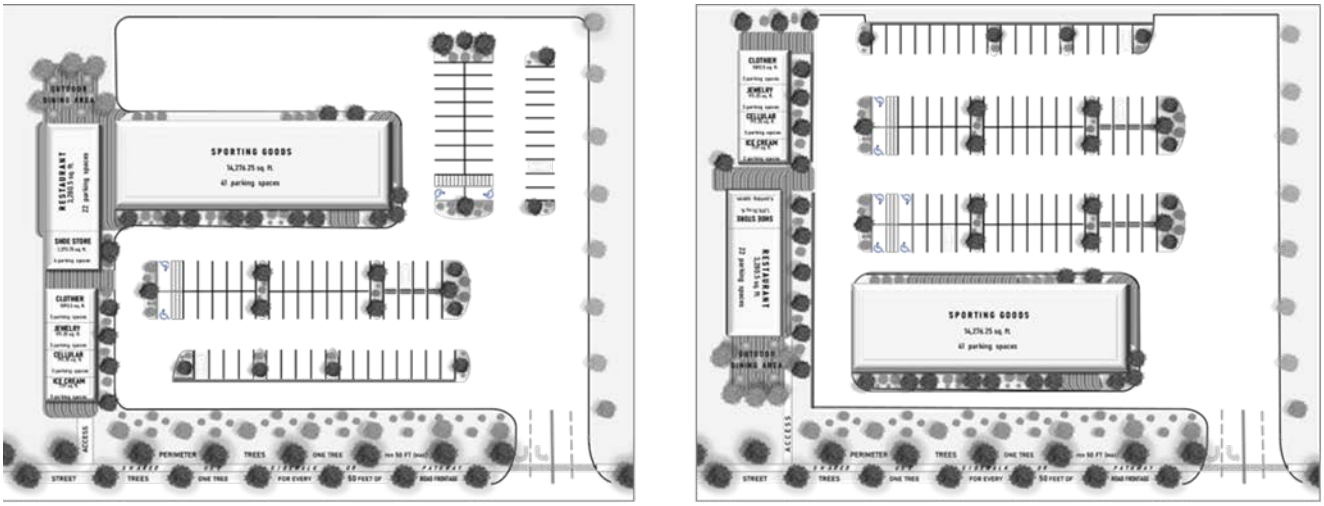


Figure 7. Two examples of a commercial development primary building layout / shared parking area design.

(d) **Access**. All buildings fronting the primary public roadway shall be designed with a minimum of one pedestrian access point facing that roadway. Where front-of-building parking is not provided, intended, or developed, the primary building entrance may be located on the side or rear of the structure. However, all buildings fronting the corridor roadway shall maintain an appearance of a primary entrance along the front façade. Any nonfunctional or decorative entrance from the corridor roadway must include permanent signage clearly stating, "Non-operable Entrance."

(e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six feet. Stoops and porches may encroach into a front setback a maximum of six feet but shall not be less than five feet from any property line and must meet the floodplain requirements.

(f) **Fuel Dispensing Stations.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.

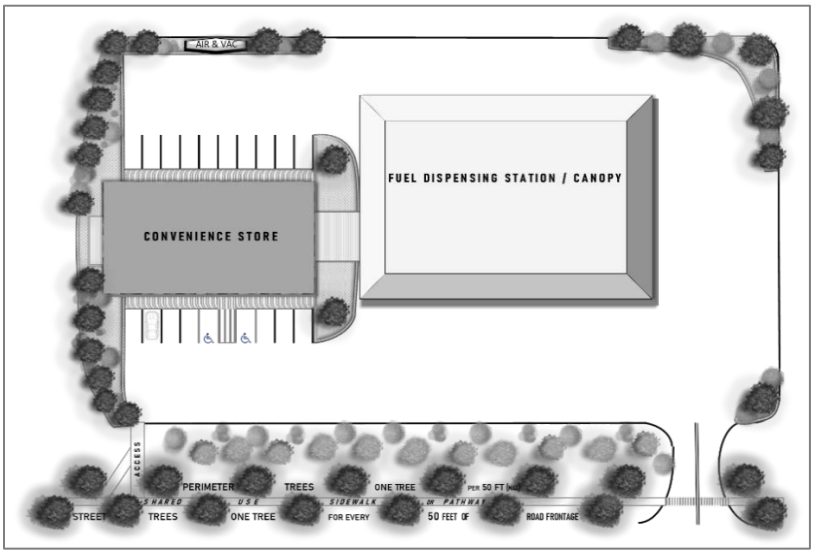


Figure 8. Example of fuel dispensing station/canopy/parking area layout.

(g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.

(h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments, such structures shall not be located between the principle buildings and the corridor.

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

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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:

Sponsor(s) Department	: Florence County Planning	I, _____ Council Clerk, certify that this Ordinance was advertised for Public Hearing on _____.
Planning Commission Consideration	: June 23, 2026	
Planning Commission Public Hearing	: June 23, 2026	
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First Reading/Introduction	: July 16, 2026	
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ORDINANCE NO. 08-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building And Structure Design., (d) Access; And Other Matters Related Thereto.]

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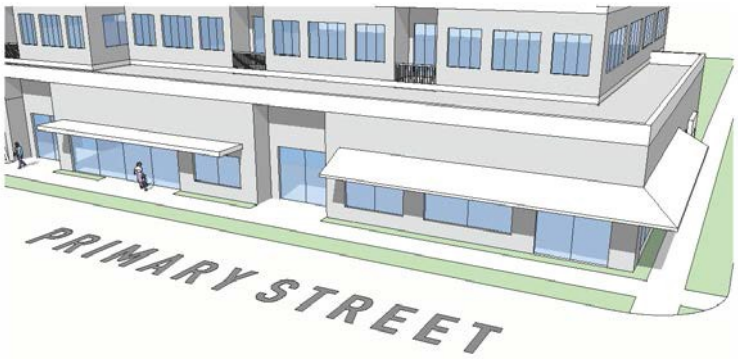


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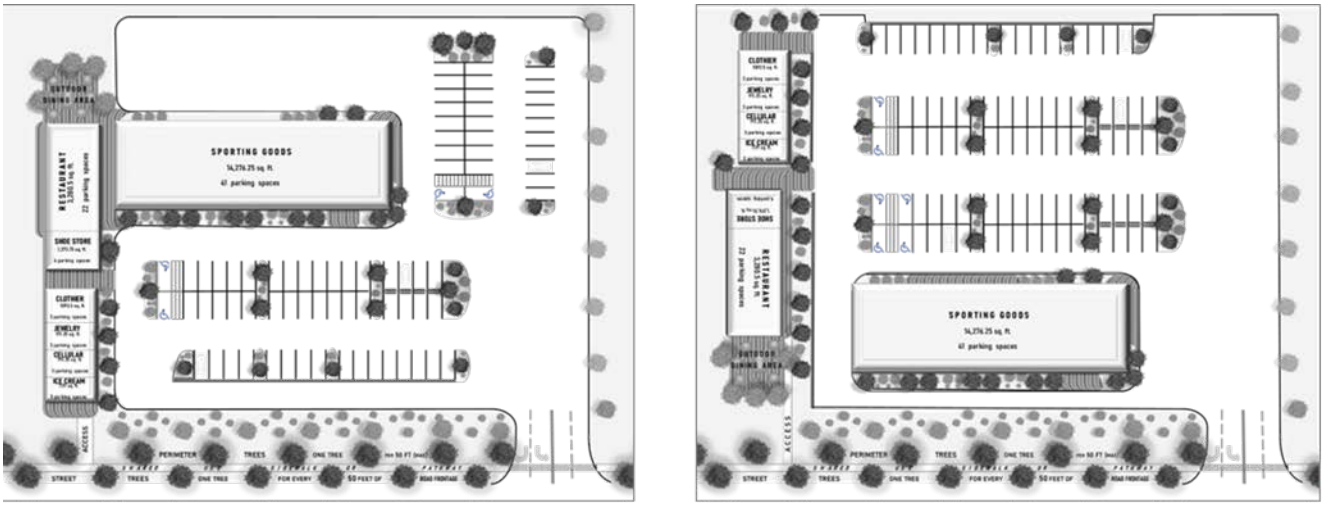


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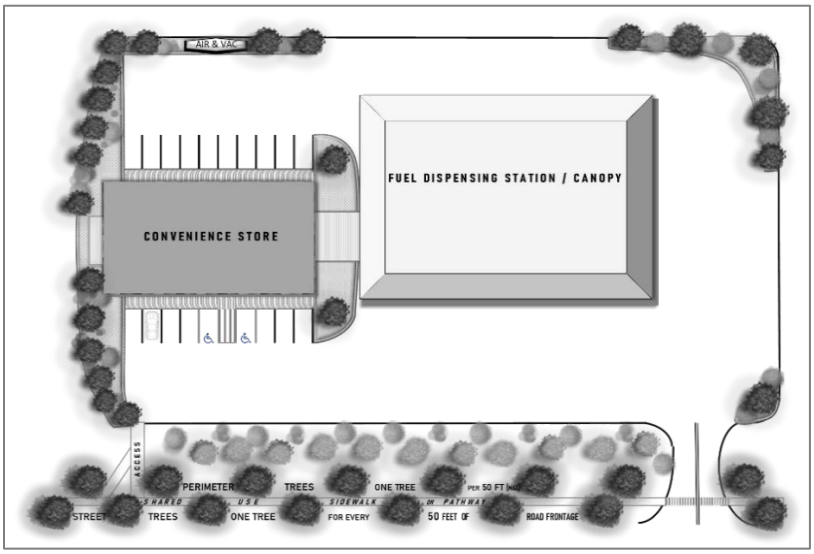


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Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

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Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 23, 2026
PC#2026-62

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

APPLICANT: Florence County

Staff Analysis:
This text amendment is to clarify the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front facade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

Sec. 30-79.3 Building and Structure Design.

