

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
111 HENRY STREET,
BEAN MARKET
LAKE CITY, SOUTH CAROLINA
THURSDAY, SEPTEMBER 17, 2026
6:00 P.M.

-
- 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 AUGUST 20, 2026, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The August 20, 2026,
Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:

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

ORDINANCE NO. 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.

VII. APPEARANCES:

There are no appearances for this section.

VIII. COMMITTEE REPORTS:

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

Administration & Finance

(Chairman Moore, Councilmen Mumford, Dorriety, and Yarborough)

Public Services & County Planning

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

Justice & Public Safety

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

Education, Recreation, Health & Welfare

(Councilman Rodgers/Chair, Councilmen Caudle, and Schofield)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations

City-County Conference Committee

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

IX. RESOLUTIONS/PROCLAMATIONS:

PROCLAMATION:

FLORENCE ONE ADULT EDUCATION

A Proclamation To Proclaim And Designate The Week Of September 13-19, 2026 As Adult Education And Family Literacy Week.

RESOLUTIONS:

1. RESOLUTION NO. 08-2026/27

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

2. RESOLUTION NO. 09-2026/27

A Resolution To Adopt The Section 504/ADA Self-Evaluation And Transition Plan In Compliance With The Americans With Disabilities Act Of 1990 And Section 504 Of The Rehabilitation Act.

3. RESOLUTION NO. 10-2026/27

A Resolution Authorizing Submission Of An Application By Florence County To The Division Of Community Grant Programs Of The South Carolina Department Of Commerce.

X. ORDINANCES IN POSITION:

THIRD READING:

1. ORDINANCE NO. 69-2025/26

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

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)

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. 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 **For One Hundred Thirty Thousand Dollars (\$130,000.00)** And Other Matters Related Thereto.

3. 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.

4. 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)

5. ORDINANCE NO. 12-2026/27

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.

INTRODUCTION:

1. ORDINANCE NO. 13-2026/27

An Ordinance To Change The Future Land Use From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From R-1, Single Family Residential District to RU-2, Rural Resource District For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

2. ORDINANCE NO. 14-2026/27

An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

3. ORDINANCE NO. 15-2026/27

An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

4. ORDINANCE NO. 16-2026/27

An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development

District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

5. ORDINANCE NO. 17-2026/27

An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

6. ORDINANCE NO. 18-2026/27

An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

7. ORDINANCE NO. 19-2026/27

An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

8. ORDINANCE NO. 20-2026/27

An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

9. ORDINANCE NO. 21-2026/27

An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

10. ORDINANCE NO. 22-2026/27

An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083; And Other Matters Related Thereto.(Planning Commission Approved 6 to 0; Council District 1)

11. ORDINANCE NO. 23-2026/27

An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042; And Other Matters Related Thereto. (Planning Commission Approved 6 to 0; Council District 1)

12. ORDINANCE NO. 24-2026/27 *(By Title Only)*

An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 7, BUILDING REGULATIONS, ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE, DIVISION 1. - GENERALLY, Sec. 7-11. – Building Code Administration, To Comply With The International Building Code Adopted; And Other Matters Related Thereto.

13. ORDINANCE NO. 25-2026/27 *(By Title Only)*

An Ordinance Authorizing The Sale Of Property To, And The Execution And Delivery Of A Land Conveyance Agreement, Development Agreement and Economic Development Grant Agreement By And Between, A Company Identified As “Project North Woods” (The “Company”) And Florence County, South Carolina (The “County”) And Other Matters Related Thereto.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

PEE DEE WORKFORCE BOARD

Council Is Requested To Approve The Appointment Of Dr. Rhonda Johns, Replacing Dr. Jermaine Ford Of Florence Darlington Technical College To Serve On The Pee Dee Workforce Development Board With The Expiration Term Of June 30, 2028.

XII. REPORTS TO COUNCIL:

A. PROCUREMENT/PUBLIC WORKS/CPSTIII ADMIN.:

BID NO. 02-26/27

Council Is Requested To Award Bid No. 02-26/27, CPST III Resurfacing Project For Districts 3, 7 And 8 To Palmetto Corp Of Conway, SC In The Amount Of \$2,307,884.77 To Be Funded From CPSTIII And CPSTIIIA Funds.

B. PROCUREMENT/MUSEUM:

BID NO. 07-26/27

Council To Award Bid No. 07-26/27, ADA Restroom Remodel At Burch's Mill To H2 Construction Group, LLC Of Florence, SC In The Amount Of \$111,996.00 To Be Funded From Grant And Approved Council District Infrastructure Funds.

