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
FLORENCE COUNTY COUNCIL
REGULAR MEETING
180 NORTH IRBY STREET,
COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, AUGUST 20, 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 JULY 16, 2026, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The July 16, 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. 05-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Dogwood Street Located Near Coward, SC In County Council District 5.

2. **RESOLUTION NO. 06-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Mill Branch Road Located In County Council District 2.

3. **ORDINANCE NO. 02-2026/27**
   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.

VII. APPEARANCES:

OPEN SPACE INSTITUTE

Dr. Maria Whitehead Requests To Appear Before Council To Give A Brief Presentation On The Land Conservation Plan.

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)
July 16, 2026 (AFMAIR)

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

FLORENCE POST 1 BASEBALL TEAM
A Resolution Of Recognition To Recognize Florence Post 1 Baseball Team As The 2026 South Carolina American Legion Senior State Champions.

PROCLAMATION:

NATIONAL PREPAREDNESS MONTH
A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And Designating The Month Of September 2026 As National Preparedness Month.

RESOLUTIONS:

1. **RESOLUTION NO. 05-2026/27**
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Dogwood Street Located Near Coward, SC In County Council District 5.

2. **RESOLUTION NO. 06-2026/27**
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Mill Branch Road Located In County Council District 2.

3. **RESOLUTION NO. 07-2026/27**
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. 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.

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

An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 9**)**

30. **ORDINANCE NO. 98-2025/26**
An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating 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. 02-2026/27**
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.

3. **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)

4. **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)

5. **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)

6. **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)

7. **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)

8. **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)

INTRODUCTION:

1. **ORDINANCE NO. 09-2026/27**
   An Ordinance To Declare One Lot Of Land On South Dargan Street, Florence, S. C. Surplus Property And To Authorize The Sale Of The Property And Other Matters Related Thereto.

2. **ORDINANCE NO. 10-2026/27**
   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 Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council.

3. **ORDINANCE NO. 11-2026/27**

An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

4. **ORDINANCE NO. 12-2026/27** ***(By Title Only)***

An Ordinance To Change The Zoning Designation From R-4, Multi-Family Residential District, Limited To R-5, Multi-Family Residential District For The Property Located Off Of Cooktown Road, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 207; And Other Matters Related Thereto.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

POLICY COMMISSION ON RECREATION

Council Is Requested To Approve The Reappointment Of Jade Perkins, Representing District 6, To Serve On The Policy Commission On Recreation With The Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. **DESIGN SERVICES**

   Council Is Requested To Approve The Proposals With Collins & Almers Architecture For Design Services For The Third And Eleventh Floors At The County Complex To Be Funded From Bond Funds Appropriated Through Ordinance 40-2025/26 And For The County Administrator To Execute The Agreements.

2. **DECLARATION OF SURPLUS PROPERTY**

   Council Is Requested To Approve The Declaration Of Two (2) Caterpillar Motor Graders And One (1) John Deere Gator As Surplus Property For Disposal Through Public Internet Auction Via GovDeals or GovWorld.

B. PUBLIC WORKS:

PAMPLICO MANNED CONVENIENCE CENTER

Council Is Requested To Approve The Lease Agreement For The Use Of Property Owned By Amy Louise Askins And Mary Dresden Floyd To Operate The Pamplico Manned Convenience Center.

C. PROCUREMENT/PARKS & RECREATION:

BID NO. 01-26/27

Council Is Requested To Award Bid No. 01-26/27, Paving at Lynches River County Park To Evans Pavement Services Of Florence, SC In The Amount Of $107,999.00 To Be Funded From Account 338-471-451000-508600-3258.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

1. **ARUNDEL DRIVE**

   Council Is Requested To Approve The Expenditure Of Not To Exceed $4,100.00 From Council District 9 Infrastructure Funding Allocations To Cut Vegetation And Remove Blockages On South Arundel Drive.

2. **LAKE CITY PARK**

   Council Is Requested To Approve The Expenditure Of Up To $3,000.00 From Council Districts 1, 2, And 5 Infrastructure Funding Allocations To Make Necessary Repairs To The Sidewalk At The Lake City Park.

3. **BUS STOPS**

   Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council Districts 3 & 4 Infrastructure Funding Allocations ($15,000.00 From Each District) To Purchase Covered Bus Stops In Their Districts.

4. **ALBERMARLE BOULEVARD**

   Council Is Requested To Approve Expenditures Of Not To Exceed One Hundred Thirty-Five Thousand Dollars ($135,000) From Council District 9 Infrastructure Funding Allocation For Albermarle Blvd.

5. **GRANT ROAD**

Council Is Requested To Approve The Expenditure Not To Exceed $26,000.00 From Council District 2 Infrastructure Funding Allocations For Cleaning The Entire Run Of Ditch Alongside A Field Off Grant Road In The Pamplico Area.

ROAD SYSTEM MAINTENANCE FEE (RSMF)

FLOWERS ROAD

Council Is Requested To Approve The Expenditure Not To Exceed $8,650.00 From Council District 1 RSMF Funding Allocations To Place 200 Tons Of MBC Stone On Flowers Road By Palmetto Mining.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss Two Contractual Matters.

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The July 16, 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 July 16, 2026, County Council meeting.

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REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, JULY 16, 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
Dr. Alphonso Bradley, Council Member
Andrew Rodgers, Jr., Council Member
Stoney C. Moore, Council Member
Willard Dorriety, Jr., Council Member
Kent C. Caudle, Council Member
Kevin Yokim, County Administrator
Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ABSENT:
Jason M. Springs, Council Member (voted by Proxy)

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
Kristy Burch, Director of Emergency Management
Nakeisha Wilkins, Director of Procurement
Chief Billy Dillon, Fire Chief
Shawn Brashear, Director of Planning & Building and Codes Enforcement
Felicia Simon, Register of Deeds
Deirdre Weaver-Currier, Post & Courier Editor
Tonya Brown, WPDE Reporter

A notice of the regular meeting of the Florence County Council appeared in the July 14, 2026, edition of the **MORNING NEWS**. In compliance with the Freedom of Information Act, copies of the meeting Agenda were provided to members of the media, members of

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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-Chair Schofield led the Pledge of Allegiance to the American Flag.

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. Councilman Rodgers made the motion, and Vice-Chairman Schofield seconded which was approved by the members present.

PUBLIC HEARINGS:

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

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.

Chairman Yarborough declared the public hearings opened.

APPEARANCES:

J.T. MCKNIGHT- SUMMARY

Mr. McKnight Appeared Before Council To Discuss A Feasibility Study For A State Park Around The Johnsonville Area. Mr. Johnathan McKnight serves as the Area Director of Fellowship of Christian Athletes in Florence. Mr. McKnight stated he is not asking

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Florence County to build a state park, or to spend funds but whether an opportunity deserves a professional feasibility study. He stated he has studied the lower Florence County area. He mentioned different parks that have recreation, natural resources, and history that attract visitors while supporting local communities. Mr. McKnight is asking whether the lower Florence County area deserves the opportunity to find out if it has similar potential.

COMMITTEE REPORTS:

Agriculture, Forestry, Military Affairs & Intergovernmental Relations (City-County Conference): Vice-Chair Schofield stated the Committee will meet after the Council meeting this morning to discuss a conservation plan for Florence County and to potentially be adopted by County Council at its next Council meeting.

Chairman Yarborough declared the public hearings closed.

RESOLUTION OF RECOGNITIONS:

HANNAH PAMPLICO HIGH SCHOOL SOFTBALL TEAM

The Clerk published the Resolution of Recognition in its entirety. 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. Councilman Rodgers made the motion, and Councilman Caudle seconded. The motion was approved by the members present. Councilman Rodgers presented the framed Resolutions.

RESOLUTIONS:

RESOLUTION NO. 01-2026/27

The Clerk published the title of the Resolution. 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. Vice-Chair Schofield made the motion, and Councilman Rodgers seconded. Mr. Yokim stated that Moore Farms Botanical Garden requested the road closure of the existing Sunburst Drive. Sunburst Drive is located in Council District 1 area of the County. Sunburst Drive is maintained by the Public Works Department of Florence County. 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. Council is requested to abandon and cease maintenance on the existing Sunburst Drive located in Lake City, South Carolina. There were no objections from other departments to the existing Sunburst Drive being closed. The motion was approved by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

RESOLUTION NO. 02-2026/27

The Clerk published the title of the Resolution. A Resolution Authorizing The Cessation Of

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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. Vice-Chair Schofield made the motion, and Councilman Moore seconded. Mr. Yokim stated that Glynn Webster Jr. requested the road closure of a portion of the existing Chandler Mill Road. Chandler Mill Road is located in Council District 1 area of the County. Chandler Mill Road is maintained by the Public Works Department of Florence County. Council is requested to abandon and cease maintenance on a portion of the existing Chandler Mill Road (between Hwy 341 and Old McCallister Road). There were no objections from other departments to the portion of the existing Chandler Mill Road to be closed. The motion was approved by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

RESOLUTION NO. 03-2026/27

The Clerk published the title of the Resolution. 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. Councilman Caudle made the motion, and Vice-Chair Schofield seconded. Mr. Yokim stated that 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. The lease amount is $1.00 for a term of twenty (20) years. The motion was approved by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

RESOLUTION NO. 04-2026/27

The Clerk published the title of the Resolution. A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24. Councilman Dorriety made the motion, and Vice-Chair Schofield 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 CPST III Excess. The motion was approved by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCES IN POSITION:

ORDINANCE 52-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between 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

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Matters Related Thereto. Councilman Dorriety made the motion, and Councilman Caudle seconded. Councilman Moore made a motion to amend the Ordinance No. 52-2025/26 as follows: In the title on line Two after the word "Between" insert the words "SteelFab, Inc." on the same line after the word "Company" insert the word "Previously". In the body of the ordinance item 3 line one insert the words "SteelFab, Inc." before the word "A" and on the same line after the word "Company" insert the word "Previously". The motion to amend was approved on the third reading of the ordinance by the members present. The motion as amended was approved on the third reading of the ordinance by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 53-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Amend The Agreement For Development Of A Multi-County Industrial And Business Park By And Between Florence County And Marion County, South Carolina, Providing For The Development Of A Jointly Owned And Operated Industrial/Business Park So As To Include Additional Property In Florence County Related To SteelFab, Inc. Formerly Identified As Project Bubble (The "Company") As Part Of The Joint County Industrial/Business Park, And Other Matters Relating Thereto. Vice-Chair Schofield made the motion, and Councilman Rodgers seconded. Councilman Moore made a motion to amend Ordinance No. 53-2025/26 as follows: In the title on line five after the word "To" insert the words "SteelFab, Inc. Formerly Identified As". The motion to amend was approved on the third reading of the ordinance by the members present. The motion as amended was approved on the third reading of the ordinance by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 56-2025/26 THIRD 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 Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 57-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 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).

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Councilman Caudle made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 58-2025/26 THIRD 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 Moore seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 59-2025/26 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 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). Vice-Chair Schofield made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 60-2025/26 THIRD 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 Dorriety made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Bradley recused himself from the vote. (The recusal form is attached and referenced.)

ORDINANCE NO. 61-2025/26 THIRD 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-

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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). Councilman Moore made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 62-2025/26 THIRD 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 Moore made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 63-2025/26 THIRD 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). Vice-Chair Schofield made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 64-2025/26 THIRD 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-

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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). Vice-Chair Schofield made the motion and Councilman Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 65-2025/26 THIRD 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 the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 66-2025/26 THIRD 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 Vice-Chair Schofield seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 67-2025/26 THIRD 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

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Provide For The Publication Of Notice Of The Said Finding And Authorization. Councilman Caudle made the motion and Vice-Chair Schofield seconded. The motion was approved on the third reading by the members present. Vice-Chair Schofield submitted a Proxy for Councilman Springs with a "YES" vote. (The Proxy is attached and referenced.)

ORDINANCE NO. 69-2025/26 THIRD READING 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.

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 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. 70-2025/26 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 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). Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated that 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. This request is made by Florence County and recommended by the Planning Commission. The subject property is unzoned with residential uses. The surrounding properties are currently unzoned, R-4, or pending County Council's approval for a B-3 zoning designation. The motion was approved on the second reading of the ordinance by the members present.

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ORDINANCE NO. 71-2025/26 SECOND READING

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). Vice-Chair Schofield made the motion and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by Stoney C. Moore. The applicant desires to change the zoning designation for the subject properties. The surrounding properties are zoned RU-2, Rural Resource District, MR, Lower Density Mixed Residential District, and B-3 General Commercial District. The motion was approved on the second reading of the ordinance by the members present. Councilman Moore recused himself from the vote. (The recusal form is attached and referenced.)

ORDINANCE NO. 72-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Darryl K. Blackburn. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 73-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Suzanne M. Braddock. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 74-2025/26 SECOND READING

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

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Commission Approved 8 to 0; Council District 5). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Robert F. and Katrina A. Gaskins. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 75-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Moore seconded. Mr. Yokim stated this zoning map amendement was requested by Megan M. and Matthew P. Wentzel. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 76-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Moore seconded. Mr. Yokim stated this zoning map amendment was requested by Shannon S. Januesheske. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 77-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by John D. Newland. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 78-2025/26 SECOND READING

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

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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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Mary Jean Smith. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 79-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Charles McPherson. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 80-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by James McPherson. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 81-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Kip A. Jones. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

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ORDINANCE NO. 82-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Francis McPherson. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 83-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by William Kenneth, Jr., and Phyllis C. Brown. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 84-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Moore seconded. Mr. Yokim stated this zoning map amendment was requested by Priscilla Bochette. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 85-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated this zoning map amendment was requested by Christopher Hester and Mary M. Spell Hester. The applicant desires to change

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the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 86-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Councilman Moore seconded. Mr. Yokim stated this zoning map amendment was requested by Roni Lee and Scarlette B. McManus. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 87-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated this zoning map amendment was requested by Margaret E. Hanna-Lownsberry and Erick W. Lownsberry. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 88-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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). Councilman Caudle made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated this zoning map amendment was requested by Billy A. and Beth D. Taylor. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 89-2025/26 SECOND READING

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

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Commission Approved 8 to 0; Council District 5). Councilman Caudle made the motion and Councilman Moore seconded. Mr. Yokim stated this zoning map amendment was requested by Sheldon and Megan Floyd. The applicant desires to change the zoning designation for the subject property. The surrounding properties are unzoned. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 90-2025/26 SECOND READING

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). Vice-Chair Schofield made the motion and Councilman Caudle seconded. Mr. Yokim stated that the recommended zoning for these properties is RU-1, Rural Community District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with vacant and residential uses. The surrounding properties are currently unzoned or zoned CMU, Commercial Mixed-Use District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 91-2025/26 SECOND READING

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). Vice-Chair Schofield made the motion and Councilman Moore seconded. Mr. Yokim stated that the recommended zoning for these properties is RU-1 Rural Community District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are currently unzoned, CMU, Commercial Mixed-Use

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District, or FO/LI, Flex Office/Light Industrial District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 92-2025/26 SECOND READING

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). Councilman Bradley made the motion and Councilman Rodgers seconded. Mr. Yokim stated that the recommended zoning for these properties is CMU, Commercial Mixed-Use District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with vacant and residential uses. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 93-2025/26 SECOND READING

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). Councilman Moore made the motion and Vice-Chair Schofield 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 vacant and residential uses. The surrounding properties are currently

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unzoned, and CMU, Commercial Mixed-Used District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 94-2025/26 SECOND READING

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). Councilman Moore made the motion and Councilman Bradley 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 vacant, commercial, and industrial uses. The surrounding properties are currently unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 95-2025/26 SECOND READING

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). Councilman Dorriety made the motion and Councilman Rodgers seconded. Mr. Yokim stated that the recommended zoning for these properties is B-3, General Commercial. This request is made by Florence County and recommended by the Planning Commission. The subject properties are unzoned with vacant, commercial, and residential uses. 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. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 96-2025/26 SECOND READING

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-

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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). Councilman Dorriety made the motion and Vice-Chair Schofield 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, or pending County Council's approval for a B-3 zoning designation. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 97-2025/26 SECOND READING

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). Councilman Dorriety made the motion and Councilman Bradley seconded. Mr. Yokim stated that the recommended zoning for these properties is R-5A, Multi-Family Residential District. This request was 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, or pending County Council's approval for a B-3 zoning designation. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 98-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 02-2026/27 *(By Title Only)* INTRODUCTION

The Clerk published the title of the Ordinance. 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.

ORDINANCE NO. 03-2026/27 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: 90143-01-006, 90143-01-007; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

ORDINANCE NO. 04-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

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ORDINANCE NO. 05-2026/27 INTRODUCTION
The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 06-2026/27 INTRODUCTION
The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE 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)

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

ORDINANCE NO. 08-2026/27 INTRODUCTION
The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE 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)

Chairman Yarborough declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

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. Vice-Chair Schofield made the motion and Councilman Moore seconded. The motion was approved by the members present.

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

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Expiration Term. Vice-Chair Schofield made the motion and Councilman Caudle seconded. The motion was approved by the members present.

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

CITY-COUNTY CONVENTION & VISITORS BUREAU

Council Is Requested To Approve The Appointment Of Katherine Yurek To Serve The Remainder Term Of Robin Osborne On The City-County Convention & Visitors Bureau. Vice-Chair Schofield made the motion and Councilman Rodgers 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 complete and awaiting a final invoice. Chandler Mill Road is on hold due to a closed bridge. We need to find out if the bridge has been reopened to complete the project. All other District 1 projects have been completed.

District 2 – All District 2 CPST III projects are complete.

District 3 – The PO has been issued for Holloway Lane drainage 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. We need to clarify the scope of work for Bunch St.

District 4 – Bid 25-25/26 for Heyward Rd and W. Robinson Ct. are under construction. The Deer Road water line extension is almost complete. Stonewall Road needs scope of work clarification for drainage. All other projects for District 4 are complete.

District 5 – All District 5 CPSTIII projects are complete.

District 6 –Construction for Swamp Fox Dr., Jamestown Road (including Jamestown Cemetery Road portion) is complete, and we are waiting on the final pay applications. All other District 6 projects are complete.

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. Sam Harrell's drainage project needs scope of work clarification. The remaining projects are being reviewed and scheduled for future delivery.

District 8 – The remaining projects are Garland Dr, S Calhoun Dr, Heatherwood Cir, Lawton Dr, W Adams Ave, S Brandon Dr, W Milton St, Claremont Ave, Avondale Dr,

DRAFT

Poinsett Dr, Pinckney Ave, Berkeley Ave, Rutledge Ave, and W. Waldron St. The Third Loop drainage project needs scope of work clarification.
District 9 – Bid 29-25/26 for resurfacing 15 roads is under construction. The CPSTIII roads in Bid 29 are West Lake Dr, West Emery Ln, South Sandy Ln, Lake Oakdale Drive, South Swan Circle, West Spencer Lane, and South Lady Street. White Hall Subdivision drainage needs scope of work clarification. All other District 9 projects are complete or waiting on the final pay application.

Other CPST III Construction Projects:
CPSTIII Timmonsville: All Timmonsville roads have been addressed, except Cooper Lane, Keith St., E. Clifford, 5th St., N. Pickney, and Bowman Cir. are complete and awaiting final pay application.
CPSTIII Johnsonville, Lake City, Pamplico, & Coward- Complete
CPSTIII Quinby - Projects are ongoing $765,000 of $1.5m expended.
CPSTIII Scranton - Water complete. Funds remain for Town Hall.
CPSTIII Olanta – Almost $16,000 remains in sewer.

CPSTIII- A:
District 1 –Remaining projects include Pine St., Godwin St., London Ave., Deep River St., and Castle Dr.
District 2 – Bid 20-25/26 for resurfacing E. First Ave is complete and awaiting a final invoice. Bid 10-25/26 for Branch Rd. is complete and awaiting final punch items and final invoicing. Projects that still need to be completed include Circle Dr. and Chapman Dr.
District 3 – Economic Development will be assisting in the Harlee Blvd. project. Roughfork sidewalk is in the design process. Remaining projects include Sopkin Ave., Harlee Blvd., Tennyson Ct., and Stafford Ct.
District 4 - The Cubie Rd. Hydraulic Study is currently underway, with field work ongoing. Need to award Bid 37-25/26 for the completion of the Hollyberry Ln project.\
District 5 – East Industrial Park Blvd. is under construction. We are working with a contractor to add FCSO Training Center Rd to Bid 25-25/26. Edwards Ln. is the only remaining project.
District 6 – Dempsy, Ard, and Atlas are under construction as part of Bid 25-25/26. Charlie Cade Road is complete. Hollybrook Cir is the only remaining project.
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 A list.
District 8 – Windsor Forest Drive was approved under Bid 29-25/26 and is under construction. Need to see about adding curb and gutter around the islands of Woods Rd.
District 9 – Lindsey, Tiffany, Nantucket, and Conner Dr. are under construction.
Montclair Way: We had a pre-construction meeting with Alliance Consulting Engineers for this project on July 9th to sign contracts.

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CPSTIII- B:
District 5 – Remaining projects include Wheeler Rd.
District 6 – Remaining projects include Hollybrook Cir. and Wreathwood Ln.
District 8 – Bid 29 change order #1 included adding Rainford, Trotter, Ascot, and Honor Cove to this contract.
District 9 –Tiffany Dr., Mallard Ln., Watersedge Ln., Teal Ln., and Rodanthe Cir. were approved under Bid 29.
According to CPST III Engineer Todd Warren, 296 of 373 CPST III & 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:** The initial feasibility study has been completed. It is currently being evaluated to gain insight as to whether further action is warranted. County Council will be provided with 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.

GIS: Worked with Lake City and the Revenue and Fiscal Affairs office to correct the City Council district map.

Public Works:
Animal Services: The Animal Services Division (Kennel) was transferred to the Florence County Sheriff's Office effective July 1, 2026.

Planning & Building:
Zoning of Rural and Agricultural areas: Staff have prepared a draft of two (2) new zoning districts. The goal is to hold two public drop-ins and introduce the district to the public. Assuming all goes well, we will select rural communities and bring them forward for zoning consideration.

Museum:
Museum Construction: Building construction is slated to begin August 4. Education and Administration offices are to be packed and relocated no later than August 1 to prepare for demolition.

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Fire & Rescue: All Florence Fire Departments received the 2025 Fire Safe SC Designation. This is the first year since the program was implemented in 2017 that all have received it.

MONTHLY REPORTS

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

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. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated the attached is a unit listing recommended for surplus by the using departments. The units are obsolete to the using department. Disposal will not impact on-going operations. Florence County Code requires County Council approval for disposal of surplus property. Disposal by internet auction is efficient and requires significantly less staff time/coordination than other public offer methods. The motion was approved by the members present.

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated the Council awarded the project to Thompson Turner Construction for the construction of the Museum expansion on May 15th, 2025. (RFQ 47-24/25). 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.

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated 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. Six (6) bids were received and compliant. Palmetto Mining Company is the lowest responsible, responsive bidder. Todd Warren, Davis & Floyd recommends awarding the bid to Palmetto Mining Company. The bid expires September 29, 2026. The motion was approved by the members present.

DRAFT

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated 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. 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. Florence County Code requires County Council approval for disposal of surplus property. 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 Serial Number BTFB821 As Surplus Property For The Purpose Of Awarding It To An Employee Who Is Retiring. Councilman Dorriety made the motion and Councilman Rodgers seconded. Mr. Yokim stated the Florence County Sheriff's Office is recommending that (1) Glock model 45 9mm handgun, serial number BTFB821, 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.

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated the Florence County Sherrif's Office is recommending that (1) Glock model 43X 9mm handgun, serial number BWCL942, to be declared surplus. Disposal will not impact on-going operations. Florence County Code requires Council approval for disposal of surplus property. The motion was approved by the members present.

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. Vice-Chair Schofield made the motion and Councilman Dorriety seconded. Mr. Yokim stated 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. One (1) bid was received and compliant. Zion Shine Pressure Washing & Detailing, LLC is the lowest responsible, responsive bidder. The bid expires September 26, 2026. The motion was approved by the members present.

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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. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated 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. Nine (8) proposals were received; eight (7) proposals were compliant since one proposal would not have a Florence County location at the time of contract. A committee comprised of Laurie Carpenter, Melissa Rowland, Ashley Davison, and Jamie Floyd evaluated the proposals and South State Bank received the highest points and thus ranking. Laurie Carpenter, Florence County Treasurer, recommends awarding the banking services contract to South State Bank. Proposals expire September 24, 2026. Proposals will not be provided since proprietary information is included in each. The motion was approved by the members present.

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. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated 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. 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. CIDS, LLC is the lowest responsible, responsive bidder. Shannon Munoz, Deputy Administration, recommends awarding CIDS, LLC. The bid expires 90 days from the date of bid opening. The motion was approved by the members present.

OTHER BUSINESS:

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

GREENWOOD ATHLETIC COMPLEX

Council Is Requested To Approve The Expenditure Of Up To $65,000.00 From Council Districts 3,4,5,6, And 8 Infrastructure Funding Allocations To Construct A Tennis Wall And Bathroom At The Greenwood Athletic Complex. Councilman Caudle made the motion and Councilman Moore seconded. The motion was approved by the members present.

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FLORENCE CENTER

Council Is Requested To Approve The Expenditure Of Up To $65,000.00 From Council District 3,4,5,6, And 8 Infrastructure Funding Allocations 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. Councilman Bradley made the motion and Councilman Dorriety seconded. The motion was approved by the members present.

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. Councilman Caudle made the motion and Vice-Chair Schofield seconded. The motion was approved by the members present.

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

PEE DEE COMMERCE PARK- INFRASTRUCTURE

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. Vice-Chair Schofield made the motion and Councilman Caudle seconded. The motion was approved by the members present.

PEE DEE COMMERCE PARK- RSMF

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. Councilman Moore made the motion and Councilman Dorriety 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 Discuss An Economic Development Matter. Councilman Dorriety made the motion and Vice-Chair Schofield seconded which was approved by the members present.

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

DRAFT

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 11:11 A.M.

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

DRAFT

PUBLIC HEARING

JULY 16, 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.

NAME	ADDRESS	PHONE NUMBER
1.		
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PUBLIC HEARING

JULY 16, 2026

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.

NAME	ADDRESS	PHONE NUMBER
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PUBLIC HEARING

JULY 16, 2026

ORDINANCE NO. 98-2025/26

An Ordinance To Update The Florence County Personnel Policy Manual, And Other Matters Relating Thereto.

NAME	ADDRESS	PHONE NUMBER
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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. 71-2025/26

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

personal interest in the property.

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: 7/16/26

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): Ord. No 60-2025/26 an ordinance to change the future land use from Variable dev. district 2 to Variable dev. district 1 and to change the zoning designation from Ru-1, Rural Community district to R3A, single family residental, for the property located off of Fairfield Cir. Tax map No: 0121, Block parcel 007. and others matters pertaining thereto.

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

Recusal due to the position held at Housing Authority

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: 7/16/2026

Dated 8/12/2025

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 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. 05-2026/27
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Dogwood Street Located Near Coward, SC In County Council District 5.

RESOLUTION NO. 06-2026/27
A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Mill Branch Road Located In County Council District 2.

ORDINANCE NO. 02-2026/27
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.

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FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Appearances

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Dr. Maria Whitehead Requests To Appear Before Council To Give A Brief Presentation On The Land Conservation Plan.

ATTACHMENTS:
N/A.

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FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Resolution of Recognition- Florence Post 1 Baseball Team

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize Florence Post 1 Baseball Team As The 2026 South Carolina American Legion Senior 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)
)
COUNTY OF FLORENCE)

RESOLUTION OF RECOGNITION

Whereas, the Florence Post 1 Baseball Team achieved extraordinary success during the 2026 season, earning the title **2026 South Carolina American Legion Senior State Champions** on July 26, 2026, with a championship victory over Fort Mill at Riley Park in Sumter, South Carolina; and

Whereas, the team completed the season with an outstanding 27–5 record, demonstrating exceptional skill, teamwork, and dedication; and

Whereas, this championship represents the ninth state title in the program's distinguished history, dating back to 1932, the third earned in the Southeast region, and marks their fifth most successful season overall, further enriching the proud legacy of Florence Post 1 Baseball; and

Whereas, during the playoffs, Florence Post 1 swept Chapin–Newberry two games to zero; and

Whereas, in the State Tournament, Florence Post 1 completed an impressive 5–0 run, securing victories against Rock Hill, Easley (twice), and Fort Mill (twice); and

Whereas, the achievements of the Florence Post 1 Baseball Team are credited not only to the dedication of its players: **Brandon Anderson, Avery Weaver, Tristan Heckman, Jaden Atkinson, Newt Hinson, Web Barnes, Chase Price, Hank Grider, BW Berry, Mason Weatherford, Bennett Causey, Gabe McLaughlin, Cody Barr, Bryce Oliver, Bryce King, Khalon McGee, Ja'Marcus Williams, James Wyatt Arthur, and Carson Haynes**—but also to the guidance and leadership of their coaches: **Derick Urquhart (Head Coach), Rhodes Dickerson, Daniel Twitty, Zay Paul, Brody Cook, and Ryan Coscetti**; and

Whereas, Coach Derick Urquhart reached a historic milestone during the 2026 season, becoming the holder of the most wins in South Carolina American Legion history, a remarkable accomplishment that reflects years of commitment to developing young athletes; and

NOW, THEREFORE, BE IT RESOLVED that the Florence County Council formally recognizes and congratulates the **Florence Post 1 Baseball Team** for their championship victory, exceptional season, and continued contributions to the rich tradition of American Legion baseball in South Carolina.

BE IT FURTHER RESOLVED that the Florence County Council extends its appreciation to the players, coaches, families, and supporters whose dedication made this season a historic success.

Congratulations on a job well done!

DONE, in meeting duly assembled this **20th day of August, 2026.**

THE FLORENCE COUNTY COUNCIL:

_____
Jerry W. Yarborough, Jr., Chairman

_____
C. William Schofield, Vice-Chair

_____
Waymon Mumford, Secretary/Chaplain

_____
Stoney C. Moore, District 6

DRAFT

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Proclamation- National Preparedness Month

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And Designating The Month Of September 2026 As National Preparedness Month..

OPTIONS:

1. ***(Recommended)***: Approve the Proclamation as presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

Copy of Proposed Proclamation.

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STATE OF SOUTH CAROLINA) PROCLAMATION
COUNTY OF FLORENCE)

A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And Designating The Month Of September 2026 As National Preparedness Month.

WHEREAS, September is observed as National Preparedness Month, an annual observance dedicated to raising awareness about the importance of preparing for emergencies and disasters and strengthening the resilience of individuals, families, businesses, and communities; and

WHEREAS, South Carolina communities face a variety of natural and man-made hazards, including hurricanes, flooding, severe storms, ice storms, earthquakes, wildfires, and other emergencies that can threaten lives, property, and critical infrastructure; and

WHEREAS, effective preparedness requires strong partnerships among individuals, local governments, emergency management organizations, law enforcement, first responders, state agencies, nonprofit organizations, and other community partners; and

WHEREAS, the South Carolina State Guard is a professional military organization and a component of the South Carolina Military Department, established under the South Carolina Code of Laws as a state military force separate and distinct from the National Guard; and

WHEREAS, the South Carolina State Guard is composed of volunteer officers and enlisted personnel who stand ready to serve the citizens of South Carolina when called upon to support state and local authorities; and

WHEREAS, the South Carolina State Guard supports preparedness and emergency response efforts through a variety of capabilities, including disaster relief, search and rescue, medical support, logistics, engineering, legal services, chaplain and counseling services, communications, and other specialized support; and

WHEREAS, the South Carolina State Guard works in coordination with the South Carolina Military Department, South Carolina Emergency Management Division, National Guard, local emergency management agencies, law enforcement, first responders, and county and municipal governments to help communities prepare for, respond to, and recover from emergencies and disasters; and

WHEREAS, the members of the South Carolina State Guard exemplify a commitment to public service by volunteering their time, skills, and expertise to assist their fellow South Carolinians and strengthen the State's ability to respond when disaster strikes; and

WHEREAS, National Preparedness Month provides an important opportunity for South Carolina communities to recognize the importance of preparedness, encourage residents to take steps to protect themselves and their families, and acknowledge the public servants and organizations that help build safer and more resilient communities; and

WHEREAS, the Florence County Council recognizes the importance of preparedness and the value of strong partnerships among county government, emergency management, public safety agencies, and the South Carolina State Guard in protecting the citizens of Florence County; and

NOW, THEREFORE, BE IT RESOLVED, that the Florence County Council hereby recognizes September 2026 as NATIONAL PREPAREDNESS MONTH in Florence County and encourages all residents, businesses, organizations, and community partners to take meaningful steps to prepare for emergencies and disasters.

BE IT FURTHER RESOLVED, that the Florence County Council recognizes and honors the members of the South Carolina State Guard for their dedicated volunteer service to the people of South Carolina and commends their continued commitment to preparedness, public service, disaster response, and the safety and resilience of communities throughout the State.

BE IT FURTHER RESOLVED, that the Florence County Council encourages continued cooperation and partnership among county governments, emergency management agencies, first responders, the South Carolina State Guard, and other state and local partners to strengthen preparedness and ensure South Carolina communities are ready to respond when emergencies occur.

Done in a meeting duly assembled this 20th day of August, 2026.

THE FLORENCE COUNTY COUNCIL

_____
Jerry W. Yarborough, Jr., Chairman

ATTEST:

_____
Hope M. Jones, Clerk to Council

FLORENCE COUNTY COUNCIL MEETING

AUGUST 20, 2026

AGENDA ITEM: Resolution No. 05-2026/27

DEPARTMENT: Public Works

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Dogwood Street Located Near Coward, SC, In County Council District 5.

POINTS TO CONSIDER:

1. Julius Duke II requested the road closure of a portion of the existing Dogwood Street.
2. Dogwood Street is located in Council District 5 area of the County.
3. Dogwood Street 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 Dogwood Street that is to the east of Long Street in Coward SC.
5. There were no objections from other departments/real property owners to the portion of the existing Dogwood Street to be closed.
6. Safety is of paramount concern.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 05-2026/27 as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 05-2026/27.

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Sponsor(s)/Department	: Public Works	
Public Hearing	: August 20, 2026	I, _____,
Adopted	: August 20, 2026	Council Clerk, certify that this
Committee Referral	: N/A	Resolution was advertised for
Committee Consideration Date	: N/A	Public Hearing on __7/23/2026.
Committee Recommendation	: N/A	

RESOLUTION NO. 05-2026/27

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Dogwood Street Located Near Coward, SC In County Council District 5.

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

WHEREAS:

1. Dogwood Street is located in Council District 5 area of the County; and

2. Dogwood Street 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 Dogwood Street; and

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

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

1. Dogwood Street 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 Dogwood Street 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 COUNCIL MEETING

AUGUST 20, 2026

AGENDA ITEM: Resolution No. 06-2026/27

DEPARTMENT: Public Works

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Mill Branch Road, Located In County Council District 2.

POINTS TO CONSIDER:

1. Florence County requested the road closure of a portion of the existing Mill Branch Road.
2. Mill Branch Road is located in Council District 2 area of the County.
3. Mill Branch 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 Mill Branch Road. (From western property boundaries of TMS 00395-02-018 and 00395-02-004 to the river.)
5. There were no objections from other departments/real property owners to the portion of the existing Mill Branch Road to be closed.
6. Security of adjacent properties including archeological sites on Florence County Parcels.

OPTIONS:

1. ***(Recommended)*** Approve Resolution No. 06-2026/27 as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 06-2026/27.

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Sponsor(s)/Department	: Public Works	
Public Hearing	: August 20, 2026	I, _____,
Adopted	: August 20, 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. 06-2026/27

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment/Closure Of A Portion Of Existing Mill Branch Road Located In County Council District 2.

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

WHEREAS:

1. Mill Branch Road is located in Council District 2 area of the County; and

2. Mill Branch 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 Mill Branch Road from western property boundaries of TMS 00395-02-018 and 00395-02-004 to the river; and

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

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

1. Florence County Declares A Portion of the Existing Mill Branch Road, from the western property boundaries of TMS 00395-02-018 and 00395-02-004 to the river, Closed As A Public Way.
2. Portion of Mill Branch Road that is described as Abandoned, is Closed By Florence County And All Maintenance Thereof By Florence County Is Hereby Discontinued.

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 COUNCIL MEETING

August 20, 2026

AGENDA ITEM: Resolution No. 07-2026/27

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 a new CPSTIII-A project ($105,000) and reduces 5 projects ($182,210.05) due to costs savings.

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution No. 07-2026/27
2. Ordinance 16-2023/24

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Sponsor(s)/Department	Administration
Adopted:	August 20, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 07-2026/27

(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:

Road Improvements (CPST-A)

Dist 9:	Bedford Lane	$105,000
	Winburn Drive	($19,997)
	Windsong Drive	($20,000)
	Fletcher Drive	($6,000)
	Dusenbury Drive	($41,757.05)
	Gentry Drive	($94,456)

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: **F**lorence **C**ounty **C**ouncil **h**ere**b**y approves t**h**e a**b**ove ne**w**ly desi**g**nated **CPSTIII**-A pro**j**ect totalin**g** **$**10**5,**00 and reduces CPSTIII-A projects totaling $182,210.05.

ATTEST:

_____

Hope M. Jones, Council Clerk

SIGNED:

_____

Jerry Yarborough, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

_____

D. Malloy McEachin, County Attorney

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
AUGUST 20, 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	:
Second Reading	:
Third Reading	:
Effective Date	:

I, _____
Council Clerk, certify that the ad for a Public Hearing on this Ordinance ran on:_____

ORDINANCE NO.: 69-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

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

WHEREAS:

1. The County of Florence previously established the City-County Memorial Stadium Commission to promote athletic events;

2. The High Schools in the Florence area have located athletic fields on their respective campuses;

3. The High Schools in the Florence area have no plans to use the Memorial Stadium;

4. The County desires to dissolve the City-County Memorial Stadium Commission.

NOW, THEREFORE, BE IT ORDAINED by the Florence County Council, in meeting duly assembled that:

Section 1. Chapter 2, Division 3, Sections 2-97 to 2-101 of the Florence County Code are hereby repealed, and the City-County Memorial Stadium Commission is dissolved.

Section 2. All provisions in other County Ordinances or Resolutions are in conflict with this Ordinance are hereby repealed.

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

DRAFT

ATTEST:

SIGNED:

_____

Council Clerk

_____

Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____

D. Malloy McEachin, County Attorney

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 70-2025/26
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 West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 9)

POINTS TO CONSIDER:
1. The recommended zonings for the subject property is split for a portion to R-5, Multi-Family Residential District Off of Cashua Drive and a portion to B-3, General Commercial District Off of Old Ebenezar Road; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with residential uses; and,
4. The surrounding properties are currently unzoned, R-4 or pending County Council's approval for a B-3 zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 70-2025/26
2. Staff report for PC#2026-21
3. Location Map
4. Zoning Map
5. Aerial Map
6. Plat of Property

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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 April 2, 2026
Committee Referral	: N/A	(PC) and May 7, 2026 (PC).
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-21

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For A Property In Group Two Of The Highway 76 Corridor Project Off Of West Palmetto Street From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 01012-01-024.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.

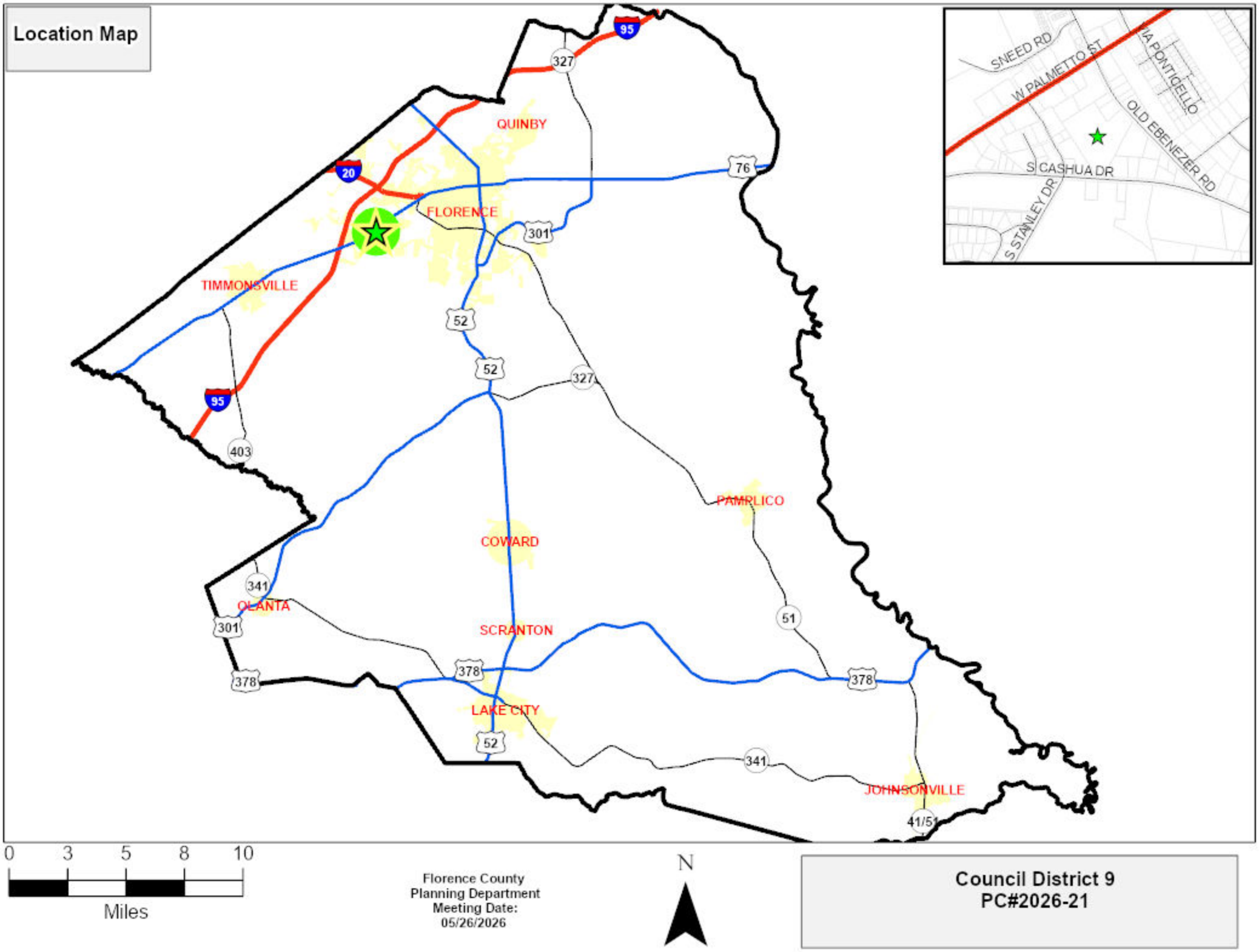
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **R-5, Multi-Family District** and a portion to **B-3, General Commercial District**.

3. Surrounding Land Use and Zoning:
   The surrounding properties are currently unzoned or pending County Council's approval of zoning for B-3 and R-4.

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcel from Unzoned for a portion to R-5A, Multi-Family Residential District Off of Cashua Drive and a portion to B-3, General Commercial District Off of Old Ebenezer Road, Florence.


Location Map
SNEED RD
W PALMETTO ST
LA PONTICELLO
OLD EBENEZER RD
S CASHUA DR
S STANLEY DR
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
05/26/2026
N
Council District 9
PC#2026-21

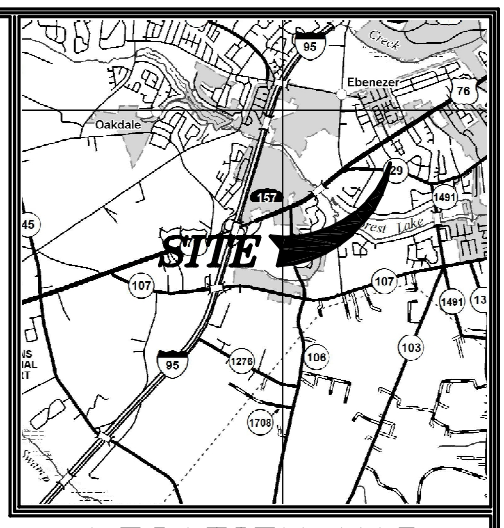
Florence County
Zoning Map
B-3
76
W PALMETTO ST
VIA PONTICELLO
STRADA MATEO
STRADA AMORE
OLD EBENEZER RD
UNZONED
LAUFER DR
S FLOYD CIR
S CASHUA DR
B-3
S STANLEY DR
0
260
520 Feet
Current County Zoning
B-3 GENERAL
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-21
N

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

Council District 9
PC#2026-21

◉ DENOTES IPF, #4 REBAR UNLESS NOTED OTHERWISE
◎ DENOTES IPS, (IRON PIN SET) #4 REBAR
◎ DENOTES CALCULATED POINT

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N37°44'33"W



LOCATION MAP

MAGNETIC

LAKESHORE ESTATES, LLC
REMAINDER OF
TM: 01012-01-024
DB A958 PG 564
PB 87 PG 289

#5 REBAR BENT

IPS BACK
2.22'

20' ACCESS EASEMENT

N52°16'07"E

342.63'

IPS @
2.39'

311.15'

182.31'

S37°44'33"E

N35°55'13"W

1.96 ACRES
85,412 SQ. FT

1" OPEN

FENCE

375.25'

S32°12'49"W

3/4" REBAR

90.80'

S32°12'49"W

CASHUA DRIVE 66' R/W

KAREN JEFFORDS MARSH
TM: 01012-01-226
DB A368 PG 1365

±1075.00' TO S CASHUA DR.