(a) **Materials**. Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



Figure 2 Finished concrete block is acceptable.



Figure 3 Unfinished block is not acceptable.



Figure 4 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 5 Plain Corrugated metal (sinewave) is not acceptable.

(b) **Color**.

(1) All colors used on buildings and structures must be subtle, neutral, or earth-tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.

(2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.

(3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.

(4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) **Orientation**. All buildings fronting the corridor roadway shall be oriented so that the primary building façade faces that roadway.

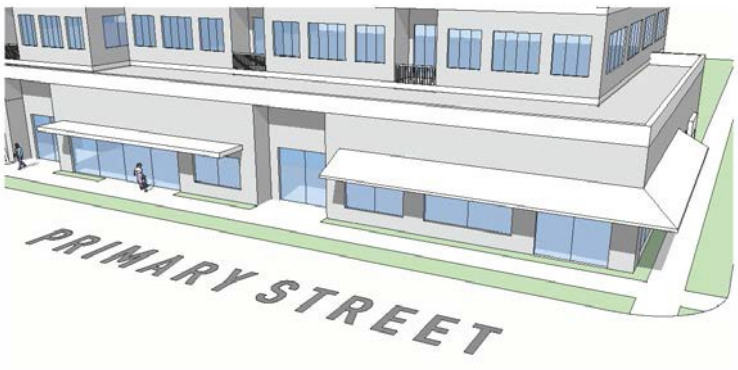


Figure 6 Primary building facades shall face the roadway.

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:

a. The development is accessed from a side-street or all properties share a common ingress/egress drive.

b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosks) shall be adequately screened so that they are not visible from the corridor.

c. In commercial developments, not less than two(2) primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.

d. In addition to the requirements of §30-79.5, additional buffering shall be applied in concentrated developments where the buildings' rear or sides face the corridor roadway and side streets, and those roadway facing façades do not have the appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the five(5) foot requirement of Bufferyard A as defined in §30-121. In the event that §30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15 feet wide and shall be located not more than 35 feet from the wall of the building. Planning Staff may approve an additional 10-foot separation when necessary for utility and delivery point parking.

e. Interior buffers shall be required between dissimilar uses within the development.

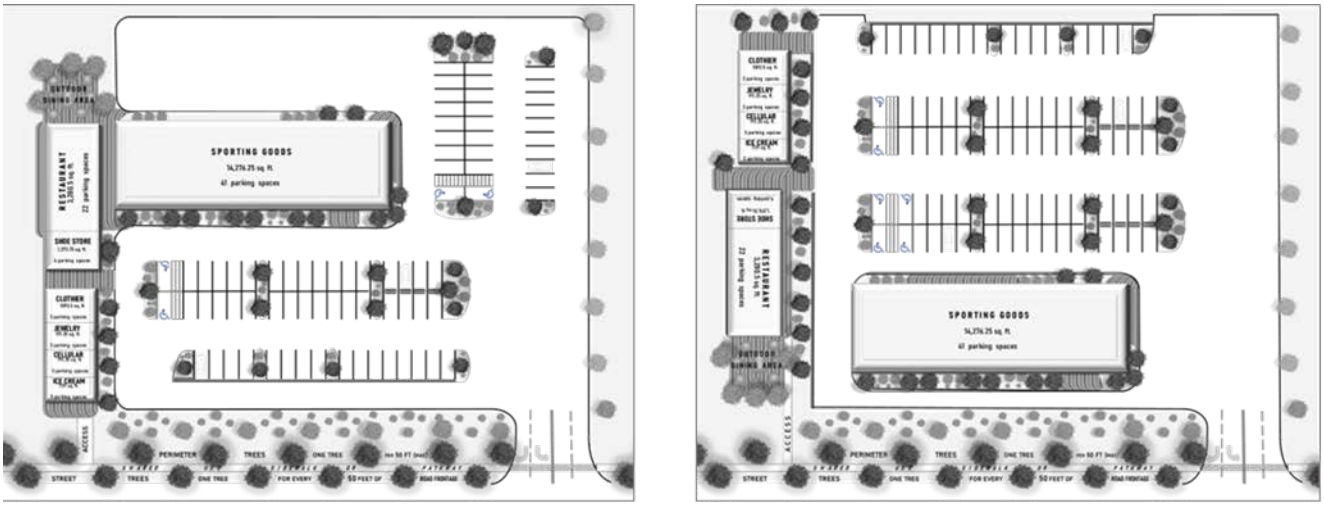


Figure 7 Two examples of a commercial development primary building layout / shared parking area design.

(d) **Access**. All buildings fronting the primary public roadway shall be designed with a minimum of one(1) pedestrian access point facing that roadway. Where front-of-building parking is not provided, intended, or developed, the primary building entrance may be located on the side or rear of the structure. However, all buildings fronting the corridor roadway shall maintain an appearance of a

primary entrance along the front façade. Any nonfunctional or decorative entrance from the corridor roadway must include permanent signage clearly stating, "Non-operable Entrance."

(e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six(6) feet. Stoops and porches may encroach into a front setback a maximum of six(6) feet but shall not be less than five(5) feet from any property line and must meet the floodplain requirements.

(f) **Fuel Dispensing Stations.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.

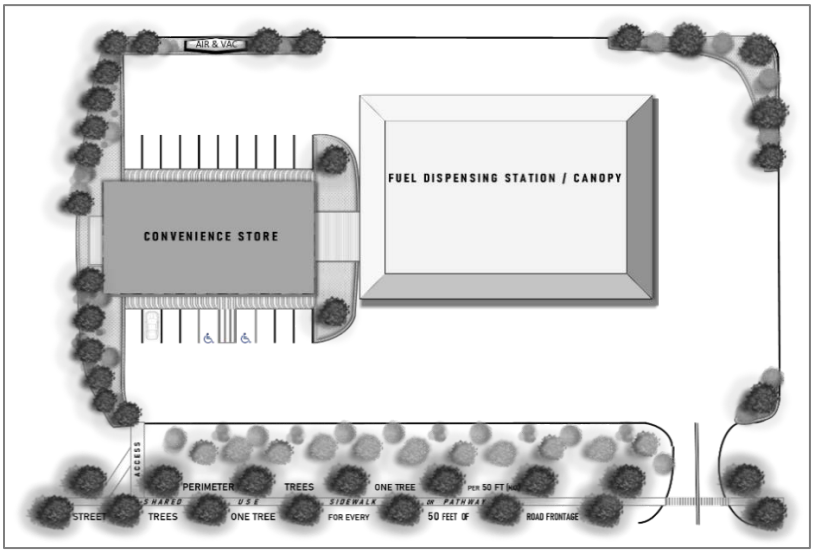


Figure 8 Example of fuel dispensing station/canopy/parking area layout.

(g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.

(h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments, such structures shall not be located between the principle buildings and the corridor.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission Members voted 9 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT., Sec. 30 -79.3 – Building And Structure Design., (d) Access.

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Boards & Commissions- Boards of Zoning Appeals

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Louie Hopkins, Representing District 8, To Serve On The Board Of Zoning Appeals With The Appropriate Expiration Term.

OPTIONS:

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

ATTACHMENTS:

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N/A

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Boards & Commissions- Policy Commission on Recreation

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Laura Driggers, Representing District 8, To Serve On The Policy Commission On Recreation With The Appropriate Expiration Term.

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

ATTACHMENTS:
back to top
N/A

FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Boards & Commissions- Planning Commission

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Mr. Greggory Miller, Representing District 9, To Serve On The Planning Commission With The Appropriate Expiration Term.

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

ATTACHMENTS:
N/A

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FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Monthly Financial Reports Are Provided To Council For Fiscal Year 2026 Through May 31, 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 05/31/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	64,896,321	62,040,552	2,855,769	4.40%
Licenses & Permits	2,242,750	1,121,901	1,120,849	49.98%
Fines & Fees	2,805,500	2,591,448	214,052	7.63%
Intergovernmental	8,678,783	5,969,843	2,708,940	31.21%
Sales and Other Functional	11,480,300	9,696,053	1,784,247	15.54%
Miscellaneous	5,713,500	594,165	5,119,335	89.60%
Operating Transfers	(553,150)		(553,150)	100.00%
Use of Fund Balance	3,443,996	-	3,443,996	
TOTAL	98,708,000	82,013,962	16,694,038	16.91%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
10-411-401	County Council	466,811	392,879	73,932	15.84%	0.47%
10-411-402	Administrator	1,550,112	1,334,477	215,635	13.91%	1.57%
10-411-403	Clerk of Court	2,016,690	1,819,900	196,790	9.76%	2.04%
10-411-404	Solicitor	2,351,916	1,652,812	699,104	29.72%	2.38%
10-411-405	Judge of Probate	943,320	941,713	1,607	0.17%	0.96%
10-411-406	Public Defender	1,447,035	1,278,817	168,218	11.63%	1.47%
10-411-407	Magistrates	3,219,312	2,801,410	417,902	12.98%	3.26%
10-411-408	Master In Equity	321,015	290,874	30,141	9.39%	0.33%
10-411-409	Legal Services	112,000	110,272	1,728	1.54%	0.11%
10-411-410	Voter Registration & Elections	1,571,457	991,883	579,574	36.88%	1.59%
10-411-411	Finance	1,310,445	1,082,412	228,033	17.40%	1.33%
10-411-412	Human Resources	778,528	652,471	126,057	16.19%	0.79%
10-411-413	Procurement & Vehicle Maintenance	2,456,350	2,555,327	(98,977)	-4.03%	2.49%
10-411-414	Administrative Services	579,064	534,694	44,370	7.66%	0.59%
10-411-415	Treasurer	1,692,828	1,475,815	217,013	12.82%	1.71%
10-411-416	Auditor	808,122	790,235	17,887	2.21%	0.82%
10-411-417	Tax Assessor	1,889,023	1,586,870	302,153	16.00%	1.91%
10-411-418	Planning and Building	2,401,746	2,423,382	(21,636)	-0.90%	2.43%
10-411-420	Facilities Management	3,558,480	3,031,591	526,889	14.81%	3.61%
10-411-427	Information Technology	4,299,118	3,806,994	492,124	11.45%	4.36%
10-411-430	Register of Deeds	529,710	446,320	83,390	15.74%	0.54%
10-411-446	Veteran's Affairs	406,794	341,048	65,746	16.16%	0.41%
10-411-450	Risk Management	194,550	174,272	20,278	10.42%	0.20%
10-411-480	Lake City Senior Citizens Center	160,500	91,356	69,144	43.08%	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	802,695	43,922	5.19%	0.86%
10-411-488	Contingency	653,346	157,753	495,593	75.85%	0.66%
10-411-489	Employee Non-Departmental	661,739	776,451	(114,712)	-17.33%	0.67%
10-421-421	Sheriff's Office	30,450,848	28,690,805	1,760,043	5.78%	30.85%
10-421-422	Emergency Management	5,493,393	4,730,923	762,470	13.88%	5.57%
10-451-423	EMS	10,988,216	10,590,122	398,094	3.62%	11.13%
10-451-424	Rescue Squads	1,124,359	914,213	210,146	18.69%	1.14%
10-451-425	Coroner	660,679	681,554	(20,875)	-3.16%	0.67%
10-451-429	On-Site Clinic	290,000	193,816	96,184	33.17%	0.29%
10-451-441	Health Department	77,014	75,242	1,772	2.30%	0.08%
10-451-442	Environmental Services	1,353,725	746,046	607,679	44.89%	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	4,675,404	415,555	8.16%	5.16%
10-471-455	County Library	5,082,008	4,454,699			5.15%
10-481-485	Literacy Council	5,000	5,000			0.01%
	TOTAL	98,708,000	88,709,831			100.00%