C. PROCUREMENT/PUBLIC WORKS:

1. BID NO. 03-26/27

Council Is Requested To Award Bid No. 03-26/27, MBC Stone For Mack Road In District 4 To R.E. Goodson 3 LLC, SC In The Amount Of \$34,608.00 From RSMF Funding.

2. BID NO. 06-26/27

Council Is Requested To Award Bid No. 06-26/27, MBC Stone For Community Lane To R.E. Goodson 3 LLC, In The Amount Of \$35,046.00 From District 5 RSMF Funds.

D. HUMAN RESOURCES:

FLORENCE COUNTY MANAGER'S HANDBOOK

Council Is Requested To Approve The Florence County Manager's Handbook. This Handbook Will Outline The Daily Operations Of Human Resources, Finance, Information Technology, Facilities, Procurement, Risk Management, And Grants. It Aims To Provide Managers With A Resource That Ensures Management Practices Are Consistent, Informed, And Aligned With Organizational Standards.

E. ADMINISTRATION/ECONOMIC DEVELOPMENT:

PURCHASE OF PROPERTY

Council Is Requested To Approve The Purchase Of Property Designated As Tax Map Number 00306-01-085, Containing 5 Acres Of Land In The Amount Of One Million Twenty Thousand Dollars (\$1,020,000.00), Needed For The Completion Of Industrial Park East From Economic Development Bond Funds, And Authorize The County Attorney To Execute The Appropriate Documents.

F. ADMINISTRATION:

DECLARATION OF SURPLUS

Council Is Requested To Approve The Declaration Of Two (2) John Deere Mowers, One (1) Caterpillar Mini Excavator, And One (1) Box Blade As Surplus Property For Disposal Through Public Internet Auction Via GovDeals or GovWorld.

G. FIRE RESCUE:

POSITIONS

Council Is Asked To Approve The Requests Of The Florence County Fire Rescue Department Authorizing Fifty-Eight (58) New Positions To Be Funded From Fund 37.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

1. BELLEMEADE DRIVE

Council Is Requested To Approve The Expenditure Not To Exceed \$2,700.00 From Council District 3 Infrastructure Funding Allocations For A Sidewalk Replacement On Bellemeade Drive In Florence County.

2. BRACEY BUILDING

Council Is Requested To Approve The Expenditure Of Up To \$30,000.00 From Council District 4 Infrastructure Funding Allocations To Repair The Roof On The Bracey Building Located In Timmonsville, SC.

3. LAKE CITY PARK

Council Is Requested To Approve The Expenditure Of Up To \$20,000.00 From Council District 1 Infrastructure Funding Allocations To Purchase And Install A Fountain At The Lake City Park Located Off Of West Main Street.

4. SIGNAGE

Council Is Requested To Approve The Expenditure Of Not To Exceed To \$1,003.61 From Council Districts 3 & 7 Infrastructure Funding Allocations (\$501.81 From Each District) To Furnish And Install Sign Material In The Town Of Quinby.

5. EAST ERVIN STREET

Council Is Requested To Approve The Expenditure Not To Exceed \$2,000.00 From Council District 4 Infrastructure Funding Allocations To Clear The Fence Line at 818 East Ervin Street Located In District 2.

IVX. EXECUTIVE SESSION:

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

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Minutes Of The August 20, 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 August 20, 2026, County Council meeting.

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**REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY,
AUGUST 20, 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
Andrew Rodgers, Jr., Council Member
Stoney C. Moore, Council Member
Willard Dorriety, Jr., Council Member
Jason M. Springs, Council Member (voted telephonically)
Kent C. Caudle, Council Member
Kevin Yokim, County Administrator
Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ABSENT:

Dr. Alphonso Bradley, Council Member

ALSO PRESENT:

Shannon Munoz, Deputy Administrator of Administration
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
Reggie Sanders, Director of GIS
Tenae Reeves, Director of Human Resources
Deputy Chief Tommy Sullivan, Sheriff's Office
Kayla Wilson, Grants Manager
Deirdre Weaver-Currier, Post & Courier Editor
Tonya Brown, WPDE Reporter

A notice of the regular meeting of the Florence County Council appeared in the August 18, 2026, edition of the **MORNING NEWS**. In compliance with the Freedom of Information Act, copies of the meeting Agenda were provided to members of the media, members of the public requesting copies, posted in the lobby of the County Complex, provided for 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 JULY 16, 2026, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The July 16, 2026, Regular Meeting Of The County Council. Vice-Chair Schofield made the motion and Councilman Moore seconded which was approved by all 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. 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.