OLD EBENEZER ROAD 66' R/W

FLORENCE COUNTY
SOUTH CAROLINA

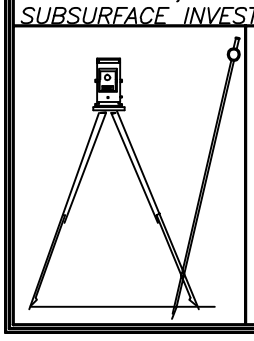
PLAT

OLD EBENEZER RD.
FLORENCE, S.C.

OF 1.96 ACRES BEING A PORTION OF THAT PROPERTY DESIGNATED AS TAX MAP NUMBER 01012-01-024 AND RECORDED IN PLAT BOOK 87 AT PAGE 289 WITH FURTHER DESCRIPTION FOUND IN DEED BOOK A958 AT PAGE 564.
SURVEYED FOR:

LAKESHORE ESTATES, LLC

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0136F, EFFECTIVE DATE 3/25/2025 AND FOUND THAT **NO PART** OF THE ABOVE ACREAGE FALLS WITHIN A FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.



NESBITT SURVEYING CO., INC.

4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302

EMAIL: DAVIDN@NESBITTSURVEYING.COM
EMAIL: JON@NESBITTSURVEYING.COM

DAVID A. NESBITT RLS NO 7623

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION
NESBITT SURVEYING CO., INC.
No. C01197

DATE: APR. 17, 2026
JOB: 26090
REF. 05510
TMS: 01012-01-024
DRAWN BY: NCS

SCALE 1" = 100 FT
0 25 50 75 100 200
GRAPHIC SCALE

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 71-2025/26
Third 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

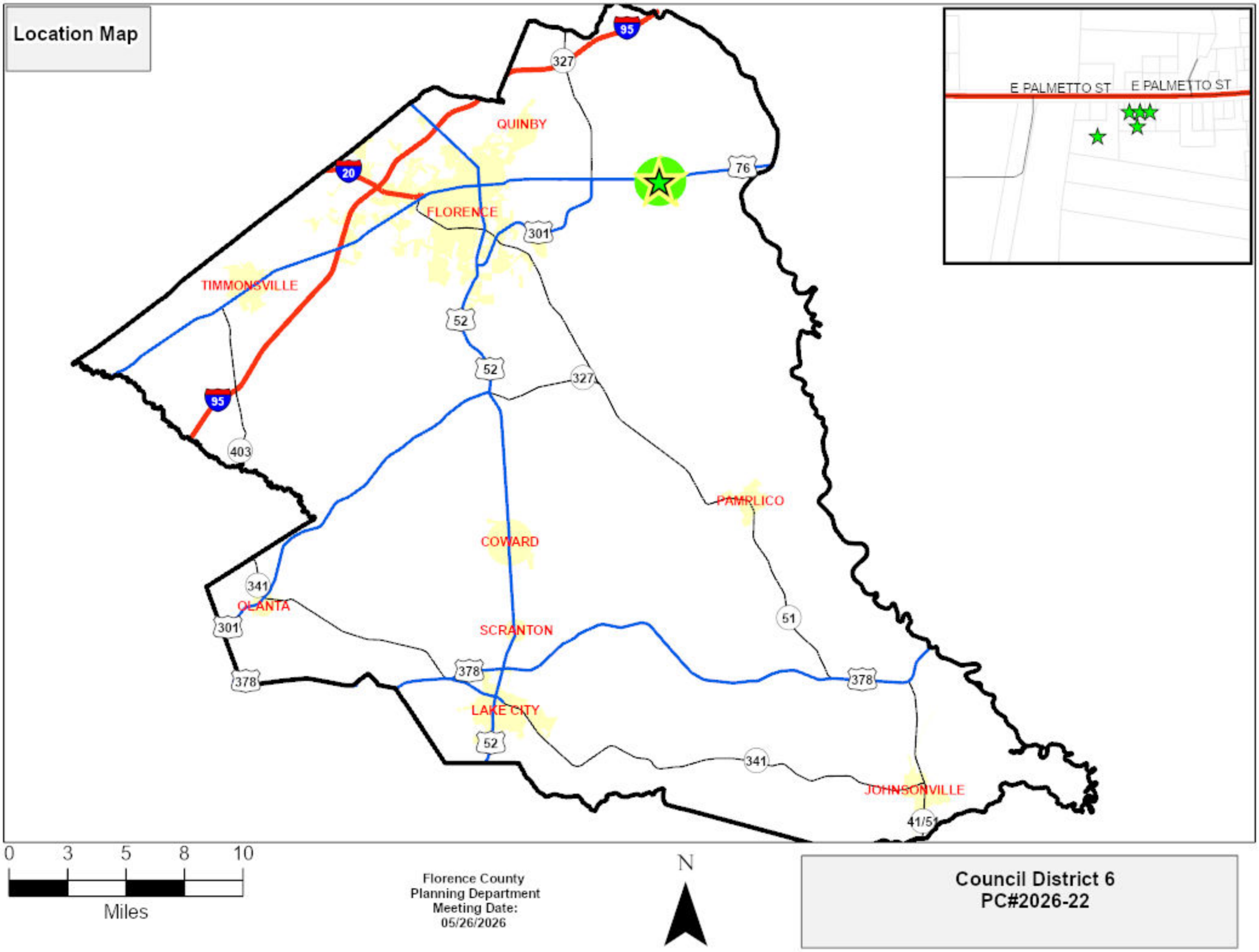
4. Transportation Access and Circulation:
   Present access to these properties is by the way of East Palmetto Street, Florence, SC.

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
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403
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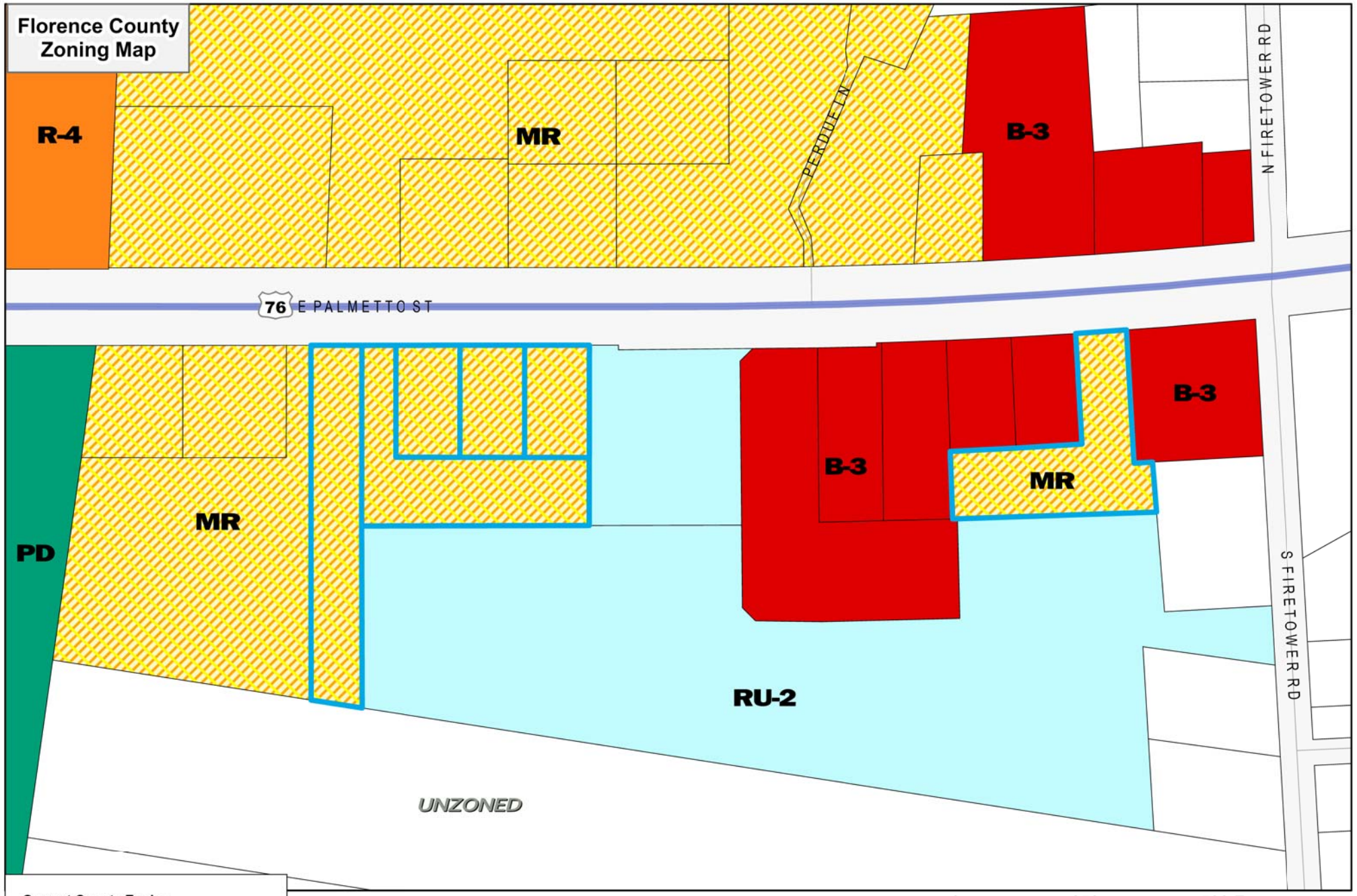
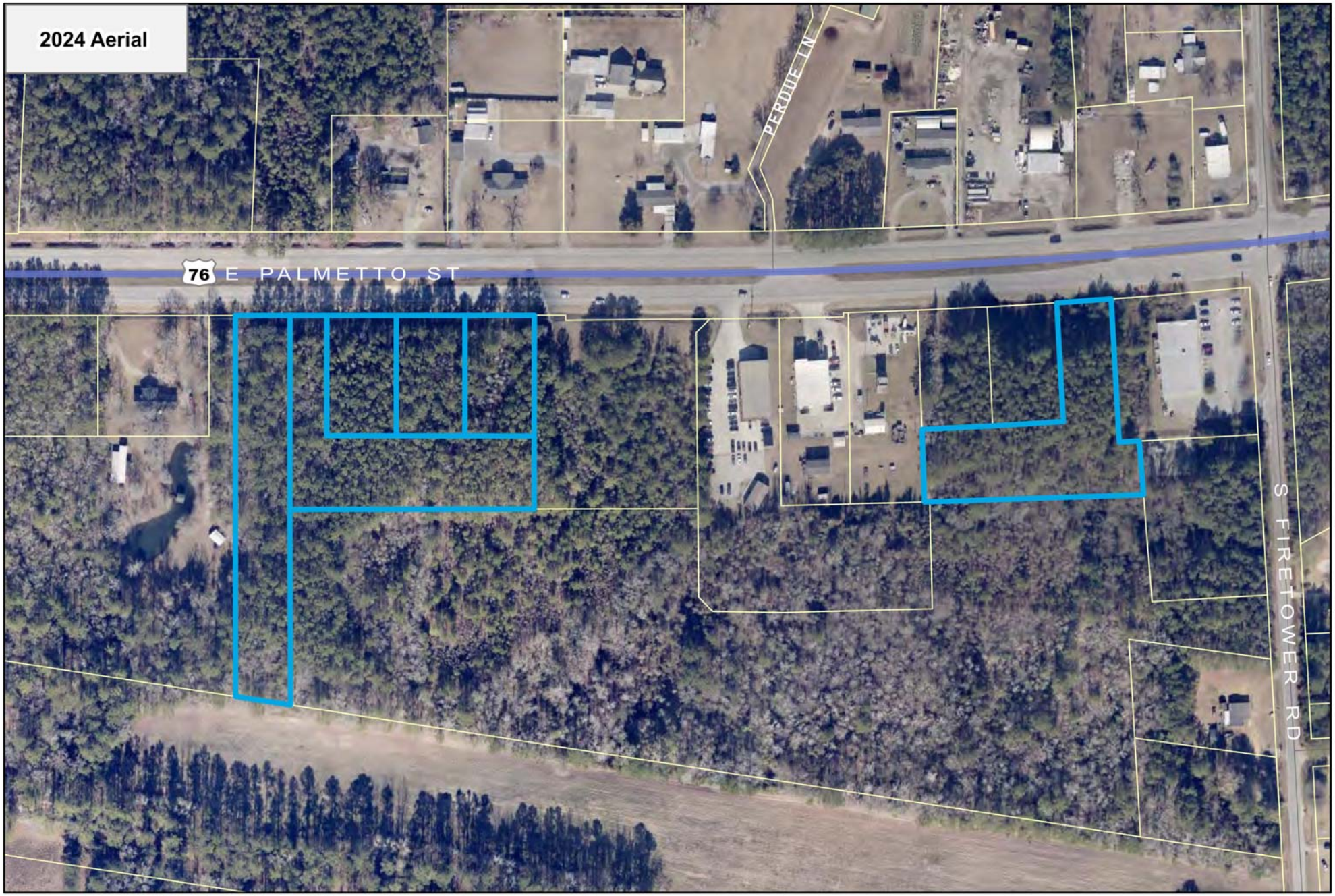
341
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 6
PC#2026-22



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

Council District 6
PC#2026-22



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

Council District 6
PC#2026-22

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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 May 7, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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

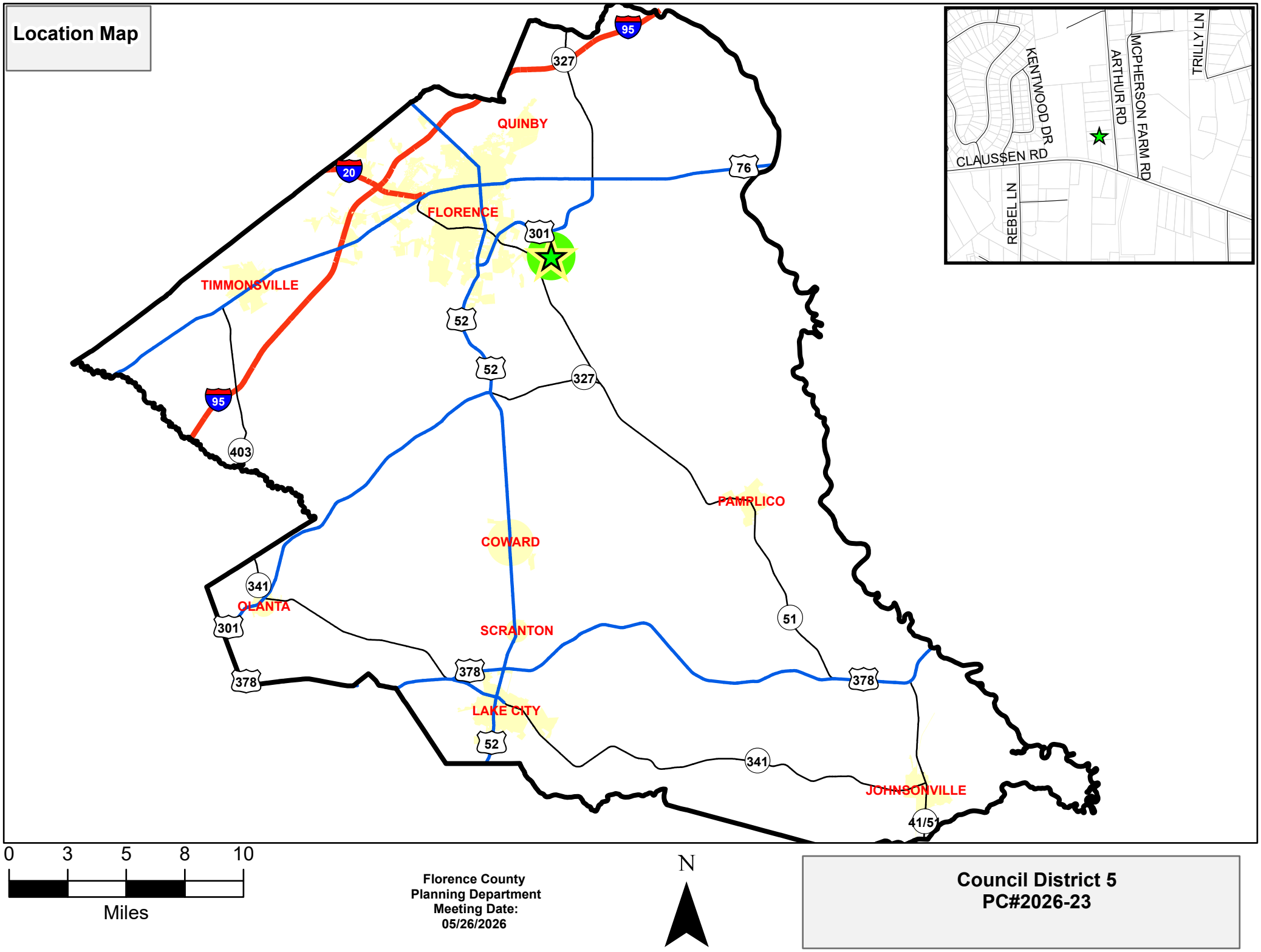
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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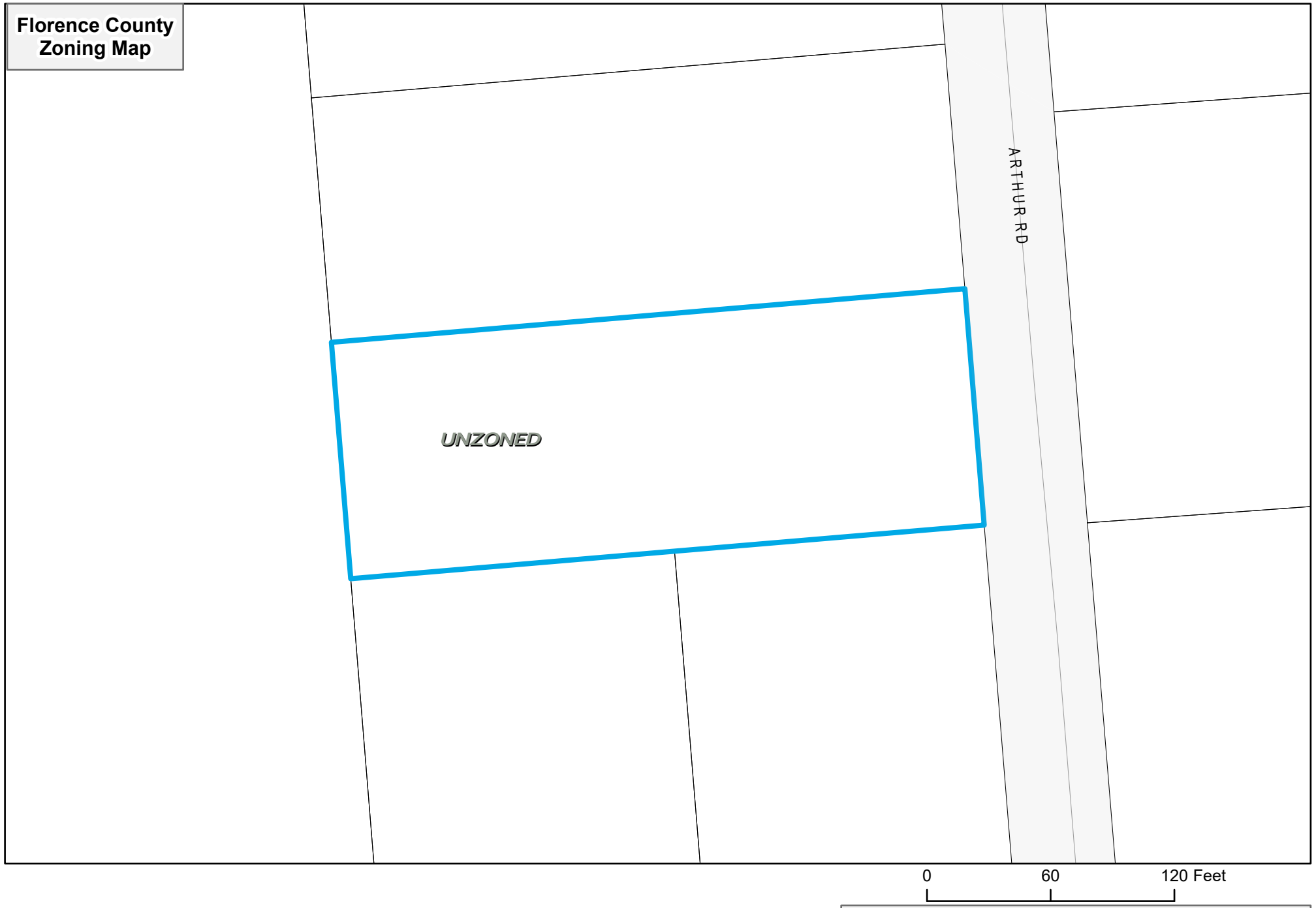
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-23



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

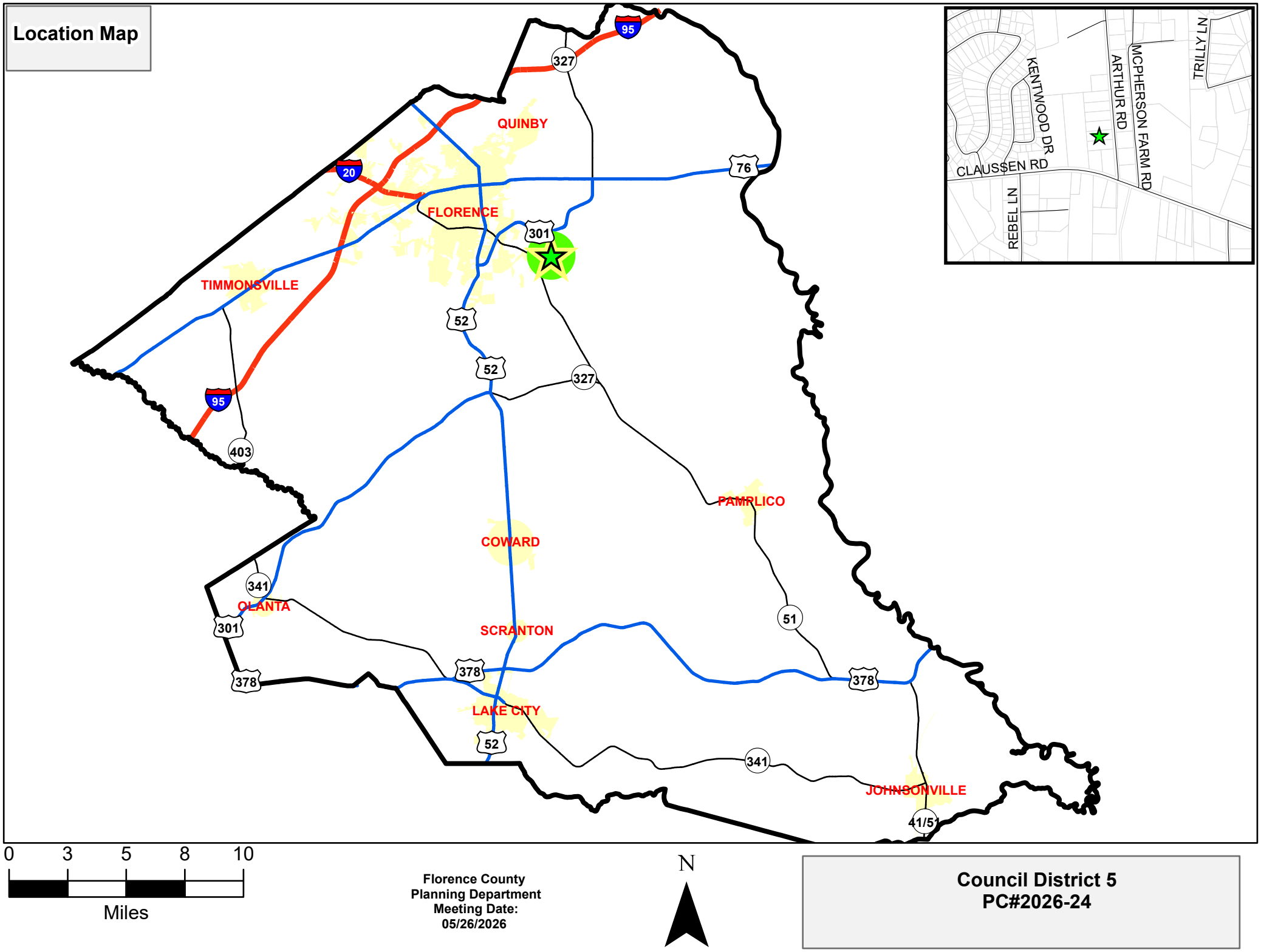
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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COWARD
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OLANTA
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SCRANTON
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LAKE CITY
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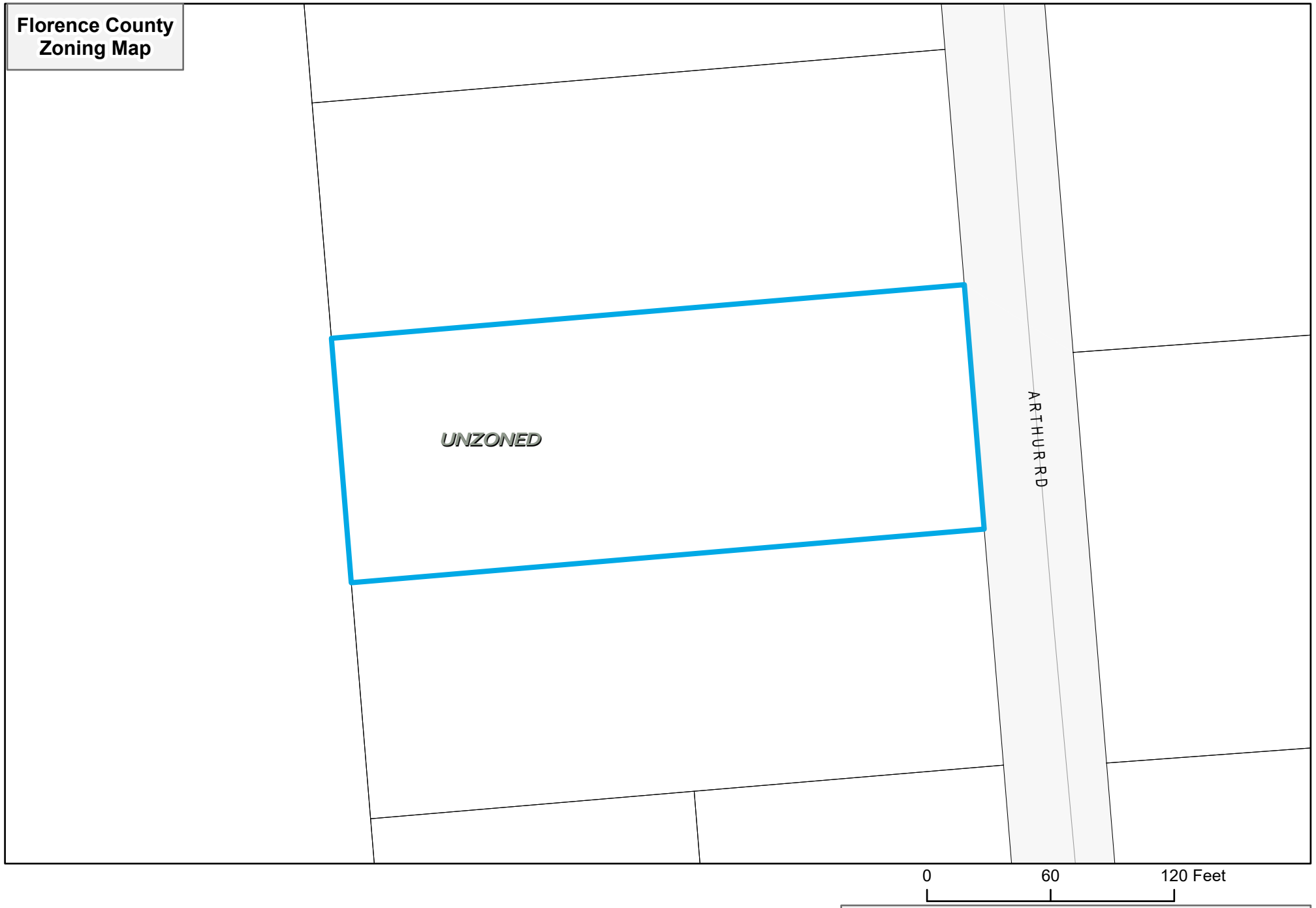
341
JOHNSONVILLE
41/51
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-24



Current County Zoning
UNZONED

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

Council District 5
PC#2026-24

Suzanne M Braddock
2729 ARTHUR RD
Florence, SC 29505

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

N

Council District 5
PC#2026-24
00210-01-055

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

ORDINANCE NO. 74-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Robert F. and Katrina A. Gaskins; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2725 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-032; Is Hereby Rezoned To R-1, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-25

SUBJECT:	Map Amendment Requested By Robert F. And Katrina A. Gaskins To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2725 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 032.
LOCATION:	2725 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-032
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Robert F. and Katrina A. Gaskins
APPLICANT:	Robert F. and Katrina A. Gaskins
ZONING/LAND AREA:	Unzoned / Approximately .81 acres
WATER/SEWER AVAILABILITY:	No Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

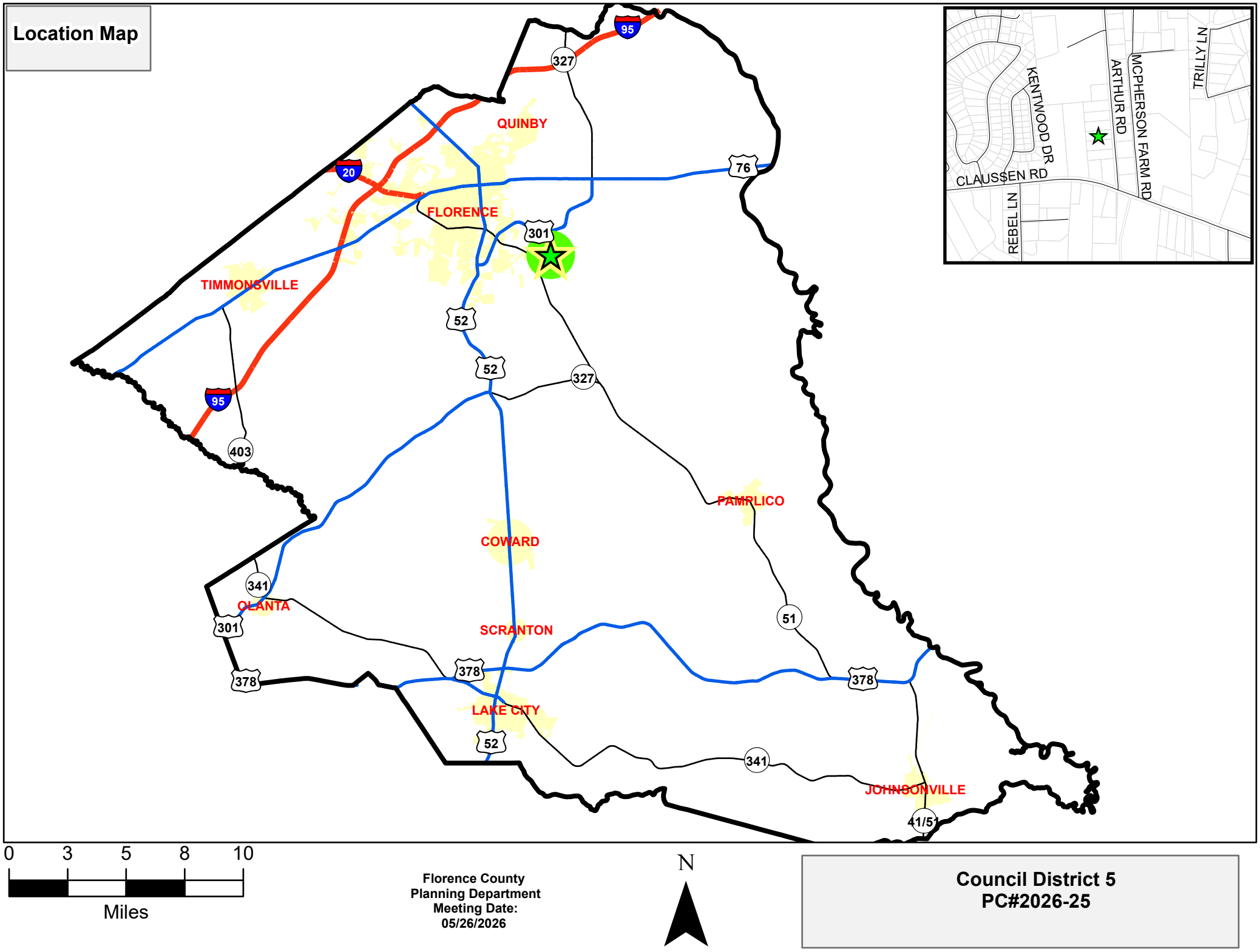
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
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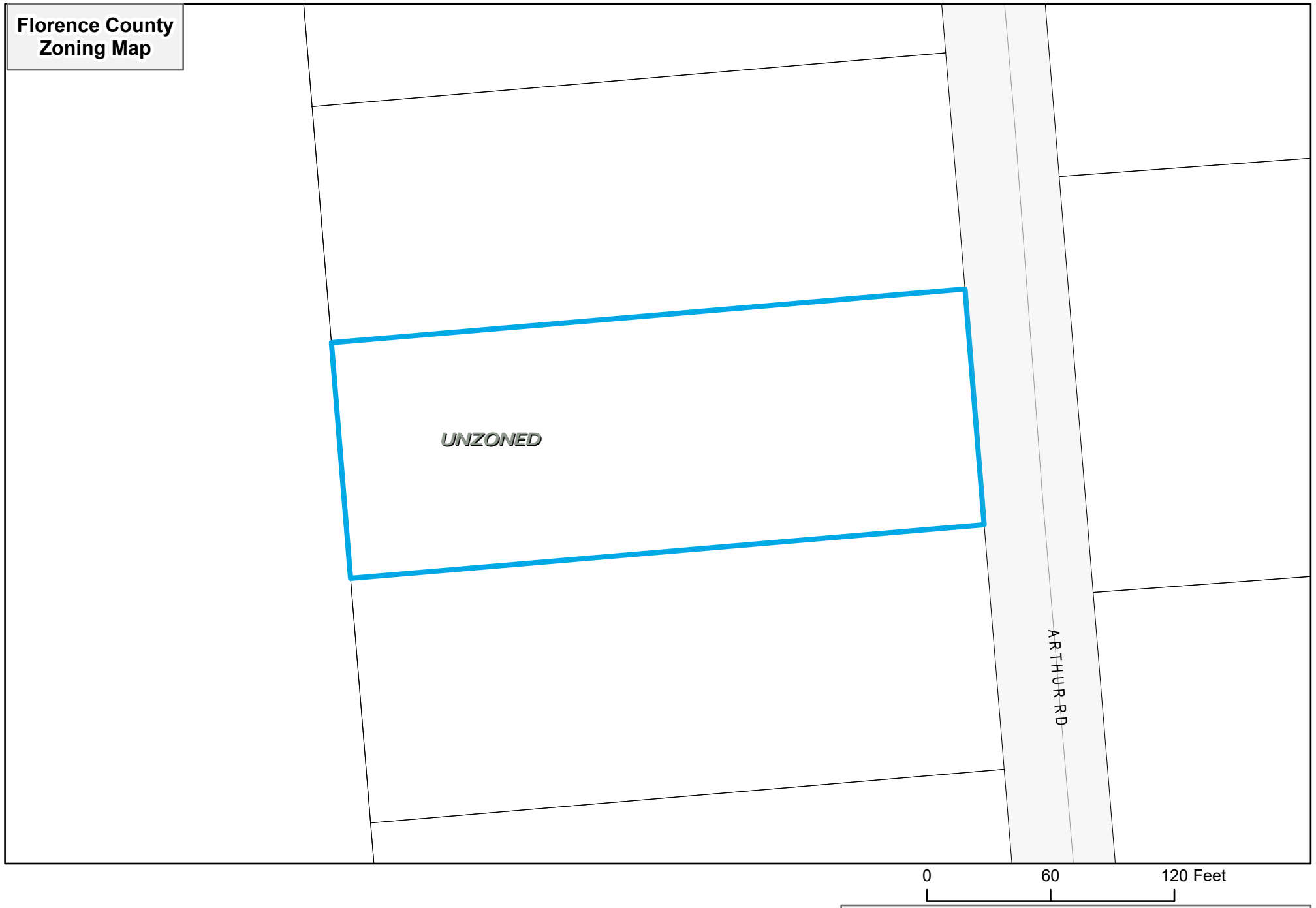
403
341
51
378
41/51
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
REBEL LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-25



Current County Zoning
UNZONED

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

Council District 5
PC#2026-25

0 40 80

Feet

Robert F & Katrina A Gaskins
2725 ARTHUR RD
Florence, SC 29505

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

N

Council District 5
PC#2026-25

00209-01-032

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

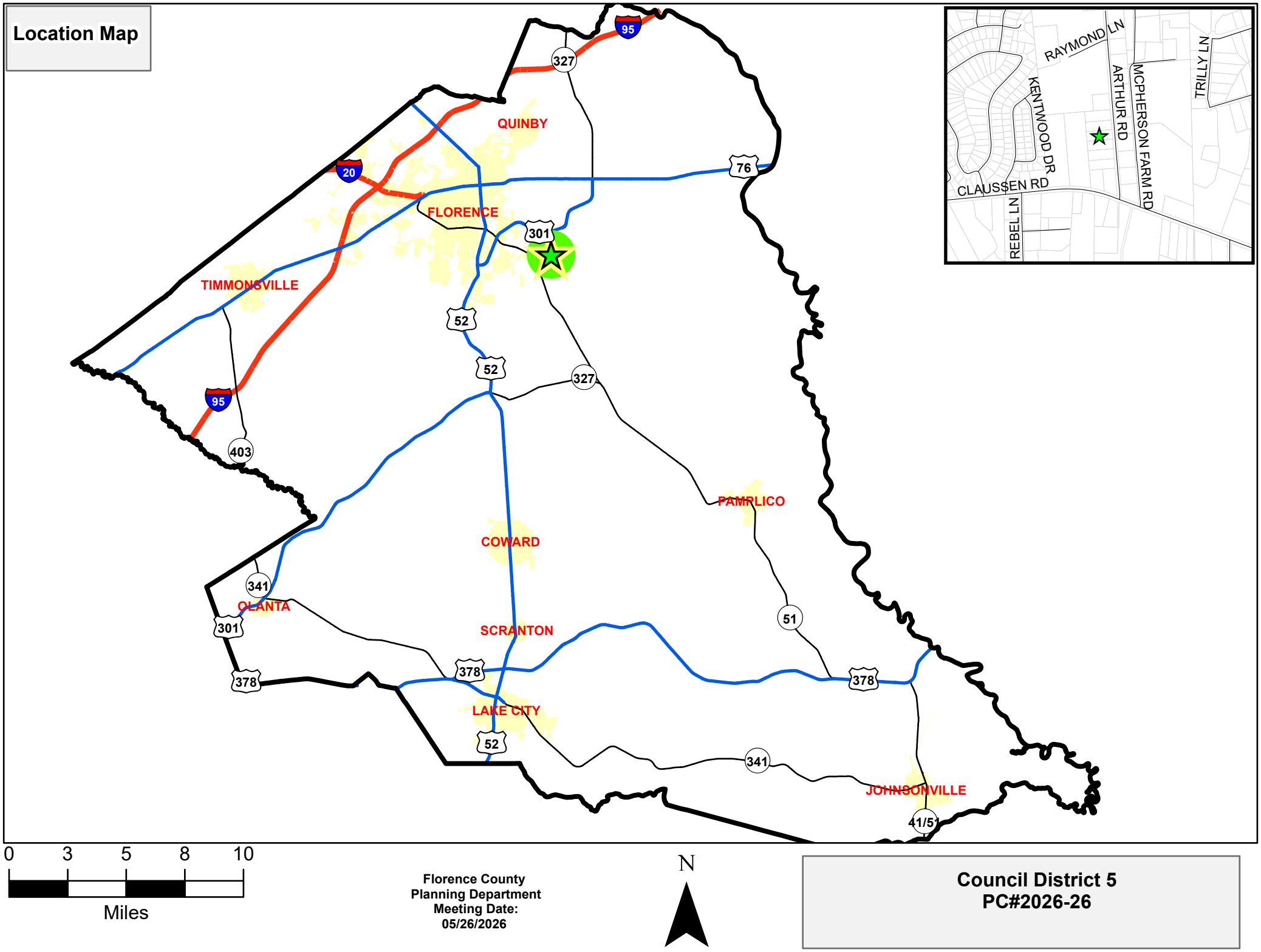
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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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
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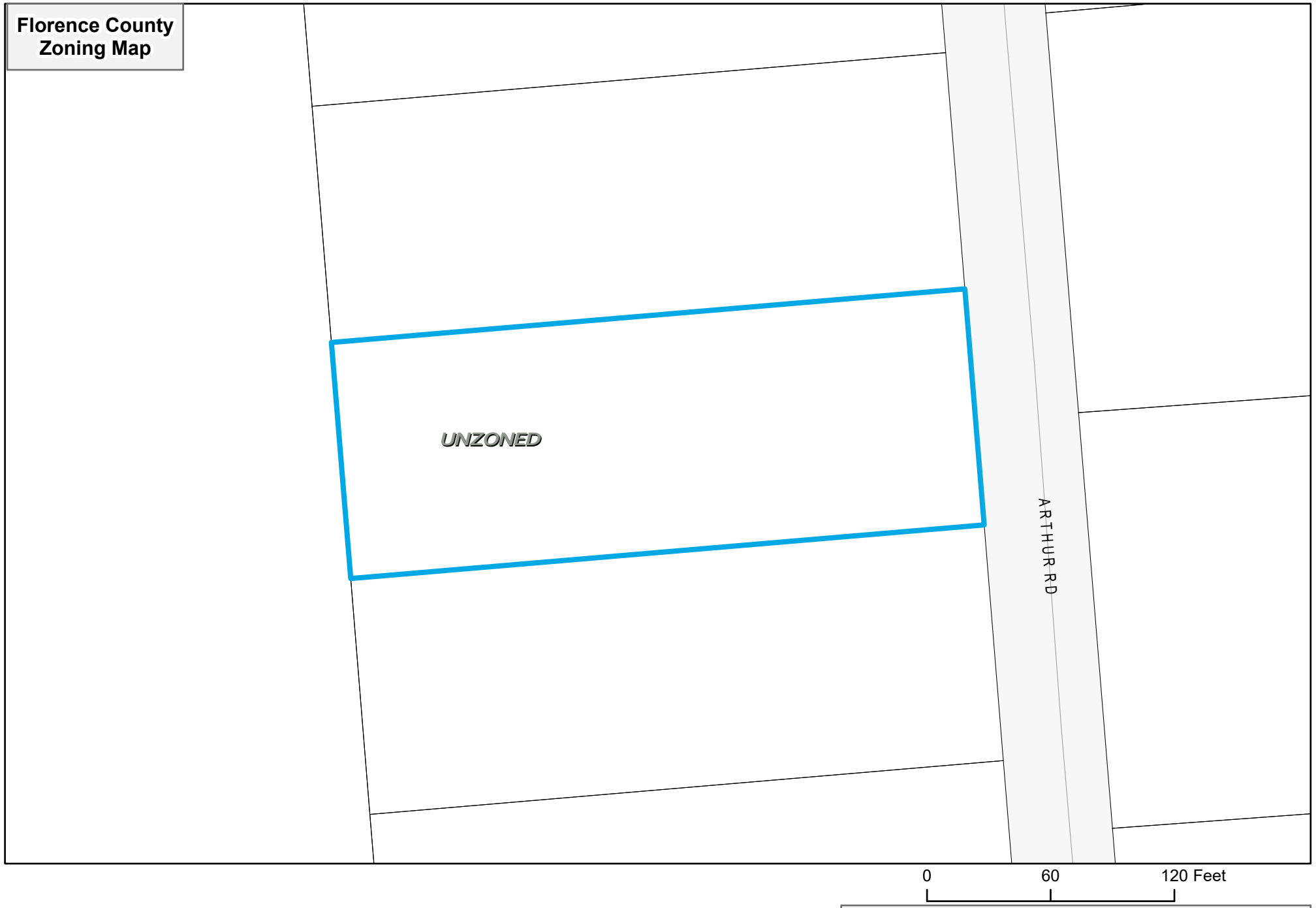
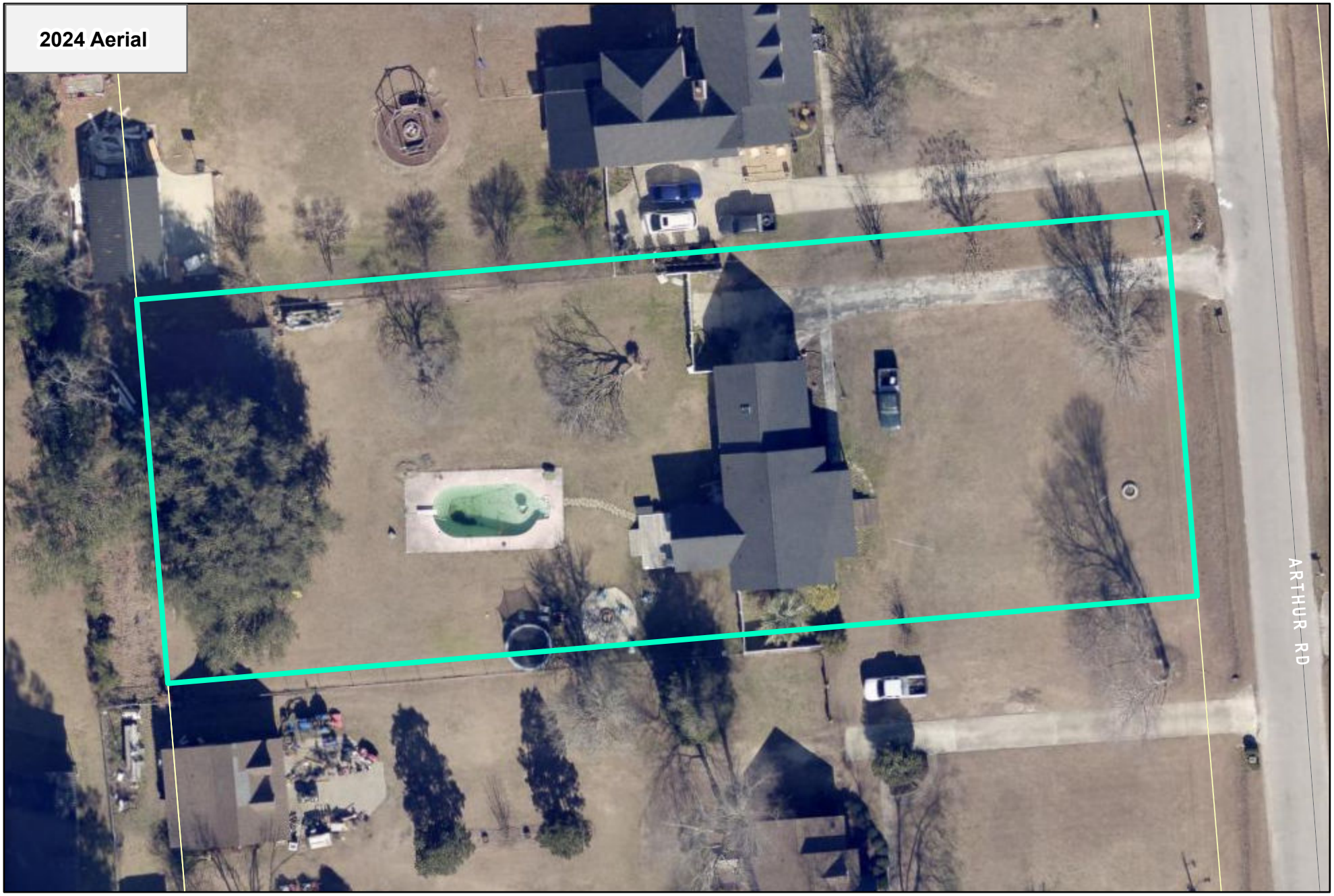
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-26