Percent of Fiscal Year Remaining = 8.33%

FLORENCE COUNTY GOVERNMENT
UNIFIED FIRE DISTRICT FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 05/31/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	6,900,000	7,077,150	(177,150)	-2.57%
Fines & Fees	1,720,000	1,556,980	163,020	9.48%
Miscellaneous	405,880	20,267	385,613	0.00%
Operating Transfers	(38,000)	-	(38,000)	100.00%
Use of Fund Balance	292,063	-	292,063	100.00%
TOTAL	9,279,943	8,654,396	625,547	6.74%

		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	1,707,111	208,328	10.88%	20.64%
37-451-428-120	Windy Hill Fire Department	1,599,103	1,346,993	252,110	15.77%	17.23%
37-451-428-130	Howe Springs Fire Department	1,214,442	886,276	328,166	27.02%	13.09%
37-451-428-200	Hannah/Salem Fire Department	734,583	488,098	246,485	33.55%	7.92%
37-451-428-330	Olanta Fire Department	553,658	460,067	93,591	16.90%	5.97%
37-451-428-400	Sardis Timmonsville Fire Department	639,869	581,624	58,245	9.10%	6.90%
37-451-428-500	Johnsonville Fire Department	830,265	733,014	97,251	11.71%	8.95%
37-451-428-800	Non-Departmental	1,047,473	939,502	107,971	10.31%	11.29%
37-451-428-900	Administration	745,111	982,811	(237,700)	-31.90%	8.03%
	TOTAL	9,279,943	8,125,497	1,154,446	12.44%	100.00%
			Percent of Fiscal Year Remaining		8.33%	

FLORENCE COUNTY
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 05/31/26

		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	$ 11,844,759	$ -	0%	$ 7,312,075	$ 8,573,671	$ -	0%
112	Economic Development Partnership Fund	$ 1,114,151	$ 918,939	$ 195,212	18%	$ 998,682	$ 62,622	$ 936,061	94%
123	Local Accommodations Tax Fund	$ 4,045,102	$ 4,151,426	$ -	0%	$ 4,636,093	$ 2,167,762	$ 2,468,331	53%
124	Local Hospitality Tax Fund	$ 3,486,712	$ 4,099,397	$ -	0%	$ 3,213,368	$ 2,483,340	$ 730,028	23%
131	District Utility Allocation Fund	$ 131,165	$ -	$ 131,165	100%	$ 131,165	$ -	$ 131,165	100%
132	District Infrastructure Allocation Fund	$ 2,818,121	$ 573,333	$ 2,244,788	80%	$ 2,818,121	$ -	$ 2,818,121	100%
151	Law Library Fund	$ 28,366	$ 29,052	$ -	0%	$ 28,366	$ 25,922	$ 2,444	9%
153	Road System Maintenance Fee Fund	$ 5,319,582	$ 4,626,036	$ 693,546	13%	$ 4,180,330	$ 3,354,949	$ 825,381	20%
154	Victim/Witness Assistance Fund	$ 273,542	$ 210,056	$ 63,486	23%	$ 160,000	$ 79,632	$ 80,368	50%
421	Landfill Fund	$ 7,591,554	$ 6,418,281	$ 1,173,273	15%	$ 7,273,816	$ 6,799,609	$ 474,207	7%
431	E911 System Fund	$ 1,030,115	$ 859,923	$ 170,192	17%	$ 1,300,639	$ 1,466,328	$ -	0%
	TOTALS:	32,454,185	33,731,202	4,671,662	14%	32,052,655	25,013,834	8,466,106	26%
			Percent of Fiscal Year Remaining:	**58.34%**	8.33%				

Florence County Council
District Allocation Balances
Available Balances as of 5/31/26

Council District #	Type of Allocation	Beginning Budget FY26	Commitments & Current Year Expenditures	Current Available Balances
1	Infrastructure	254,872	88,445	166,427
	Paving	259,338	9,000	250,338
	Utility	34,975	-	34,975
	In-Kind	19,800	-	19,800
2	Infrastructure	207,766	128,144	79,622
	Paving	153,748	37,865	115,883
	Utility	2,656		2,656
	In-Kind	19,800		19,800
3	Infrastructure	370,805	40,296	330,509
	Paving	208,089		208,089
	Utility	35,136		35,136
	In-Kind	19,800		19,800
4	Infrastructure	310,684	158,477	152,207
	Paving	76,089	73,732	2,358
	Utility	7,808		7,808
	In-Kind	19,800		19,800
5	Infrastructure	161,310	73,694	87,615
	Paving	495,778		495,778
	Utility	3,620		3,620
	In-Kind	19,800		19,800
6	Infrastructure	314,705	36,694	278,010
	Paving	234,733		234,733
	Utility	2,173		2,173
	In-Kind	19,800		19,800
7	Infrastructure	479,526	23,444	456,082
	Paving	517,204		517,204
	Utility	33,289		33,289
	In-Kind	19,800		19,800
8	Infrastructure	367,876	59,194	308,682
	Paving	268,555		268,555
	Utility	763		763
	In-Kind	19,800		19,800
9	Infrastructure	299,292	98,735	200,557
	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 5/31/2026

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 5/31/2026	$ 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 5/31/2026	$ 145,701,743.34		
Outstanding purchase orders as of 5/31/2026	$ 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 5/31/2026	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	5/31/2026	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	
			5/31/2026				$ 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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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 5/31/2026	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
5/31/2026

Bond proceeds		$ 120,000,000.00	
Interest earnings	5/31/2026	$ 12,715,390.22	
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			$ 145,727,345.69
Transfer funds back to General Fund		$ -	
Expenditures through	5/31/2026	$100,972,128.95	
Total expended			$ 100,972,128.95
Total remaining			$ 44,755,216.74
Outstanding purchase orders as of	5/31/2026	$6,047,797.75	
Total committed			$ 6,047,797.75
Total remaining with committments			$ 38,707,418.99

* 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 5/31/2026	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	1,700,073.66	114,000.88
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		2,518,625.79	13,385.00
10	Building	Johnsonville Fire Department	Upgrades to Station 1		370,000.00		368,467.28	
11	Building	Sardis Timmonsville FD	Additions to Station 1		525,000.00		387,607.10	137,392.90
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	678,084.66	
		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					

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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					
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	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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	
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					

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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					
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	
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			

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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				35,000.00	23,585.77
228	Road Resurfacing	Town of Timmonsville	Keith Street				150,000.00	155,406.45
229	Road Resurfacing	Town of Timmonsville	Vanda Street		256,170.00		139,102.23	
230	Road Resurfacing	Town of Timmonsville	E Clifford Street				84,717.29	154,441.31
231	Road Resurfacing	Town of Timmonsville	Bowman Circle				75,000.00	29,899.01
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	74,001.10	
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	
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		

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
		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		90,440.00	
252	Building	Florence County	Renovations to County Complex		1,000,000.00	3,075,000.00	505,613.45	79,817.58
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		448,732.99	23,070.00
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	
		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				332,708.08	96,301.12
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	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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	
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	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
347			Clement Street				144,389.27	
348			Simmons Street				53,445.20	
349			Flynn Street				55,776.40	
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				1,061,766.59	2,379.41
386			DeGroat Road				89,389.25	
387			Heyward Road					776,610.52
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					
394			W Robinson Court					98,052.92
395			Minus Lane				68,550.00	
396			Deer Road Water Extension				347,287.10	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	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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	
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

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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
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				55,470.19	42,259.81
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	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
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					
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	$100,972,128.95	$6,047,797.75

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 5/31/2026	O/S Purchase Orders
								($2,758,854.43)

FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Declaration Of Two (2) Tractors With Side Mowers And One (1) 1995 Ford E350 Ambulance As Surplus Property For Disposal Through Public Internet Auction Via GovDeals or GovWorld.

POINTS TO CONSIDER:

1. Attached is a unit listing recommended for surplus by the using departments.
2. The units are obsolete to the using department.
3. Disposal will not impact on-going operations.
4. Florence County Code requires County Council approval for disposal of surplus property.
5. Disposal by internet auction is efficient and requires significantly less staff time/coordination than other public offer methods.

FUNDING FACTORS:

$0=Cost of disposal by internet auction.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide alternate instructions.

ATTACHMENTS:

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Detailed List of Units

JULY 2026 SURPLUS ITEMS

UNIT	MAKE	MODEL	YEAR	MILEAGE	COMMENTS	VIN #	DEPARTMENT
HE8126	JOHN DEERE	6115M TRACTOR WITH SIDE MOWER	2005	6780 HRS	ENGINE GOOD, TRANS BAD	L06115M812472	PUBLIC WORKS
HE8140	NEW HALLOW	T6 155 TRACTOR WITH SIDE MOWER	2019	2880 HRS	ACTUATOR BAD, MOWER ENGINE NEEDS WORK	LKEG21196	PUBLIC WORKS
V21	FORD	E350 AMBULANCE RS	1995	103,613	ENGINE AND TRANS FAIR	1FDKEOF3SHB65332	PAMPLICO RESCUE SQUAD

FLORENCE COUNTY COUNCIL MEETING
July 16th, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Museum
Procurement

ISSUE UNDER CONSIDERATION: Request Approval Of Final Construction Cost In The Amount Of $20,610,699 For The Expansion Of The Florence County Museum And Authorizes The County Administrator To Execute All Associated Documents.

POINTS TO CONSIDER:

1) Council awarded the project to Thompson Turner Construction for the construction of the Museum expansion on May 15th, 2025. (RFQ 47-24/25).
2) 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:
Construction funded through Hospitality Tax Fund Balance and approved Bond Proceeds.

OPTIONS:

1) ***(Recommended)*** Approve as presented.
2) Provide an alternate directive.

ATTACHMENTS:
Thompson Turner Construction's estimate of final construction costs dated 7/1/2026.

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Thompson Turner Construction

1116 Henderson Street
Columbia, SC 29204
www.thompsonturner.com

Date: 7/1/2026
To: Florence County Museum, Attn: Andrew Stout, Museum Director
Subject: Florence County Museum Expansion – Final Pricing

It is our pleasure to provide GMP pricing for the above-mentioned project. Pricing is based upon Florence County Museum Expansion Drawings and Specifications dated 5/22/2026 by McMillan Pazdan Smith Architecture, and the Feasibility Study dated 4/24/2024; This document includes the Project Schedule of Values and a list of Qualifications and Exclusions.

SCHEDULE OF VALUES	
Total Construction Cost	$17,886,529
Renovation to Permanent Collection exhibit	$750,000
Architectural & Engineering Fees	$1,734,170
Collection Storage System	$200,000
Third Party inspections	$40,000
TOTAL PROJECT COST	**$20,610,699**

QUALIFICATIONS AND EXCLUSIONS:
The following qualifications have been prepared in conjunction with the contract and contract documents. If there are conflicts between the contract documents and these qualifications, the qualifications shall take precedence.

1. Cost is included for Construction Contingency, TTC Construction Fee, TTC Preconstruction Fee, Payment and Performance Bond, General Liability Insurance, and Thompson Turner Subcontractor Default Insurance per Contract.
2. Cost is included for Builders Risk Insurance.
3. Cost is included for 7.0% Sales Tax.
4. Cost is included for a City of Florence Business License and Building Permit.
5. Cost is included for the following divisions and associated work per project documents referenced above, unless otherwise noted in the exclusion sections of this document:

Division 30000 - Concrete

Qualifications:

1. Cost is included for architectural concrete panels with sandblast finish.

Division 40000 - Masonry

Exclusions:

1. Any point up of brick veneer, cast stone or granite base at existing building.

Division 70000 – Thermal & Moisture Protection

Qualifications:

1. Cost is included for Henry Air-Bloc 17 Liquid applied air barrier at all exterior walls.
2. Cost is included for 4mm Reyno-bond metal panels in Zinc Finish.

Exclusions:

1. Specification Section 072500 Weather Barriers (Tyvek)

This information is considered proprietary and confidential commercial information of Thompson Turner Construction, protected under Exemption 4 of the Freedom of Information Act (FOIA), and therefore is not subject to disclosure.

Division 80000 – Openings

Qualifications:

1. Cost is included for Class 1 monolithic tempered glass for all frameless doors
2. At openings 213S and 214S (Pocket Doors): Each door leaf is figured as 4'0" x 10'0". This is the largest dimensions the manufacturer can produce.
3. Cost is included for all wood doors to be stain grade with factory finish stain from the manufacturer.
4. Hardware material allowance for 37 openings = $83,000
    a. Grade 1 by Assa Abloy
    b. Interchangeable cores
    c. Satin chrome finish
    d. Auto operator at door 146C only
    e. Electrified hardware at doors142, 146c, 216, 228 and 231

Exclusions:

1. Cost is not included for card readers or access control

Division 90000 – Finishes

Qualifications:

1. Cost is included for a turn-key carpet allowance = $40/SY
2. Cost is included for a direct applied stucco system over 5/8" cement board attached to metal framing at three locations: Exterior ceiling beneath new circulation hall, group entry loggia, and exterior ceiling outside of loading area 139
3. Cost is included for H&C Clari-Shield water based, natural look, clear sealer at areas noted as sealed concrete on the finish plans

Division 10000 – Specialties

Qualifications:

1. Cost is included for (7) fire extinguishers and cabinets
2. Cost is included for (2) Pedimat AA entrance mats with level base frame and carpet insert
3. Cost is included for a turn-key building signage allowance = $10,000

Exclusions:

1. Residential equipment

Division 12000 – Furnishings

Qualifications:

1. Cost is included for (4) motorized single roller shades with aluminum shade pockets and closure plates
2. Cost is included for (10) manual single roller shades with aluminum shade pockets and closure plates

Division 23000 – HVAC

Qualifications:

1. Cost is included for temporary HVAC equipment and distribution.
2. Cost is included for humidifier dispersion in the ductwork for AHU-4 and AHU-5 in lieu of providing blank sections in the units for dispersion tubes.

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Division 26000 – Electrical

Exclusions:

1. Generator
2. Site lighting
3. Voice/Data systems
4. Intercom/paging systems, or CCTV
   Access control wiring or devices

Division 31000 – Earthwork

Qualifications:

1. Cost is included for (136) Fuller Piles not to exceed 38 ½" feet deep. Design is based on geotechnical report dated 4/24/24

Division 32000 – Exterior Improvements

Qualifications:

1. All landscaping and hardscapes in courtyard to be demolished. Cost is included to replace all brick pavers and sidewalks as shown on the architectural site plan.
2. Cost is included for a landscaping, irrigation, landscape lighting, and hardscape Allowance = $88,925
3. Cost is included for round picket, wrought iron gates and fence in-fill panels at courtyard wall. Finish to be powder coated.

GENERAL EXCLUSIONS:

1. Cost is not included for Liquidated or Consequential Damages.
2. Cost is not included for Unforeseen Conditions.
3. Cost is not included for Davis-Bacon Wages.
4. Cost is not included for Union Wages.
5. Cost is not included for Hazardous Materials Testing or Remediation.
6. Cost is not included for Geotechnical Testing.
7. Cost is not included for BIM Coordination.
8. Cost is not included for LEED or Green Globes Certification.

Thank you for taking the time to review. We sincerely appreciate the opportunity to work with the Florence County Museum. Please let us know if you have any questions or concerns.

Sincerely,

Matt Trail

Matt Trail
Preconstruction Manager
Thompson Turner Construction

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FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Administration & Public Works

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 37-25/26, 6" MBC Stone for Hollyberry Lane To Palmetto Mining Company of Florence, SC In The Amount Of $71,231.45 To Be Funded From CPSTIII-A Budgeted Funds.

POINTS TO CONSIDER:

1) The Bid was advertised on the Bidnet website June 16th and in the South Carolina Business Opportunities (SCBO) Newsletter June 17th. The bid opening was held on June 29, 2026.
2) Six (6) bids were received; six (6) bids were compliant. Palmetto Mining Company is the lowest responsible, responsive bidder.
3) Todd Warren, Davis & Floyd recommends awarding the bid to Palmetto Mining Company. The bid expires September 29, 2026.

FUNDING FACTORS:

$71,231.45 = Total amount to be funded from the CPSTIII-A approved funds via Resolution 29-25/26.

OPTIONS:

1) Award Bid No. 37-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Todd Warren, Davis & Floyd.

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Florence County, South Carolina **Bid Opening Date: 6/29/2026**
Project: CPSTIIIA 6" MBC Stone for District 4 Hollyberry Lane **Time: 10:00 a.m.**

Tabulation for Bid No. 37-25/26

Name of Bidder	Bid Bond (Y/N)	Primary Bid**	Local 5% Deduction* $15,000 Maximum	Primary Bid w/Local Deduction
Palmetto Mining Company - Florence, SC 29501	Y	$71,231.45	-$3,561.57	$67,669.88
Heritage Hauling - Conway, SC 29526	Y	$70,996.75	N/A	$70,996.75
D&L Sitework, Inc. - Conway, SC 29527	Y	$72,874.35	N/A	$72,874.35
N.W. White & Company - Florence, SC 29501	Y	$79,798.00	-$3,989.90	$75,808.10
R.E. Goodson Construction Co., Inc. - Darlington, SC 29540	Y	$76,207.09	N/A	$76,207.09
RE Goodson 3 LLC - Darlington, SC 29540	Y	$79,023.49	N/A	$79,023.49

Notes:
*5% Local Preference-Florence County Code, Section 11.5-39
**Bid includes sales tax

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

June 30, 2026

Kevin Yokim
Florence County Administrator
180 N. Irby St.
Florence, SC 29501

Re: Recommendation for Award of 6" MBC Stone Bid 37-25/26
D|F Job Number: 13896.00

Dear Mr. Yokim:

On June 29, 2026, six (6) bids on the referenced project were opened and read aloud. The bids have been reviewed. The lowest responsive, responsible bidder for the total Base Bid is Palmetto Mining Company of Florence, South Carolina, with a total Base Bid in the amount of $71,231.45

Based upon a review of their current licensing status with the State, we feel the low bidder is both qualified and competent in performing work associated with the project. Davis & Floyd hereby recommends that the project be awarded to Palmetto Mining Company in the amount of $71,231.45 from the Capital Project Sales Tax IIIA Funds.