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

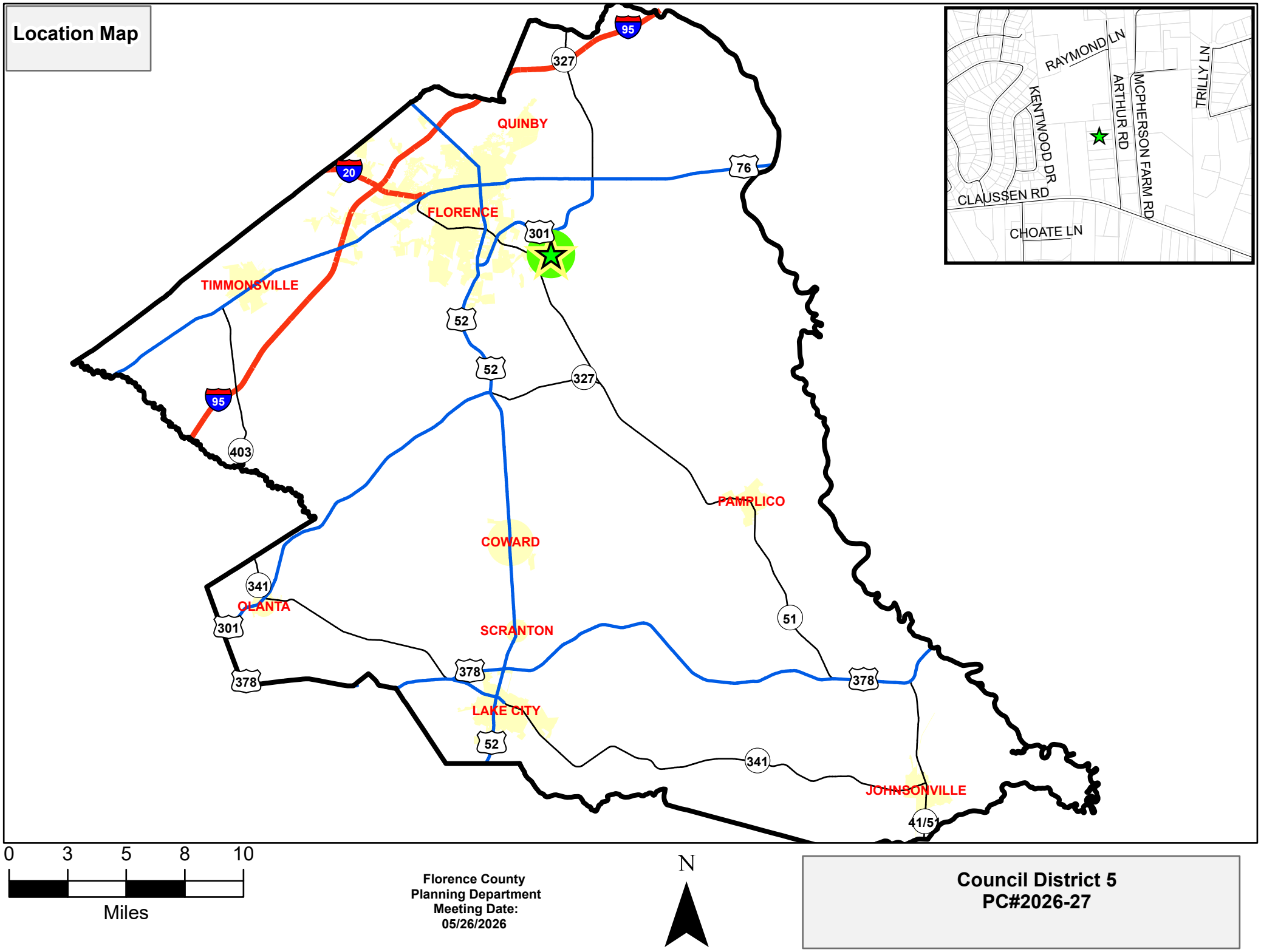
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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Miles
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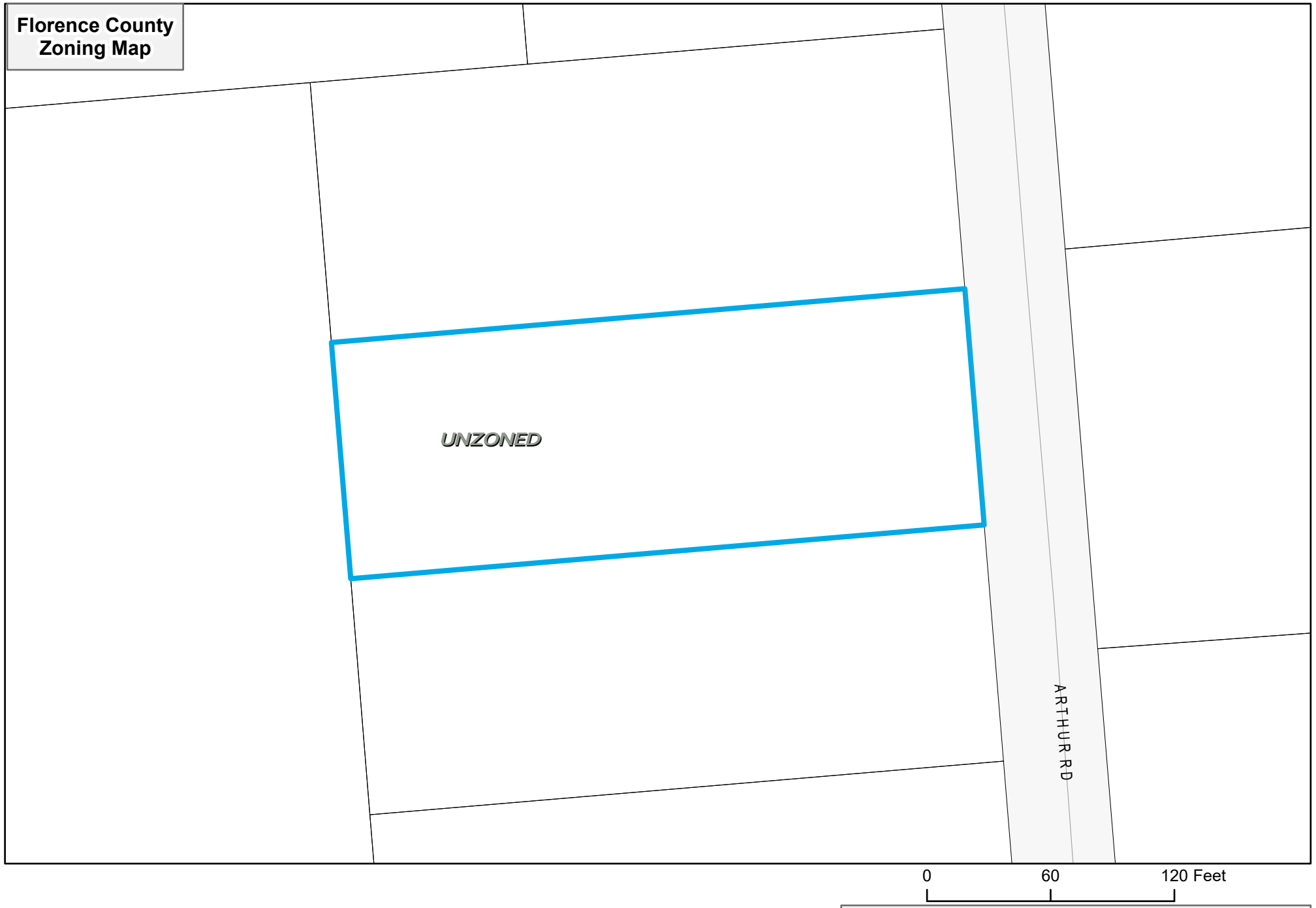
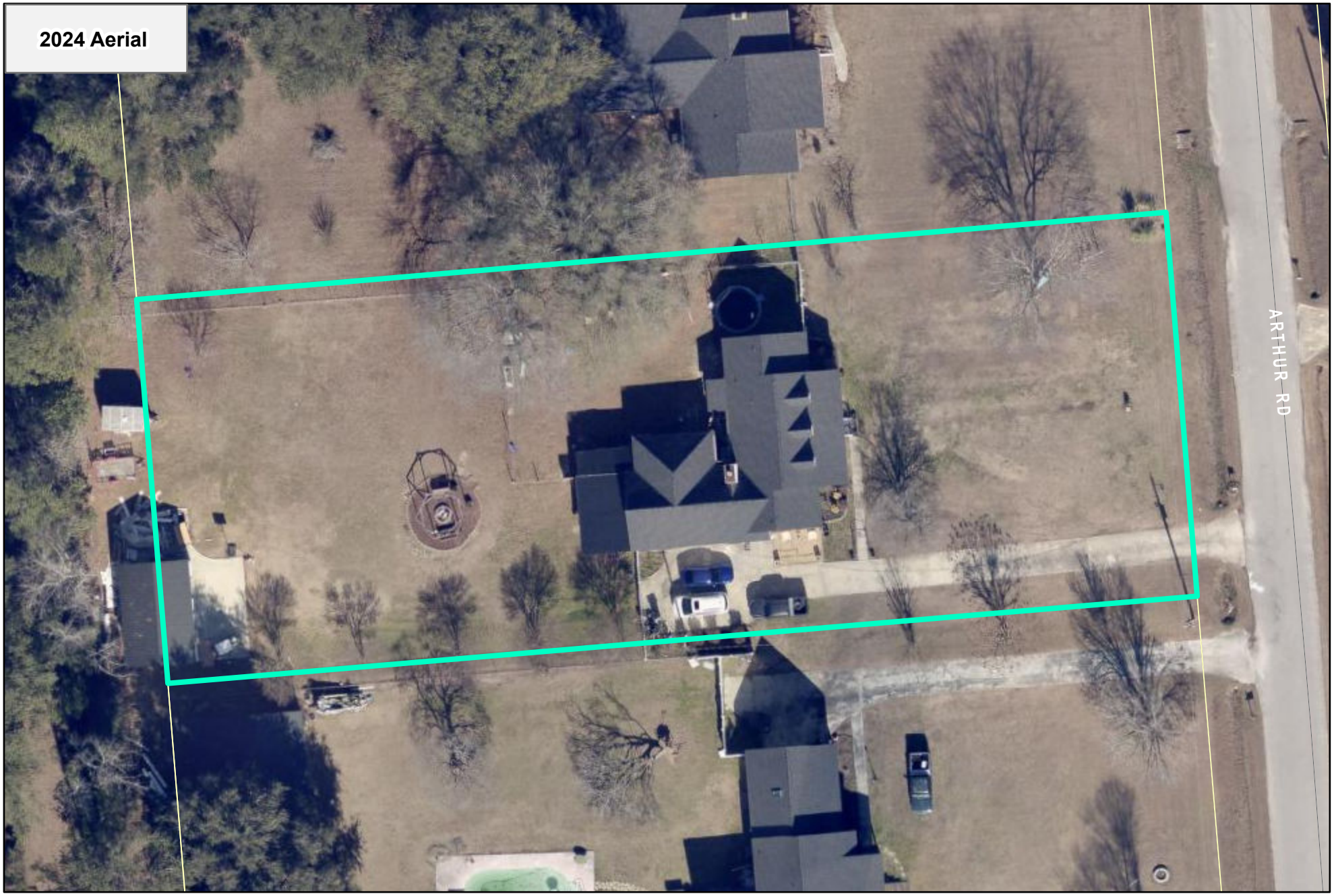
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-27



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

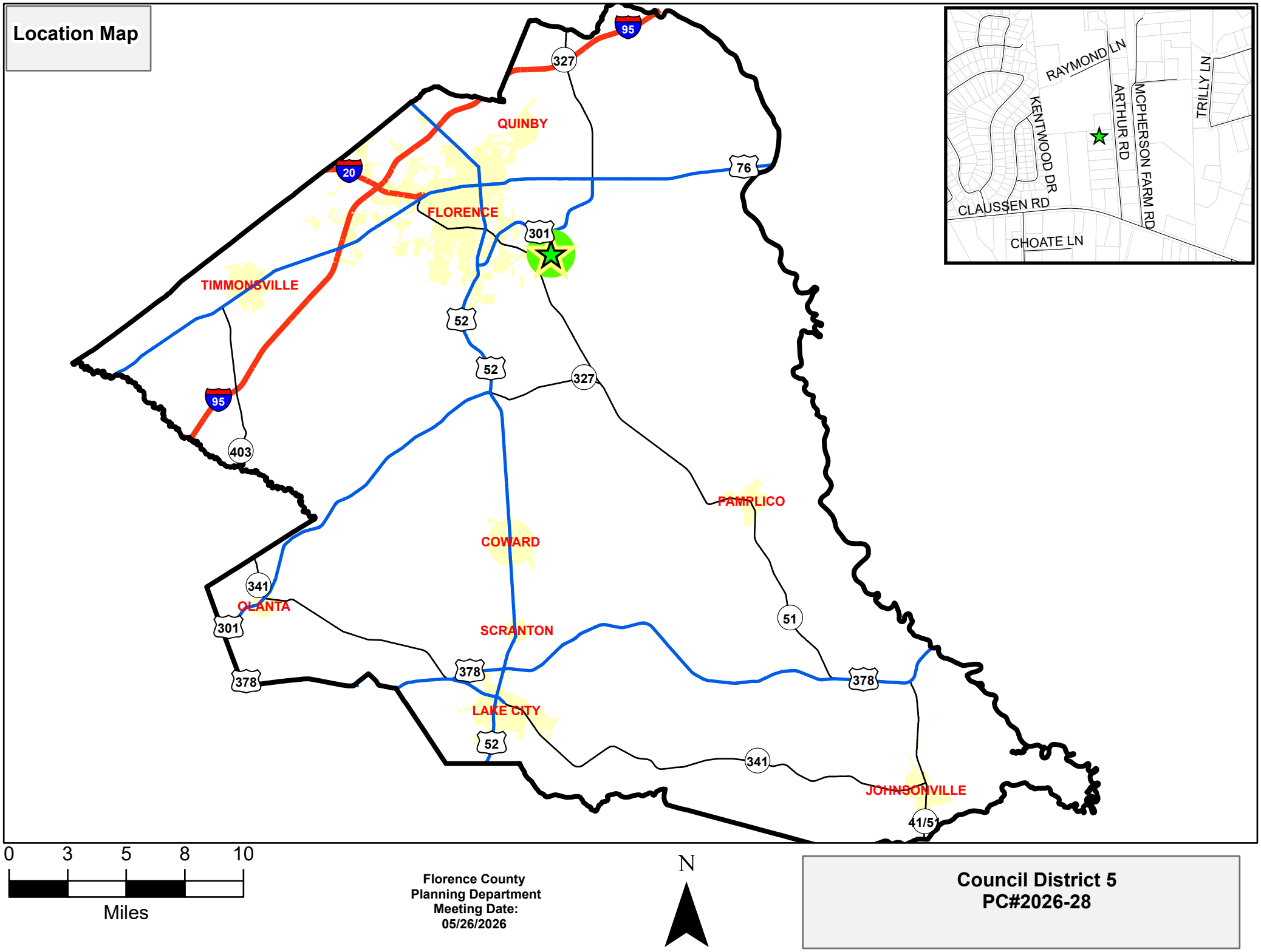
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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Miles
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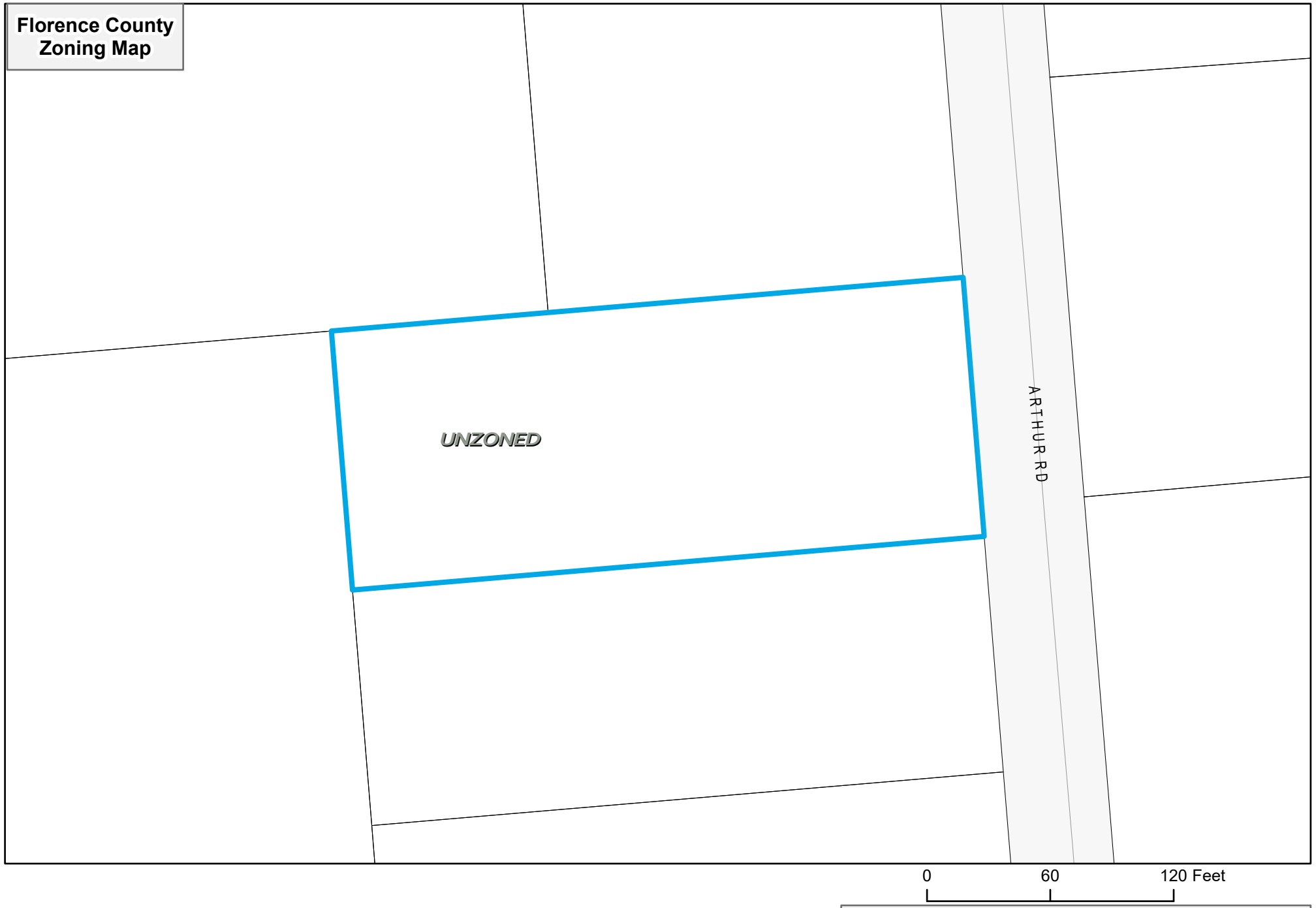
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-28



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

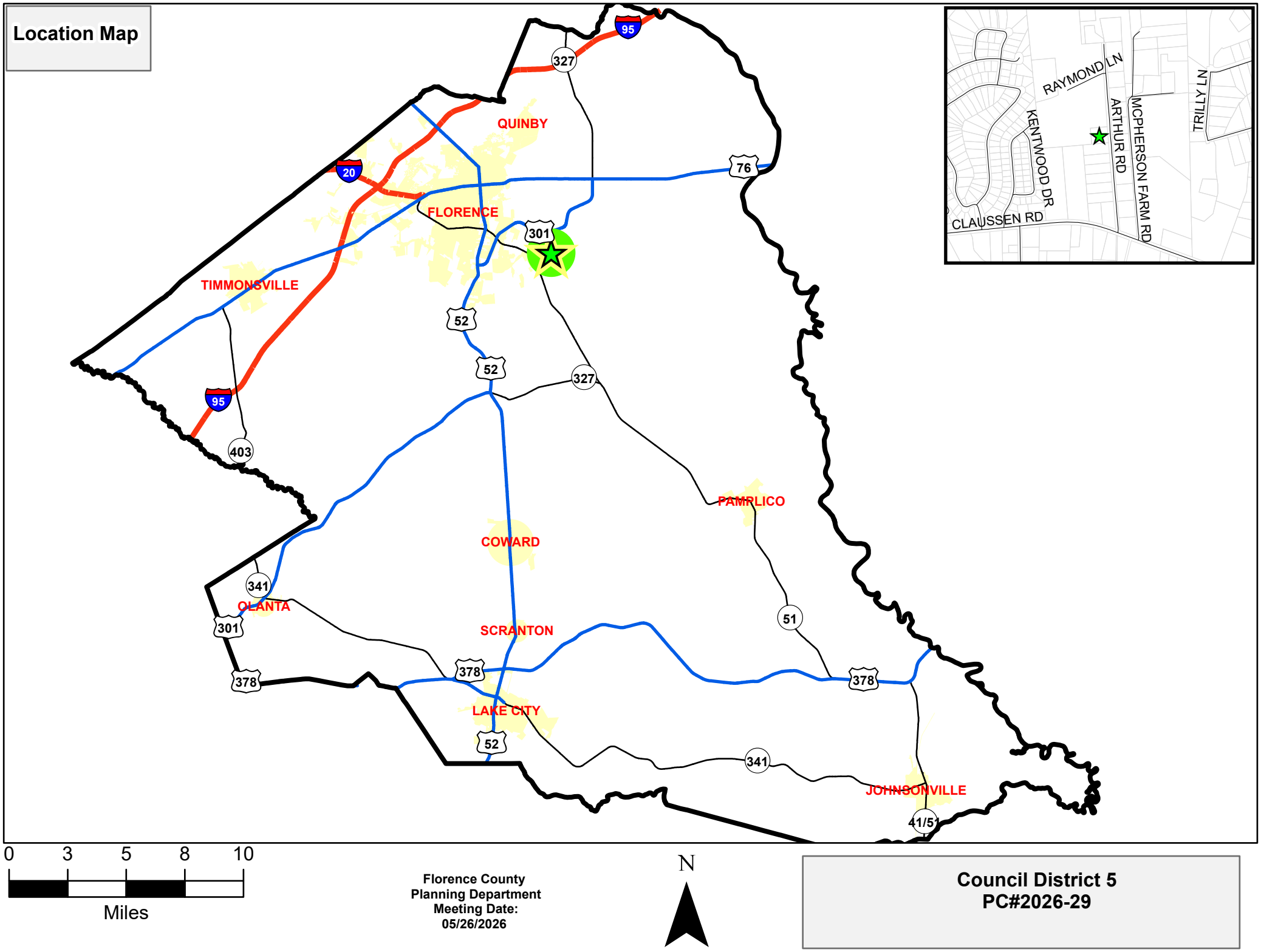
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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OLANTA
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SCRANTON
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LAKE CITY
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JOHNSONVILLE
41/51
RAYMOND LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
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Miles
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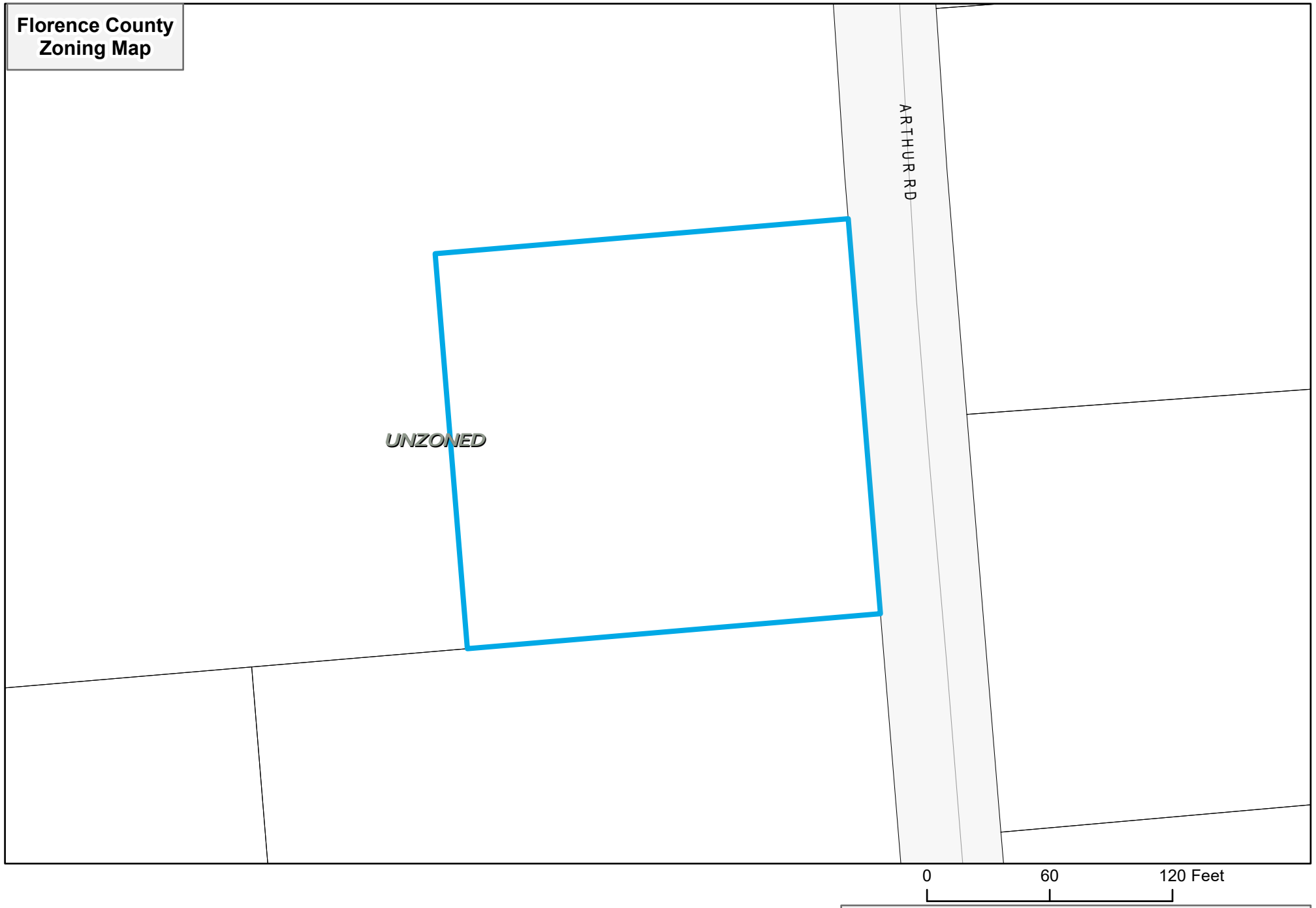
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-29



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

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#2026-30

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

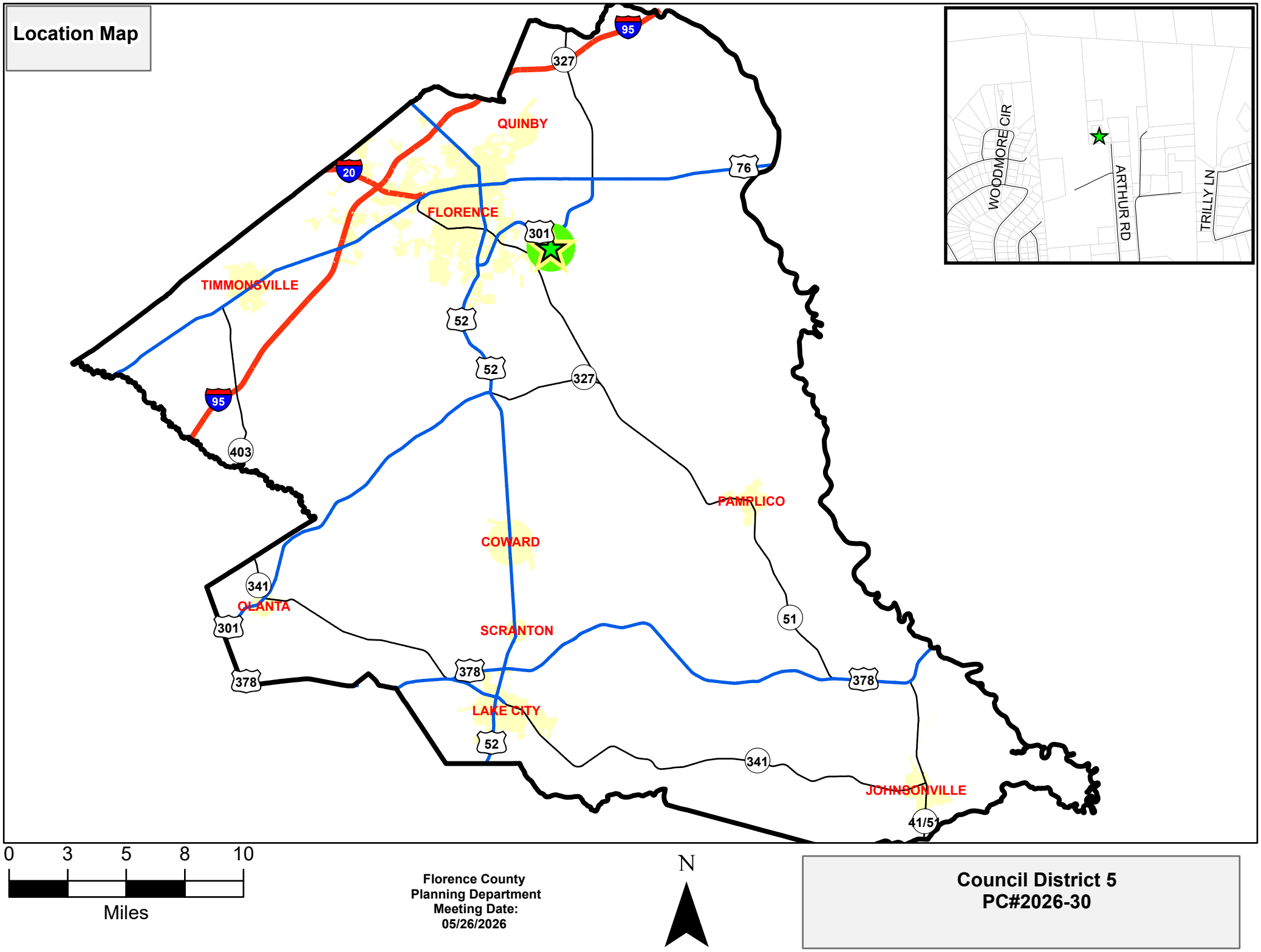
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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LAKE CITY
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JOHNSONVILLE
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WOODMORE CIR
ARTHUR RD
TRILLY LN
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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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

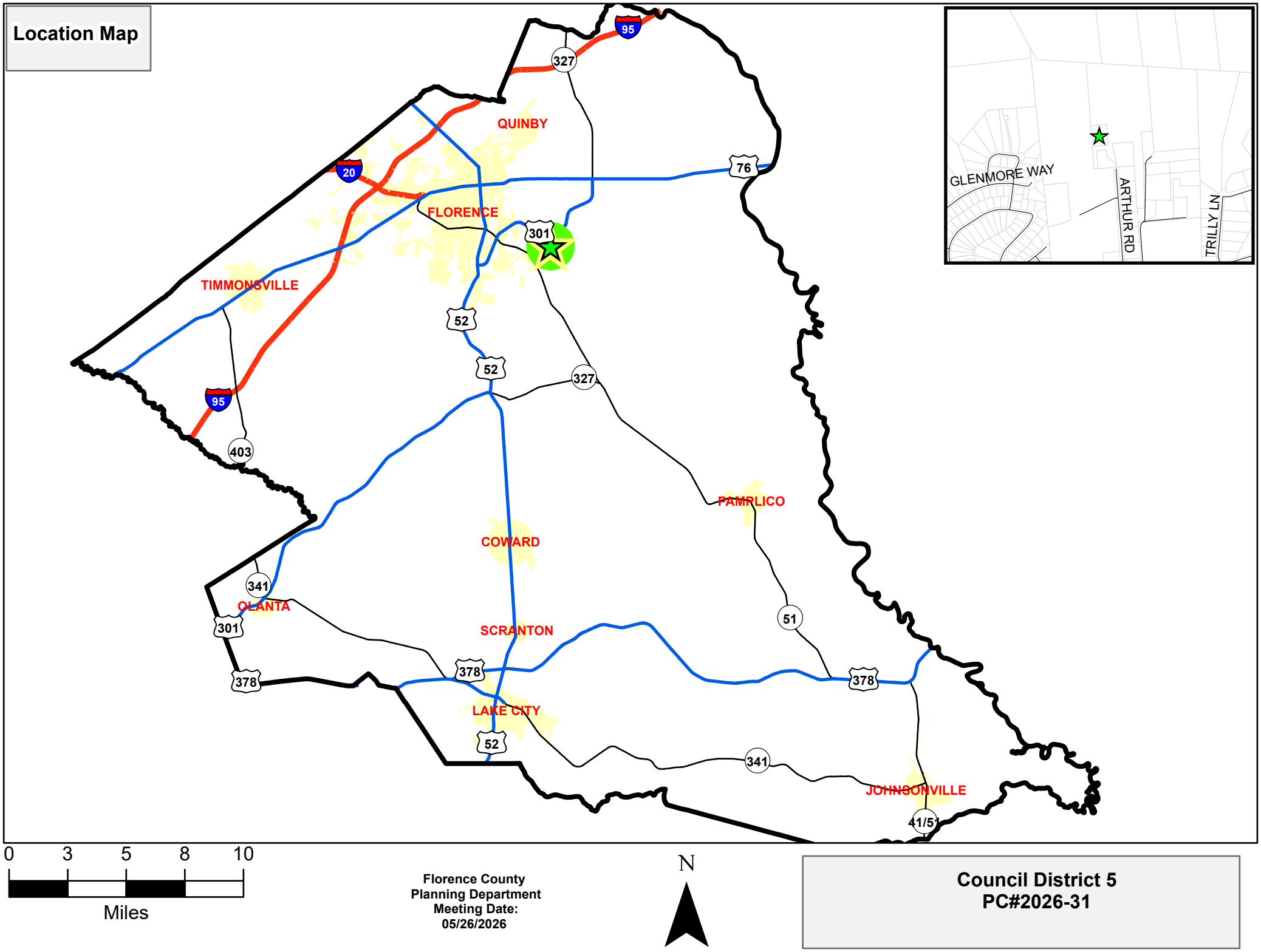
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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COWARD
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OLANTA
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SCRANTON
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LAKE CITY
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JOHNSONVILLE
41/51
GLENMORE WAY
ARTHUR RD
TRILLY LN
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Miles
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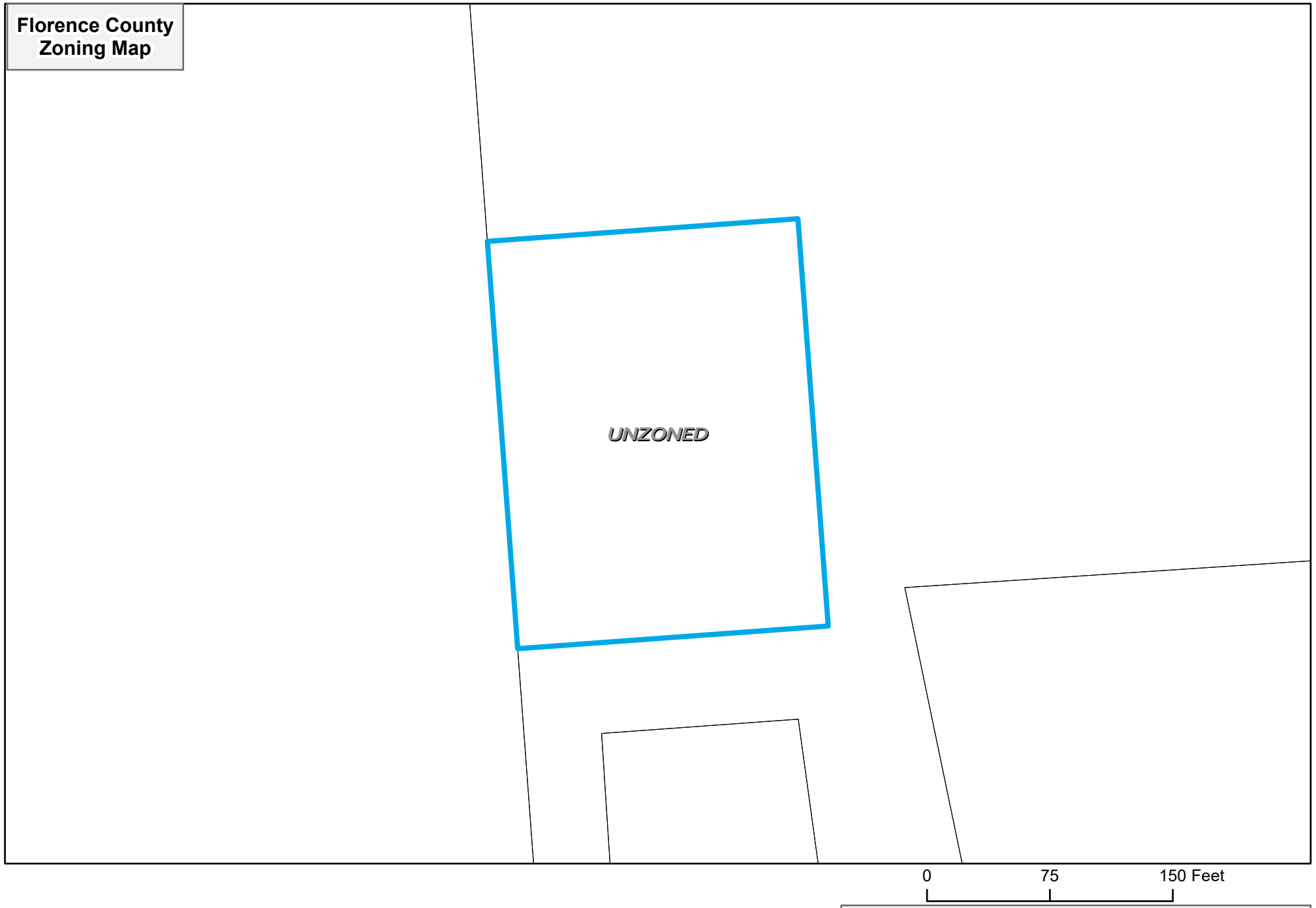
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-31



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

ORDINANCE NO. 81-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Kip A. Jones; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2728 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-051; Is Hereby Rezoned To R-1, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-32

SUBJECT:	Map Amendment Requested By Kip A. Jones To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2728 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 051.
LOCATION:	2728 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-051
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Kip A. Jones
APPLICANT:	Kip A. Jones
ZONING/LAND AREA:	Unzoned / Approximately .92 acres
WATER/SEWER AVAILABILITY:	No Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

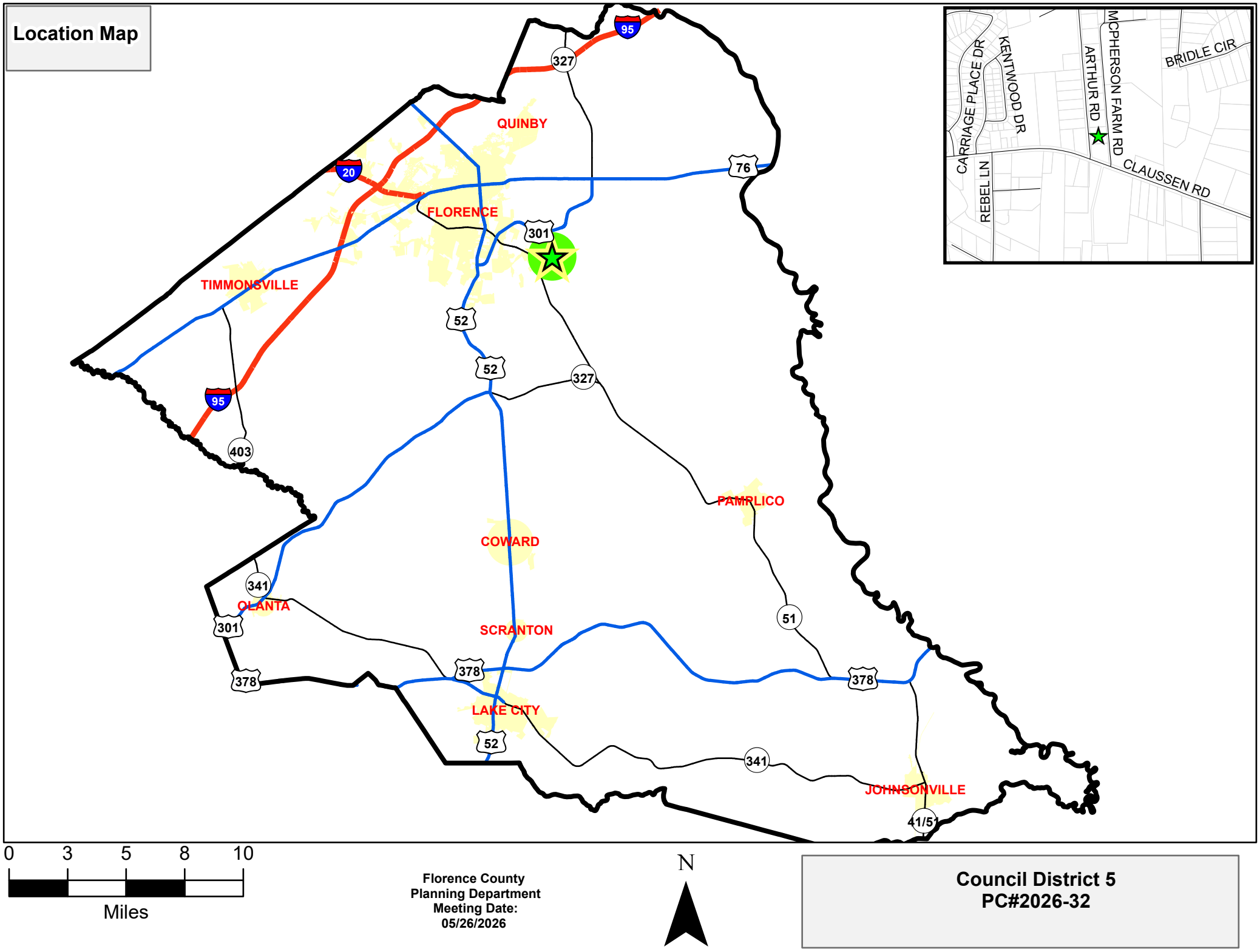
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
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CARRIAGE PLACE DR
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
BRIDLE CIR
REBEL LN
CLAUSSEN RD
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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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 206
Effective Date	: Immediately