District 4

Hollyberry Lane	$71,231.45	Account Number Needed CPSTIII A
TOTAL	$71,231.45	

Todd J. Warren

Todd J. Warren, PE
Vice President

FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Report to Council
Declaration Of Surplus Property

DEPARTMENT: Florence County Sheriff's Office

ISSUE UNDER CONSIDERATION:

Declaration Of Two (2) Glock Model Number 18, 9mm Pistols And Eleven (11) Glock Model Number 21, 45 Caliber Pistols As Surplus Property By The Florence County Sheriff's Office.

POINTS TO CONSIDER:

1. Below are the serial numbers of the thirteen pistols proposed for surplus by the FCSO:
   Glock Model Number 18, 9mm serial numbers: CHG970 & CHG969
   Glock Model Number 21, 45 caliber serial numbers: UBR500, UBR492, UBR499, UBR493, UBR498 , UBR501, BBLW702, UBR492, UBR496, UBR495, and UBR494.
2. The weapons are no longer compatible with FCSO and therefore, once declared surplus can be traded in for weapons compatible with and needed by the department. This will not impact on-going operations.
3. Florence County Code requires County Council approval for disposal of surplus property.

FUNDING FACTORS:

No Cost to Florence County.

OPTIONS:

1. ***(Recommended)*** Approve as presented.
2. Provide alternate instructions.

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FLORENCE COUNTY COUNCIL MEETING

July 16, 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 Serial Number BTFB821 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 BTFB821, 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

June 23, 2026

Mr. Kevin Yokim
Florence County Administrator
180 N. Irby Street
Florence, SC 29501

Dear Mr. Yokim,

Lieutenant Johnny Hicks began his employment with the Sheriff's Office on July 18, 1994, prior to 1994 Lieutenant Hicks also served for many years as a Reserve Deputy. Lieutenant Hicks will retire on July 3, 2026 after 32 years of full time employment. Lieutenant Hicks most recently was assigned to the Civil & Courtroom unit which also supervised the FC Complex Security Deputies. Lieutenant Hicks was a very capable deputy whose service will surely be missed.

Sheriff Joye is requesting his service weapon a Glock model 45, 9mm serial# BTFB821 be declared surplus and presented to Lieutenant Hicks 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

July 16, 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 43X 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 43X 9mm handgun, serial number BWCL942, 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 43X 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

June 23, 2026

Mr. Kevin Yokim
Florence County Administrator
180 N. Irby Street
Florence, SC 29501

Dear Mr. Yokim,

Corporal Dominique Ellerbe began employment with the Sheriff's Office on March 23, 2020. Corporal Ellerbe medically retired May 22, 2026, resulting from an on-duty motor vehicle accident that occurred on July 3, 2021. Corporal Ellerbe was a very capable deputy whose service will surely be missed.

Sheriff Joye is requesting her service weapon a Glock model 43X 9mm serial# BWCL942 be declared surplus and presented to Corporal Ellerbe in appreciation for her 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

July 16, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Public Works

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 35-25/26, Underpass Concrete Cleaning Project To ZionShine Pressure Washing & Detailing, LLC From Charlotte, NC To Be Funded From District 8 Infrastructure Funds.

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on May 15, 2026. The bid opening was held on June 23, 2026.
2) One (1) bids was received; one (1) bid was compliant. ZionShine Pressure Washing & Detailing, LLC is the lowest responsible, responsive bidder.
3) The bid expires September 26, 2026.

FUNDING FACTORS:

$32,500.00 = Total amount to be funded from the District 8 Infrastructure Funds.

OPTIONS:

1) Award Bid No. 35-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Letter In Lieu Of Bid Bond.

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Notice

Basic Information

Reference Number	0000424473
Issuing Organization	Florence County
Owner Organization	
Solicitation Type	RFB - Request for Bid (Formal)
Solicitation Number	35/25/26
Title	35-24/25 Underpass Concrete Cleaning Project / RE-BID
Source ID	PU.AG.USA.2686018.C17634176
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina (Owner) is accepting bids from licensed and qualified Contractors for the Underpass Concrete Cleaning Project.

Dates

Publication	05/15/2026 02:52 PM EDT
Question Acceptance Deadline	06/17/2026 03:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	06/23/2026 10:00 AM EDT

Contact Information

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Courtney Singleton
8436653018
csingleton@florencecountysc.gov

Bid Result Publication Revision

Publication Type Unofficial Results

ZionShine Pressure Washing & Detailing, LLC

Organization Name	ZionShine Pressure Washing & Detailing, LLC
Bid Amount	$32,500.00
Address	6801 Northbury Ln. Unit 324 Charlotte North Carolina 28226 United States

Bid Results Email
Email Attachment(s)

File	Size	Uploaded Date	Language
No Files			

Additional Recipients

Include notification issuer as an additional recipient	No

ZIONSHINE PRESSURE WASHING & DETAILING, LLC

BID SURETY / BUSINESS EXPERIENCE STATEMENT

Bid No. 35-25/26
Underpass Concrete Cleaning Project

To Florence County Procurement:

ZionShine Pressure Washing & Detailing, LLC respectfully submits this statement with our bid response for the Underpass Concrete Cleaning Project.

Although ZionShine Pressure Washing & Detailing, LLC has operated under its current formal business registration since 2025, I, James Williams Jr., have performed professional exterior cleaning work since 2022 and have more than four years of hands-on experience in pressure washing, soft washing, concrete cleaning, masonry cleaning, graffiti removal, post-construction cleaning, and commercial property exterior maintenance.

ZionShine has completed approximately 250 total projects, including approximately 105 commercial, HOA, multifamily, senior living, institutional, church, and property management projects. Our company has successfully performed work involving concrete surfaces, masonry walls, retaining walls, sidewalks, common areas, occupied communities, and public-facing properties.

ZionShine Pressure Washing & Detailing, LLC has not declared bankruptcy, has no history of defaulting on awarded work, and maintains commercial insurance coverage including General Liability and Commercial Automobile Insurance. We are also prepared to provide all required insurance documentation prior to contract execution or commencement of work.

We respectfully request Florence County's consideration of our documented experience, project references, and ability to successfully complete the work required for this project.

Respectfully submitted,

James Williams Jr.
Owner
ZionShine Pressure Washing & Detailing, LLC
Charlotte, North Carolina
(888) 601-9466
sales@zionshinewashing.com

FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Treasurer
Procurement
Administration

ISSUES UNDER CONSIDERATION: Request For Council To Award RFP No. 34-25/26, Banking Services For The Florence County Office Of The Treasurer To SouthState Bank.

POINTS TO CONSIDER:

1) The Request for Proposals was advertised in South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on May 27, 2026. The bid opening was held June 24, 2026.
2) Nine (9) proposals were received; eight (8) proposals were compliant since one proposal would not have a Florence County location at the time of contract.
3) A committee comprised of Laurie Carpenter, Melissa Rowland, Ashley Davison, and Jamie Floyd evaluated the proposals and SouthState Bank received the highest points and thus ranking.
4) Laurie Carpenter, Florence County Treasurer, recommends awarding the banking services contract to SouthState Bank.
5) Proposals expire September 24, 2026.
6) Proposals will not be provided since proprietary information is included in each.

OPTIONS:

1) (Recommend) Award RFP No. 34-25/26
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Laurie Carpenter, Florence County Treasurer.

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Florence County, SC

Request for Proposal No. 34-25/26

Banking Services for Florence County Treasurer's Office

Evaluation Rankings

Points	Company	Ranking
94.5	South State Bank	1
78.8	The Citizens Bank	2
76.0	Wells Fargo	3
75.0	TD Bank NA	4
74.3	First Citizens Bank	5
72.8	First Bank NC	6
55.0	Anderson Brothers Bank	7
0.0	Synovus	8

FLORENCE COUNTY

Office of Treasurer

July 10, 2026

To: The Honorable Members of Florence County Council and Mr. Kevin Yokim:

It is my recommendation to proceed with the proposal (RFP 34-25/26) from SouthState Bank for Banking Services for Florence County Treasurer's Office.

Even though there were many great banking institutions who submitted proposals, the evaluation committee determined that SouthState Bank was the best qualified institution and had the dedicated resources available to handle the county's requirements.

Sincerely,

Laurie W. Carpenter
Florence County Treasurer

City-County Complex
180 North Irby Street MSC-Z • Florence, South Carolina 29501 • (843) 665-3041 • Fax (843) 665-3069

FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Administration

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 33-25/26, Asbestos Abatement & Demolition To CIDS, LLC (CIDS Holdco/dba CIDS, LLC) of Lugoff, SC In The Amount Of $148,335.00 To Be Funded From CPST III Funds.

POINTS TO CONSIDER:

1) The Bid was advertised via Bidnet on May 13, 2026 and SCBO on May 14, 2026. The bid opening was held on June 16, 2026.
2) Five (5) bids were received; four (4) bids were compliant. The lowest submitted bid did not account for the area above the dome nor the cost of the asbestos plan, therefore making this bid non compliant.
3) CIDS, LLC is the lowest responsible, responsive bidder.
4) Shannon Munoz, Deputy Administration, recommends awarding CIDS, LLC.
5) The bid expires 90 days from the date of bid opening.