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

ORDINANCE NO. 82-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Francis McPherson; and,

2. The applicant desires to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2720 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00210-01-044; Is Hereby Rezoned To R-1, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-33

SUBJECT:	Map Amendment Requested By Francis McPherson To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2720 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00210, Block 01, Parcel 044.
LOCATION:	2720 Arthur Road, Florence SC
TAX MAP NUMBERS:	00210-01-044
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Francis McPherson
APPLICANT:	Francis McPherson
ZONING/LAND AREA:	Unzoned / Approximately .92 acres
WATER/SEWER AVAILABILITY:	No Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-1, Single-Family Residential District**.
3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

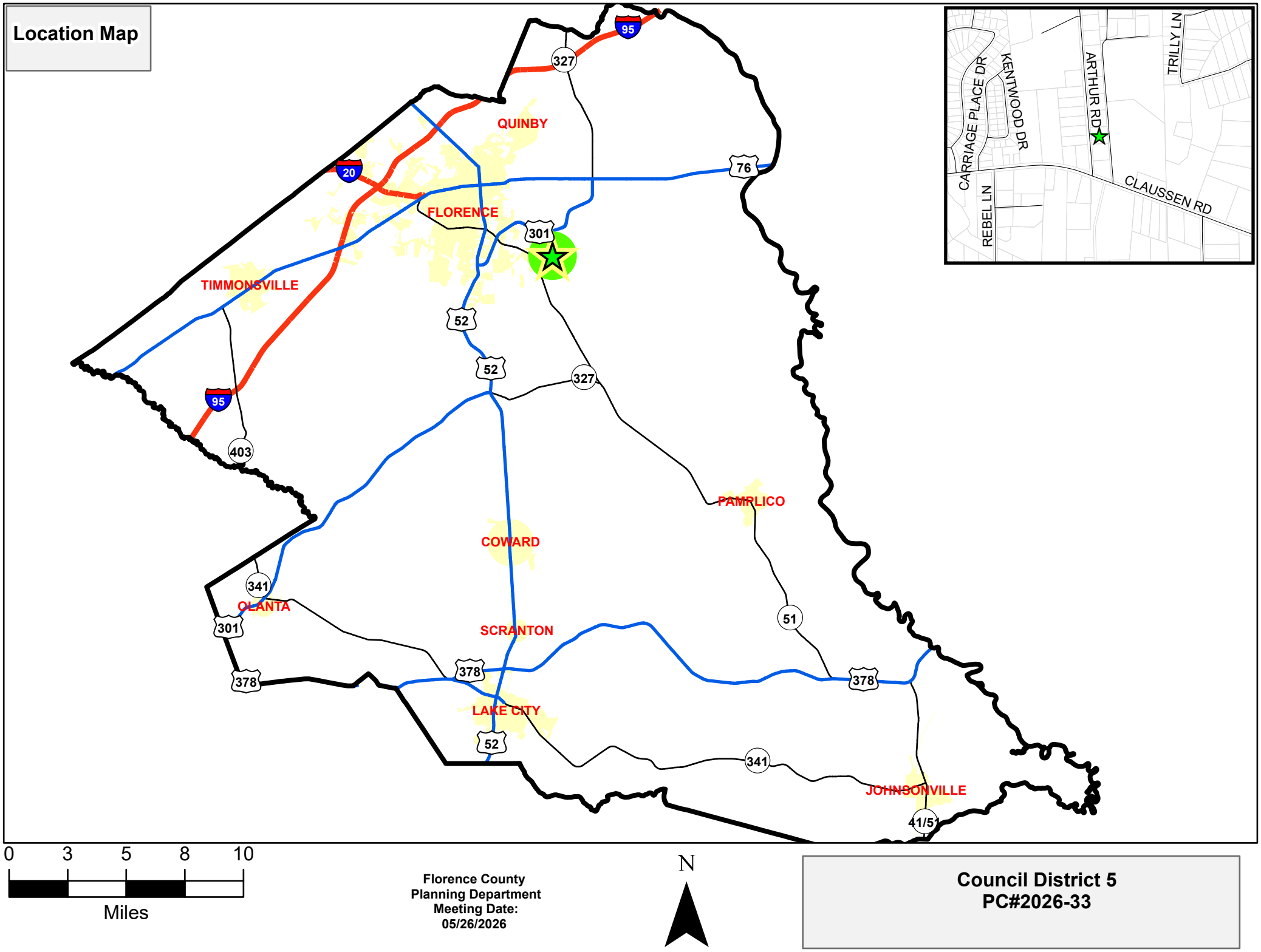
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
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41/51
CARRIAGE PLACE DR
KENTWOOD DR
ARTHUR RD
TRILLY LN
REBEL LN
CLAUSSEN RD
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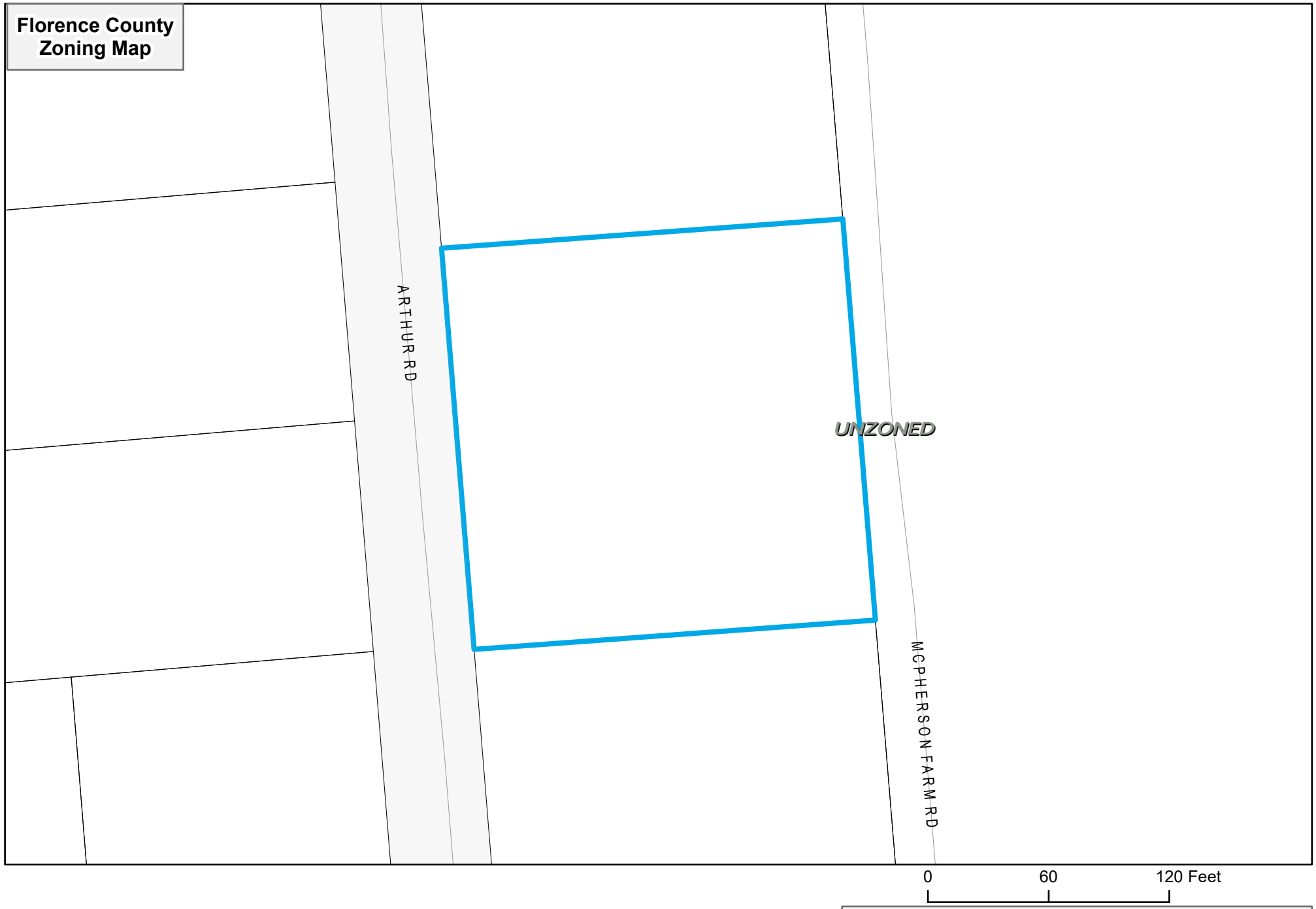
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-33



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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

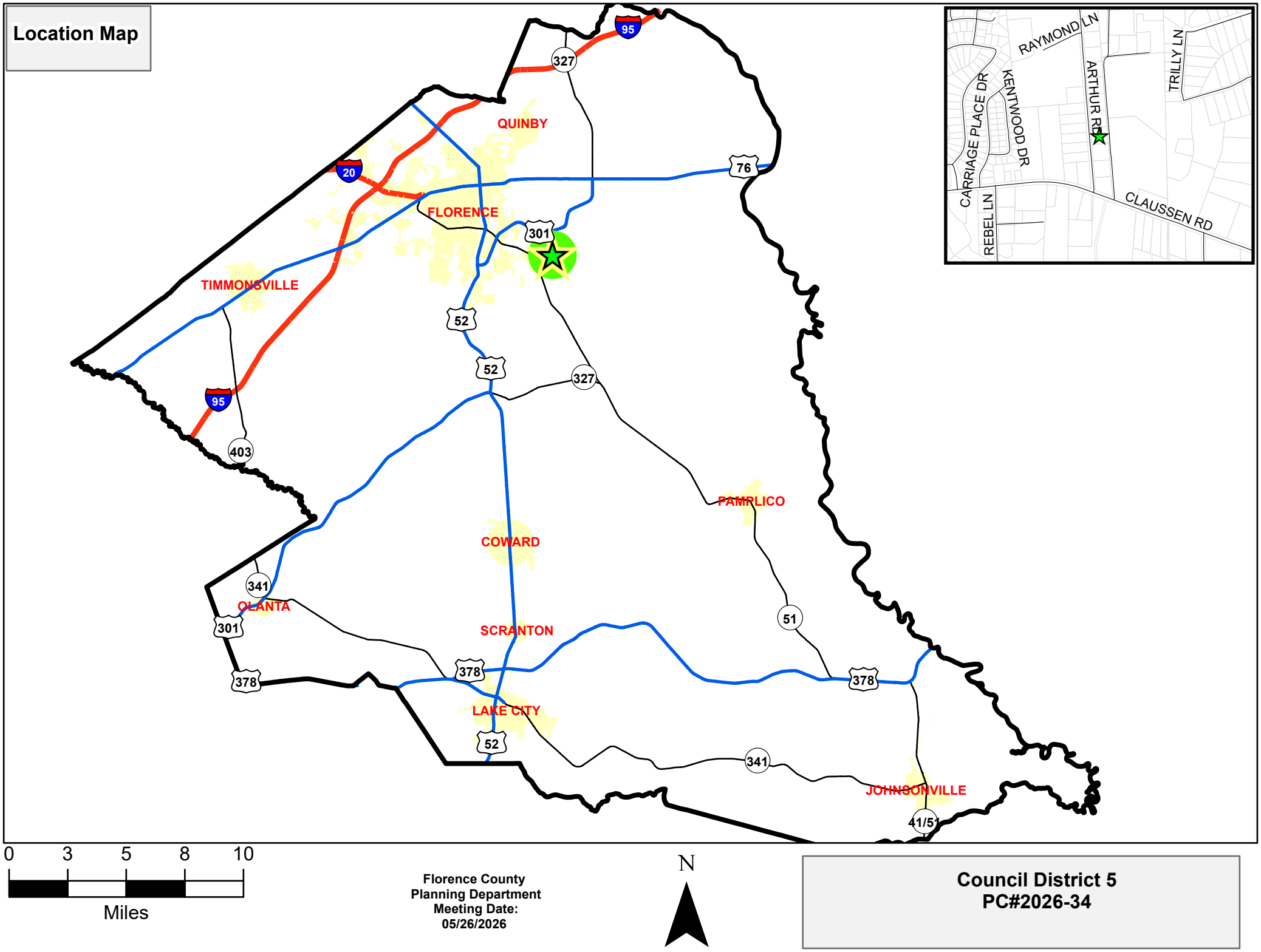
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

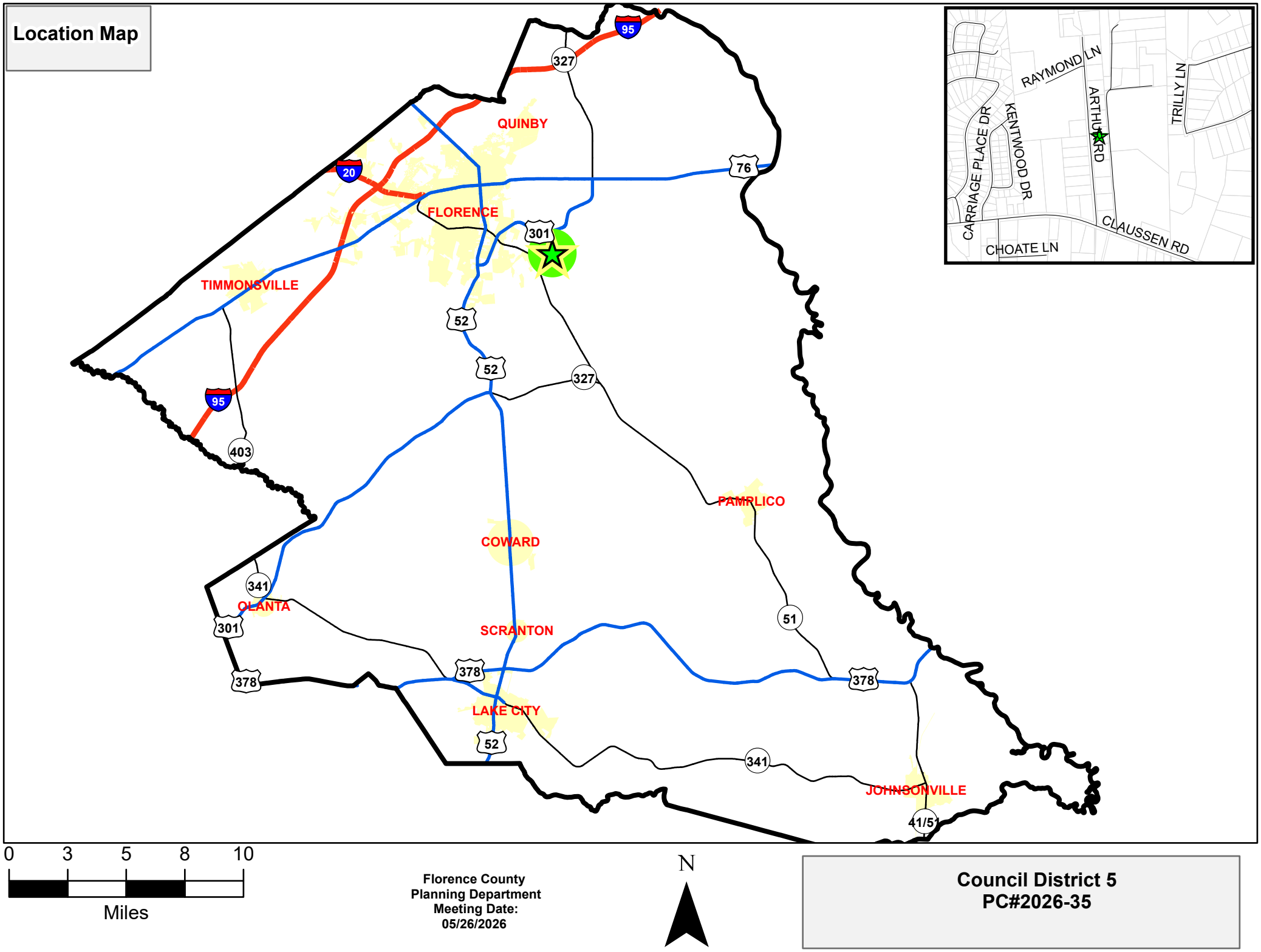
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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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
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, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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 May 7, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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

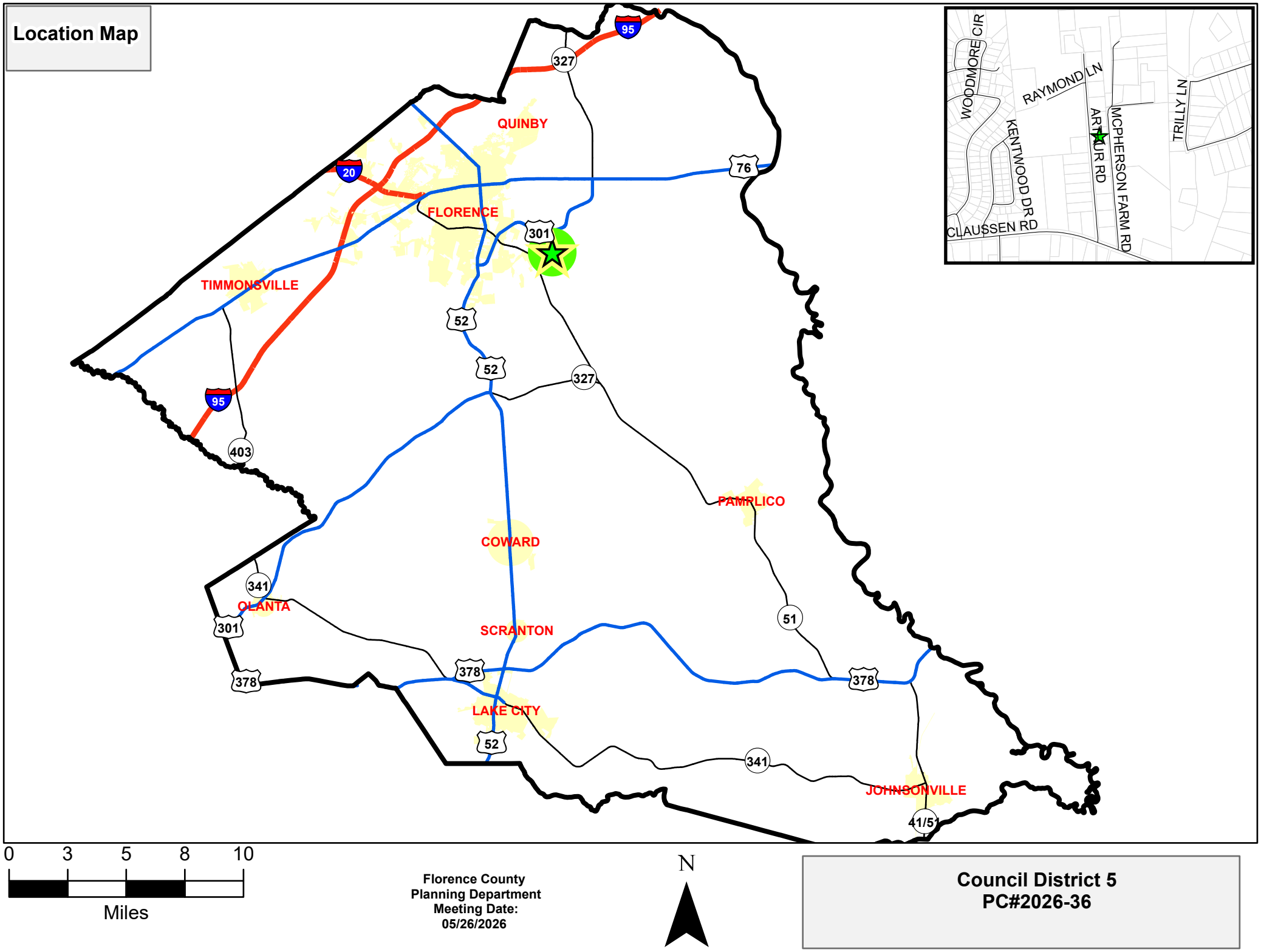
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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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 LN
KENTWOOD DR
ARTHUR RD
MCPHERSON FARM RD
TRILLY LN
CLAUSSEN RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-36

Current County Zoning
UNZONED

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

Council District 5
PC#2026-36

Christopher & Mary M Spell Hester
2618 ARTHUR RD
Florence, SC 29505

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

N

Council District 5
PC#2026-36
00209-01-031

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

ORDINANCE NO. 86-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Roni Lee and Scarlett B. McManus; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

1. The Property Located At 2510 Arthur Road, Florence, SC As Shown On The Following Tax Map As: 00209-01-041; Is Hereby Rezoned To R-1, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-37

SUBJECT:	Map Amendment Requested By Roni Lee And Scarlett B. McManus To Change The Zoning Designation From Unzoned To **R-1, Single-Family Residential District** For The Property Located At 2510 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 041.
LOCATION:	2510 Arthur Road, Florence SC
TAX MAP NUMBERS:	00209-01-041
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Roni Lee and Scarlett B. McManus
APPLICANT:	Roni Lee and Scarlett B. McManus
ZONING/LAND AREA:	Unzoned / Approximately .84 acres
WATER/SEWER AVAILABILITY:	No Water/ No Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with its current use consisting of residential.

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

3. Surrounding Land Use and Zoning:
   North: Florence County / Residential / Unzoned
   South: Florence County / Residential / Unzoned
   West: Florence County/ Residential / Unzoned
   East: Florence County / Residential / Unzoned

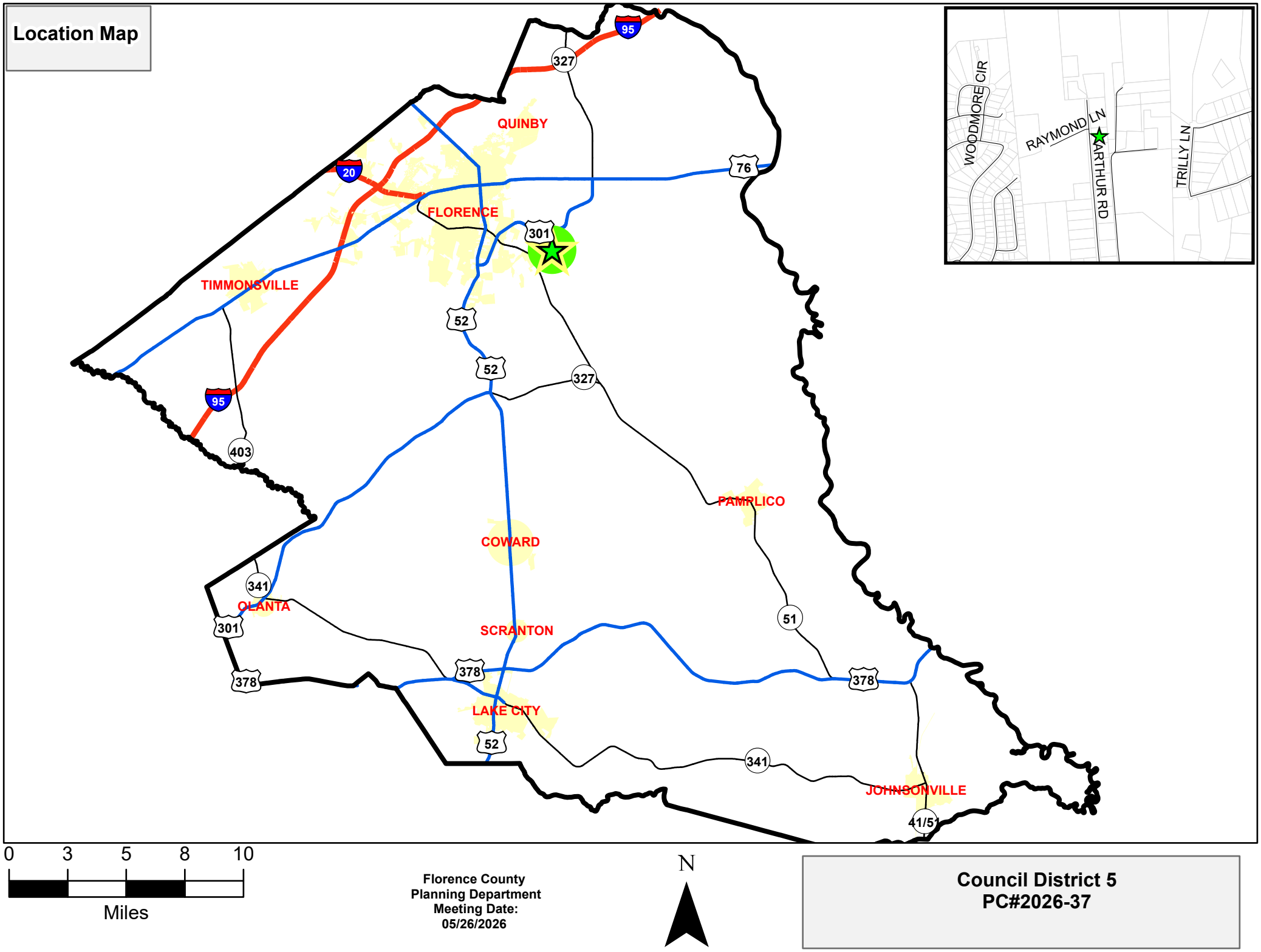
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
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LAKE CITY
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JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND LN
ARTHUR RD
TRILLY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-37

Current County Zoning
UNZONED

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

Council District 5
PC#2026-37

Roni L & Scarlett B McManus
2510 ARTHUR RD
Florence, SC 29505

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

N

Council District 5
PC#2026-37
00209-01-041

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District 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
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

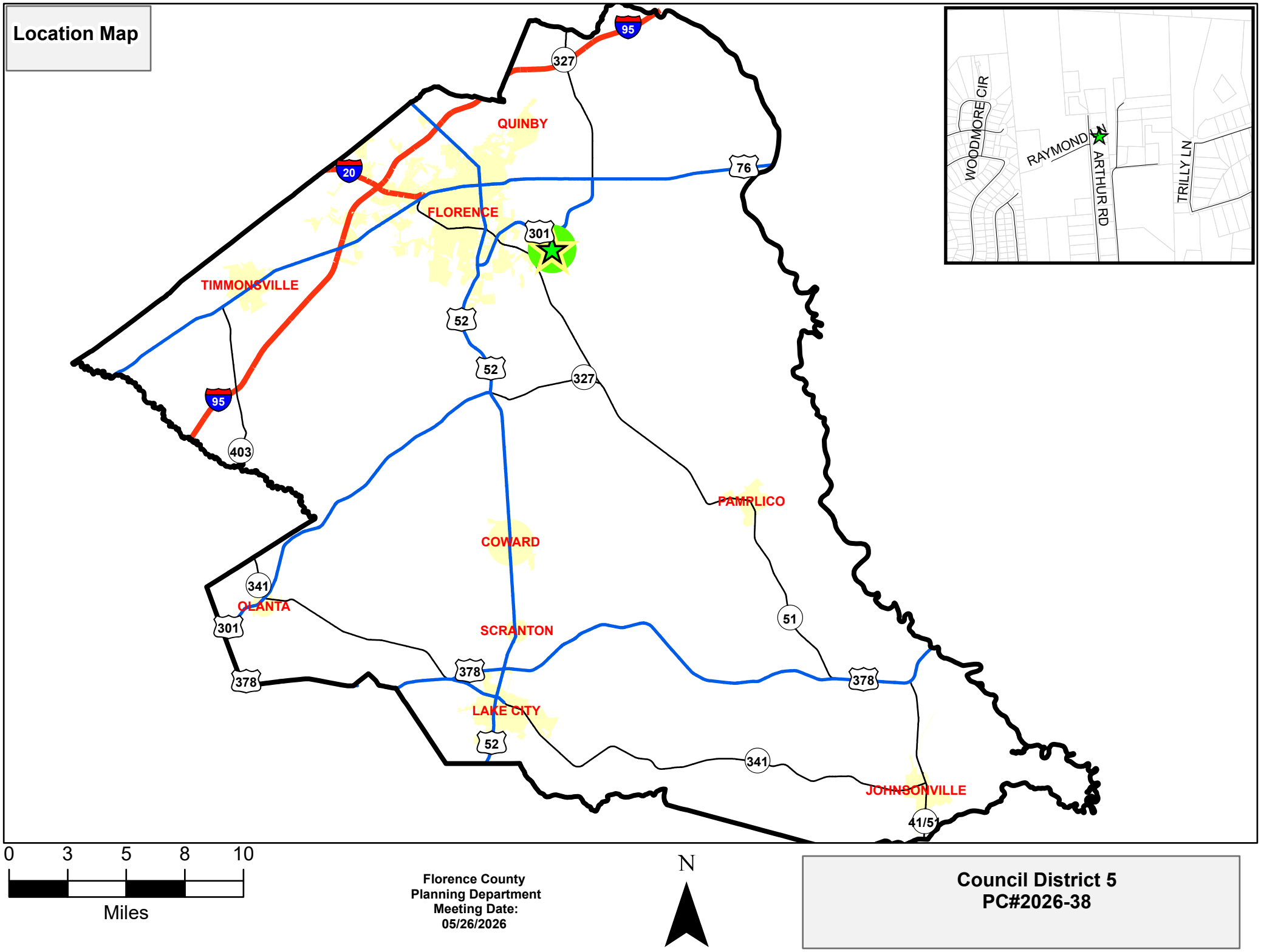
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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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COWARD
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LAKE CITY
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JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND
ARTHUR RD
TRILLY LN
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Miles
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Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-38

Current County Zoning
UNZONED

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

Council District 5
PC#2026-38

Margaret E Hanna-Lownsberry
Erick W Lownsberry
2504 ARTHUR RD
Florence, SC 29505

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

N

Council District 5
PC#2026-38
00209-01-044

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From Unzoned To R-1, Single-Family Residential District For The Property Located At 2412 Arthur Road, Florence, SC, As Shown On Florence County Tax Map Number 00209, Block 01, Parcel 045; And Other Matters Related Thereto.] (Planning Commission Approved 8 to 0; Council District 5)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Billy A. and Beth D. Taylor; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 88-2025/26
2. Staff report for PC#2026-39
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

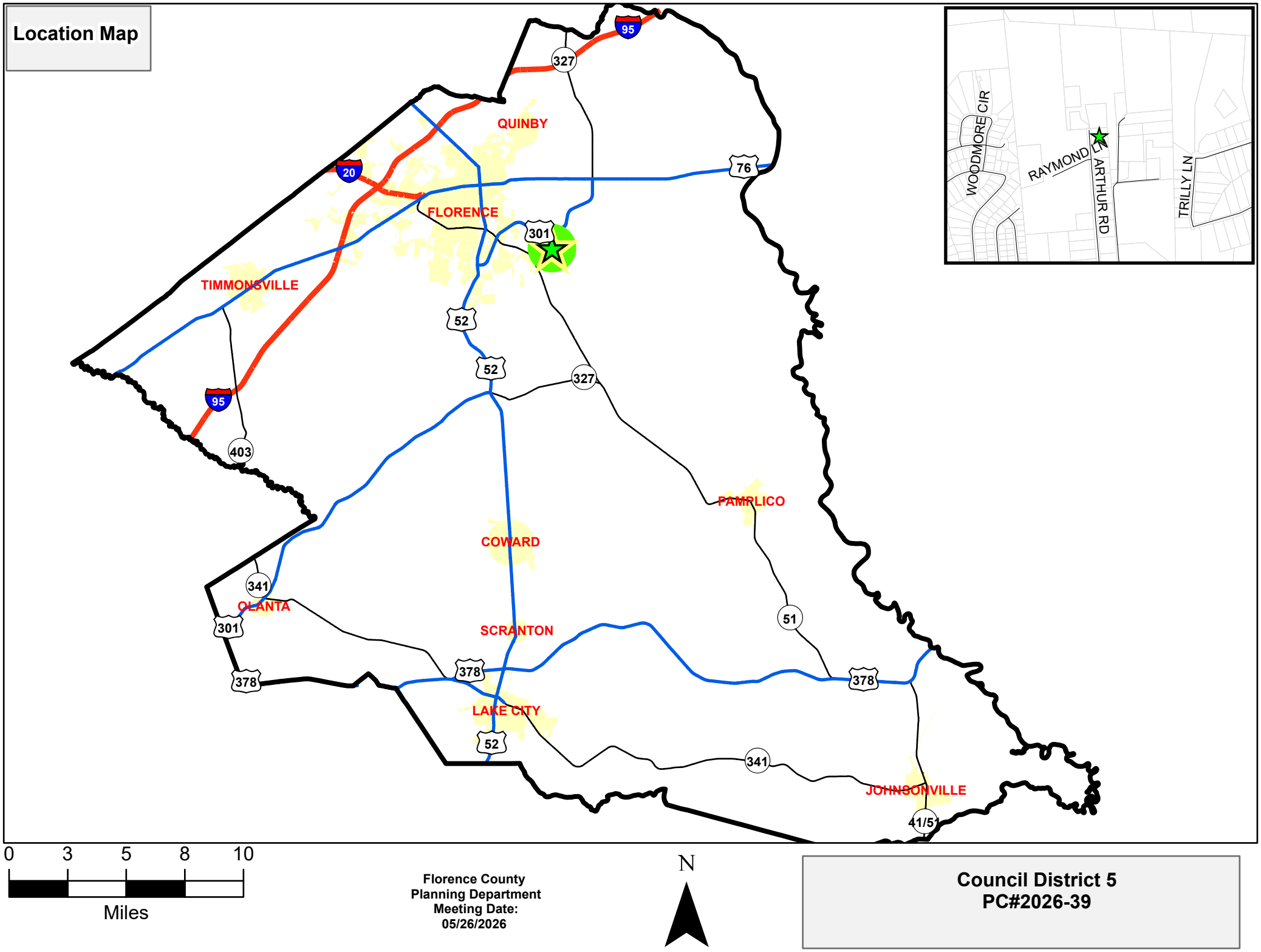
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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LAKE CITY
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JOHNSONVILLE
41/51
WOODMORE CIR
RAYMOND
LARTHUR RD
TRILLY LN
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Miles
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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, August 20, 2026

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

DEPARTMENT: Planning

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

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Sheldon and Megan Floyd; and,

2. The applicants desire to change the zoning designation for the subject property; and,

3. The surrounding properties are unzoned.

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

ATTACHMENTS:
1. Ordinance No. 89-2025/26
2. Staff report for PC#2026-40
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission
Planning Commission Consideration	: May 26, 2026
Planning Commission Public Hearing	: May 26, 2026
Planning Commission Action	: May 26, 2026 [Approved 8-0]
First Reading/Introduction	: June 18, 2026
Committee Referral	: N/A
County Council Public Hearing	: N/A
Second Reading	: July 16, 2026
Third Reading	: August 20, 2026
Effective Date	: Immediately

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

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

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#2026-40

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

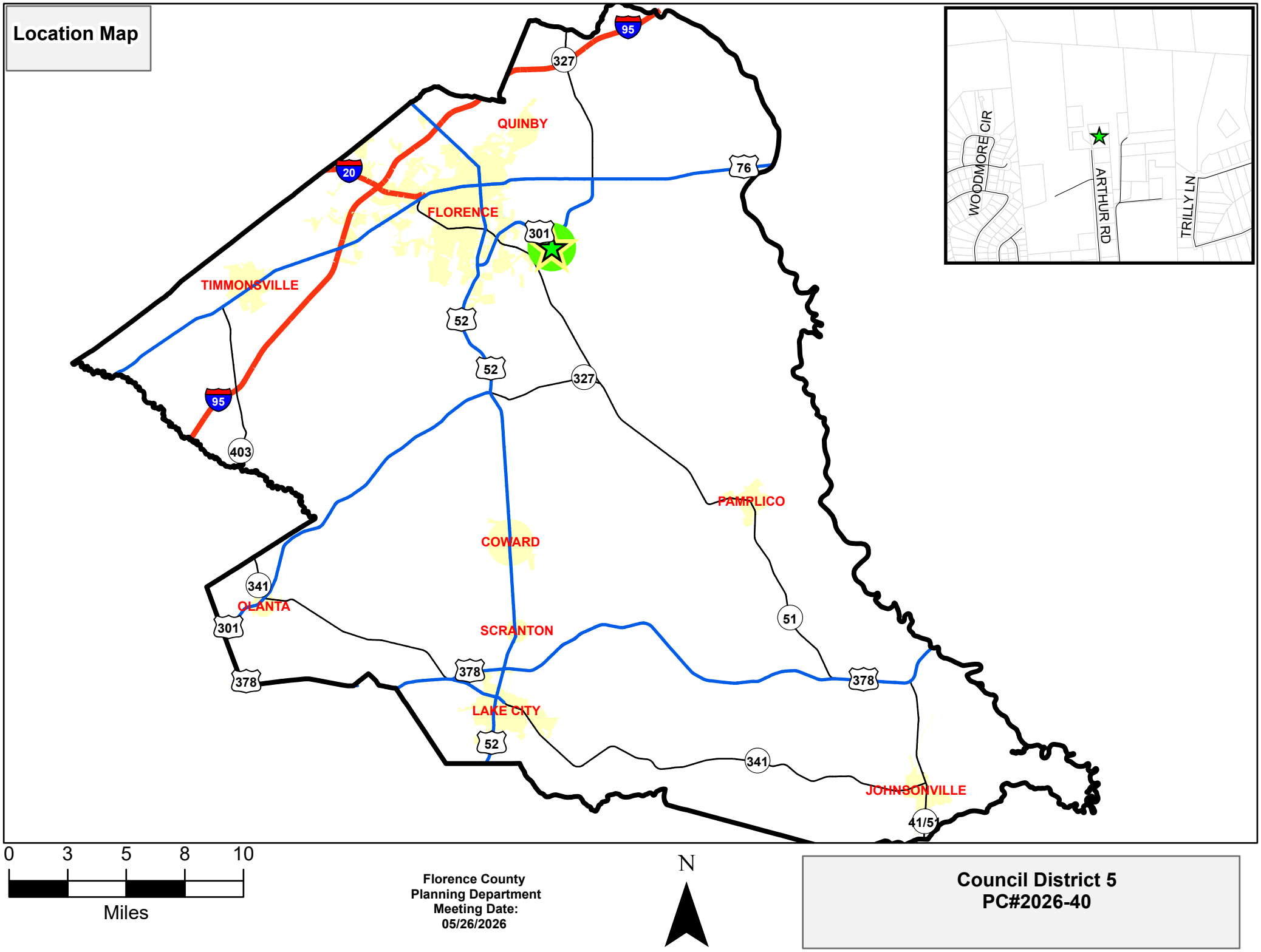
4. Transportation Access and Circulation:
   Present access to this property is by the way of Arthur Road, Florence, SC.

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
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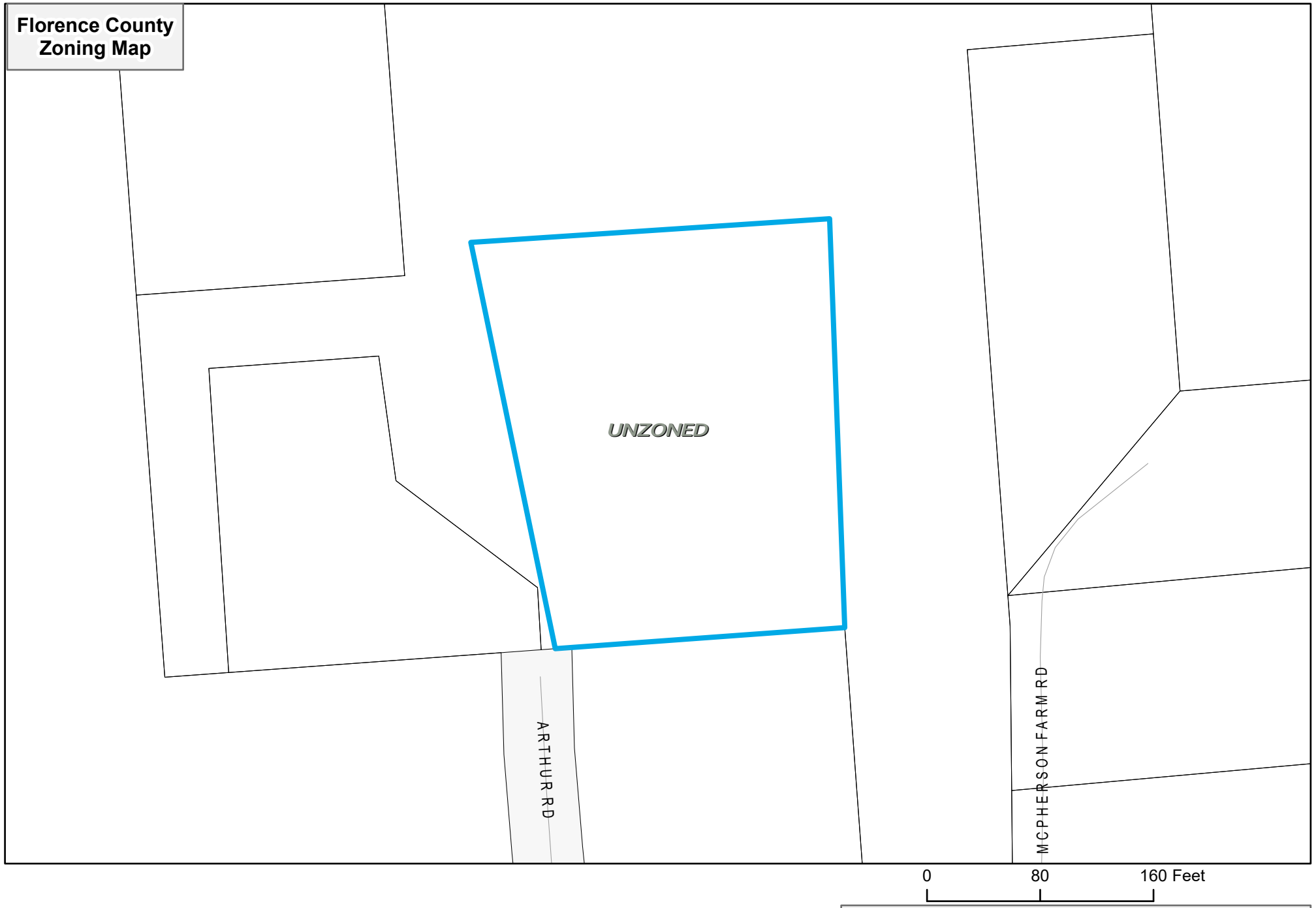
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 5
PC#2026-40



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, August 20, 2026

AGENDA ITEM: Ordinance No. 90-2025/26
Third 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 this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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,
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8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 90128-02-004, 90128-02-005, 90128-02-009, 90128-02-018, 90128-03-014, 90128-03-016, 90128-04-024, 90137-02-004, 90137-02-011, 90137-03-002, 90137-03-003, 90137-03-004, 90137-03-005, 90137-03-006, 90137-03-016, 90137-03-017, 90137-03-018, 90137-03-020, 90150-01-024, 90150-01-025; Are Hereby Rezoned To RU-1, Rural Community District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-41

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

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

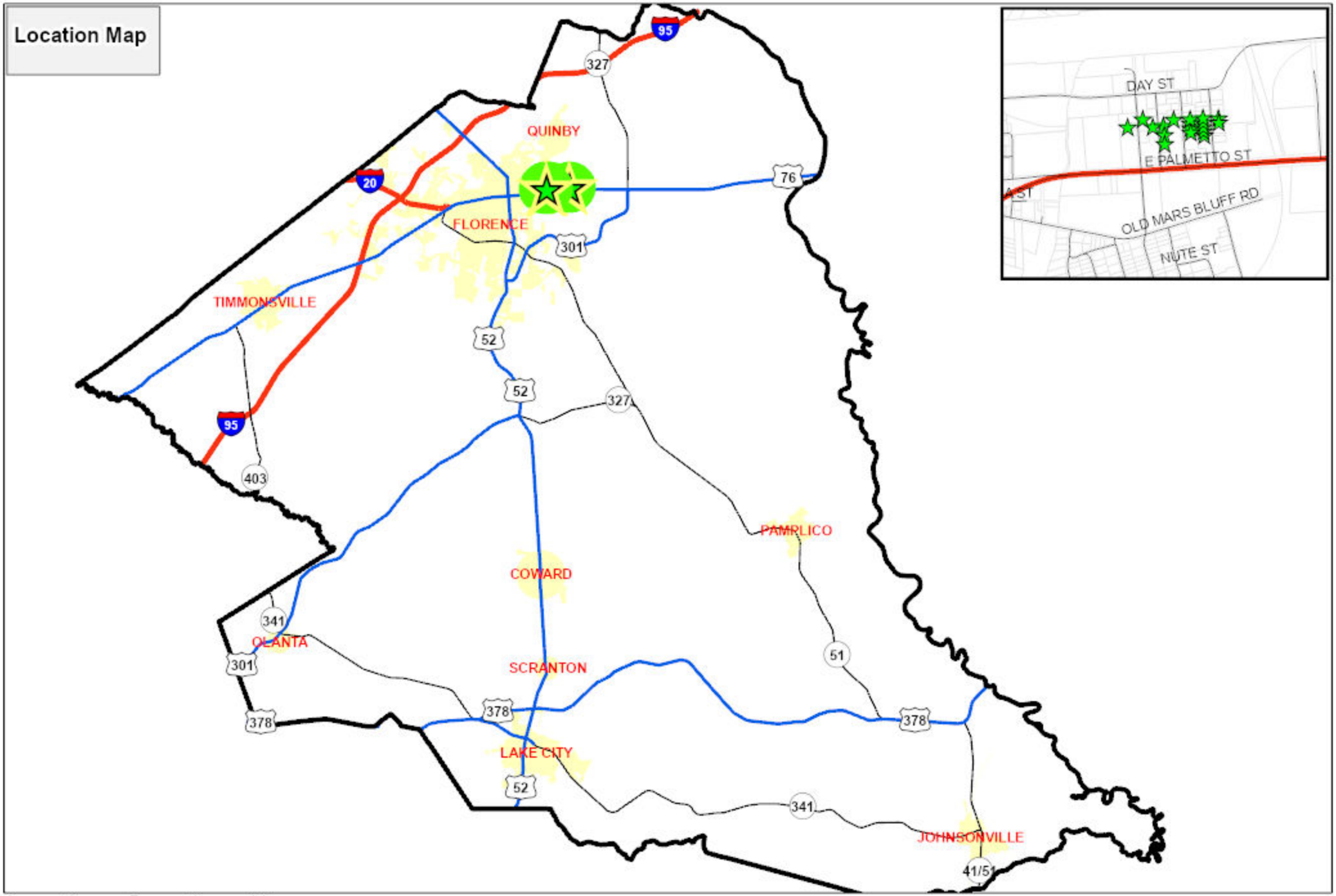
1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential and vacant.

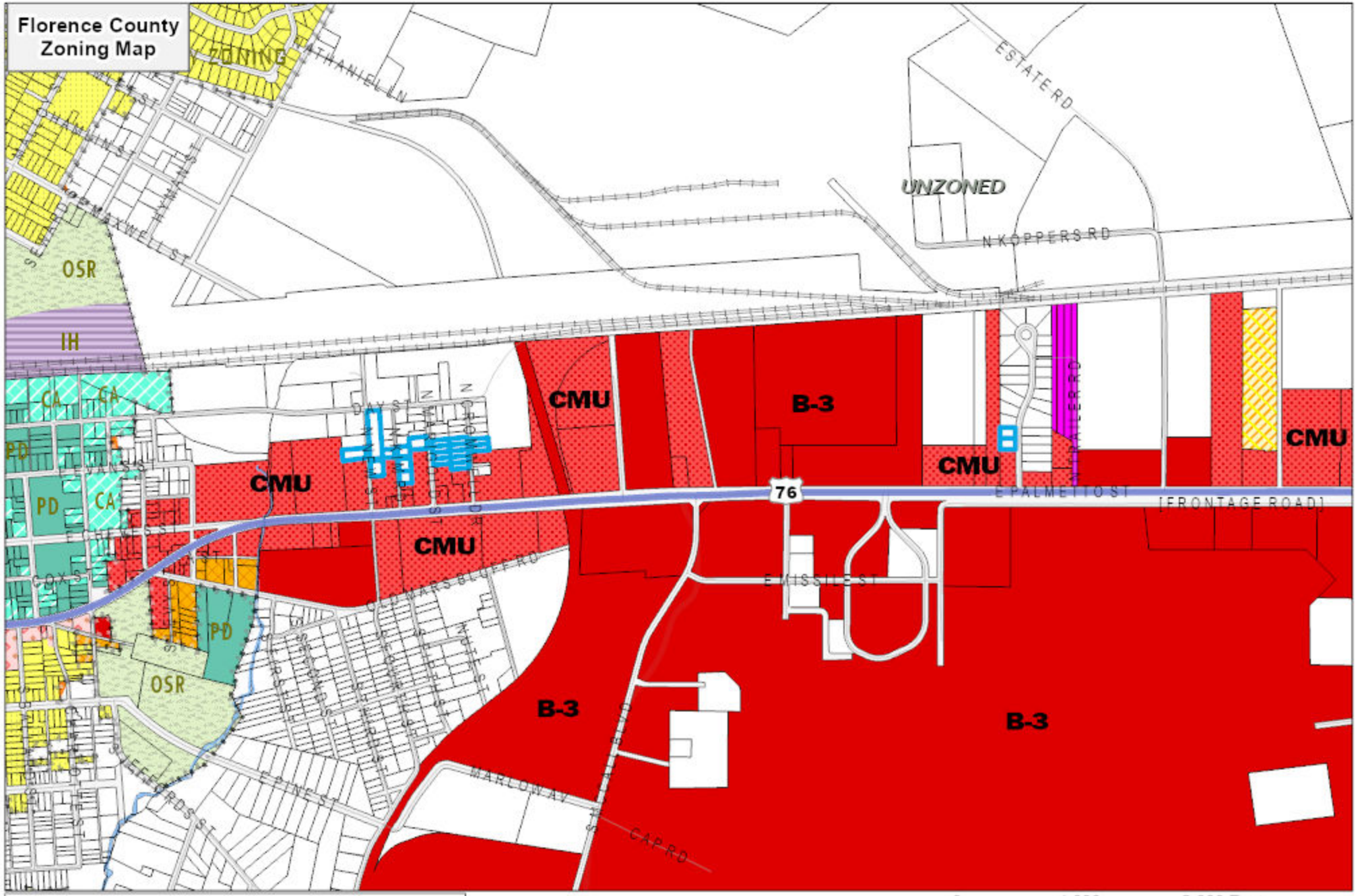
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned and CMU, Commercial Mixed-Use District.

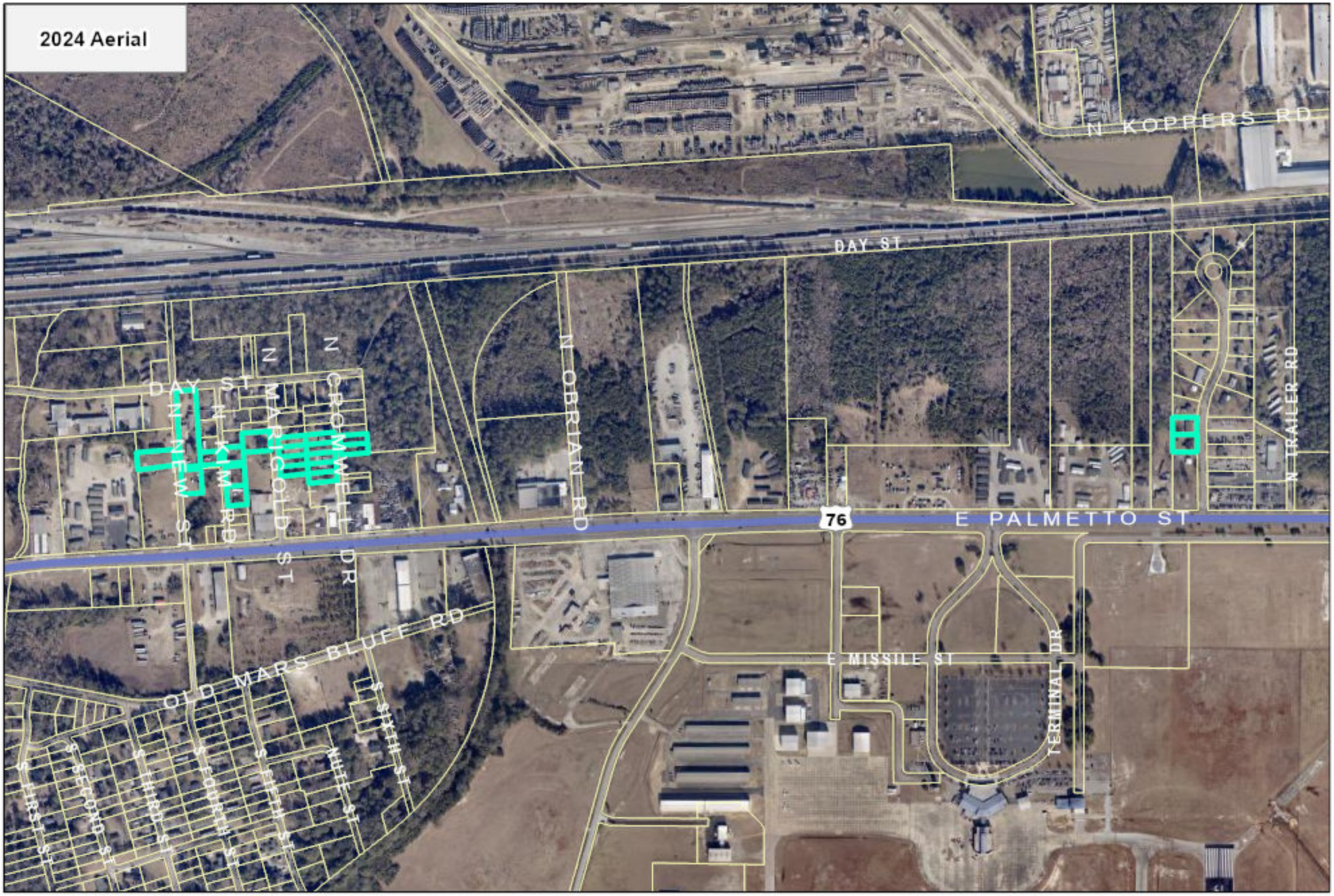
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to RU-1, Rural Community District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
DAY ST
E PALMETTO ST
OLD MARS BLUFF RD
NUTE ST
95
20
327
76
301
52
403
51
341
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-41


Florence County
Zoning Map
ZONING
UNZONED
ESTATE RD
N KOPPERS RD
S MAXWELL ST
OSR
IH
CA
PD
CMU
B-3
76
E PALMETTO ST
[FRONTAGE ROAD]
E MISSILE ST
MALONEY
CAP RD
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-3A
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
RU-2, RESOURCE
UNZONED
0
1,000
2,000 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-41



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

Council District 7
PC#2026-41

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 91-2025/26
Third 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 this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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,
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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.

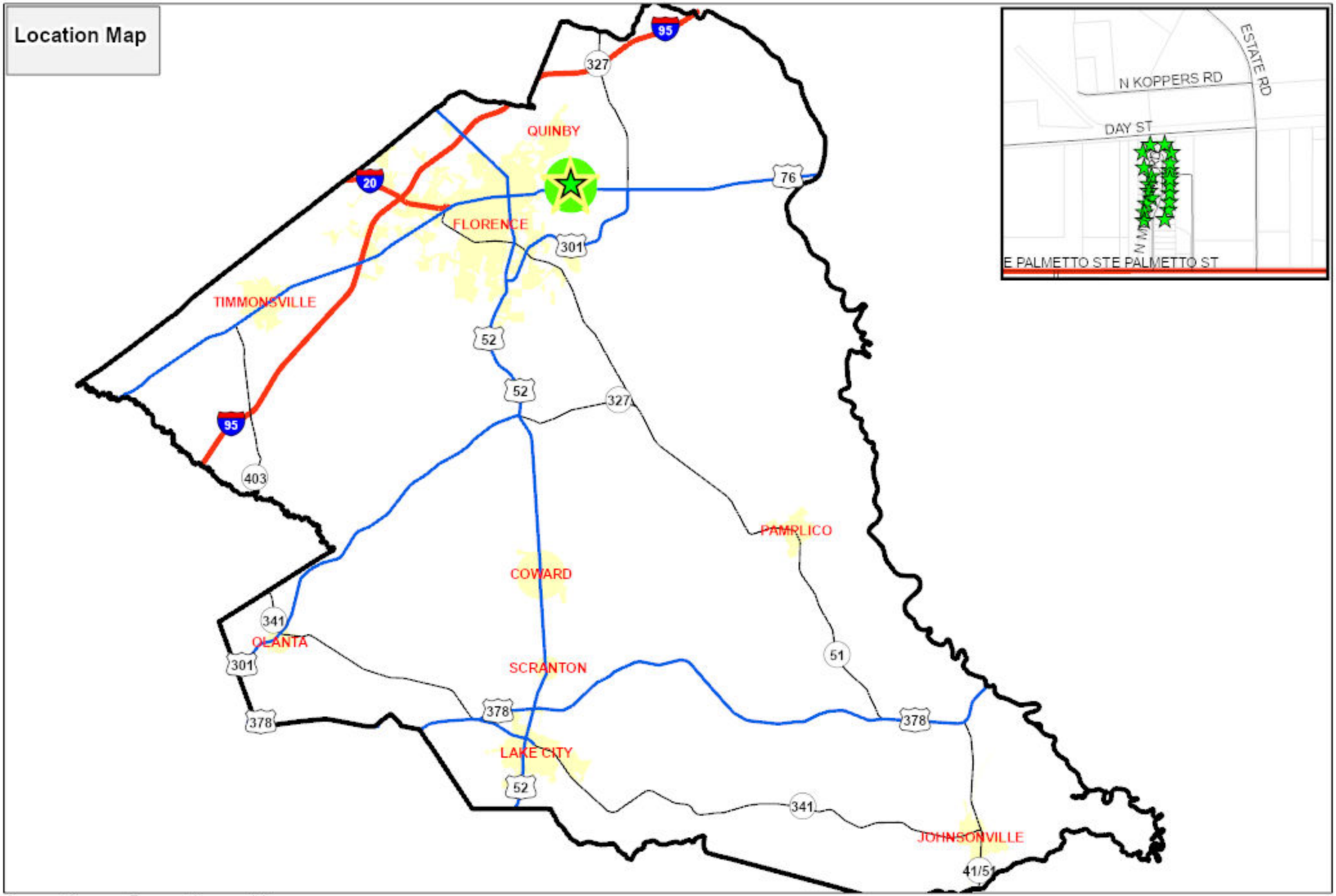
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

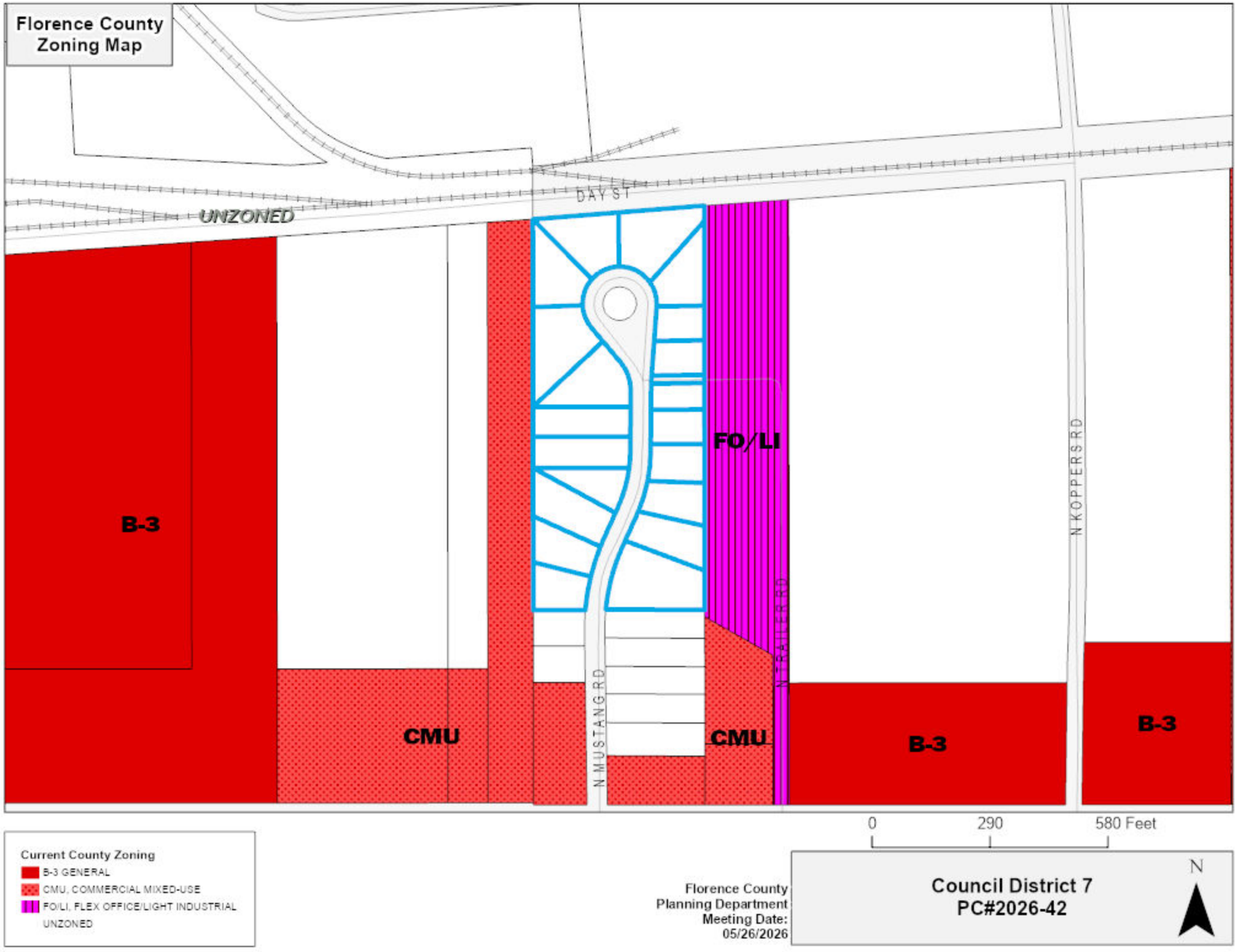
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or FO/LI, Flex Office/Light Industrial District.

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, August 20, 2026

AGENDA ITEM: Ordinance No. 92-2025/26
Third 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,
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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 May 7, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-43

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

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

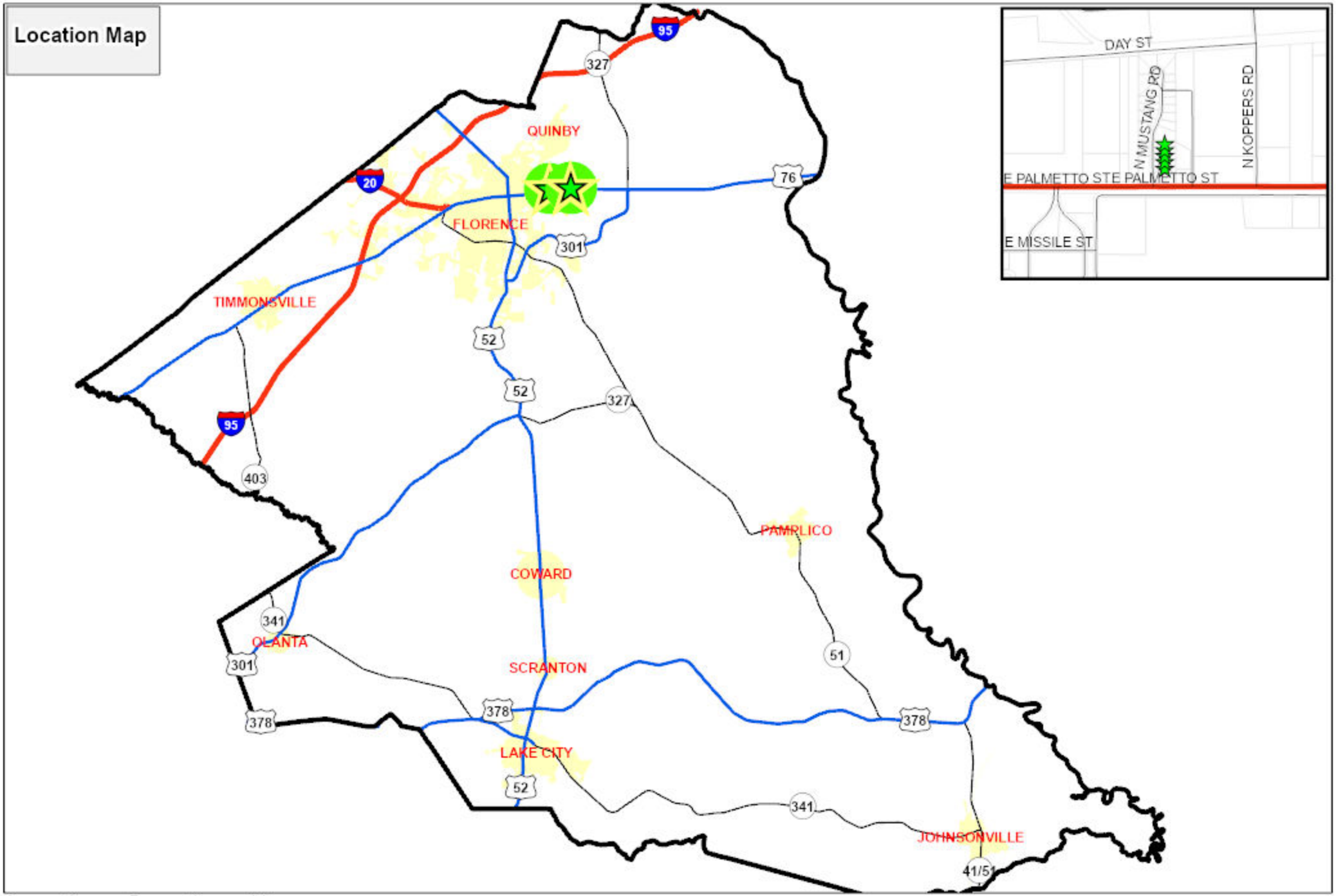
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **CMU, Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:

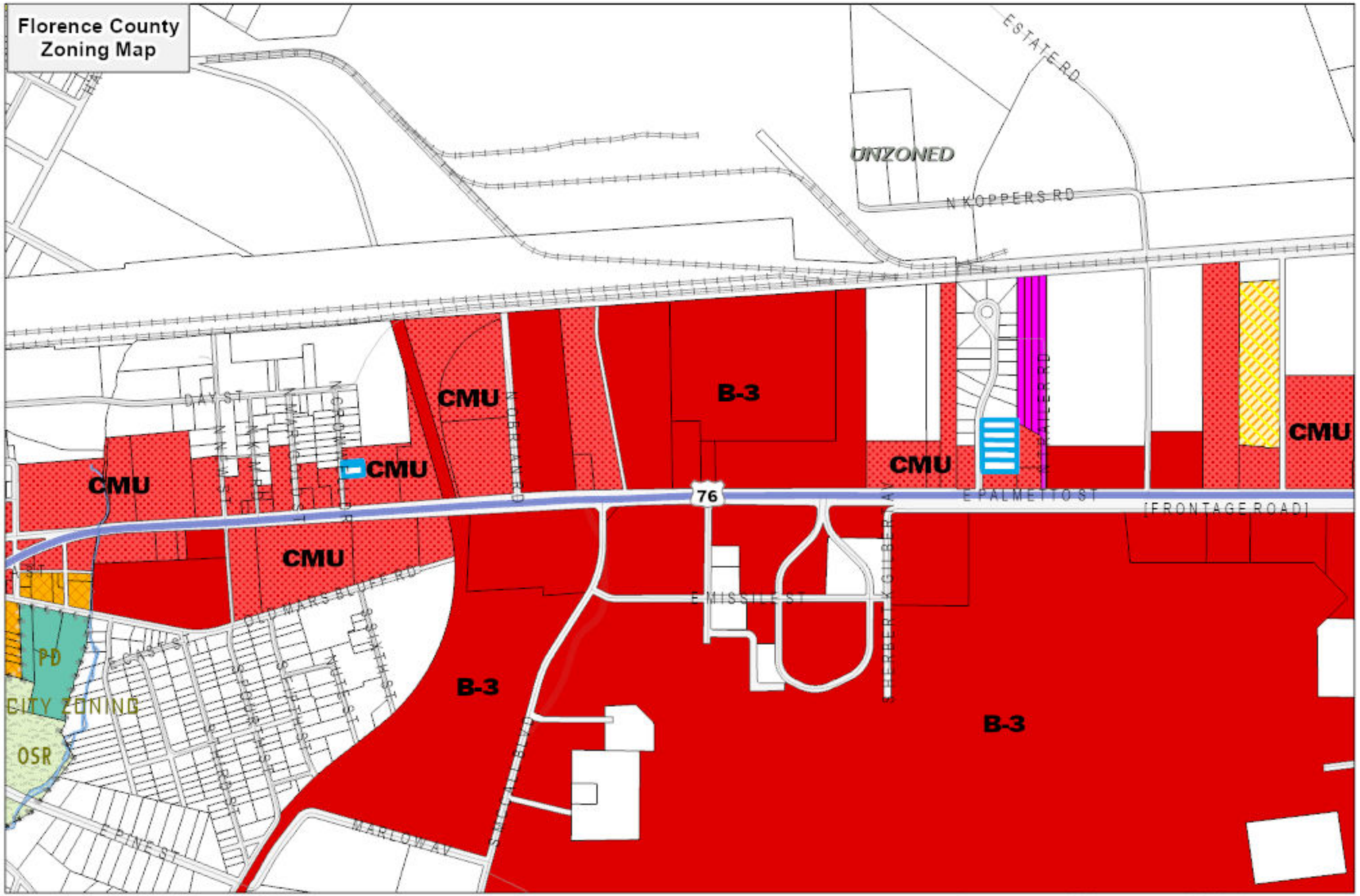
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, and FO/LI, Flex Office/Light Industrial District.

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to CMU, Commercial Mixed-Use District.


Location Map
DAY ST
N MUSTANG RD
N KOPPERS RD
E PALMETTO ST
E PALMETTO ST
E MISSILE ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-43


Florence County
Zoning Map
UNZONED
ESTATE RD
N KOPPERS RD
CMU
B-3
CMU
CMU
CMU
CMU
76
E PALMETTO ST
[FRONTAGE ROAD]
E MISSILE ST
CMU
B-3
B-3
PD
CITY ZONING
OSR
0
875
1,750 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-3A
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-43
N

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

Council District 7
PC#2026-43

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 93-2025/26
Third 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 this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 93-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00177-01-002, 00177-01-052, 00177-01-053; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-45

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Property Included In This Amendment That Lays Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District. If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-002, 00177-01-052, 00177-01-053, 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-013.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

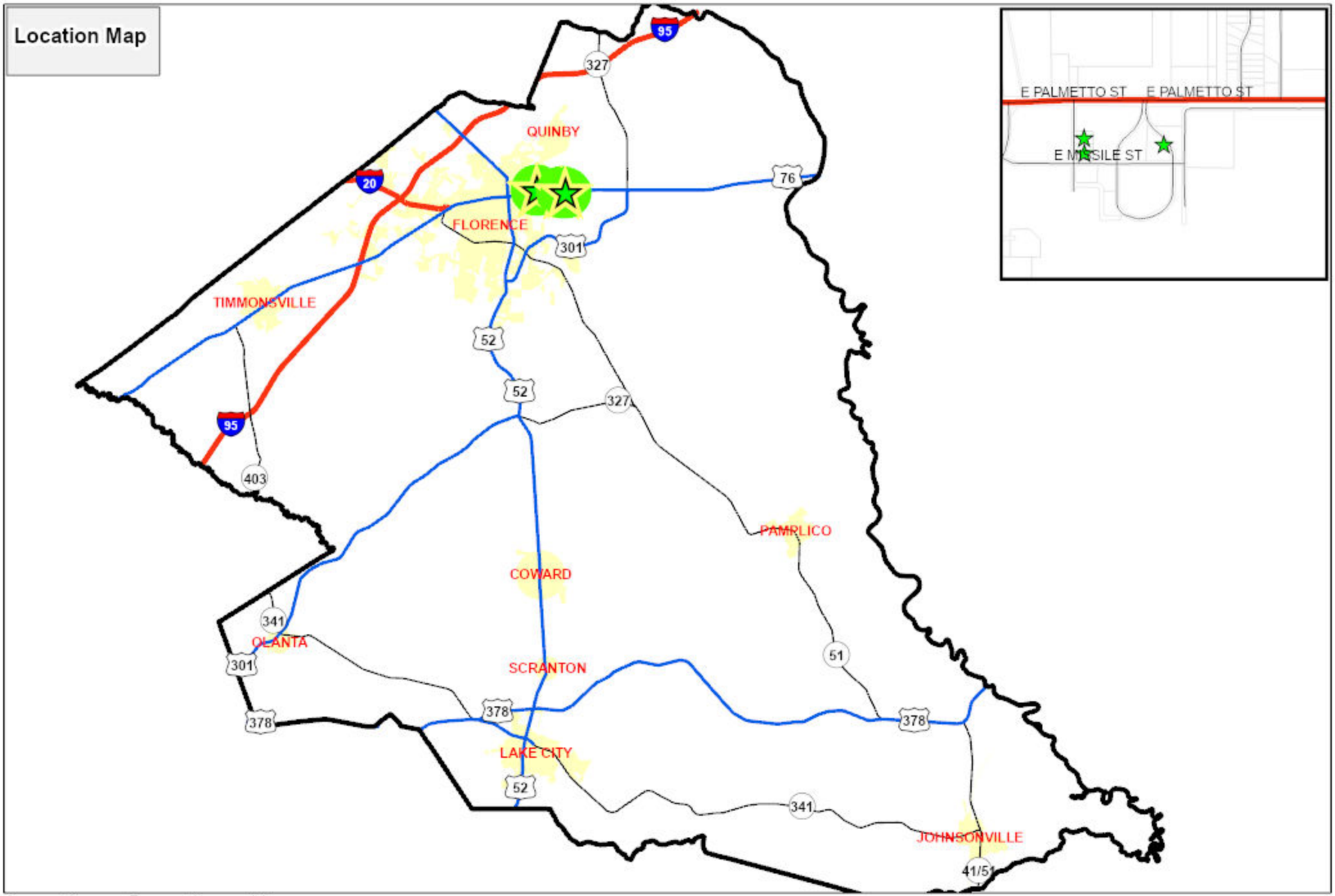
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

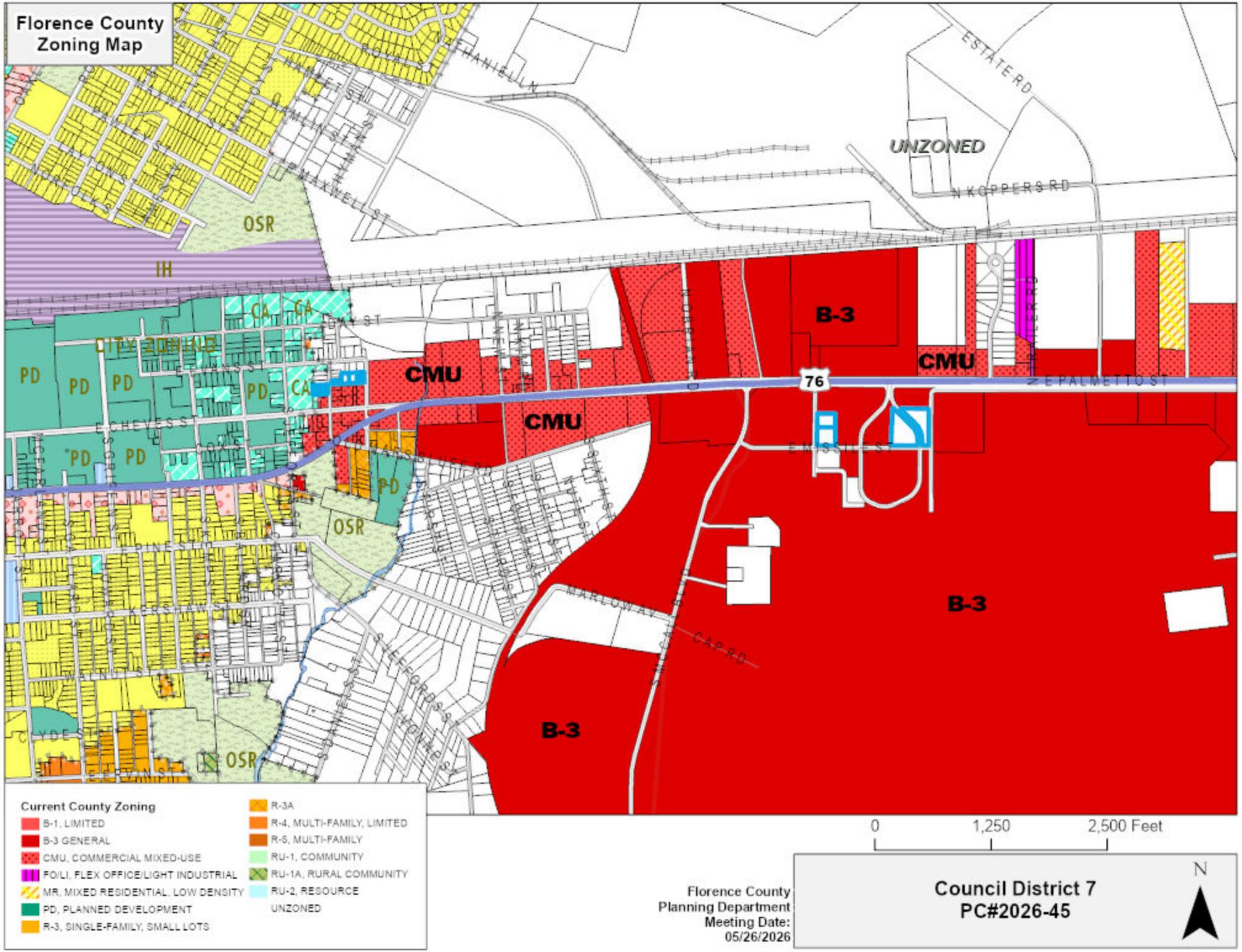
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, CMU, B-3, or City of Florence zoning.

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
E PALMETTO ST
E PALMETTO ST
E MISSILE ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-45


Florence County
Zoning Map
UNZONED
ESTATE RD
N KOPPERS RD
OSR
IH
CA
CITY ZONING
PD
CMU
B-3
76
E PALMETTO ST
E EVANS ST
MARLOWE ST
CAP RD
STEFFORDS TOWN RD
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, August 20, 2026

AGENDA ITEM: Ordinance No. 94-2025/26
Third 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 this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 94-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

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

WHEREAS:

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

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-46

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00177-01-004, 00177-01-023, 00177-01-026, 00177-01-041, 00177-01-042, 00177-01-046, 00177-01-047, 00207-01-002, 00207-01-007, 00207-01-010, 00207-01-012, 00207-01-017, 00207-01-019, 90150-01-043, 90150-01-044, 90156-01-001, 90156-01-002, 90156-01-003, 90156-02-018, 90156-02-019.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

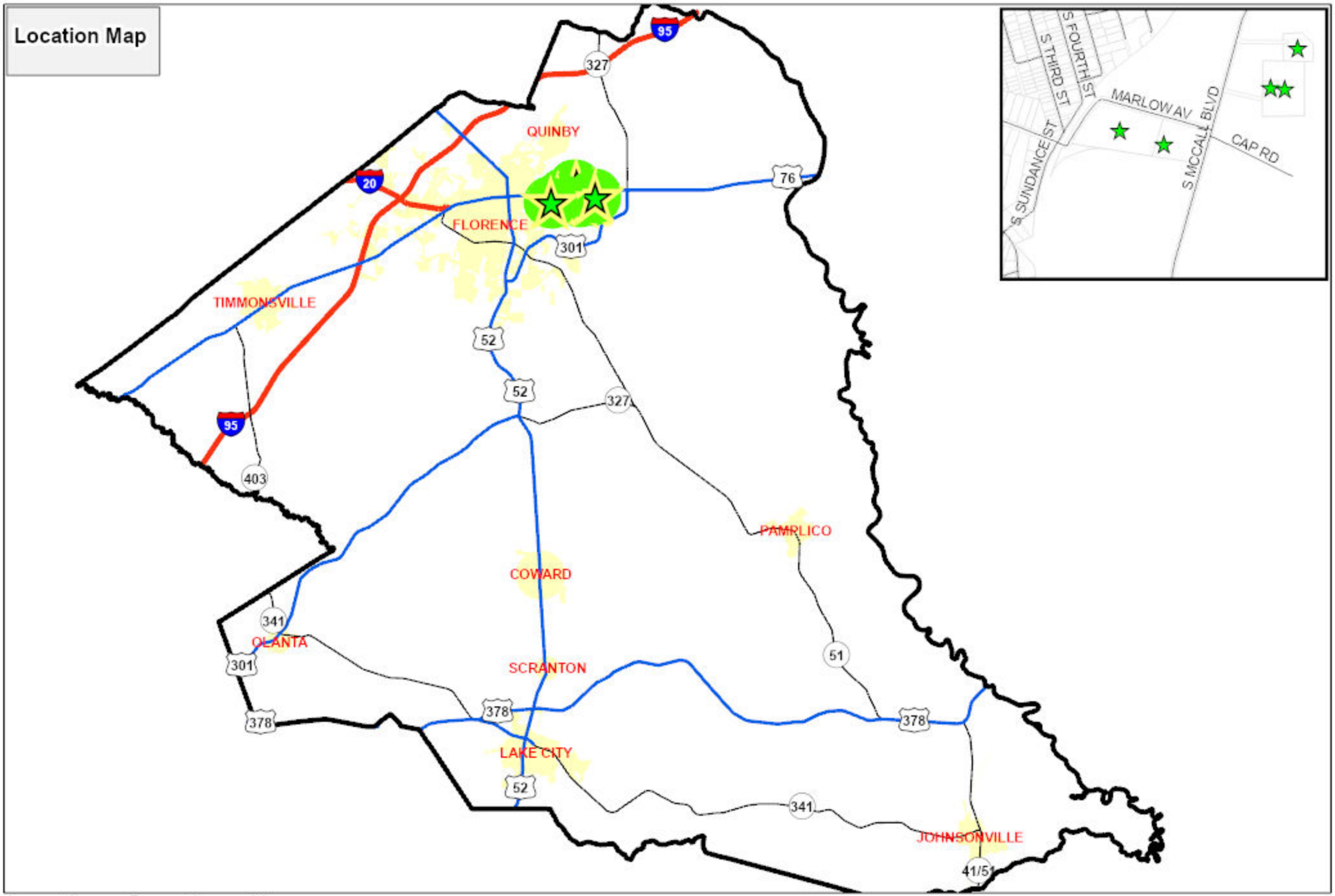
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

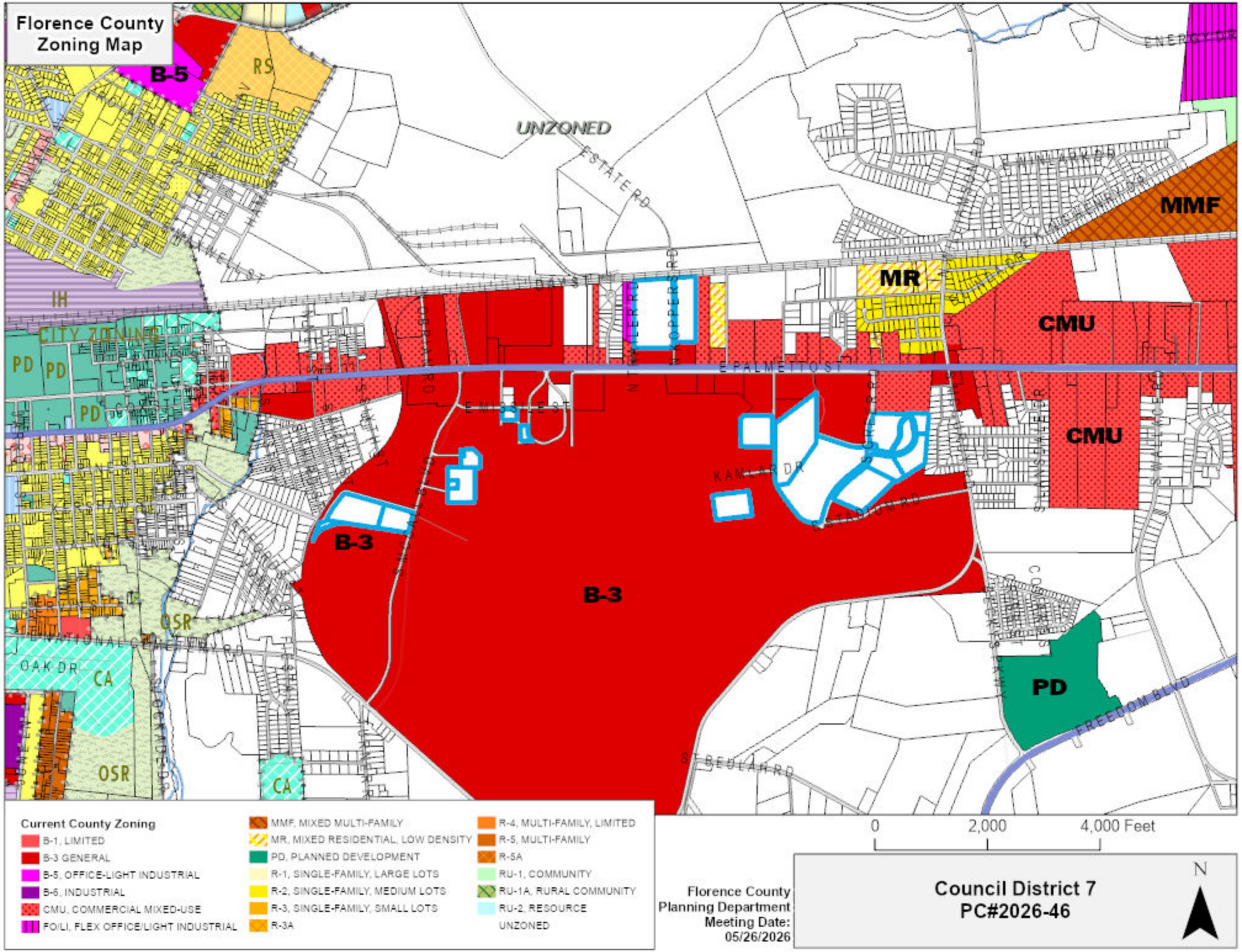
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, CMU, or FO/LI (Flex Office/Light Industrial District).