FUNDING FACTORS:

$148,335.00 = Total amount to be funded from CPSTIII funds under account 338-411-420000-508600-3252.

OPTIONS:

1) Award Bid No. 33-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Shannon Munoz, Deputy Administrator.

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Notice

Basic Information

Reference Number	0000422935
Issuing Organization	Florence County
Owner Organization	Florence County
Project Type	IFB - Invitation for Bid (Formal)
Project Number	33-25/26
Title	33-25/26 Asbestos Abatement Removal
Source ID	PU.AG.USA.2686018.C17634151
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County is accepting bids from licensed asbestos abatement and demolition contractor to undertake an asbestos abatement plan, SCDES demolition license approval along with the abatement of asbestos materials located on the eleventh floor of the Florence County complex at 180 N. Irby Street, Florence, SC.

Dates

Publication	05/13/2026 04:47 PM EDT
Question Acceptance Deadline	**[A]** 06/12/2026 04:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	**[A]** 06/16/2026 10:00 AM EDT
Prebid Conference	05/19/2026 08:45 AM EDT

Contact Information

Courtney Singleton
8436653018
csingleton@florencecountysc.gov

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Bid Result Publication Revision

Publication Type Bid Results

EnviroPro Solution Inc

Organization Name	EnviroPro Solution Inc
Bid Amount	$267,459.82
Address	1700 1 First St Salisbury North Carolina 28144 United States

G & P Construction, Hauling and Environmental, LLC

Organization Name	G & P Construction, Hauling and Environmental, LLC
Bid Amount	$300,000.00
Address	310 Belair Road North Augusta South Carolina 29841 United States

Wilma's Pump and Tank Co., Inc.

Organization Name	Wilma's Pump and Tank Co., Inc.
Bid Amount	$89,469.00
Address	307 E. Lee Road Taylors South Carolina 29687 United States

G & P Construction, Hauling and Environmental, LLC

Organization Name	G & P Construction, Hauling and Environmental, LLC
Bid Amount	$150,000.00
Address	310 Belair Road North Augusta South Carolina 29841 United States

CIDS, LLC

Organization Name	CIDS, LLC
Bid Amount	$148,335.00
Address	753 Highway 601 South Lugoff South Carolina 29078 United States

Bid Results Email

Email Attachment(s)

File	Size	Uploaded Date	Language
No Files			

Additional Recipients

Include notification issuer as an additional recipient No

FLORENCE COUNTY

To: Florence County Council and Mr. Kevin Yokim

From: Shannon Munoz, Deputy Administrator

Date: July 13, 2026

Subject: Asbestos Abatement & Demo Contractor (11th Floor)

Please accept this memo as my recommendation to award Bid No. 33-25/26 to CIDS HOLDCO, DBA CIDS, LLC in the amount of $148,335.00.

Five bids were submitted on June 16, 2026, and four bids were compliant. CIDS, LLC was the lowest responsible, responsive bidder.

Please contact me if you have questions regarding this matter or if you require additional information.

Shannon Munoz
Deputy Administrator-Administration

Florence County Council Meeting

July 16, 2026

AGENDA ITEM: Other Business
Council District #4

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $10,643.59 from Council District 4 infrastructure funding allocations to purchase material for the fabrication of signs to be replaced in the Town of Timmonsville.
Material will be ordered from Korman Signs, Inc.

FUNDING SOURCE:

Amount: $10,643.59

__X__ Infrastructure 132-441-438-000-8764-

_____ Road System Maintenance

_____ Utility

SIGNED: _____

Requested by Council member: Jerry Yarborough Jr.
Council District #4

Date: _____

STEVE ALLEN
Public Works Director

Date: 6-30-26

ATTACHMENTS:
(2) quotes

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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Korman Signs, Inc

Headquarters for Transportation Safety and Fleet Graphics
3029 Lincoln Avenue
Richmond, Virginia 23228-4295
Ph 800-296-6050 Fax 804-261-1040

Quotation

Name	FLORENCE COUNTY SOUTH CAROLINA	Quote Number	JS062926
Address		Your Number	
City	St SC ZIP	Subject	
Attn:	Meghan Byrd	Date	June 29, 2026
Phone	843-665-3022		

We are pleased to submit the following quotation:

QTY	Unit	Description	Unit Price	TOTAL
28	EA	36"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	30.32	848.96
50	EA	42"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	35.37	1768.50
28	EA	48"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	40.42	1131.76
37	EA	30"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	25.26	934.62
		NO HOLES IN THE SNS & ROUNDED CORNERS		
100	EA	PU10X2GA 10'X2# U-CHANNEL POSTS - GALVANIZED	29.14	2914.00
81	EA	H808FU180 U-CHANNEL POST CAP FOR FLAT BLADES 5 1/4"	9.35	757.35
69	EA	H808F90 90 DEG CROSSPIECE FOR FLAT BLADES 5 1/4"	9.15	631.35
7	EA	RG39306 6"X50YDS WHITE HIP SHEETING 3930	99.09	693.63
		PRICING FROM SCDOT CONTRACT 4400032882		
			SUBTOTAL	9680.17
			SALES TAX	81:788.42
			FREIGHT	175.00
			TOTAL	9855.17

Prices are F.O.B. Shipping Point

Payment Terms Net 30

Delivery A.R.O. 30 DAYS

Tax %

Plus ☐ Frt Taxed?

$10,643.59

This quotation is subject to Korman Signs, Inc. final acceptance and Condition of Sale policy. All quotations are valid for 30 days from date of quote.

By: _____ Date

John Smith, Senior Account Manager
Korman Signs, Inc.

hallsigns since 1949

Quote# HSQ27929

June 30th 2026

Free Shipping on Orders $750+ and Under 96"

Thank you for the opportunity to provide this quote. Please let us know if you have any questions by replying to this email.

Prepared for:
FLORENCE COUNTY PUBLIC WORKS
Meghan Byrd
mbyrd@florencecountysc.gov
843-665-3022
Ship To:
6746 FRIENDFIELD ROAD
Delivery 8:00 AM to 5:00 PM
EFFINGHAM, South Carolina 29541

Terms: Net 30
Quoted by: Deborah Brooking
Valid until: July 14th 2026
Created Date: May 6th 2026
Lead Time: 2 Weeks

Notes: *Tax to be put in once order is placed. Thank you.*

		Unit Price	Qty	Extended
IMAGE COMING SOON	**Special/Custom Products - See Attached** **SPECIAL CODE** Notes: tax	0.00	x 1	0.00
	**10' 2# Galvanized U-Channel Posts** **089-002000**	52.32	x 100	5,232.00
	**#990F Supr-Lok Cross** **012-023000** 010-052000 SK56 Set Screws: (4) per Kit	7.70	x 81	623.70
	**#91UF-NU180 Supr-Lok Cap** **014-003500** 010-034500 5/16" x 5/8" Hex Head Bolt: (2) per Kit 010-052000 SK56 5/16" Set Screw: (2) per Kit	7.60	x 81	615.60
	48" x 9" Reflective Street Name Sign Blank **48x9RSNB-DO-HI-GR-08-NO** Setup: Double-Sided Reflective Sheeting: High Intensity Prismatic Color: Green Gauge and Alloy: .080/3105 Holes: No Holes	~~42.53~~ -12.33 30.20	x 28	~~1,190.84~~ -345.24 845.60
	42" x 9" Reflective Street Name Sign Blank **42x9RSNB-DO-HI-GR-08-NO** Setup: Double-Sided Reflective Sheeting: High Intensity Prismatic Color: Green Gauge and Alloy: .080/3105 Holes: No Holes	~~37.21~~ -10.79 26.42	x 50	~~1,860.50~~ -539.50 1,321.00
	36" x 9" Reflective Street Name Sign Blank **36x9RSNB-DO-HI-GR-08-NO** Setup: Double-Sided Reflective Sheeting: High Intensity Prismatic Color: Green Gauge and Alloy: .080/3105 Holes: No Holes	~~31.90~~ -9.25 22.65	x 28	~~893.20~~ -259.00 634.20

	30" x 9" Reflective Street Name Sign Blank **30x9RSNB-DO-HI-GR-08-NO** Setup: Double-Sided Reflective Sheeting: High Intensity Prismatic Color: Green Gauge and Alloy: .080/3105 Holes: No Holes	~~26.58~~ -7.71 18.87	x 37	~~983.46~~ -285.27 698.19
	3M Roll Good High Intensity - 6"x50yd-White **004-004389**	190.85	x 7	1,335.95

Subtotal	$	12,735.25
Discount		-1,429.01
Shipping (Free Shipping)		0.00
Tax		1,038.86
Total	***$***	***12,345.10***

*Take advantage of your **$1,429.01** savings by checking out online by July 14th 2026!*

Proceed To Checkout

- If you want to make changes to your quote, please reply to this email with the requested changes, and we'll send a revised quote asap.
- Pricing is subject to change at any time.
- We may add additional taxes in some states.
- Free Shipping offer does not include additional charges (ex: lift gate, inside delivery, etc.) unless noted.
- Feel free to contact us at storefront@hallsigns.com or call us at 800-284-7446.

FLORENCE COUNTY COUNCIL MEETING
July 16, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 5

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $65,000.00 from Council District 5 Infrastructure Funding Allocation to construct a tennis wall and bathroom at the Greenwood Athletic Complex.

FUNDING SOURCE:

XXXX_____Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jason M. Springs	Andrew T Rodgers Jr.	Alphonso Bradley
Amount $_____	Amount $65,000.0_____	Amount $_____
_____	_____	_____
Jerry W Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope Jones, Clerk to Council

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FLORENCE COUNTY COUNCIL MEETING
July 16, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 3

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of up to $65,000.00 from Council District 3 Infrastructure Funding Allocation to enhance the Florence Athletic Hall of Fame at the Florence Center. These enhancements include the addition/replacement of trophy cases, lighting additions, window graphics.