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
51
341
378
41/51
S FOURTH ST
S THIRD ST
MARLOW AV
S SUNDANCE ST
S MCCALL BLVD
CAP RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-46


Florence County
Zoning Map
B-5
RS
UNZONED
ESTATE RD
MMF
MR
CMU
IH
CITY ZONING
PD
PD
PD
E PALMETTO ST
CMU
B-3
KAMI AR DR
B-3
OSR
OAK DR
CA
OSR
CA
PD
ST BEULAH RD
FREEDOM BLVD
Current County Zoning
B-1, LIMITED
B-3 GENERAL
B-5, OFFICE-LIGHT INDUSTRIAL
B-6, INDUSTRIAL
CMU, COMMERCIAL MIXED-USE
FO/LI, FLEX OFFICE/LIGHT INDUSTRIAL
MMF, MIXED MULTI-FAMILY
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3, SINGLE-FAMILY, SMALL LOTS
R-3A
R-4, MULTI-FAMILY, LIMITED
R-5, MULTI-FAMILY
R-5A
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
RU-2, RESOURCE
UNZONED
0
2,000
4,000 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 7
PC#2026-46

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

N

Council District 7
PC#2026-46

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 95-2025/26
Third 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,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:
1. Ordinance No. 95-2025/26
2. Staff report for PC#2026-47
3. Location Map
4. Zoning Map
5. Aerial Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 95-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

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

WHEREAS:

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

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274; Are Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-47

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00075-01-008, 00075-01-299, 00075-01-302, 00075-01-304, 00075-01-305, 00075-01-306, 01012-01-002, 01012-01-007, 01012-01-009, 01012-01-010, 01012-01-011, 01012-01-012, 01012-01-013, 01012-01-239, 01012-01-273, 01012-01-274.
LOCATION:	The Highway 76 Corridor Project
COUNCIL DISTRICT(S):	4, 9; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

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

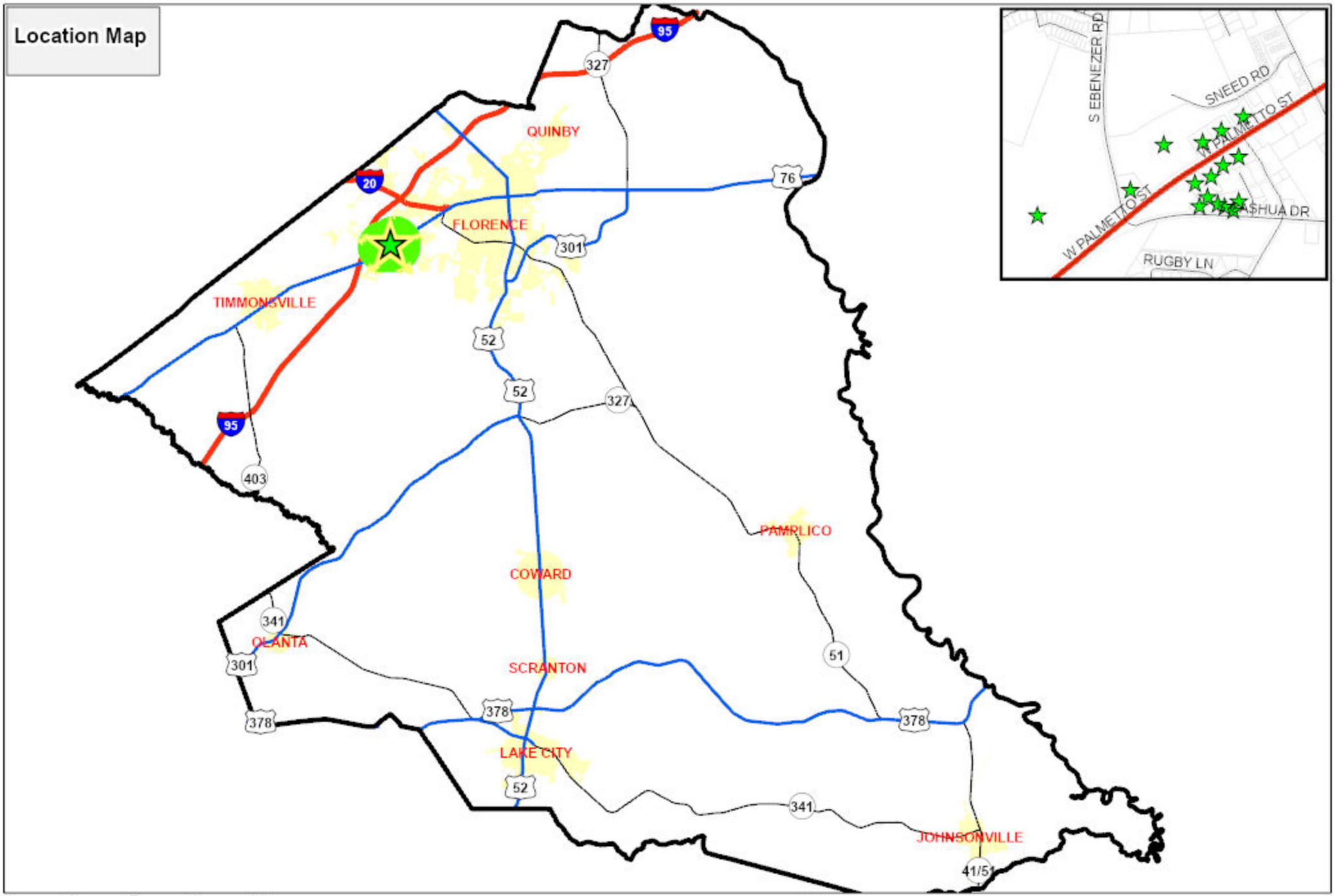
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

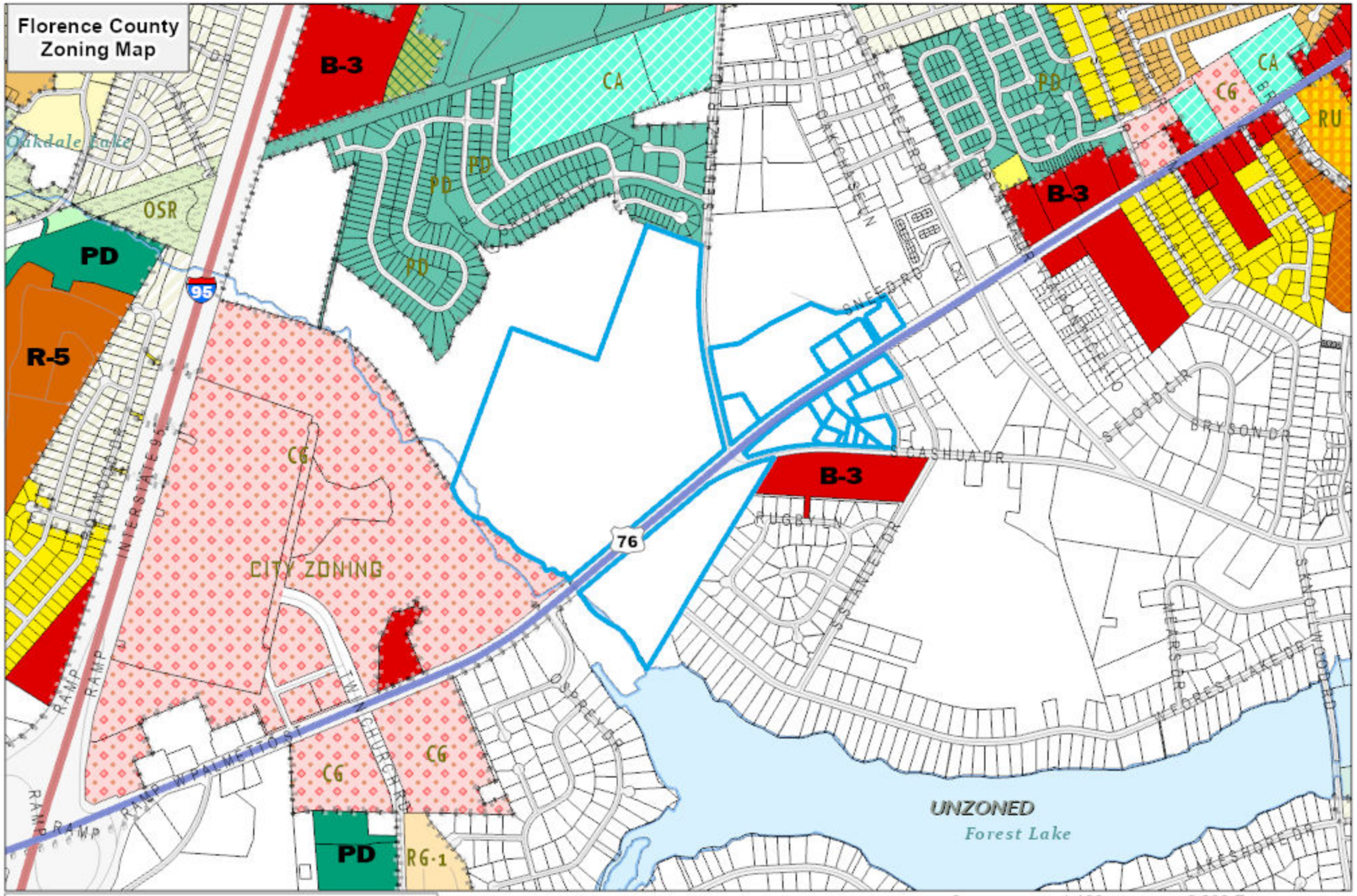
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, pending County Council's approval for a B-3 zoning designation, or City of Florence zoning.

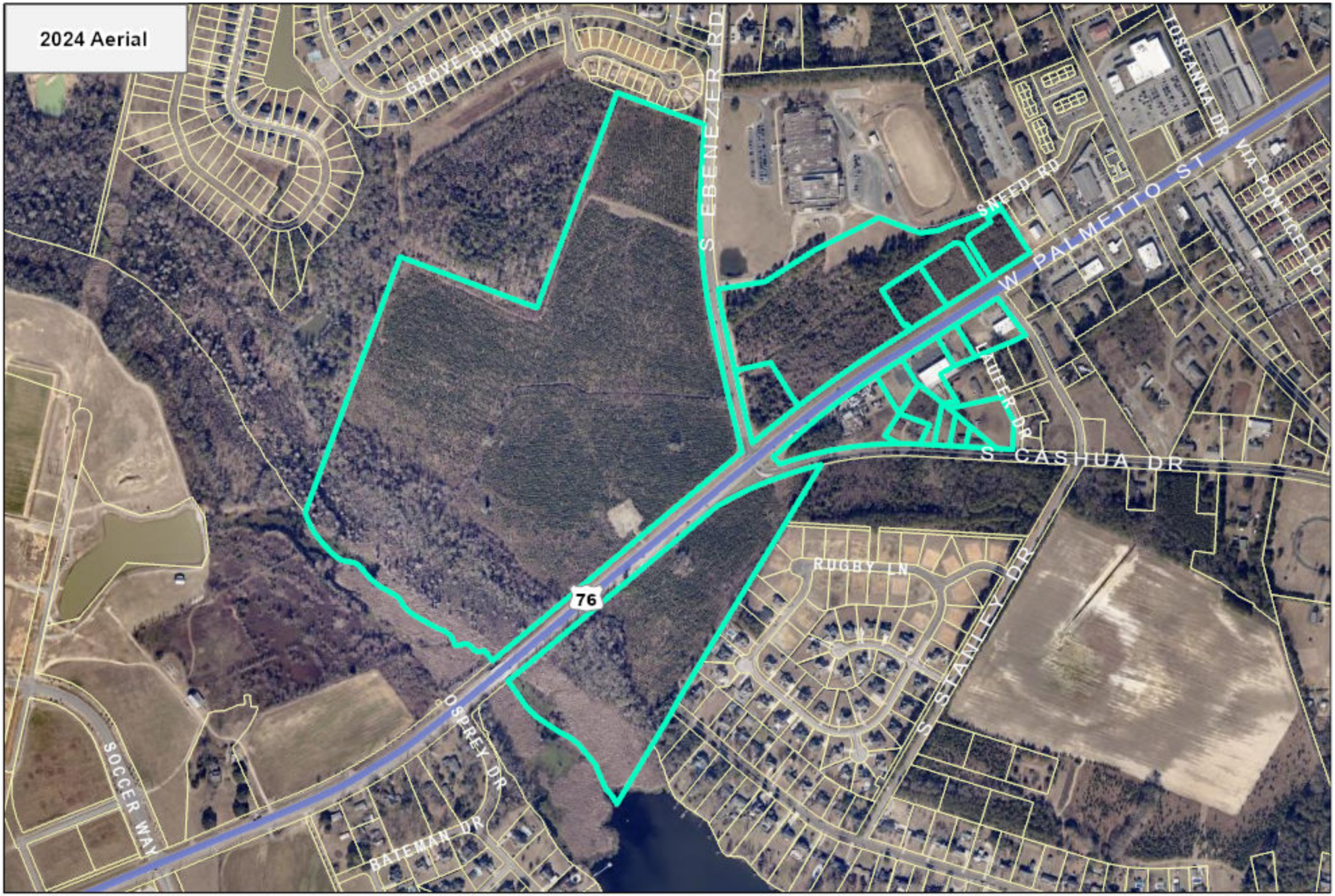
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
S EBENEZER RD
SNEED RD
W PALMETTO ST
RUGBY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 4,9
PC#2026-47


Florence County
Zoning Map
B-3
CA
PD
OSR
R-5
CG
CITY ZONING
RG-1
RU
UNZONED
Forest Lake
Oakdale Lake
INTERSTATE 95
76
RAMP
SHEED RD
BRYSON DR
PUGH DR
CHURCH RD
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
R-5, MULTI-FAMILY
R-5A
RU-1, COMMUNITY
RU-1A, RURAL COMMUNITY
UNZONED
0
1,100
2,200 Feet
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 4,9
PC#2026-47



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

Council District 4,9
PC#2026-47

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 96-2025/26
Third 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

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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 May 7, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 96-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144; Are Hereby Rezoned To R-5A, Multi-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-48

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-051, 10018-01-052, 10018-01-053, 10018-01-054, 10018-01-055, 10018-01-056, 10018-01-057, 10018-01-058, 10018-01-059, 10018-01-060, 10018-01-061, 10018-01-062, 10018-01-063, 10018-01-064, 10018-01-065, 10018-01-066, 10018-01-067, 10018-01-068, 10018-01-069, 10018-01-070, 10018-01-071, 10018-01-072, 10018-01-073, 10018-01-074, 10018-01-075, 10018-01-076, 10018-01-077, 10018-01-078, 10018-01-079, 10018-01-080, 10018-01-081, 10018-01-082, 10018-01-101, 10018-01-102, 10018-01-103, 10018-01-104, 10018-01-105, 10018-01-106, 10018-01-107, 10018-01-108, 10018-01-109, 10018-01-110, 10018-01-111, 10018-01-112, 10018-01-113, 10018-01-114, 10018-01-115, 10018-01-116, 10018-01-117, 10018-01-118, 10018-01-119, 10018-01-120, 10018-01-125, 10018-01-126, 10018-01-127, 10018-01-128, 10018-01-130, 10018-01-131, 10018-01-132, 10018-01-133, 10018-01-134, 10018-01-135, 10018-01-136, 10018-01-137, 10018-01-138, 10018-01-139, 10018-01-140, 10018-01-141, 10018-01-142, 10018-01-143, 10018-01-144.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

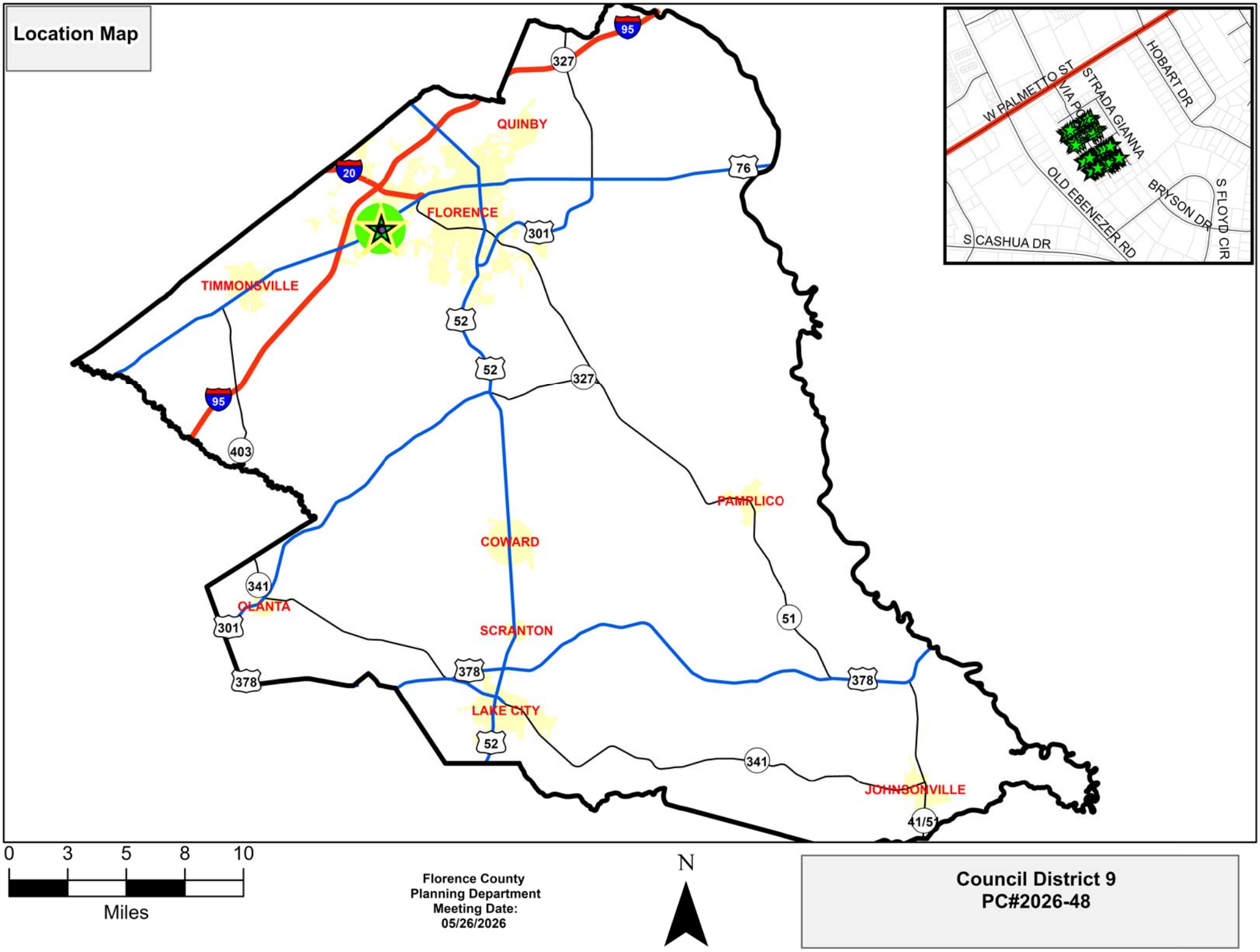
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.

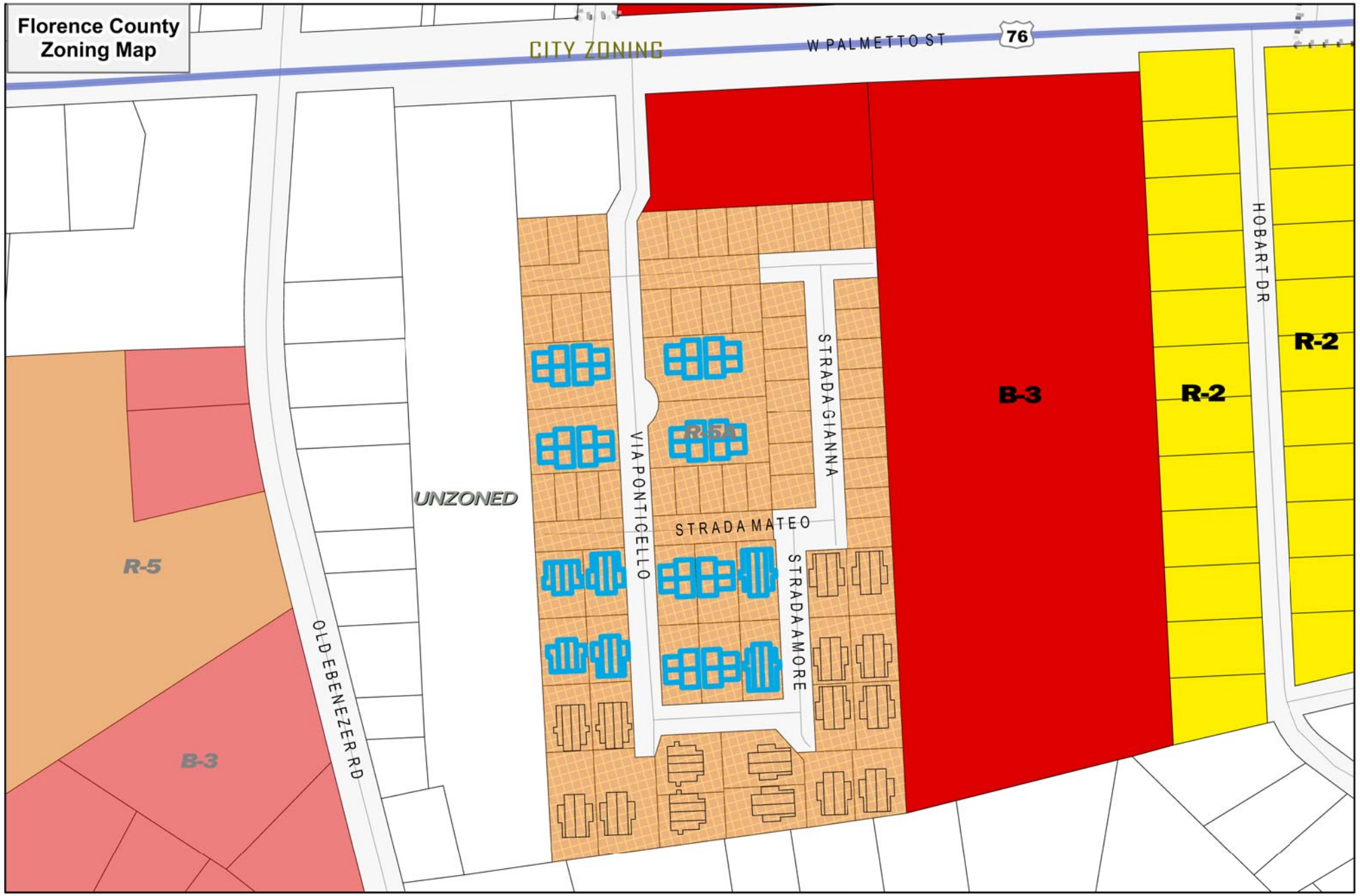
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W PALMETTO ST
STRADA GIANNA
HOBART DR
OLD EBENEZER RD
BRYSON DR
S FLOYD CIR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-48


Florence County
Zoning Map
CITY ZONING
W PALMETTO ST
76
HOBART DR
R-2
B-3
R-2
STRADA GIANNA
VIA PONTICELLO
R-5A
UNZONED
STRADA MATEO
STRADA AMORE
R-5
OLD EBENEZER RD
B-3
0
220
440 Feet
Current County Zoning
B-3 GENERAL
R-2, SINGLE-FAMILY, MEDIUM LOTS
UNZONED
Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-48
N

0 190 380

Feet

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

N

Council District 9
PC#2026-48

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 97-2025/26
Third 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
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: May 26, 2026	Council Clerk, certify that this Ordinance was advertised for Public Hearing on May 7, 2026 (PC).
Planning Commission Public Hearing	: May 26, 2026	
Planning Commission Action	: May 26, 2026 [Approved 8-0]	
First Reading/Introduction	: June 18, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: July 16, 2026	
Third Reading	: August 20, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 97-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Properties Located In Group Three Of The Highway 76 Corridor Project As Shown On The Following Tax Map As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238; Are Hereby Rezoned To R-5A, Multi-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, May 26, 2026
PC#2026-49

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 10018-01-174, 10018-01-175, 10018-01-176, 10018-01-177, 10018-01-178, 10018-01-179, 10018-01-180, 10018-01-181, 10018-01-182, 10018-01-183, 10018-01-184, 10018-01-185, 10018-01-187, 10018-01-188, 10018-01-189, 10018-01-190, 10018-01-191, 10018-01-192, 10018-01-193, 10018-01-194, 10018-01-195, 10018-01-196, 10018-01-197, 10018-01-198, 10018-01-199, 10018-01-200, 10018-01-201, 10018-01-202, 10018-01-203, 10018-01-204, 10018-01-205, 10018-01-206, 10018-01-207, 10018-01-208, 10018-01-209, 10018-01-210, 10018-01-211, 10018-01-212, 10018-01-213, 10018-01-214, 10018-01-215, 10018-01-216, 10018-01-217, 10018-01-218, 10018-01-219, 10018-01-220, 10018-01-221, 10018-01-222, 10018-01-223, 10018-01-224, 10018-01-225, 10018-01-226, 10018-01-227, 10018-01-228, 10018-01-229, 10018-01-230, 10018-01-231, 10018-01-232, 10018-01-233, 10018-01-234, 10018-01-235, 10018-01-236, 10018-01-237, 10018-01-238.

LOCATION: The Highway 76 Corridor Project

COUNCIL DISTRICT(S): 9; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

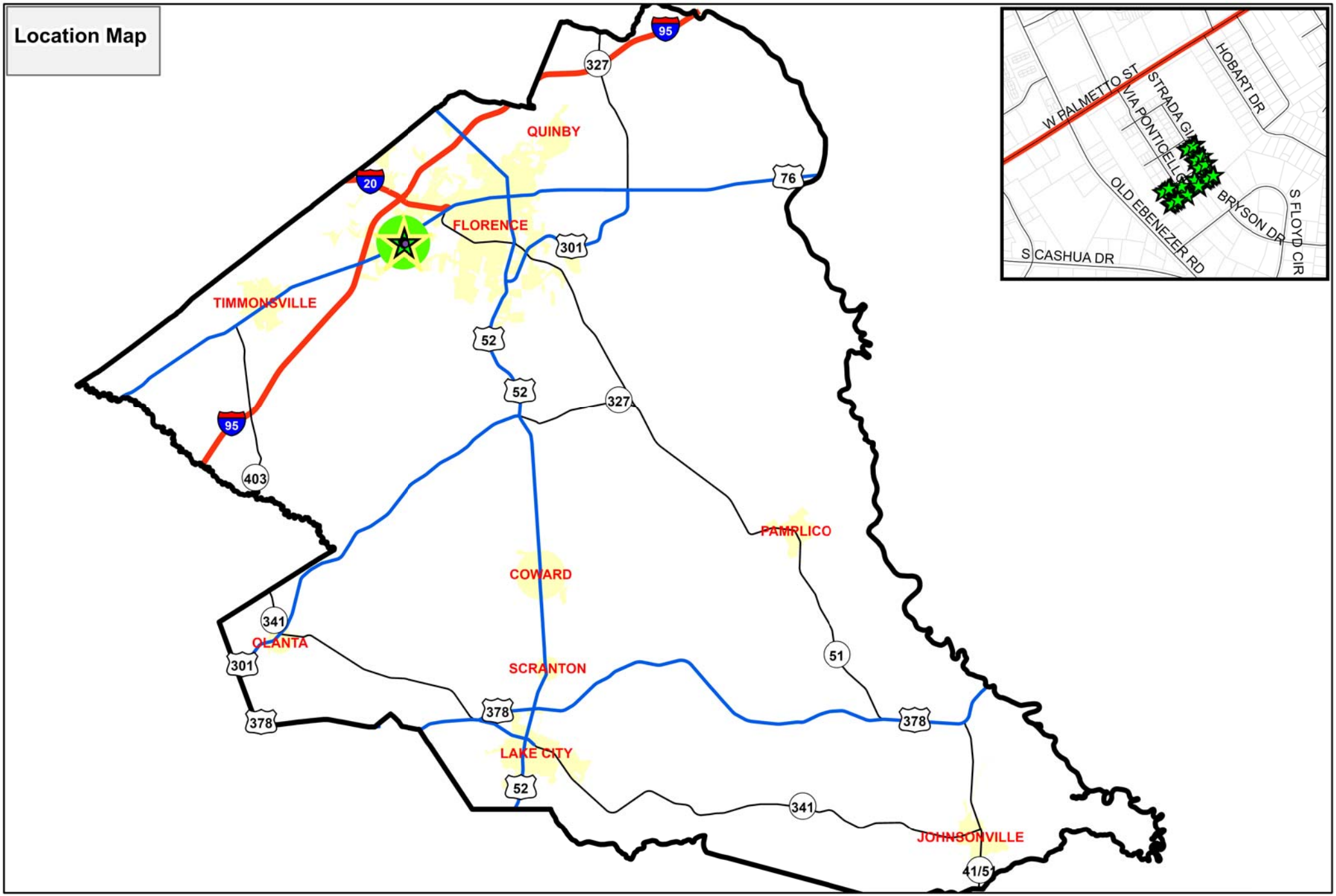
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential Districts**.

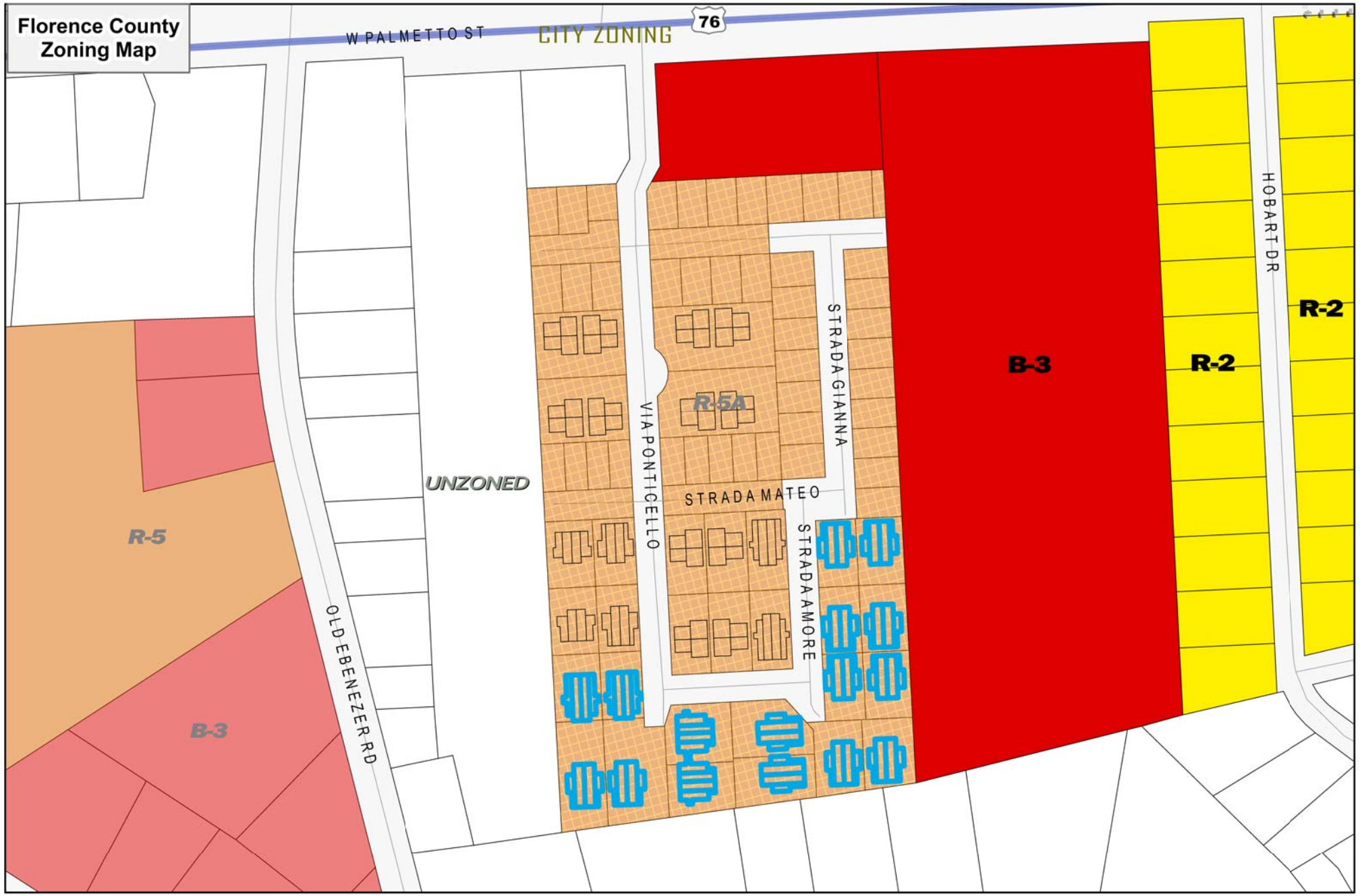
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned, B-3, or pending County Council's approval for a B-3 zoning designation.

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

FLORENCE COUNTY PLANNING COMMISSION ACTION MAY 26, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
W PALMETTO ST
STRADA GIA
VIA PONTICELLO
HOBART DR
OLD EBENEZER RD
BRYSON DR
S FLOYD CIR
S CASHUA DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
05/26/2026
Council District 9
PC#2026-49



0 220 440 Feet

Current County Zoning
- B-3 GENERAL
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- UNZONED

Hwy 76 Corridor Group 2 Zoning Proposals
(lighter than current county zoning)
Recommended to County Council
on April 28, 2026 by the
Planning Commission

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

Council District 9
PC#2026-49

N

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

Council District 9
PC#2026-49

FLORENCE COUNTY COUNCIL MEETING

August 20, 2026

AGENDA ITEM: Ordinance No. 98-2025/26 Third 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:

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

back to top

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:

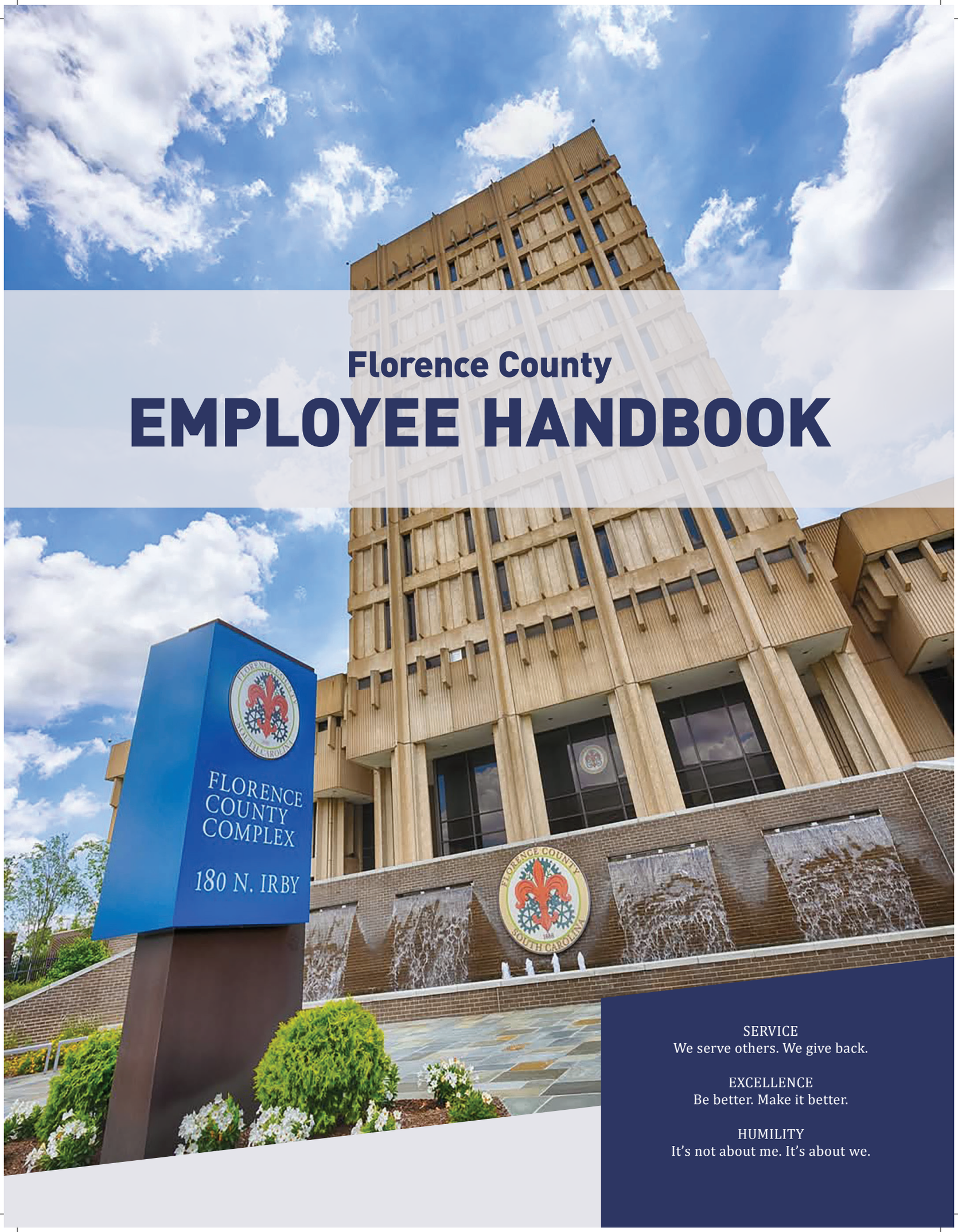
_____
Hope M. Jones, Council Clerk

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
AUGUST 20, 2026

AGENDA ITEM: Ordinance No. 68-2025/26 – Second Reading Deferral

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
An Ordinance To Authorize Florence County To Acquire From The City Of Johnsonville The Current Johnsonville City Hall Located At 117 East Broadway Street In The City Of Johnsonville; To Assume With Respect To Such City Hall The City's Obligations Under The Second Amendment To Facilities Purchase And Occupancy Agreement As Of June 1, 2023, Between The City Of Johnsonville And Truist Bank; To Authorize The Conveyance To The City Of Johnsonville Of The Current County Magistrate's Building Located At 111 West Broadway Street In The City Of Johnsonville; To Authorize An Intergovernmental Agreement Between Florence County And The City Of Johnsonville With Respect To The Foregoing; To Authorize The Lease Of A Portion Of The Aforesaid Johnsonville City Hall To Florence County School District Five; To Authorize The Florence County Administrator To Take All Such Actions And Deliver All Such Documents As May Be Required To Effectuate The Aforementioned Transactions; And Other Matters Relating Thereto.

POINTS TO CONSIDER:

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

ATTACHMENT:
Copy of Proposed Ordinance No. 68-2025/26.

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Sponsor(s)	: Finance	
First Reading	: May 21, 2026	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: June 18, 2026	
Public Hearing	: June 18, 2026	
Third Reading	: July 16, 2026	
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.

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FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Ordinance No. 02-2026/27

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.

POINTS TO CONSIDER:

1. The proposed changes update a Florence County ordinance adopted in 2007 that has not kept pace with current hazardous materials planning and response costs.
2. The fee schedule would increase from $50 to $90 per chemical, add a clearly identified $115 Extremely Hazardous Substance (EHS) fee, and raise the annual cap from $2,500 to $4,500.
3. The proposed ordinance change establishes a regular review structure: an annual review of individual chemical and EHS fees and a four-year review cycle for the annual cap.
4. The hazardous substance user fee schedule shall be established, reviewed, and adjusted annually by the Florence County Emergency Management Department in coordination with the Local Emergency Planning Committee (LEPC) without a requirement for County Council to approve the annual change through annual ordinance changes.
5. Emergency Management will maintain an administrative document tracking the user fee schedule.
6. The increases would follow a defined standard: the greater of CPI and 3% for individual chemical and EHS fees, and the greater of cumulative CPI and 12% for the annual cap.
7. The proposed changes were presented to the LEPC and garnered unanimous support.

ATTACHMENTS:
A copy of the proposed ordinance.
LEPC minutes and LEPC letter.

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Sponsor(s)	: Emergency Management	
First Reading/Introduction	: 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 _____.
Public Hearing	: August 20, 2026	
Second Reading	: August 20, 2026	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 02-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(To Amend Florence County Code Of Ordinances Section 8-52 To Establish User And Hazardous Substance Reimbursement Fees To Support Hazardous Materials Response Capabilities And Other Matters Relating Thereto.)

WHEREAS:

1. Exposure to hazardous substances has the potential for causing undesirable health and environmental effects and poses a threat to the health, safety and welfare of its citizens and emergency response personnel; and

2. The citizens and emergency response personnel of the County should be protected from the health hazards and harmful exposure relating from such releases by facilities and transportation-related accidents; and

3. Hazardous material response operations will benefit by the establishment of user fees for facilities who maintain hazardous substances in reportable quantities and reimbursement fees for parties responsible for releases.

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

1. Florence County Code, Chapter 8, Section 52 - Establish User and Hazardous Substances User Fees, is hereby amended, as setforth herein:
   - The fee schedule increase from $50 to $90 per chemical, add a clearly identified $115 Extremely Hazardous Substance (EHS) fee, and raise the annual cap from $2,500 to $4,500.
   - The hazardous substance user fee schedule shall be established, reviewed, and adjusted annually by the Florence County Emergency Management Department in coordination with the Local Emergency Planning Committee (LEPC) without a requirement for County Council to approve the annual change through annual ordinance changes.
   - Emergency Management will maintain an administrative document tracking the user fee schedule.
   - The increases would follow a defined standard: the greater of CPI and 3% for individual chemical and EHS fees, and the greater of cumulative CPI and 12% for the annual cap.

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

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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, County Attorney

SIGNED:

_____
Jerry W. Yarborough, Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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FLORENCE COUNTY
Emergency Management

March 3, 2026

LEPC Members,

In 2007, Florence County Council adopted Ordinance No. 21-2007/08 § 1 (3-6-08) establishing the policy for the collection and use of Tier II user fees. These funds were intended to ensure Florence County could equip, train, and manage the initial response to hazardous chemical spills or releases. The ordinance also authorized adjustments to the per-chemical fee and overall cap to account for rising operational costs. However, those fees have not been increased since their implementation nearly twenty years ago.

Over time, the cost of equipment, training, and response readiness has steadily increased. At current fee levels, Florence County Emergency Management Division can no longer sustain the readiness necessary to effectively respond to a significant hazardous materials incident, maintain required training standards, or properly replace and maintain critical equipment.

To address this gap, I am proposing a revision to the Tier II fee schedule that more accurately reflects current costs while remaining reasonable for regulated facilities. The attached documents outline the current and proposed changes to the ordinance. An accompanying spreadsheet demonstrates what the fees might look like today had they been adjusted annually based on CPI, a flat three percent increase, or the full adjustment language permitted under the ordinance. As reflected in those comparisons, the proposed schedule falls between a modest annual increase and the higher level authorized by ordinance.

I recognize that any fee increase impacts your operational budget, and that consideration was not taken lightly. We deeply value the role your company plays in Florence County and appreciate your continued partnership. This proposal is intended to ensure we maintain the capability to protect your facilities, your employees, and the citizens of our county when incidents occur.

We look forward to meeting with you in April to discuss the proposal, answer questions, and receive your feedback prior to presenting the recommended changes to County Council.

Sincerely,

Brandon Vance
Emergency Manager
Florence County, SC

1221 Justice Way • Effingham, South Carolina 29541 • (843) 665-7255 • Fax (843) 662-9939

Florence County LEPC — Meeting Minutes (Second Quarter)

Meeting Header

- **Committee:** Florence County Local Emergency Planning Committee (LEPC)
- **Date:** April 17, 2026
- **Scheduled Time:** 9:00 AM
- **Call to Order:** 9:11 AM
- **Location:** Florence County Museum
- **Chair:** Chief Howard Worrell

Attendance

Name	Organization
Katrina Stone	Carbiss Solutions
Tyler Page	Clarios
Jermaine Johnson	Clarios
Earl Watson	DES
Leigh Plummer	DES
Mark Hendrix	DPH
Ashley Edmonds	FCEMD
Alisha Smith	FCEMD
Brandon Vance	FCEMD
Jason Fisher	FCEMD

Name	Organization
Jeffrey Matthews	Florence County Fire Rescue
Bryan Bennett	Florence County Fire Rescue
Ashley Wallace	GE Health Care
Von Ford	Honda NA
Brian Crowley	Performance Food Group
Quade Richardson	Performance Food Group
Robert Harris	Red Cross
Fran Marchette	Red Cross
Ron Cain	SCDPH
Greg Haselden	SCEMD
Stephen Bair	Smurfit Westrock
Adam Stelz	Smurfit Westrock
Brian Kistner	Thermo Fisher Scientific
Howard Worrell	West Florence Fire Dept.

Agenda Topics & Key Discussion Points

Call to Order / Introductions

- Meeting called to order by Chair; attendee introductions conducted.

LEPC Updates and Reports

- **LEPC administrative (Brandon Vance):** FY 24/25 invoice audit completed; any invoices not previously sent have now been sent. All attendees present paid.
- **Local government / partner updates:**
    - **Florence County Unified Fire Rescue (Florence Fire Rescue):** Reported that Howe Springs and Windy Hill Departments have been absorbed into the Florence County Unified Fire Rescue; leadership noted the transition is underway and emphasized continued partnerships with stakeholders.
    - **West Florence Fire Department:** Continued normal operations.
    - **SCEMD:** Full-scale exercise completed; AAR completed; ongoing work related to Hurricanes Debbie and Helene.
    - **DPS:** Moving offices.
    - **FCEMD (Jason Fisher):** Full-scale exercise rescheduled from March 19 to **November 5** with FEMA; **Tier II funds due June 1** (applies to current budget year); open to all safety discussions.

New Business

- **LEPC Co-Chair vacancy/selection**
    - Co-chair vacancy noted (Josh Flowers moved on).
    - Nomination made for Chief Bryan Bennett (Florence County Fire Rescue).
- **Tier II fee update / ordinance change (Tier II funding for hazmat readiness)**
    - **Current structure (since 2007):** $50 per material; $2,500 cap.
    - **Ordinance intent:** fees were intended to increase annually by **the greater of 3% or CPI**; noted this has not been implemented since adoption.
    - **Purpose of update:** ensure Tier II funding supports **hazmat response and training**; concern noted that federal grant funding may not be sufficient and may be discontinued.

- **Current revenue estimate:** approximately **$17,000–$22,000/year**.
- **Clarified discussion points:**
  - Comparison to other jurisdictions: not researched during meeting; noted some counties do not charge but may also lack incident response capability.
  - Industry donations of older equipment/supplies: to be explored.
  - Budgeting approach: discussion supported annual review of individual fees, with cap increases occurring on a longer cycle.

Old Business

- **Community hazardous waste pickup (Smurfit-WestRock)**
  - Request to prioritize a community hazardous waste pickup within the next 12 months; last event noted as 2013.
  - Estimated disposal cost: 18–20 barrels ≈ **$30,000**; sponsorship needed; location TBD.

Motions / Votes (Decisions Made)

Motion / Decision	Moved By	Seconded By	Vote / Outcome
Appoint Chief Bryan Bennett (Florence County Fire Rescue) as LEPC Co-Chair	Chief Howard Worrell	Ron Cain	Approved unanimously
Approve Tier II ordinance change: **$90 per chemical**, **$115 per EHS**, **$4,500 cap**; annual review to raise individual prices **3%**; cap increased on a **4-year term**	Jason Fisher (FCEMD)	Chief Jeff Matthews	Passed unanimously (**22 yay / 0 nay**)
Make community hazardous waste pickup a priority within next 12 months	Stephen Bair (Smurfit-WestRock)	Chief Howard Worrell	Approved (vote count not recorded)

Motion / Decision	Moved By	Seconded By	Vote / Outcome
Adjourn	Chief Bryan Bennett (Florence County Fire Rescue)	Brandon Vance (FCEMD)	Approved (vote not recorded)

Action Item Tracker

Action Item	Responsible Party	Deadline / Target
Implement approved Tier II ordinance updates (new fee schedule; annual review process; 4-year cap review cycle)	FCEMD, LEPC leadership	Not specified in minutes
Ensure Tier II funds are received/processed for the current budget year	FCEMD	**June 1, 2026**
Continue planning/coordination for rescheduled full-scale exercise with FEMA	FCEMD, participating partners	**November 5, 2026** (exercise date)
Explore feasibility/process for industry partner donations of older hazmat response/training equipment/supplies	LEPC stakeholders, FCEMD coordination	Not specified in minutes
Develop plan for community hazardous waste pickup (sponsorship commitments, location selection, concept of operations)	LEPC, industry stakeholders, FCEMD coordination	Within **12 months** (target by April 2027)

Next Meeting

- **Date/Location:** July 17, 2026 at **Clarios, LLC**

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 03-2026/27
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: 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	: August 20, 2026	
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:

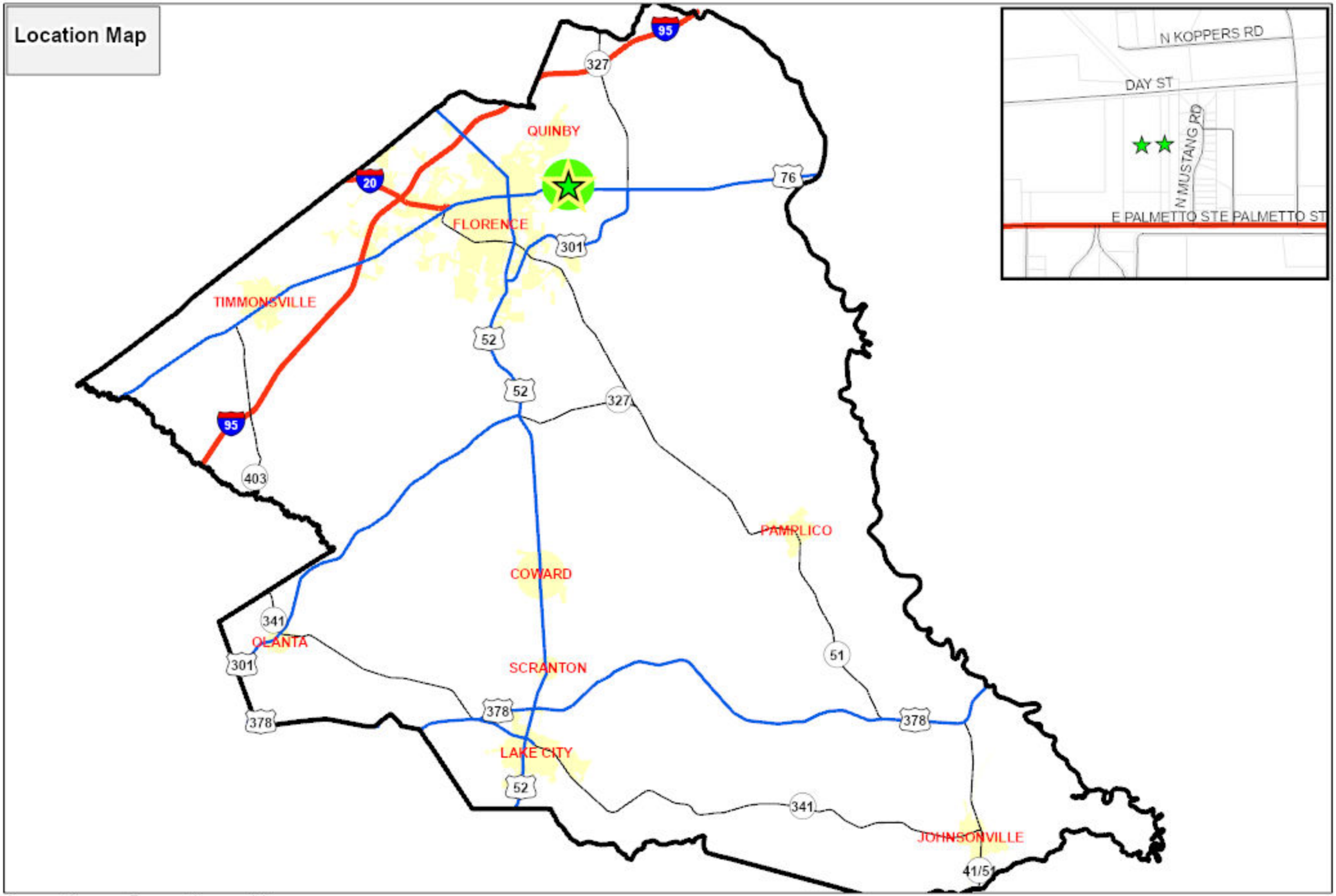
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

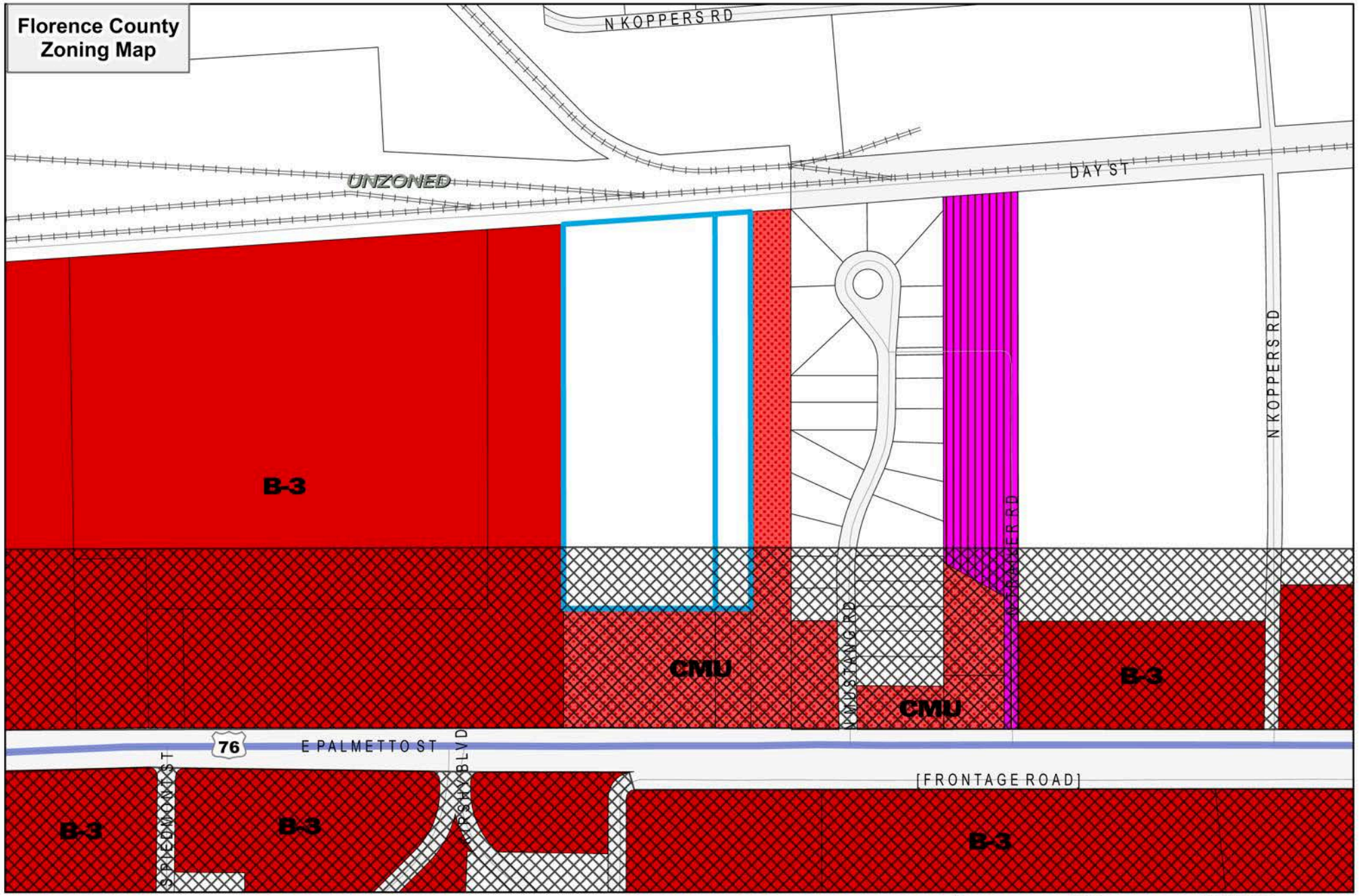
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

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, August 20, 2026

AGENDA ITEM: Ordinance No. 04-2026/27
Second Reading

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

back to top

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	: August 20, 2026	
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:

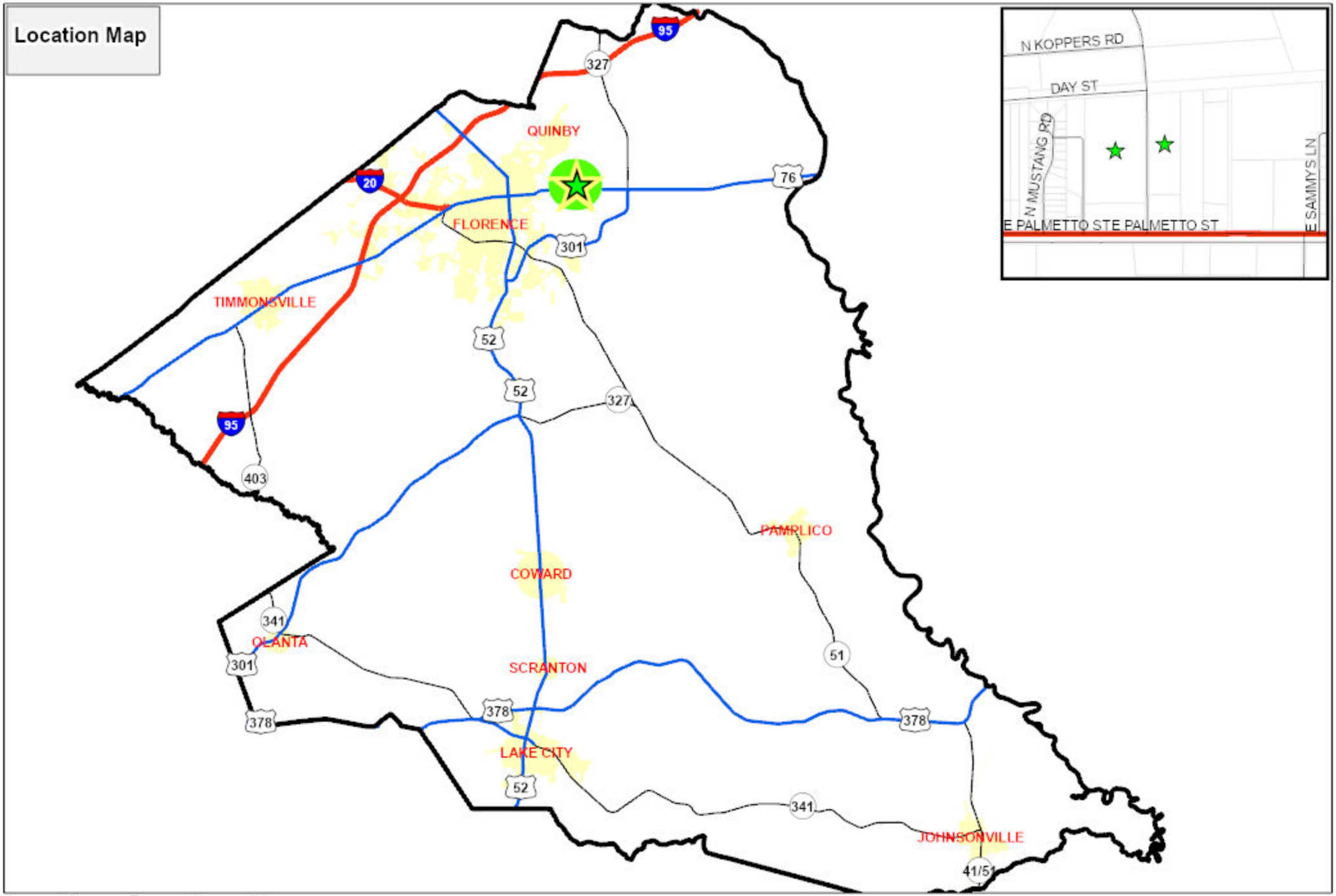
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties is compatible with the designated future land use.

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
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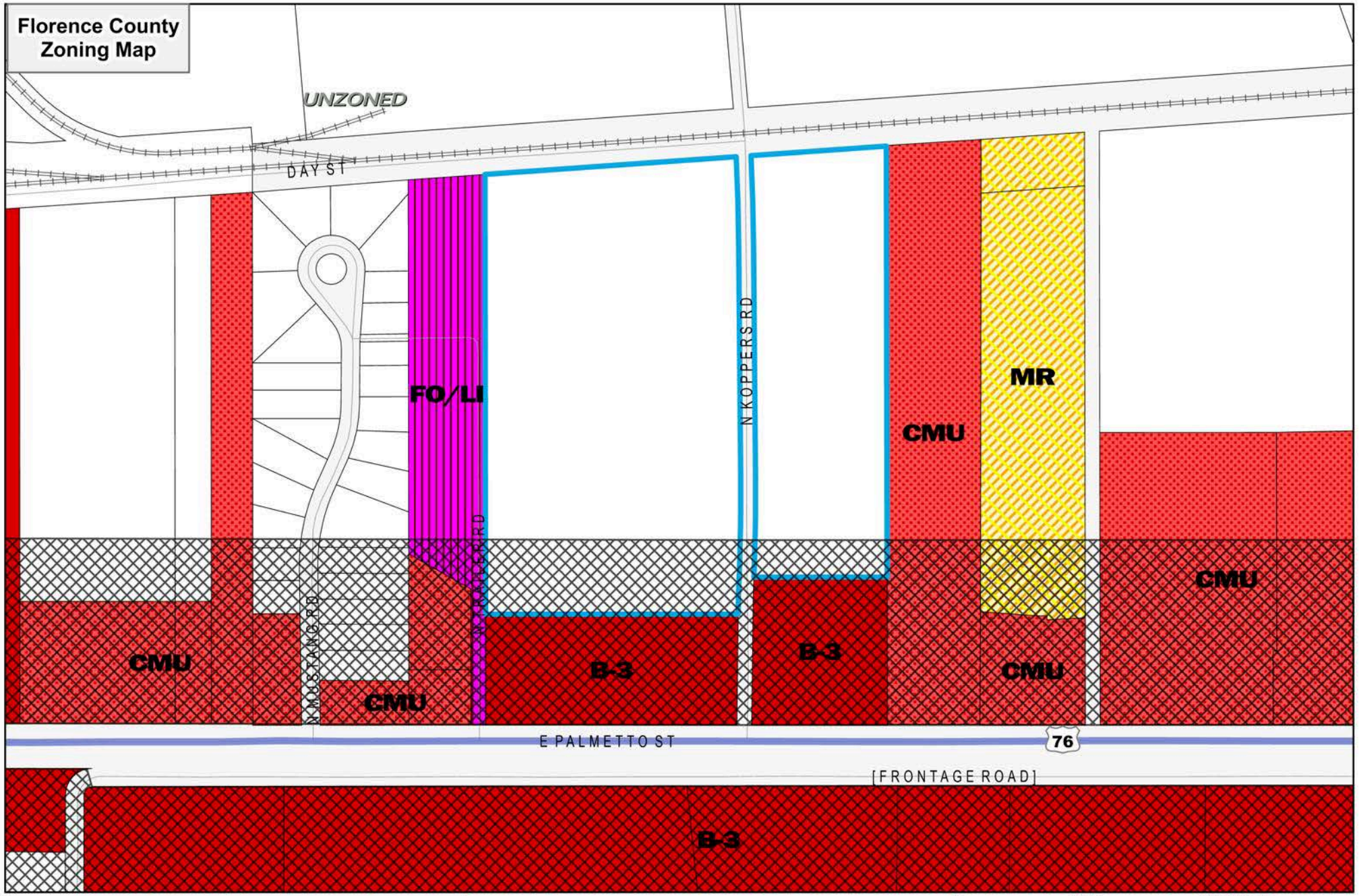
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
6/23/2026
Council District 7
PC#2026-55


Florence County
Zoning Map
UNZONED
DAY ST
N KOPPERS RD
FO/LI
MR
CMU
CMU
CMU
CMU
B-3
B-3
B-3
MUSTANG 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, August 20, 2026

AGENDA ITEM: Ordinance No. 05-2026/27
Second Reading

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

back to top

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	: August 20, 2026	
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

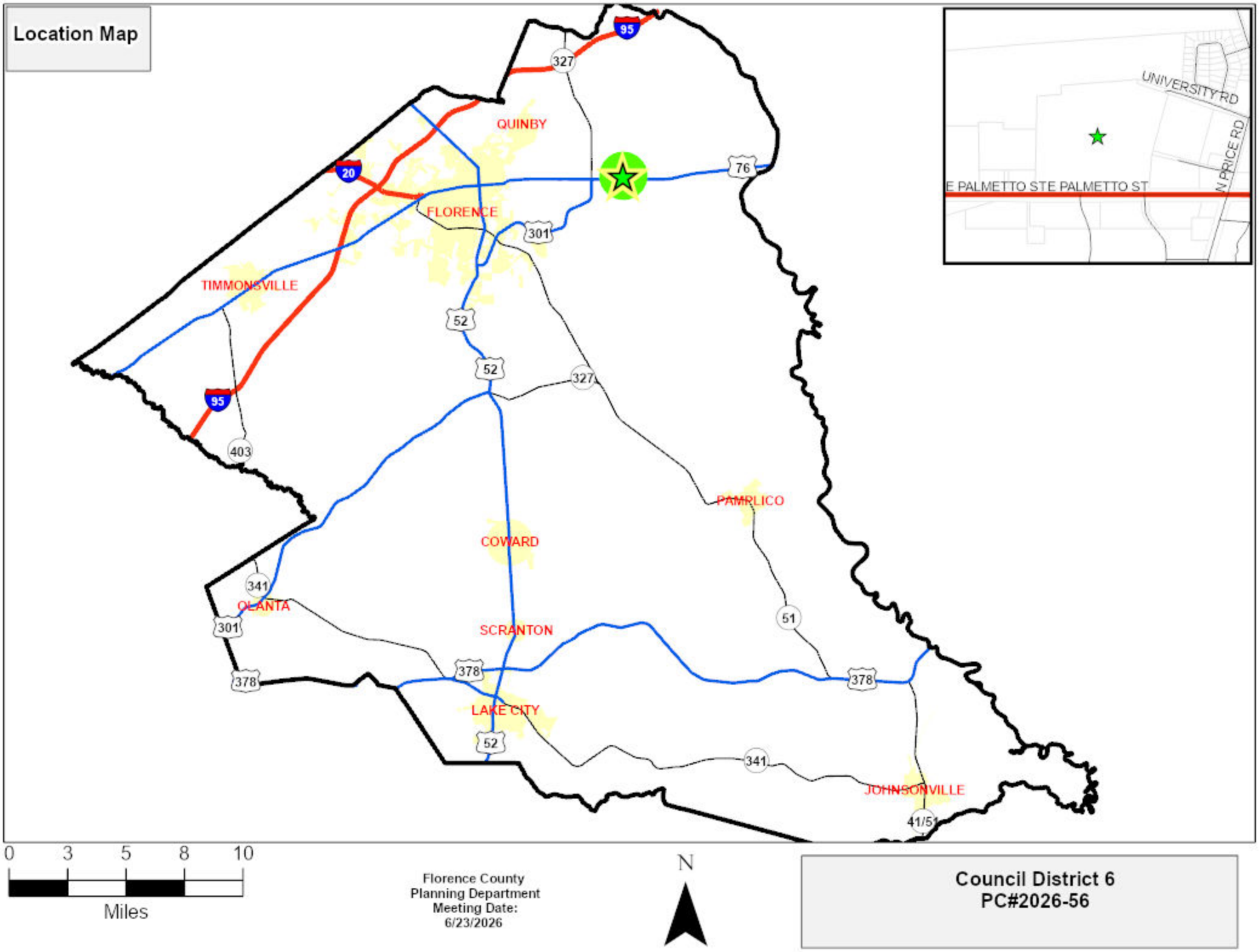
4. Transportation Access and Circulation:
   Present access to this property is by the way of East Palmetto, Florence, SC.

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
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FLORENCE
301
TIMMONSVILLE
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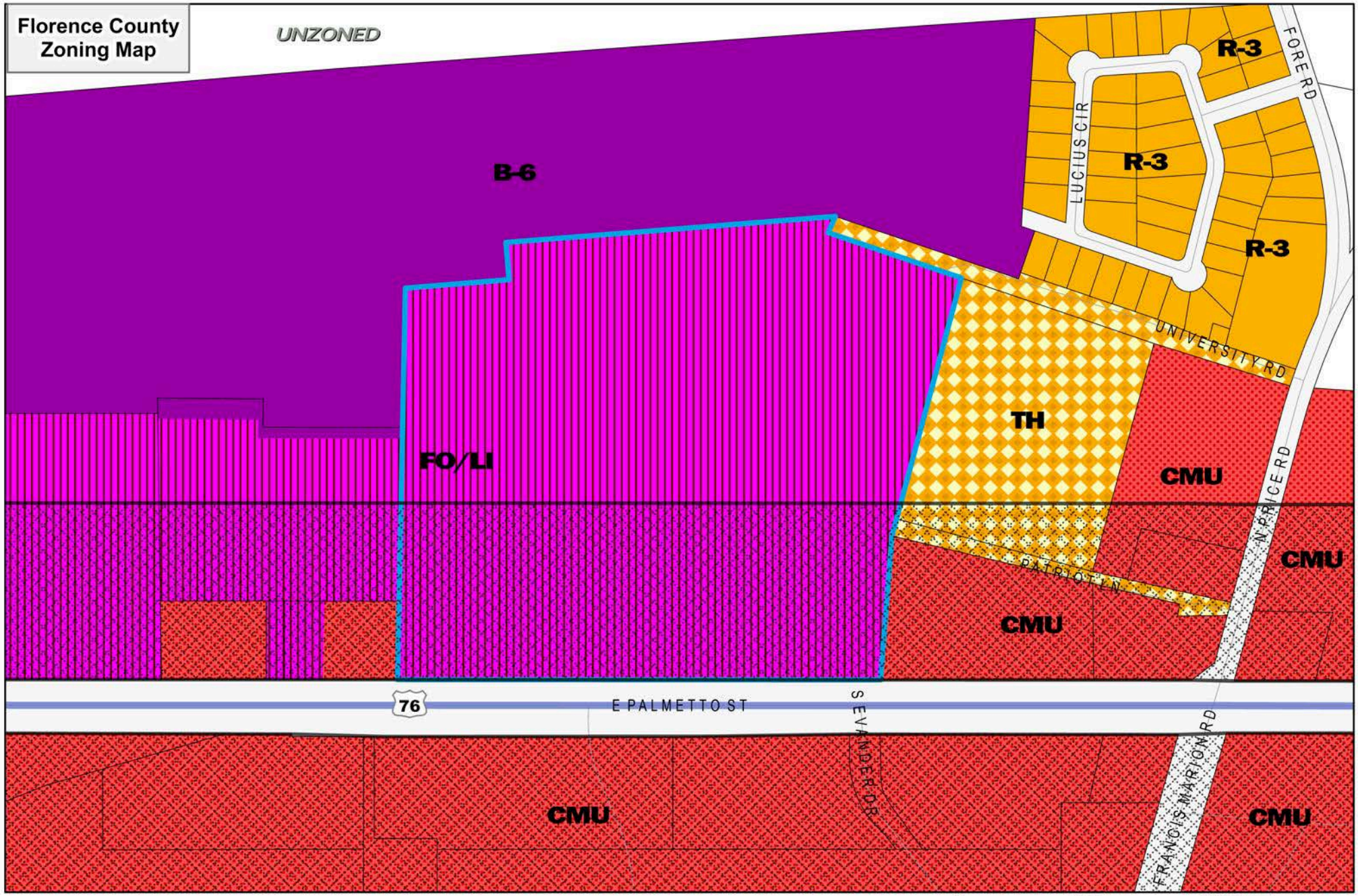
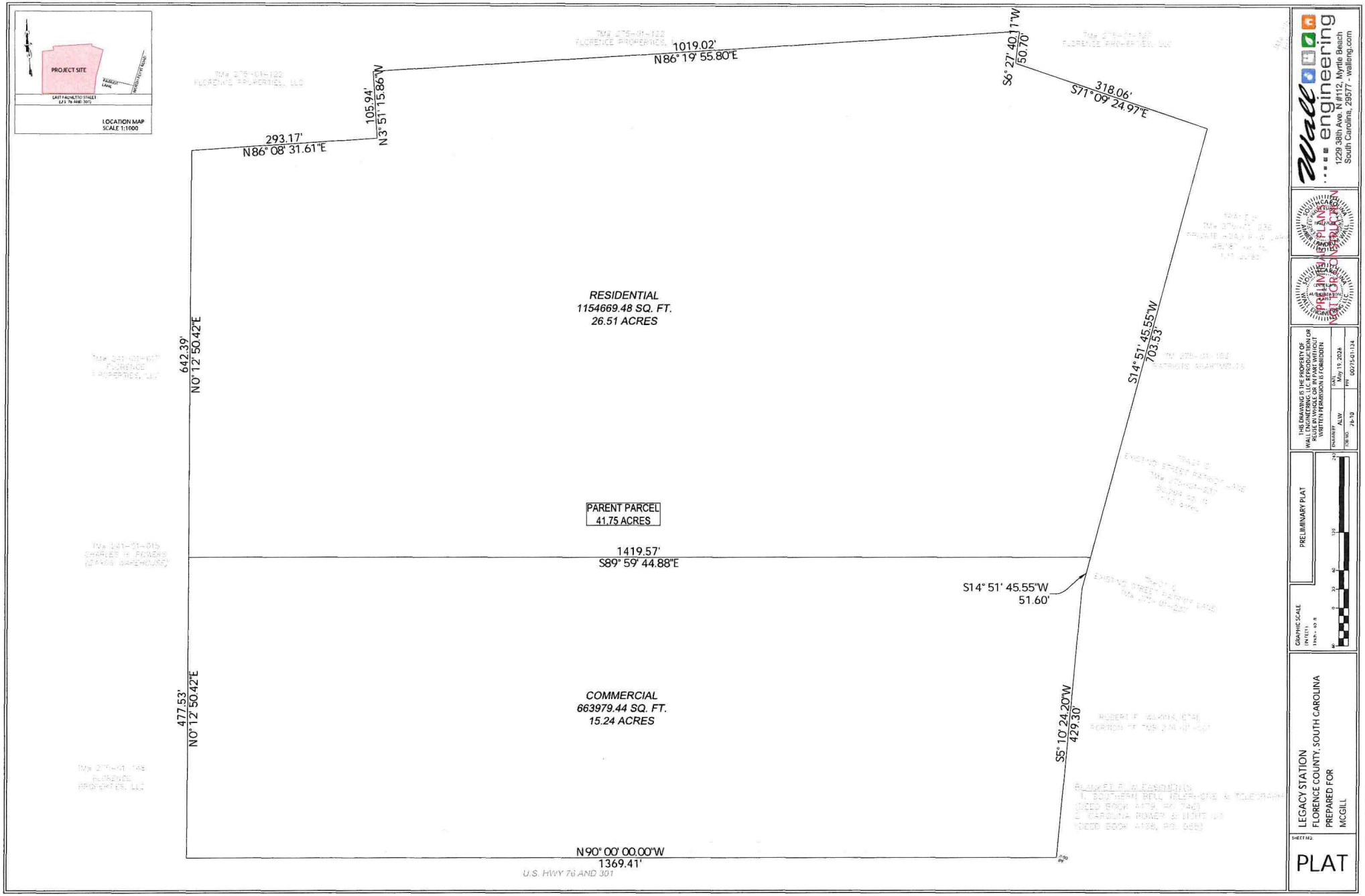
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
UNIVERSITY RD
E PALMETTO ST
E PALMETTO ST
N PRICE RD
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
6/23/2026
N
Council District 6
PC#2026-56


Florence County
Zoning Map
UNZONED
B-6
R-3
R-3
R-3
LUCIUS CIR
FORE RD
UNIVERSITY RD
TH
FO/LI
CMU
CMU
CMU
CMU
N PRICE RD
PATRIOT LN
76
E PALMETTO ST
S EVANDER DR
FRANCIS MARION RD
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



Wale engineering
1229 38th Ave. N #112, Myrtle Beach
South Carolina, 29577 - walleng.com

PRELIMINARY PLAT
NOT FOR CONSTRUCTION

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DRAWN BY	DATE
ALW	May 15, 2024
CHK BY	JOB NO.
2&10	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

0 280 560

Feet

Florence County
Planning Department
Meeting Date:
6/23/2026

N

Council District 6
PC#2026-56

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 06-2026/27
Second Reading

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, _____
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 Hearing
First Reading/Introduction	: July 16, 2026	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: August 20, 2026	
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, _____
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 Hearing
First Reading/Introduction	: July 16, 2026	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: August 20, 2026	
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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.

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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

_____

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#2026-60

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, August 20, 2026

AGENDA ITEM: Ordinance No. 07-2026/27
Second Reading

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	: August 20, 2026	
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, _____
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 Hearing
First Reading/Introduction	: July 16, 2026	on _____.
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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:

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(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.

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(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.

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(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.

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c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;

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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.

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.

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(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.

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, August 20, 2026

AGENDA ITEM: Ordinance No. 08-2026/27
Second Reading

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, _____
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 Hearing
First Reading/Introduction	: July 16, 2026	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: August 20, 2026	
Third Reading	:	
Effective Date	:	

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.

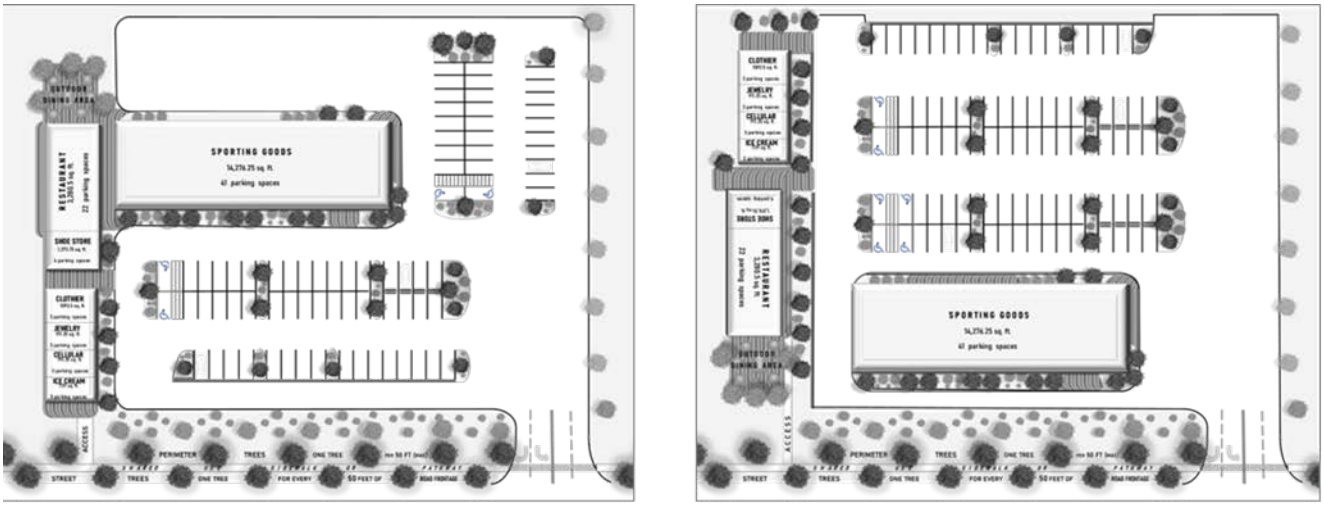

Figure 7. Two examples of a commercial development primary building layout / shared parking area design.

(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.

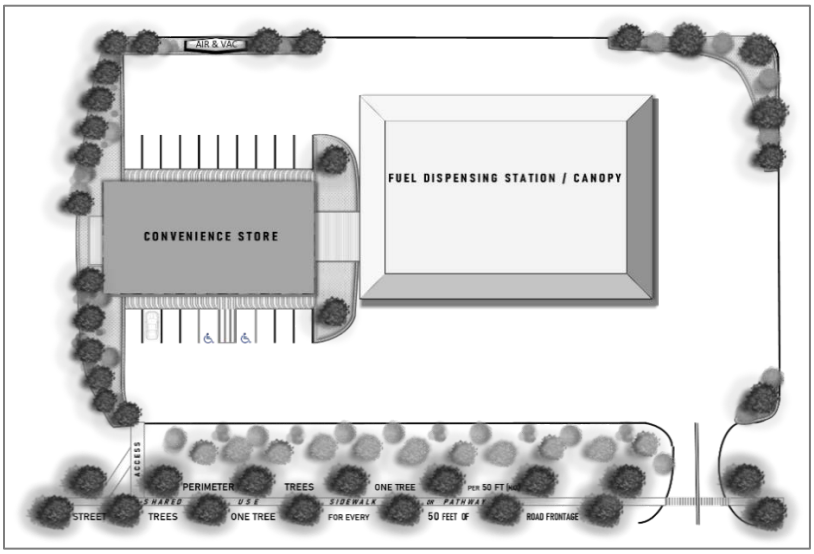

Figure 8. Example of fuel dispensing station/canopy/parking area layout.

(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.

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, _____
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 Hearing
First Reading/Introduction	: July 16, 2026	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: August 20, 2026	
Third Reading	:	
Effective Date	:	

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:

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(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.

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(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:

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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.

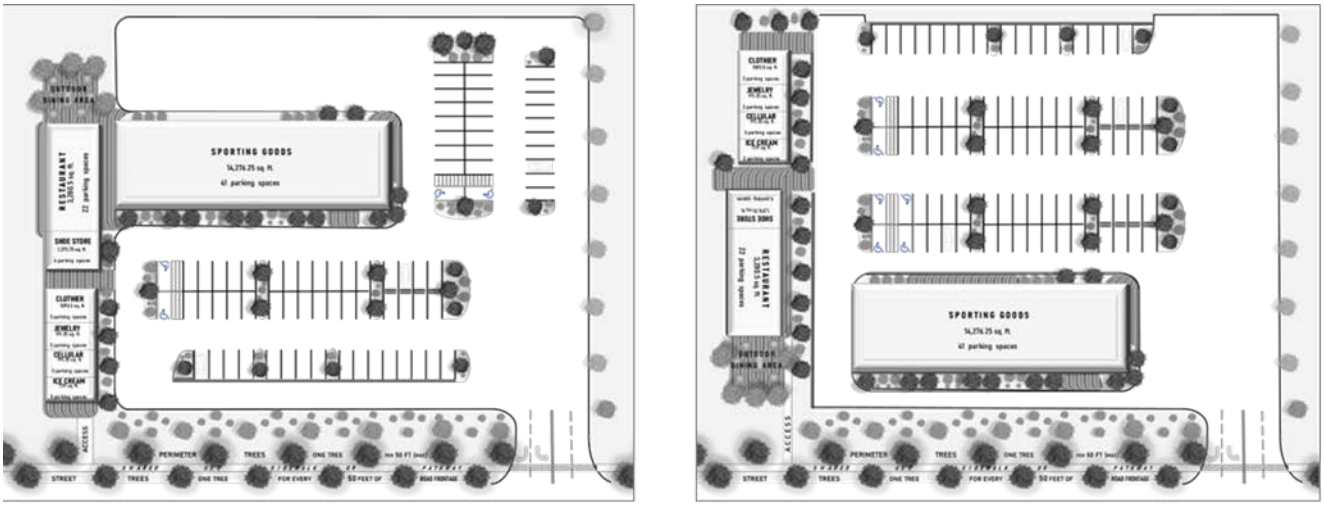

Figure 7. Two examples of a commercial development primary building layout / shared parking area design.

(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."

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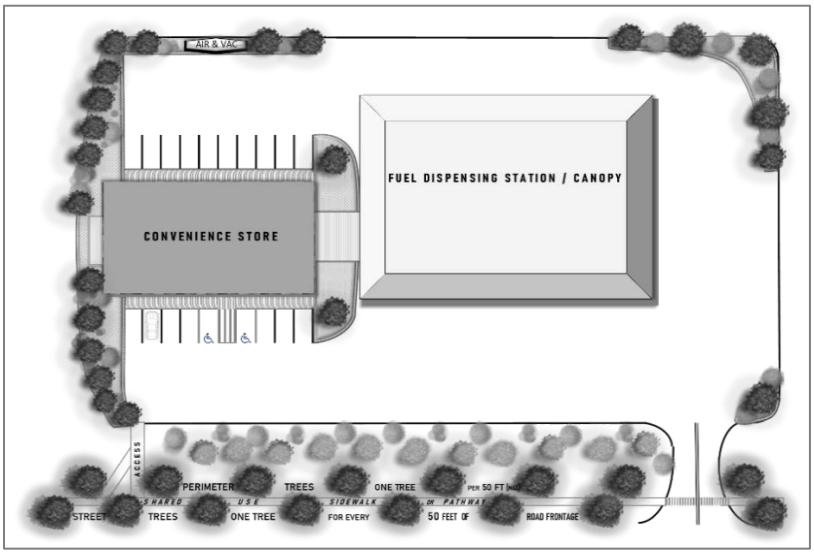

Figure 8. Example of fuel dispensing station/canopy/parking area layout.

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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:

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.

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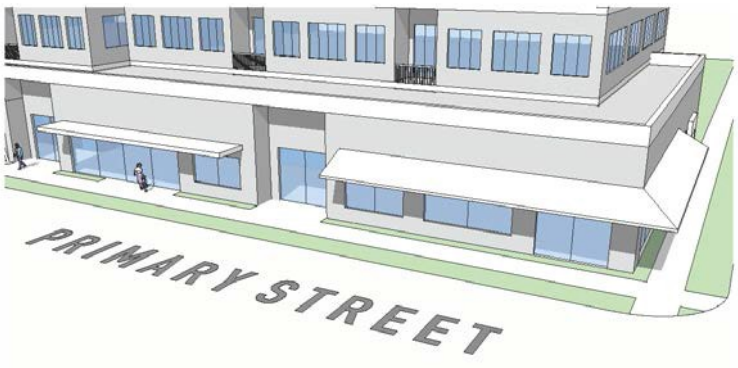

Figure 6 Primary building facades shall face the roadway.

(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:

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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.

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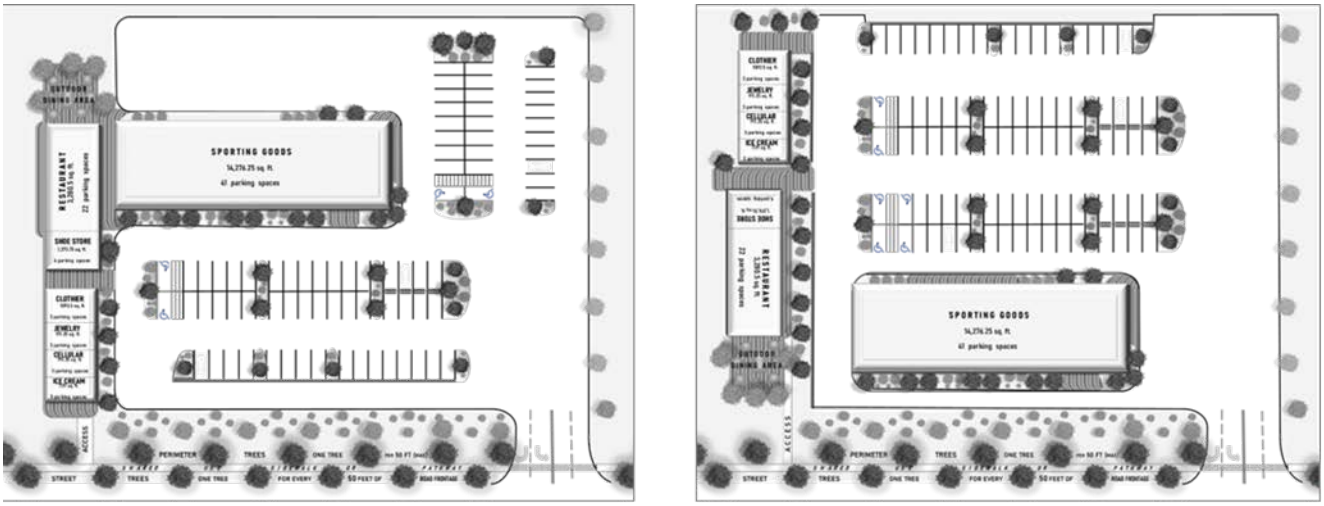


Figure 7 Two examples of a commercial development primary building layout / shared parking area design.

(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.

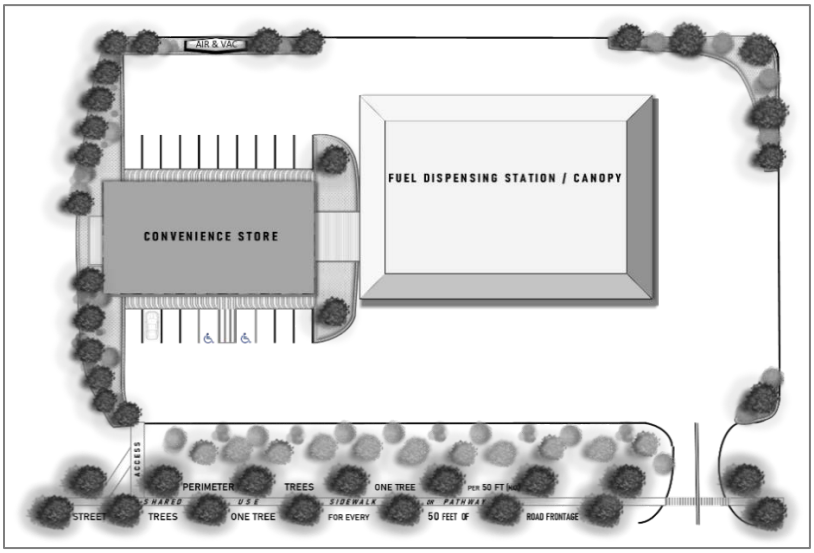


Figure 8 Example of fuel dispensing station/canopy/parking area layout.

(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
AUGUST 20, 2026

AGENDA ITEM: Ordinance No. 09-2026/27 Introduction

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
An Ordinance To Declare One Lot Of Land On South Dargan Street, Florence, S. C. Surplus Property And To Authorize The Sale Of The Property And Other Matters Related Thereto.

ATTACHMENTS:
A copy of the proposed ordinance.

back to top

Sponsor (s)	: County Council	
First Reading/ Introduction	: August 20, 2026	I,_____
Committee Referral	: N/A	Council Clerk, certify that
Committee Consideration Date	: N/A	this Ordinance was
Public Hearing	:	advertised for Public
Second Reading	:	Hearing on _____.
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 09-2026/27

COUNCIL – ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE TO DECLARE ONE LOT OF LAND ON SOUTH DARGAN STREET, FLORENCE, S. C. SURPLUS PROPERTY AND TO AUTHORIZE THE SALE OF THE PROPERTY AND OTHER MATTERS RELATED THERETO.

WHEREAS:

1. Florence County owns real property located on South Dargan Street, Florence, South Carolina, designated as TMP # 90088-02-008 on the Florence County Tax Assessor's records , which is one lot of land.