FUNDING SOURCE:

XXXX_____Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $_____	Amount $_____	Amount $65,000.00_____
_____	_____	_____
Jason M. Springs	Andrew T Rodgers Jr.	Alphonso Bradley
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Jerry W Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope Jones, Clerk to Council

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FLORENCE COUNTY COUNCIL MEETING
JULY 16, 2026

AGENDA ITEM: Other Business
Infrastructure- Council District 1

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Expenditure Of Not Exceeding $7,639.52 From Council District 1 Infrastructure Funding Allocations To Purchase A Radio For The South Lynches Fire Department.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount: $ 7,639.52	$_____	$_____
Signed: _____	_____	_____
Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:
quote

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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MOTOROLA SOLUTIONS

QUOTE-3691688
06.2.2026 N50 Quote with accessories

Billing Address:
FLORENCE COUNTY
180 N IRBY ST
FLORENCE COUNTY FINANCE DEPARTMENT
FLORENCE, SC 29501
US

Shipping Address:
FLORENCE COUNTY EMD DEPT
1221 JUSTICE WAY
Effingham, SC 29541
US

Quote Date:06/22/2026
Expiration Date:08/21/2026
Quote Created By:
Chad Goetzman
Sr Account Manager
Chad.Goetzman@motorolasolutions.com
843-618-3319

End Customer:
FLORENCE COUNTY
Zac Jones
zjones@fcemd.org
843-319-9034

Contract: 19009 - SOUTH CAROLINA, STATE OF-4400021163

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
	APX™ N50	APX N50					
1	H25UCF9PW6AN	PORTABLE RADIO APX N50 7/800 MODEL 2	1		$8,520.77	$6,134.95	$6,134.95
1a	BD00032AA	ADD: ESSENTIAL CORE BUNDLE	1				
1b	QA02756AB	SOFTWARE LICENSE ENH: 3600 OR 9600 TRUNKING BAUD SINGLE SYSTEM	1				
1c	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	1				
1d	Q387CB	ADD: MULTICAST VOTING SCAN	1				
1e	QA09001AM	ADD: WIFI CAPABILITY	1				
1f	QA08715AA	ADD:BASIC VOICE CONTROL	1				
1g	QA03399AK	ADD: ENHANCED DATA	1				

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
1h	QA00982AH	ADD: SITE SELECTABLE ALERT FOR P25 TRUNKING	1				
1i	QA09007AD	ADD: OUT OF THE BOX WIFI PROVISIONING	1				
1j	BD00033AA	ADD: ESSENTIAL SECURITY BUNDLE	1				
1k	QA01767BL	ADD: P25 LINK LAYER AUTHENTICATION	1				
1l	QA00580BA	ADD: TDMA OPERATION	1				
1m	BD00035AB	ADD: ADVANCED SECURITY BUNDLE	1				
1n	Q498BN	SOFTWARE LICENSE ENH: ASTRO 25 OTAR W/ MULTIKEY	1				
1o	H02BC	SOFTWARE LICENSE ENH: TACTICAL RADIO STW-STUN/KILL	1				
1p	H797DW	SOFTWARE LICENSE ENH: DVP-XL ENCRYPTION AND ADP	1				
1q	QA07680AA	ADD: MULTI SYSTEM OTAR	1				
1r	BD00037AB	ADD: AUDIO BUNDLE	1				
1s	QA09006AA	ADD: ADAPTIVE NOISE SUPPRESSION	1				
1t	QA01833AH	ADD: EXTREME 1-SIDED NOISE REDUCTION	1				
1u	QA08676AA	ADD: ADAPTIVE SPEAKER VOLUME	1				
1v	BD00020AA	ADD: TACTICAL BUNDLE	1				
1w	Q445BC	ADD: APX PERSONNEL ACCOUNTABILITY	1				
1x	QA09000AG	ADD: DIGITAL TONE SIGNALING	1				
1y	QA10089AA	ADD: INTELLIGENT NOISE REDUCTION	1				
1z	Q15AK	ADD: AES/DES-XL/DES-OFB ENCRYPTION AND ADP	1				
1aa	QA08684AA	ALT:2.5" BELT CLIP	1				

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	Term	List Price	Sale Price	Ext. Sale Price
1ab	QA09113AA	ADD: BASELINE RELEASE SW	1				
1ac	QA08853AA	ADD: CPS ENABLEMENT	1				
2	PMNN4813B	PORTABLE RADIO BATTERY IMPRES 2 LI-ION IP68 2850T	1		$196.35	$147.26	$147.26
3	LSV01S03084A	APX N50/30 DMS ESSENTIAL	1	7 YEARS	$332.64	$332.64	$332.64
4	PSV01S03059A	APX NEXT PROVISIONING WITH CPS	1		$0.00	$0.00	$0.00
5	PMMN4142A	PORTABLE RSM XVP730, UL, IP68, 3.5MM JACK, NO KNOB	1		$520.00	$390.00	$390.00
6	PMPN4820B	CHR DESKTOP SINGLE UNIT IMPRES 2 EXT PS US/NA	1		$91.71	$68.78	$68.78
Subtotal							$7,073.63
Estimated Tax							$565.89
Grand Total							$7,639.52(USD)

Notes:

- The Pricing Summary is a breakdown of costs and does not reflect the frequency at which you will be invoiced.

Motorola's quote (Quote Number: _____ Dated: _____) is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the "Underlying Agreement") that authorizes Customer to purchase equipment and/or services or license software (collectively "Products"). If no Underlying Agreement exists between Motorola and Customer, then the following Motorola's Standard Terms of use and Purchase Terms and Conditions govern the purchase of the Products which is found at http://www.motorolasolutions.com/product-terms.

The Parties hereby enter into this Agreement as of the Effective Date.

Motorola Solutions, Inc.	Customer
By: _____	By: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Parametric Data
1ac	QA08853AA	TEMAILAR = zjones@fcemd.org,SYSTEMID = 01D9
4	PSV01S03059A	TEMAILAR = zjones@fcemd.org,CUSTNAME = Zac, Jones,SYSTEMID = 01D9

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

APX N50 Portable Radio Solution Description

Overview



The APX N50 offers affordable, next generation communications for without compromising P25 interoperability or voice and data quality. It offers a durable design with “pick-up-and-go” functionality, optimizing ease-of-use and focused communications in almost all environments.

Durable And Easy To Use

The APX N50 enhances operations with a front display with an upgraded user interface for better readability and loud and clear audio for reliable, everyday use. Additionally, it offers extended battery life, a shorter antenna, and Bluetooth compatibility with audio accessories, promoting efficient communications between first responders.

Adaptive Audio

For first responders in loud environments, the APX N50 offers adaptive audio that enhances voice quality and minimizes background noise. The APX N50 includes two High Dynamic Range (HDR) microphones with high overload point pickup that reproduces voice with clarity and reduces audio clipping and distortion, even when shouting. The radio has custom speakers that use noise cancellation technology to amplify loud and clear audio, and help make every syllable intelligible.

An enhanced audio engine dynamically adjusts the N50 in any environment by using algorithms to filter out unpredictable background noise and wind while using multiple microphones to track voice from every angle, allowing first responders to speak into the radio without compromising voice quality. Additional environmentally aware audio features receive volume leveling and noise sensing volume control–the radio will automatically adjust for loud or soft talkers and the changing ambient noise levels. These features allow first responders to keep their eyes forward and remain focused on situations as they unfold.

Essential and Secure P25 Communications

The APX N50 is certified compliant with P25 standards and supports digital and analog trunking, FDMA and TDMA, and Integrated Voice and Data. All P25 communications over the N50 are safe and secure–it offers software and hardware encryption, single- and multi key encryption, and P25 Authentication, protecting communications during daily operations.

Reliable Connectivity

Using the APX N50 lets first responders stay connected across disparate networks. It is equipped with Wi-Fi®, Bluetooth®, and GPS features, bringing future-ready applications, services, and best-in-class connectivity to everyday use. APX N50 radios support 7/800 MHz frequency bands across radio systems, with minimal intervention by the radio user.

SmartConnect over Wi-Fi

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SmartConnect is a subscription service that allows first responders to access critical intelligence no matter where the mission takes them. When P25 networks are unavailable, the APX N50 will maintain functionality and voice quality by automatically switching to an available broadband network, enabling connectivity outside of radio system coverage. Voice information and signals between radios and control are encrypted, ensuring that all transmissions are secure.

The APX N50 can use SmartConnect when directly connected to Wi-Fi hotspots, through an in-vehicle LTE modem, or over a satellite connection. Additionally, the radio will indicate to users when SmartConnect is active by displaying a blue bar on-screen.

Managing and Provisioning Devices

APX N50 can be programmed in two ways: one-at-a-time through Customer Programming Service (“CPS”) or through a combination of CPS and batch programming over Wi-Fi available with the radio management (“RM”) software.

CPS is a proprietary, Windows-based application, used to configure APX subscriber radios in offline situations that include provisioning, networking, and monitoring tools that provide greater awareness and faster radio management. The CPS application offers drag-and-drop, clone-wizard, and basic import/ export functions that allow the addition of new software and feature enhancements. APX N radios can be programmed one-at-a-time on a local PC, via secure USB port connection, with TLS-PSK based encryption. Once loaded, subscriber radios are read and edited, and codeplugs and templates can be saved and duplicated to program other fleet radios

Batch Programming is available through the RM software for simultaneous programming and upgrading throughout the radio fleet. With Batch Programming, up to 16 radios can be programmed at once over a Wi-Fi connection. This reduces programming time and ensures that the radio fleet is always up-to-date and ready-to-use in the field.