2. The property is considered surplus property and no longer essential to the operations of the County, and the County has no future plans for the property; and

3. S.C. Code Ann. 4-9-130, as amended, requires that any sale or lease or contract to sell or lease real property owned by the county be approved by a public hearing and adoption of an Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council in a meeting duly assembled that:

Section 1. Florence County owns real property designated as TMP # 90088-02-008 on the Florence County Tax Assessor's records located on South Dargan Street, Florence, South Carolina.

Section 2. Florence County will sell TMP # 90088-02-008.

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

Section 4. If any provisions of this Ordinance or the application thereof to any person or circumstances is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect with out the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:

SIGNED:

_____

_____

Hope M. Jones, Clerk to Council

Jerry Yarborough, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____

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

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 10-2026/27
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 Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013; 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 R-3, 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 currently unzoned, CMU, or subject to the City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 10-2026/27
2. Staff report for PC#2026-57
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: July 28, 2026	this Ordinance was
Planning Commission Action	: July 28, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: August 20, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 10-2026/27

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 Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-3, 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 currently unzoned, CMU, 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: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013; Are Hereby Rezoned To R-3, 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, July 28, 2026
PC#2026-57

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: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 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 use consisting of residential.

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

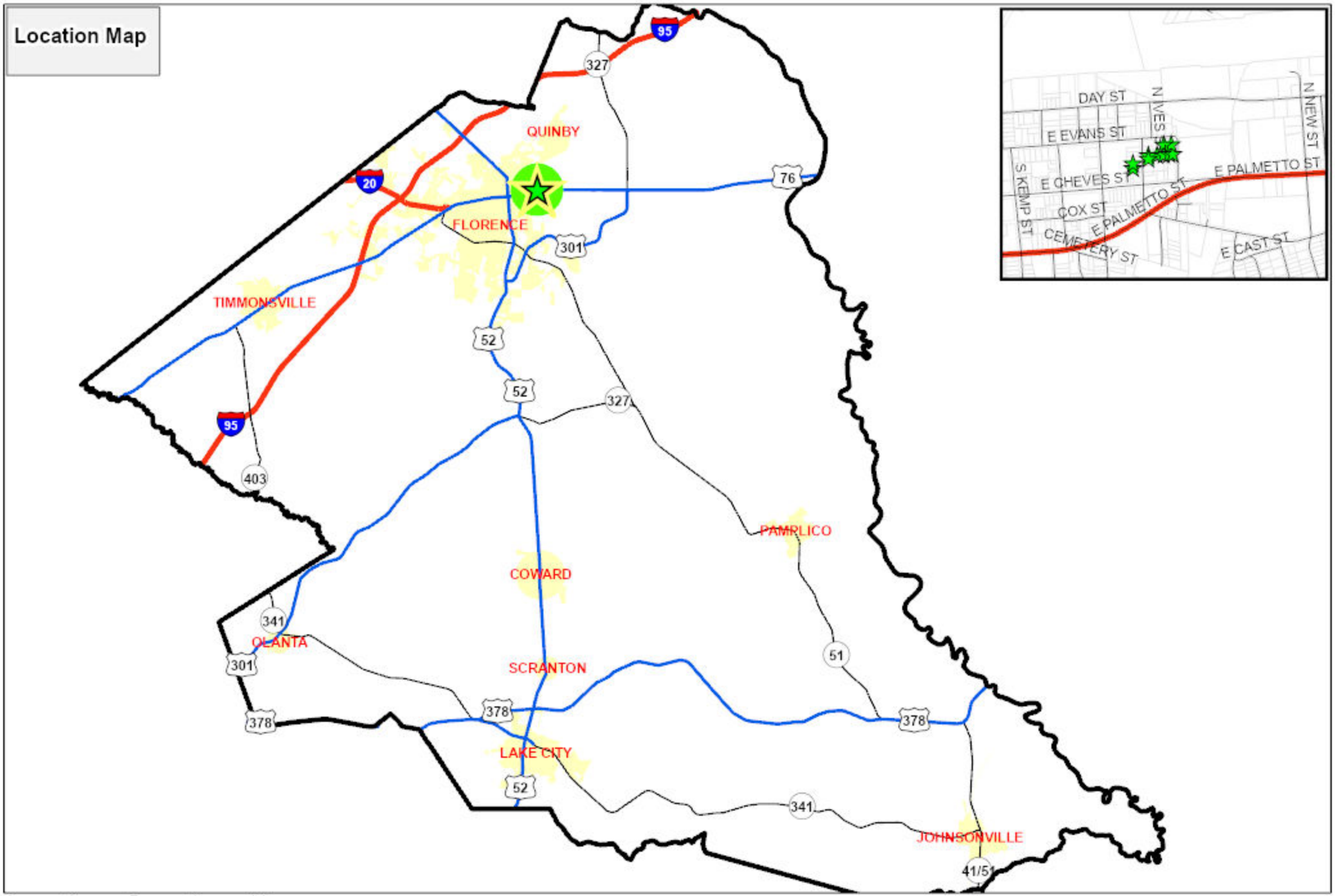
3. Surrounding Land Use and Zoning:

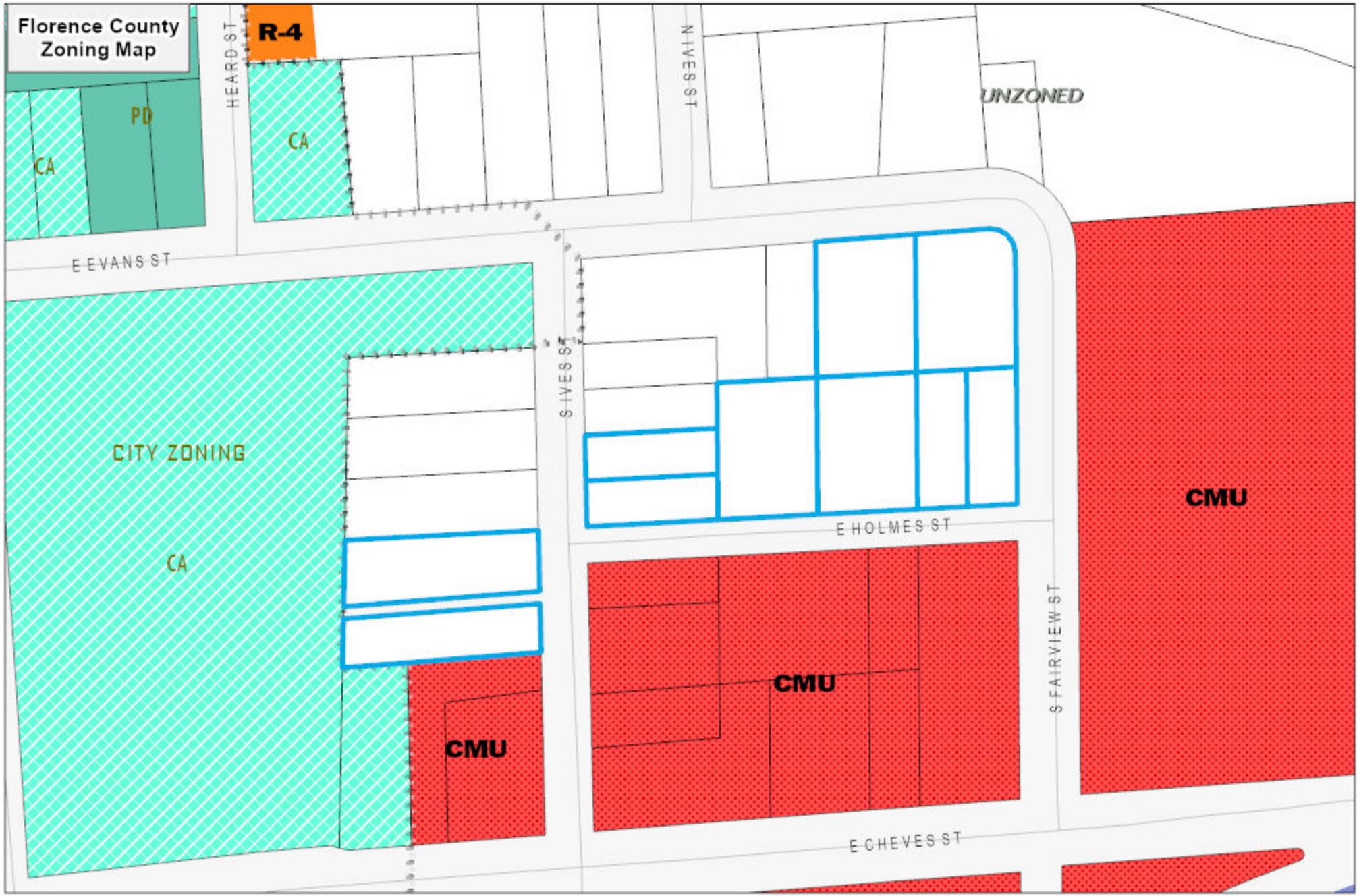
The surrounding properties are either unzoned, CMU, Commercial Mixed-Use District, or subject to the City of Florence zoning.

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 JULY 28, 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-3, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
DAY ST
E EVANS ST
E CHEVES ST
COX ST
CEMETERY ST
E PALMETTO ST
E CAST ST
N IVES
N NEW ST
S KEMP ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/28/2026
Council District 7
PC#2026-57


Florence County
Zoning Map
R-4
HEARD ST
NIVES ST
UNZONED
PD
CA
CA
E EVANS ST
S IVES ST
CITY ZONING
CA
CMU
E HOLMES ST
CMU
S FAIRVIEW ST
CMU
E CHEVES ST
0
100
200 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
R-4, MULTI-FAMILY, LIMITED
UNZONED
Florence County
Planning Department
Meeting Date:
07/28/2026
Council District 7
PC#2026-57
N

Florence County
Planning Department
Meeting Date:
07/28/2026

Council District 7
PC#2026-57

FLORENCE COUNTY COUNCIL MEETING
Thursday, August 20, 2026

AGENDA ITEM: Ordinance No. 11-2026/27
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 And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011; 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 R-3, 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 or zoned R-4 with vacant and residential uses; and,
4. The surrounding properties are currently unzoned or subject to the City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

ATTACHMENTS:
1. Ordinance No. 11-2026/27
2. Staff report for PC#2026-58
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: July 28, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: July 28, 2026	this Ordinance was
Planning Commission Action	: July 28, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: August 20, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 11-2026/27

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 And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-3, 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 or zoned R-4 with vacant and residential uses; and,
4. The surrounding properties are currently unzoned 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: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003,

90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011; Are Hereby Rezoned To R-3, 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, July 28, 2026
PC#2026-58

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 And R-4. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90116-01-018, 90117-07-002, 90117-07-003, 90117-07-004, 90117-07-005, 90117-07-006, 90117-07-007, 90117-07-010, 90117-07-011, 90117-07-012, 90117-08-005, 90117-08-006, 90117-08-008, 90128-04-001, 90128-04-002, 90128-04-003, 90128-04-004, 90128-04-005, 90128-04-018, 90128-05-008, 90128-05-009, 90128-05-010, 90128-05-011.
LOCATION:	The Highway 76 Corridor Project
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned/ R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned or zoned R-4, with current use consisting of vacant and residential.

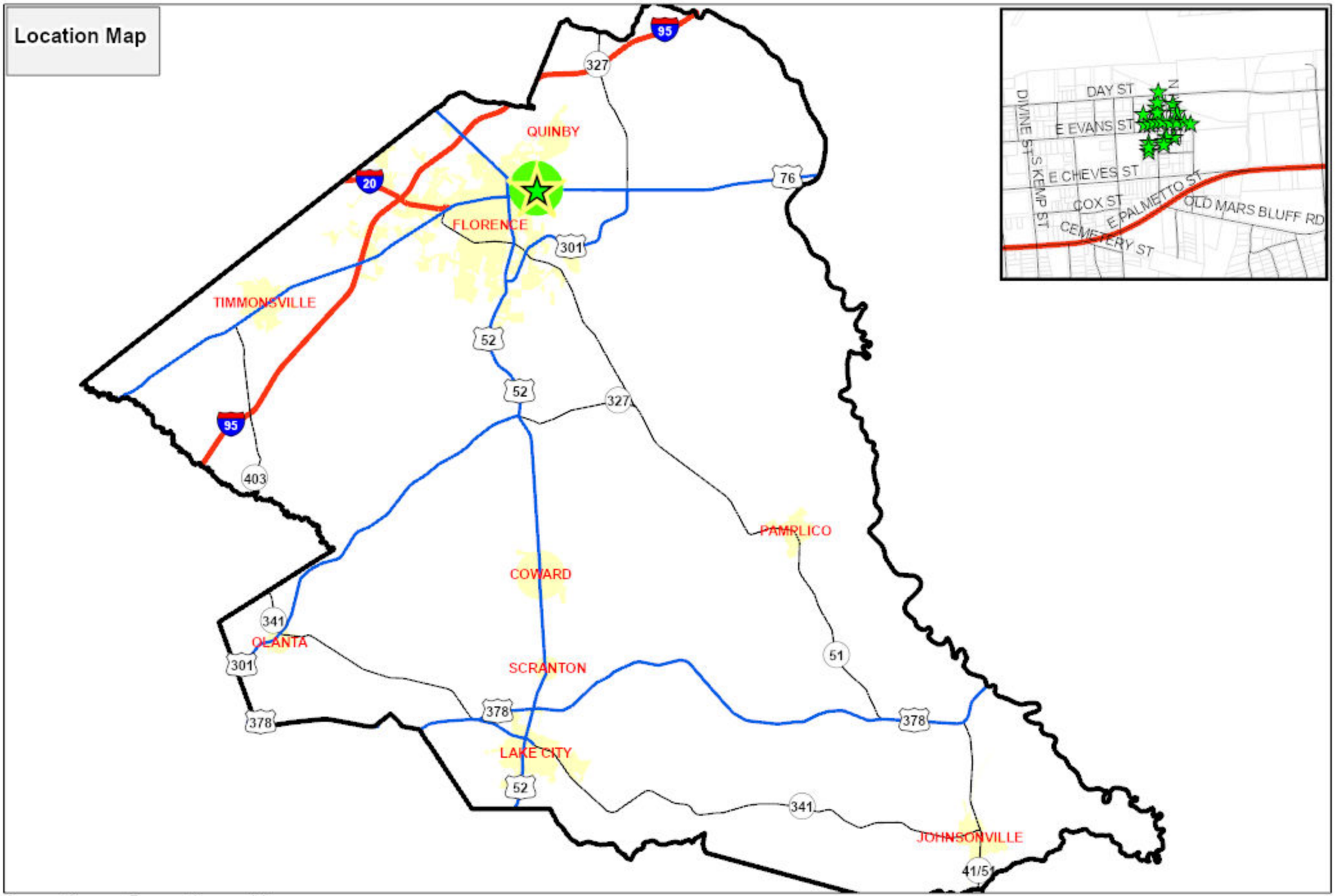
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-3, Single-Family Residential District**.

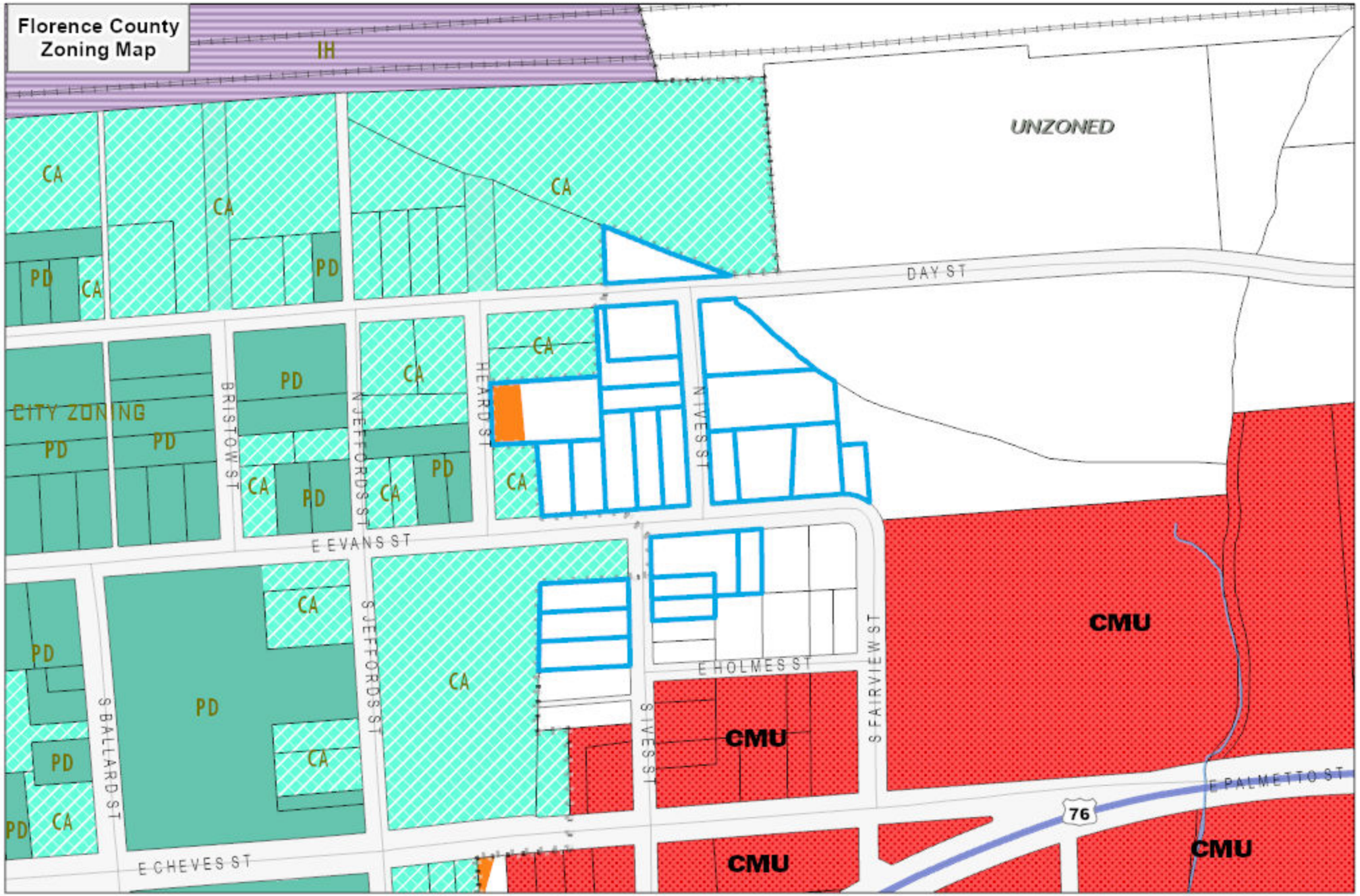
3. Surrounding Land Use and Zoning:
   The surrounding properties are either unzoned or subject to the City of Florence zoning.

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 JULY 28, 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-3, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
DAY ST
E EVANS ST
E CHEVES ST
COX ST
E PALMETTO ST
OLD MARS BLUFF RD
DIVINE ST
S KEMP ST
CEMETERY ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/28/2026
Council District 7
PC#2026-58


Florence County
Zoning Map
IH
UNZONED
CA
PD
DAY ST
CITY ZONING
BRISTOW ST
N JEFFORDS ST
HEARD ST
N IVES ST
E EVANS ST
S BALLARD ST
S JEFFORDS ST
S IVES ST
E HOLMES ST
S FAIRVIEW ST
CMU
E PALMETTO ST
76
E CHEVES ST
0
225
450 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
R-4, MULTI-FAMILY, LIMITED
UNZONED
Florence County
Planning Department
Meeting Date:
07/28/2026
Council District 7
PC#2026-58
N

0 160 320

Feet

Florence County
Planning Department
Meeting Date:
07/28/2026

N

Council District 7
PC#2026-58

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Ordinance No. 12-2026/27 – Introduction
By Title Only

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Zoning Designation From R-4, Multi-Family Residential District, Limited To R-5, Multi-Family Residential District For The Property Located Off Of Cooktown Road, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 207; And Other Matters Related Thereto.

ATTACHMENT:
Copy of Proposed Ordinance No. 12-2026/27.

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Sponsor(s)	: Planning	
First Reading	: August 20, 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	: September ___, 2026	
Public Hearing	: September ___, 2026	
Third Reading	: October ___, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 12-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO CHANGE THE ZONING DESIGNATION FROM R-4, MULTI-FAMILY RESIDENTIAL DISTRICT, LIMITED TO R-5, MULTI-FAMILY RESIDENTIAL DISTRICT FOR THE PROPERTY LOCATED OFF OF COOKTOWN ROAD, LAKE CITY, SC, AS SHOWN ON FLORENCE COUNTY TAX MAP NUMBER 00142, BLOCK 31, PARCEL 207; AND OTHER MATTERS RELATED THERETO]

DRAFT

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 2026

AGENDA ITEM: Boards & Commissions- Policy Commission on Recreation

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Reappointment Of Jade Perkins, Representing District 6, 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:
N/A

back to top

FLORENCE COUNTY COUNCIL MEETING

August 20, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION: Request Approval Of Proposals With Collins & Almers Architecture For Design Services For The Third And Eleventh Floors At the County Complex To Be Funded From Bond Funds Appropriated Through Ordinance 40-2025/26 And For The County Administrator To Execute The Agreements.

POINTS TO CONSIDER:

1) Collins & Almers Architecture is on the On-Call List of architectural firms approved by Council on June 15, 2023. Collins & Almers Architecture was selected by Administration.
2) Total A/E Design for 3rd Floor is $260,812. Total A/E Design for 11th Floor is $116,952.
3) Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval.

FUNDING FACTORS:

Bond Funds Via Ordinance 40-2025/26.

OPTIONS:

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

ATTACHMENTS:

Collins & Almers Proposal dated August 6, 2026, 3rd Floor.
Collins & Almers Proposal dated August 6, 2026, 11th Floor.

back to top

COLLINS | ALMERS

ARCHITECTURE

August 5, 2026

Shannon Munoz
Deputy Administrator
Florence County
180 N Irby Street, MSC-M
Florence, SC 29501

Re: Florence County Complex 3rd Floor Renovation:
Planning, Building, Zoning & Information Technology
Architectural / Engineering Services

Dear Shannon:

This proposal outlines Architectural / Engineering (A/E) Services to support the renovations of the 3rd Floor of the Florence County Complex to accommodate Florence County Planning, Building, Zoning and Florence County Information Technology along with associated support space. The scope of work is identified on the Space Program Summary dated 7/31/26.

A/E SERVICES
includes coordination with Florence County's Data Center Consultant

Description of design service and fee is as follows:

1. Preliminary Design: $12,991
2. Basic Architectural, Structural, Mechanical (HVAC and Plumbing), and Electrical:
    a) Design: $64,953
    b) Construction Documents: $116,915
    c) Bidding / Negotiation; $12,991
    d) Construction Administration: $51,962
3. Reimbursable expense (allowance): $1,000

A/E Design Services:.....$260,812.00

The above listed services and associated A/E fee is based on the following:

Estimated construction cost:

a. Renovation: 18,558 SF ($200 per SF) = $3,711,600
b. Contingency allowance (10% of item a): $371,160

7.0% A/E fee for Basic Services
(item a: $3,711,600 X 7%) = $259,812

We are prepared to schedule the work upon your notice-to-proceed. Please let us know if you have any questions regarding this proposal and thank you for the opportunity to continue to serve Florence County.

Sincerely,

COLLINS & ALMERS ARCHITECTURE

Robert N Gaddy, AIA

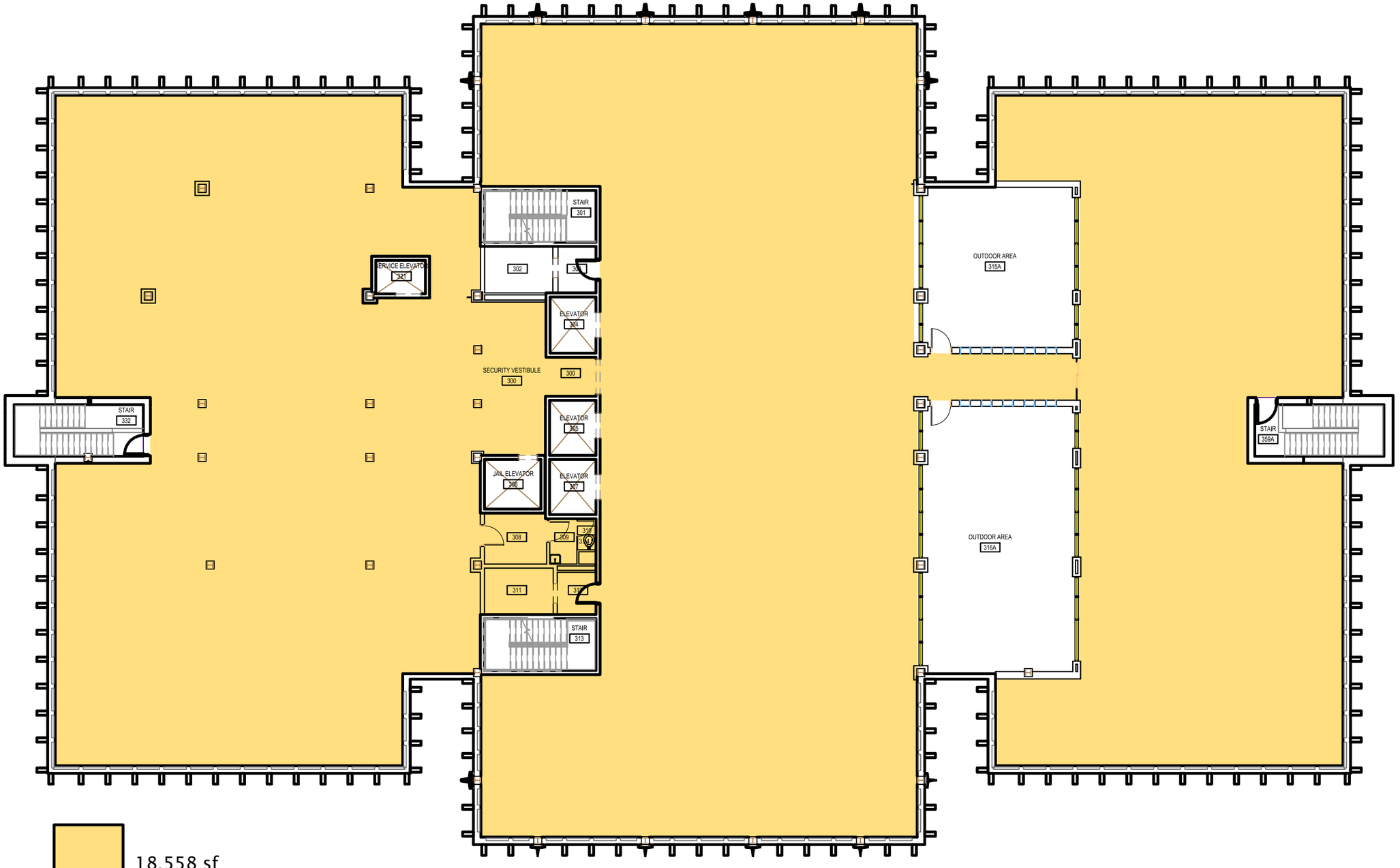
Attachments: Space Program Summary, dated 7/31/26
Existing Floor Plan

Florence County Complex - 3rd Floor Renovation

Space Program Summary

Item #	Space / Room	Floor	Notes:	Area	Qty	NSF
A	PLANNING & BUILDING					
1	Storage	3		2000	1	2,000
2	Conference Rooms					
	1	3	25-30 people	1000	1	1,000
	2	3	12 people	300	1	300
3	Break Room	3		250	1	250
4	Customer Lobby Area	3		550	1	550
5	Office Areas					
b	Mid-Level Managers					
	Office Areas	3		175	1	175
c	Plan Reviewers					
	Plan Reviewers	3		160	3	480
	Addressing	3		160	1	160
				100	2	200
	Deputy Building Official	3		160	1	160
d	General Staff					
	Building Inspector	3		100	5	500
	Code Enforcement	3		100	3	300
	Zoning	3		100	5	500
e	Permitting (4)	3	4 people	400	1	400
6	Printers / Large Format Scanner	3		100	1	100
7	Supplies	3		75	1	75
8	Toilet	3		65	4	260
	A): PLANNING & BUILDING SUBTOTAL					7,410
	Net to Gross Factor (i.e.: walls, circulation)					1.30
	TOTAL AREA A (+/-)					9,633

Item #	Space / Room	Floor	Notes:	Area	Qty	NSF
B	IT					
1	IBM Team	3				
	Office			120	3	360
	Storage			100	1	100
2	Supply Storage	3	Shared	500	1	500
3	Infrastructure Team	3	Adjacent to			
	Office		Help Desk Team	120	5	600
4	Help Desk Team	3	Close to			
	Cubicles		Infrastructure	64	8	512
	Work Bench			36	5	180
	Disposal			300	1	300
	IT Classroom / Training Lab		12-15 people	400	1	400
5	Offices (General/Administration)	3		120	5	600
6	Data Closet	3		75	1	75
7	Conference Rooms	3				
	1		20 people	500	1	500
	2		partition		1	0
8	Data Center	3		960	1	960
	Simulation Lab			450	1	450
	Data Center Storage			200	1	200
9	Kitchen / Breakroom	3		250	1	250
10	Copy/Work	3	communal	100	1	100
11	Toilet	3		64	4	256
12	Canteen	3		250	1	250
	B): IT SPACE SUBTOTAL					6,593
	Net to Gross Factor (i.e.: walls, circulation)					1.30
	TOTAL AREA B (+/-)					8,571
	TOTAL AREA: A + B (+/-)					18,204



COLLINS ALMERS ARCHITECTURE

Existing 3rd Floor Plan

SCALE: 1/16" = 1'-0"

FLORENCE COUNTY COMPLEX | DATE: 7/31/26

COLLINS | ALMERS
ARCHITECTURE

August 5, 2026

Shannon Munoz
Deputy Administrator
Florence County
180 N Irby Street, MSC-M
Florence, SC 29501

Re: Florence County Complex 11th Floor Renovation:
Administration and Council Chambers
Architectural / Engineering Services

Dear Shannon:

This proposal outlines Architectural / Engineering (A/E) Services to support the renovations of the 11th Floor of the Florence County Complex to accommodate Florence County Administration and Council Chambers along with associated support space. The scope of work will be further identified on a future Space Program Summary.

A/E SERVICES

Description of design service and fee is as follows:

1. Preliminary Design: $5,798
2. Basic Architectural, Structural, Mechanical, and Electrical:
    a) Design: $28,988
    b) Construction Documents: $52,178
    c) Bidding / Negotiation; $5,798
    d) Construction Administration: $23,190
3. Reimbursable expense (allowance): $1,000

A/E Design Services: $116,952.00

The above listed services and associated A/E fee is based on the following:

Estimated construction cost:

a. Renovation: 7,247 SF ($200 per SF) = $1,449,400
b. Contingency allowance (10% of item a): $144,940

8.0% A/E fee for Basic Services
(item a: $1,449,400 X 8%) = $115,952

We are prepared to schedule the work upon your notice-to-proceed. Please let us know if you have any questions regarding this proposal and thank you for the opportunity to continue to serve Florence County.

Sincerely,

COLLINS & ALMERS ARCHITECTURE

Robert N Gaddy, AIA

Attachments: Existing Floor Plan

FLORENCE COUNTY COUNCIL MEETING

August 20, 2026

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Declaration Of Two (2) Caterpillar Motorgraders And One (1) John Deere Gator 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

UNIT	MAKE	MODEL	YEAR	MILEAGE	COMMENTS	VIN #'S	DEPARTMENT
V8086	JOHN DEERE	1921W GATOR 4X2	2005	2,565	ENGINE AND TRANAXLE	W004X2X106172	RECREATION DEPT
HE8123	CATIPILER	12M3	2014	8,475	ENGINE AND TRAN GOOD	N9R00107	PUBLIC WORKS
HE8125	CATIPILER	12M3	2015	6,570	ENGINE AND TRANS GOOD	N9R00108	PUBLIC WORKS

FLORENCE COUNTY COUNCIL MEETING
August 20th, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Public Works

ISSUE UNDER CONSIDERATION: Request Approval of Lease Agreement for the use of property owned by Amy Louise Askins and Mary Dresden Floyd to operate the Pamplico Manned Convenience Center.

POINTS TO CONSIDER:

1) Florence County has operated the MCC at this location for numerous years without a formal lease agreement. This agreement carries a term of 5 years. Rent for the premises will be $3000.00 annually.
2) Council approval includes authorization for the County Administrator to execute all associated documents to proceed, pending County Attorney review and approval.

FUNDING FACTORS:
Lease will be paid through budgeted funds.

OPTIONS:

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

ATTACHMENTS:

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Lease Agreement

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

LEASE AGREEMENT

This Lease, made and entered into as of this 1st day of July , 2026, between AMY LOUISE SMITH ASKINS (ne SMITH) and MARY DRESDEN SMITH FLOYD (ne SMITH), hereinafter termed "Lessor", and FLORENCE COUNTY, SOUTH CAROLINA, 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.

1. 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 located at:

SEE EXHIBIT "A" ATTACHED HERETO

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 five (5) years. Rent for the Premises shall be THREE THOUSAND ($3000.00) dollars annually for the entire five-year term. The Parties agree that all rent payments shall be mailed to Amy Louise Smith Askins, who shall be responsible for the appropriate distribution to Mary Dresden Smith Floyd.

3. USE OF LEASED PREMISES/UTILITIES. Lessee's use of the Premises shall be for the operation of a Manned Convenience Site. 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. Lessee shall be permitted to install trade fixtures on the Premises and shall be permitted to remove said trade fixtures from the Premises at any time.

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 no less than $300,000.00/ $600,000.00 with respect to the Premises.

9. PREVENTION OF USE OF THE PREMISES. If after the effective date of this Lease, the Lessee is precluded or prevented from operating a recreational facility on the Premises by reason of any zoning law, zoning ordinance or zoning regulation of any public authority having jurisdiction over the Premises and such prohibition shall continue for a period of ninety (90) days, then the Lessee may terminate this Lease by giving to the Lessor not less than thirty (30) days written notice of termination.

10. 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.

11. 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.

12. 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:

Lessors: Amy Louise Smith Askins
2606 Marybank Drive
Effingham, SC 29541

Mary Dresden Smith Floyd
PO Box 202
Pamplico , SC 29583

Lessee: Florence County
Attention: County Administrator
MSC- G, County Complex
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.

13. 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.

14. 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:

LESSORS:

Amy Louise Smith Askins

Amy Louise Smith Askins

Mary Dresden Smith Floyd

Mary Dresden Smith Floyd

WITNESSES:

LESSEE

FLORENCE COUNTY

EXHIBIT "A"

PARCEL MAP

FLORENCE COUNTY COUNCIL MEETING

August 20, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Parks & Recreation

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 01-26/27, Paving at Lynches River County Park To Evans Pavement Services Of Florence, SC In The Amount Of $107,999.00 To Be Funded From Account 338-471-451000-508600-3258.

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and on Bidnet on July 10, 2026. The bid opening was held on July 23, 2026.
2) Two (2) bids were received; Two (2) bids were compliant. Evans Pavement Services is the lowest responsible, responsive bidder.
3) Nathan Dawsey, Parks and Recreations Director, recommends awarding Evans Pavement Services.
4) The bid expires October 10, 2026.

FUNDING FACTORS:

$107,999.00 = Total amount to be funded from Account 338-471-451000-508600-3258.

OPTIONS:

1) Award Bid No. 01-26/27 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Nathan Dawsey, Parks and Recreations Director.

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Notice

Basic Information

Reference Number	0000429997
Issuing Organization	Florence County
Owner Organization	Florence County
Project Type	IFB - Invitation for Bid (Formal)
Project Number	01-26-27
Title	01-26-27 RE-BID PAVING AT LYNCHES RIVER COUNTY PARK
Source ID	PU.AG.USA.2686018.C17634151
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina (Owner) is accepting bids from licensed and qualified Contractors to complete the paving of the existing gravel/dirt parking lot at 5094 County Park Rd, Coward, SC 29530.

Dates

Publication	07/09/2026 04:33 PM EDT
Question Acceptance Deadline	07/20/2026 04:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	07/23/2026 03:00 PM EDT
Prebid Conference	07/15/2026 03:00 PM EDT

Contact Information

Courtney Singleton
8436653018
csingleton@florencecountysc.gov

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Bid Result Publication Revision

Publication Type Bid Results

Evans Pavement Services

Organization Name	Evans Pavement Services
Bid Amount	$107,999.00
Address	P.O. Box 3990 Florence South Carolina 29502 United States

Chipley Company, Inc.

Organization Name	Chipley Company, Inc.
Bid Amount	$108,425.00
Address	PO Box 5417 Florence, SC South Carolina 29502 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 Parks & Recreation

Creating Community!

Bid Number 01-26-27 was opened on June 23, 2026. Two bids were received.

Evans Pavement Services, of Florence, SC, has submitted a bid that meets the desired specifications and needs for the paving of the front parking area at Lynches River County Park. This company has most recently completed a project for the Town of Cheraw as well as Florence County and Florence One School District.

The total bid price for this project is $107,999. The funds are available in account 338-471-451000-508600-0000, project number 3258.

It is my recommendation to award Bid Number 01-26-27 to Evans Pavement Services.

Sincerely,

Nathan Dawsey, Director
Florence County Parks and Recreation

Florence County Council Meeting

August 20, 2026

AGENDA ITEM: Other Business
Council District #9

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $4,100.00 from Council District #9, Infrastructure funding allocations to cut vegetation and remove blockages on S. Arundel Drive.

FUNDING SOURCE: Elmer DeLara-Sole Source

Amount: $4,100.00

_X_ Infrastructure 132-441-438-000-8769-____

__ Road System Maintenance

SIGNED:

_____

Requested by Council Member:Wayne Dorriety
Council District #9

Date: _____

STEVE ALLEN
Public Works Director

Date: 7-27-26

ATTACHMENTS:

(1) 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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Marion Joyner

From: ELMER DELARA <delaraelmer@yahoo.com>
Sent: Friday, July 24, 2026 2:19 PM
To: Marion Joyner
Subject: S. Arundel Drive ditch

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

To :Marion Joyner

Quote to cut vegetation and remove blockages for S. Arundel Dr.

Total quote amount $4100.00

Thank you,
Elmer DeLara

Yahoo Mail: Search, Organize, Conquer

MONDAY CALL
MR. DORRIETY DIST #9
ELMER COST
#4,100.00 OUT OF INFRASTRUCTURE FUNDING

FLORENCE COUNTY COUNCIL MEETING
August 20, 2026

AGENDA ITEM: Other Business
Infrastructure Project

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Approve The Expenditure Of Up To $3,000.00 From Council Districts' Infrastructure Funding Allocations (Approximately $1,000.00 From Each District Or As Indicated Below) To Make Necessary Repairs To The Sidewalk At The Lake City Park.

Time And Conditions Have Contributed To The Concrete Sidewalk Settling. This Has Created A Tripping Hazard. This Is A Safety Concern That Must Be Addressed. This Park Experiences Hundreds Of Daily Visitors Enjoying The Walking Path Around The Water Feature.

FUNDING SOURCE:
XXX Infrastructure _____ Road System Maintenance Fee _____Utility

Amount:	$1,000.00	$1,000.00	$
Signed:	Jason M. Springs	Andrew T. Rodgers, Jr.	Alphonso Bradley
Amount:	$	$1,000.00	$
Signed:	Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. 'Toney' Moore
Amount:	$	$	$
Signed:	Waymon Mumford	C. William Schofield	Willard Dorriety, Jr.

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
AUGUST 20, 2026

AGENDA ITEM: Other Business
Infrastructure- Council Districts 3 & 4

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council Districts 3 & 4 Infrastructure Funding Allocations ($15,000.00 From Each District) To Purchase Cover Bus Stops In Their Districts.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount:	$_____	$_____	$___15,000.00_____
Signed:	_____	_____	_____
	Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount:	$__15,000.00_____	$_____	$_____
Signed:	_____	_____	_____
	Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount:	$_____	$_____	$_____
Signed:	_____	_____	_____
	Waymon Mumford	William Schofield	Willard Dorriety, Jr.

TTACHMENTS:
N/A

I, Hope M Jones, Clerk To County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

_____
Hope M. Jones, Clerk to Council

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FLORENCE COUNTY COUNCIL MEETING
August 20, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 9

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Expenditures Of Not To Exceed One Hundred Thirty Five Thousand Dollars ($135,000) From Council District 9 Infrastructure Funding Allocation For Albermarle Blvd.

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: _____ $_____ $135,000_____

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

August 20, 2026

AGENDA ITEM: Other Business
Council District #2

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $26,000.00 from Council District #2 Infrastructure funding allocations for cleaning the entire run of ditch alongside a field off Grant Road in the Pamplico area.

FUNDING SOURCE:

Amount: $26,000.00

__X__ Infrastructure 134-441-438-000-8762-

_____ Road System Maintenance

_____ Utility

SIGNED: _____

Requested by Council member: Andrew Rodgers
Council District #2

Date: _____

STEVE ALLEN
Public Works Director

Date: 8-7-26

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

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Steve Allen

From: Steve Allen
Sent: Tuesday, July 14, 2026 11:22 AM
To: Barrott Dowdy; Andrew Rodgers Jr
Subject: FW: Outfall Ditch -- Grant Road

Tracking:

Recipient	Read
Barrott Dowdy	Read: 7/14/2026 11:46 AM
Andrew Rodgers Jr	

PLACE ON AGENDA

Marion got a price from Elmer Delara for cleaning the ditch alongside a field off of Grant Rd. in the Pamplico area. The price is $26,000.

That is for the entire run of the ditch.

132-441-438-000-8762
DIST. 2 Infrastructure Funds

Thanks,

Steven H. Allen
Public Works Director
Florence County, South Carolina
Office: 843-665-3022

From: Steve Allen
Sent: Monday, June 8, 2026 11:29 AM
To: Barrott Dowdy <BDowdy@Florencecountysc.gov>
Subject: RE: Outfall Ditch

Yes.....basically cleaning out the obstructions in the bottom of the ditch all the way down.....

Steven H. Allen
Public Works Director
Florence County, South Carolina
Office: 843-665-3022

From: Barrott Dowdy <BDowdy@Florencecountysc.gov>
Sent: Monday, June 8, 2026 11:26 AM
To: Steve Allen <Stallen@florencecountysc.gov>
Subject: Re: Outfall Ditch

Was this the cleaning out on the rooted up areas and trees blocking ?

Florence County Council Meeting

April 20, 2026

AGENDA ITEM: Other Business
Council District #1

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $8,650.00 from Council District #1 RSMF funding allocations to place 200 tons of MBC Stone on Flowers Road by Palmetto Minning.

FUNDING SOURCE:

Amount: $8,650.00

_____Infrastructure

__X__ Road System Maintenance 133-441-438-000-8761

_____ Utility

SIGNED: _____

Requested by Council member: Jason Springs
Council District #1

Date: _____

STEVE ALLEN
Public Works Director

Date: 8-7-26

ATTACHMENTS:

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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Flowers Rd, Lake City, SC, 29560, USA
Public Works
Search result
Flowers Rd, Lake City, South Carolina, 29560
FLOWERS RD
N C C RD
N LEE RD
DEERFOOT RD
200 Tons of MBC Stone FLOWERS RD
1,000 ft
Florence County GIS Powered by Esri

PALMETTO MINING COMPANY

Josh Williamson
OPERATIONS MANAGER
Joshuawilliamson1991@gmail.com
843-992-3905

08/07/2026

Quote:

1. 200 Tons of MBC Stone Delivered To
   Florence County
   Flowers Rd District 1

$43.25 Per Ton

TOTAL: $8650.00

FLORENCE COUNTY ROCKING PROJECT

Date: 8/6/26
District #1
ROAD NAME: FLOWERS RD

Chipley Company, Inc.

Mikael T Morris

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	200 TONS	$56.90	$11,380.00
2.			
		TOTAL	$11,380.00

Bids must include all applicable tax and fees

Project must be completed within 30 Calendar days after notice of award.

1. **This work shall include material(s) (MBC Stone or Crushed Asphalt or both) and Transportation to the listed site(s) (see attached map(s)).**

* 2. **MBC Stone – Only crusted granite meeting the following composite mixture, per SCDOT Table 305.2.5.5.**

Macadam Base Course	
Sieve Designation	Percentage by Weight Passing
2 – Inch	100
1 ½ - Inch	95-100
1 – Inch	70-100
½ - Inch	48-75
No. 4	30-60
No. 30	11-30
No. 200*	0-12
Liquid Limit	25 Max.
Plasticity Index	6 Max.

***AASHTO T 11 is used to determine the amount passing the No. 200 sieve.**

* 3. **Crushed Asphalt – Only reclaimed asphalt pavement that has been crushed to a maximum particle size of 7/8 inch.**

4. **Stone shall be evenly distributed along the roadway to allow for leveling by Florence County with a motor grader.**

5. **No less than 500 tons of material delivered to site per day (Monday-Friday 8:30 AM – 5:00 PM).**

FLORENCE COUNTY COUNCIL MEETING
AUGUST 20, 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 Two Contractual Matters.

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