Device Management Services

Device Management Services (“DMS”) packages provide programming, management, and maintenance services to maximize the effectiveness of this APX N50 solution, while reducing maintenance risk, workload, and total cost of ownership. DMS tackles a range of customer needs, whether the solution is self-maintained or managed by Motorola Solutions.

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APX N-Series Device Management Services - Essential Statement Of Work

Overview

Device Management Servces (“DMS”) efficiently maintains the Customer’s device fleet while helping to keep devices up-to-date and fully operational in the field.

DMS Essential services provide basic hardware and software support.

This Statement of Work (“SOW”), including all of its subsections and attachments is an integral part of the applicable agreement (“Agreement”) between Motorola Solutions, Inc. (“Motorola Solutions”) and Customer (“Customer”).

In the event of a conflict between the terms and conditions of the Agreement and the terms and conditions of this SOW, this SOW will control as to the inconsistency only. The SOW applies to the device specifically named in the Agreement.

HardwareRepair

Hardware Repair provides repair coverage for internal and external device components that do not work in accordance with published specifications. Repair services are performed at a Motorola Solutions-operated or supervised facility. The device will be repaired to bring it to compliance with its specifications, as published by Motorola Solutions at the time of delivery of the original device.

For malfunctioning devices that must be replaced, Motorola Solutions will attempt to read the codeplugs from those devices. If successful, Motorola Solutions will load the codeplug to any replacement devices. If not, Motorola Solutions will load a factory codeplug, and the Customer will need to load the previous codeplug.

Motorola Solutions will load factory available firmware to any replacement devices, which may not match the Customer’s firmware version.

Motorola Solutions Responsibilities

- Repair or replace malfunctioning device, as determined by Motorola Solutions.
- Complete repair or replacement with a turnaround time of five business days in-house, provided the device is delivered to the repair center by 9:00 a.m. (local repair center time). Turnaround time represents thetime a product spends in the repair process, and does not include time in transit to and from the Customer’s site. Business days do not include US holidays or weekends.
- If applicable, apply periodically-released device updates, in accordance with an Engineering Change Notice.
- Provide two-way air shipping when a supported Motorola Solutions electronic system, such as MyView Portal, is used to initiate a repair. A shipping label will be generated via the electronic system.

Customer Responsibilities

- For non-contiguous renewals, Customer must provide a complete list, preferably in electronic format, of all hardware serial numbers to be covered under the Agreement to Motorola Solutions.
- Initiate device repairs, as needed.
  - When initiating a repair via a supported Motorola Solutions electronic system, label each package correctly with the shipping label and Return Material Authorization (“RMA”) number generated by the electronic system.
  - When initiating a repair via paper Return Material Form (“RMF”), the RMF must be completed for each device, included in the package with the device, and shipped to the Motorola Solutions depot specified on the RMF.
- Remove any data or other information from the device that the Customer wishes to destroy or retain prior to sending the device for repair.

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- If a malfunctioning device must be replaced and the Customer has loaded information for that device to Motorola Solutions' cloud environment, the Customer will need to remove the information for the malfunctioning device and add information for the replacement device to the applicable cloud environment.

Limitations And Exclusions

The Customer will incur additional charges at the prevailing rates for any activities that are not included or are specifically excluded from this service scope, as described below. Motorola Solutions will notify the Customer and provide a quotation of any incremental charges related to such exclusions prior to completing the repair and said repair will be subject to Customer's acceptance of the quotation.

- Replacement of consumable parts or accessories, as defined by product, including but not limited to batteries, cables, and carrying cases.
- Repair of problems caused by:
  - Natural or manmade disasters, including but not limited to internal or external damage resulting from fire, theft, and floods.
  - Third-party software, accessories, or peripherals not approved in writing by Motorola Solutions for use with the device.
  - Using the device outside of the product's operational and environmental specifications, including improper handling, carelessness, or reckless use.
  - Unauthorized alterations or attempted repair, or repair by a third party.
- Non-remedial work, including but not limited to administration and operator procedures, reprogramming, and operator or user training.
- Problem determination and/or work performed to repair or resolve issues with non-covered products. For example, any hardware or software products not specifically listed on the service order form are excluded from service.
- File backup or restoration.
- Completion and test of incomplete application programming or system integration if not performed by Motorola Solutions and specifically listed as covered.
- Accidental damage, chemical or liquid damage, or other damage caused outside of normal device operating specifications, except if optional Accidental Damage Coverage was purchased.
- Cosmetic imperfections that do not affect the functionality of the device.
- Software support for unauthorized modifications or other misuse of the device software is not covered.

Motorola Solutions is not obligated to provide support for any device that has been subject to the following:

- Repaired, tampered with, altered or modified (including the unauthorized installation of any software) — except by Motorola Solutions authorized service personnel.
- Subjected to unusual physical or electrical stress, abuse, or forces or exposure beyond normal use within the specified operational and environmental parameters set forth in the applicable product specification.
- If the Customer fails to comply with the obligations contained in the Agreement, the applicable software license agreement, and Motorola Solutions terms and conditions of service.

DeviceTechnicalSupport

Motorola Solutions' Device Technical Support service provides telephone consultation for device and accessory issues. Support is delivered through the Motorola Solutions Centralized Managed Support Operations ("CMSO") organization by a staff of technical support specialists.

For Device Technical Support, Motorola Solutions will respond to calls within two (2) hours during the support days. Support hours are 7 a.m. to 7 p.m. CST Monday through Friday, excluding US holidays. In addition, Customers may contact the Call Management Center (800-MSI-HELP) at any time (24 hours a day, seven days a week) and a Motorola Solutions representative will log a technical request in Motorola Solutions Case Management System on the Customer's behalf.

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Motorola Solutions Responsibilities

- Provide technical support for devices, assessing and troubleshooting reported issues.
- Receive and log Customer support requests, and assign a technical representative to respond to a Customer incident per the defined timeframes.

Customer Responsibilities

- Use the provided methods to contact Motorola Solutions technical support.
- Provide sufficient information to allow Motorola Solutions technical support agents to diagnose and resolve Customer issues.
- Provide contact information for field service technicians in the event that Motorola Solutions has to follow up.

Limitations And Exclusions

- Device support does not include Land Mobile Radio (“LMR”) network, Wi-Fi, and LTE network troubleshooting.

Software Maintenance

Motorola Solutions is continually developing new features and functionality for our portfolio of public-safety-grade radios. By purchasing software maintenance, the Customer can take advantage of these firmware releases and future-proof their communications investment.

Motorola Solutions Responsibilities

- Test all firmware releases to minimize software defects.
- Announce new firmware releases and post release notes in a timely manner via MyView Portal.
- Provide firmware updates. Motorola Solutions makes no guarantees as to the frequency or timing of firmware updates.
- Provide upgrade capability through supported Programming Tools.
- Provide programming and service tools and technical support through the firmware support window.
- Provide documentation via MyView Portal with each release detailing new features, bug fixes, and any known issues.

Customer Responsibilities

- Periodically check MyView Portal for firmware update announcements.
- Keep the radio fleet updated with firmware versions within the support window.

MyView Portal Access

MyView Portal is the single location to track the status of subscriptions and service contracts, including start and end dates. This portal includes order, RMA, and technical support ticket status, as well as a consolidated download site for software and documentation.

Outside of pre-announced maintenance periods, MyView Portal will be available on a best effort 24/7 basis. Motorola Solutions cannot guarantee the availability of Internet networks outside of our control.

Motorola Solutions Responsibilities

- Provide a web accessible, secure portal to view the Customer’s data.
- Provide the Customer with login credentials for the site.
- Provide end-user training for the site.
- Provide technical support to answer end user questions between the hours of 8 a.m. to 5 p.m. CST Monday through Friday, excluding US holidays.

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

- Keep the site updated with the latest Customer information.

CUSTOMER RESPONSIBILITIES

- Provide Motorola Solutions with contact information for administrative users.
- Administer user access.
- Provide Internet access for users to access the site.
- Attend available MyView Portal training.
- Protect login information against unauthorized use.
- Provide Motorola Solutions with updated equipment information, as needed.

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Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

FLORENCE COUNTY COUNCIL MEETING

July 16, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 9

DEPARTMENT: Administration & Public Works

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Expenditures Of Not To Exceed Ten Thousand Seven Hundred Dollars ($10,700.00) From Council District 9 Infrastructure Funding Allocation For The Cleanout Of A Ditch Along W. Springfield Drive In The Springdale Subdivision.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount: $_____	$_____	$10,700_____
Signed: _____	_____	_____
Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:

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

July 16, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 7

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Expenditures Of Not To Exceed Four Hundred Nineteen Thousand, Five Hundred And Ninety-Five Dollars ($419,595) From Council District 7 Infrastructure Funding Allocation For Paving For The Pee Dee Commerce Park.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount: $_____	$_____	$_____
Signed: _____	_____	_____
Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount: $419,595_____	$_____	$_____
Signed: _____	_____	_____
Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:

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
July 16, 2026

AGENDA ITEM: Other Business
RSMF
Council District 7

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Expenditures Not To Exceed Four Hundred Seventy Five Thousand, Eight Hundred And Twenty-Seven Dollars ($475,827) From Council District 7 RSMF Funding Allocation For Paving For The Pee Dee Commerce Park.

FUNDING FACTORS:

____ Infrastructure __XX___ Road System Maintenance Fee _____ Utility

Amount: $_____ $_____ $_____

Signed: _____ _____ _____
Jason M. Springs Andrew T. Rodgers, Jr. Dr. Alphonso Bradley

Amount: $_____ $_____ $_____

Signed: _____ _____ _____
Jerry W. Yarborough, Jr. Kent C. Caudle Stoney C. Moore

Amount: $475,827._____ $_____ $_____

Signed: _____ _____ _____
Waymon Mumford William Schofield Willard Dorriety, Jr.

ATTACHMENTS:

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
JULY 16, 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 Discuss An Economic Development Matter.

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