Chairman Yarborough declared the public hearings opened.

APPEARANCES:

OPEN SPACE INSTITUTE

Dr. Maria Whitehead Appeared Before Council To Give A Brief Presentation On The Land Conservation Plan. Dr. Whitehead presented a Power Point presentation to Council.

COMMITTEE REPORTS:

Agriculture, Forestry, Military Affairs & Intergovernmental Relations (City-County Conference): Vice-Chairman Schofield stated the AFMAIR Committee met last month and made the motion to bring the Florence County Land Conservation Vision Plan to Council to be adopted at this meeting. Councilman Caudle made the motion to adopt the Florence County Land Conservation Vision Plan and Councilman Moore seconded, which was approved by all the members present. Vice-Chairman Schofield said the next City-County Conference Committee is scheduled to meet in September.

Chairman Yarborough declared the public hearings closed.

RESOLUTION OF RECOGNITION: **FLORENCE POST 1 BASEBALL TEAM**

The Clerk published the Resolution of Recognition in its entirety. A Resolution Of Recognition To Recognize Florence Post 1 Baseball Team As The 2026 South Carolina American Legion Senior State Champions. Councilman Moore made the motion and Councilman Rodgers seconded. The motion was approved by the members present. Councilman Moore presented the framed Resolution of Recognition to the Coach and players.

PROCLAMATION: **NATIONAL PREPAREDNESS MONTH**

The Clerk published the title of the Proclamation. A Proclamation Recognizing And Honoring The Members Of The South Carolina State Guard And Designating The Month Of September 2026 As National Preparedness Month. Vice-Chair Schofield made the motion and Councilman Dorriety seconded. The motion was approved by the members present. Vice-Chair Schofield presented the framed Proclamation to Lt. Julian Young.

RESOLUTIONS:

RESOLUTION NO. 05-2026/27

The Clerk publish the title of the Resolution. 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. Councilman Caudle made the motion and Councilman Rodgers seconded. Mr. Yokim stated that Julius Duke II requested the road closure of a portion of the existing Dogwood Street. Dogwood Street is located in

Council District 5 area of the County. Dogwood Street is maintained by the Public Works Department of Florence County. 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. There were no objections from other departments/real property owners to the portion of the existing Dogwood Street to be closed. Dogwood is a dead-end street only for ingress/egress to several family-owned residences. There is a lot of traffic on the street from non-residents, with a lot of speeding and driving on private property. Safety is of paramount concern. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

RESOLUTION NO. 06-2026/27

The Clerk published the title of the Resolution. 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. Councilman Rodgers made the motion and Councilman Moore seconded. Mr. Yokim stated that Florence County requested the road closure of a portion of the existing Mill Branch Road. Mill Branch Road is located in Council District 2 area of the County. Mill Branch 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 Mill Branch Road. (From western property boundaries of TMS 00395-02-018 and 00395-02-004 to the river.) There were no objections from other departments/real property owners to the portion of the existing Mill Branch Road to be closed. The reason for abandonment is regarding security of the adjacent properties including archaeological sites that are located on Florence County Parcels. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

RESOLUTION NO. 07-2026/27

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 CPSTIII Excess. This resolution approves a new CPSTIII-A project (\$105,000) and reduces 5 projects (\$182,210.05) due to cost savings. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCES IN POSITION:

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. 70-2025/26 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 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 Caudle seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 71-2025/26 THIRD 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). 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. Councilman Springs voted via telephonically with an affirmative vote. Councilman Moore recused himself from the vote. (The recusal form is attached and referenced.)

ORDINANCE NO. 72-2025/26 THIRD 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. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 73-2025/26 THIRD 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. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 74-2025/26 THIRD 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 Commission Approved 8 to 0; Council District 5). Councilman Caudle made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 75-2025/26 THIRD 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 Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 76-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 77-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 78-2025/26 THIRD 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 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 79-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 80-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 81-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 82-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 83-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 84-2025/26 THIRD 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 Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 85-2025/26 THIRD 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. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 86-2025/26 THIRD 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 Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 87-2025/26 THIRD 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 Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 88-2025/26 THIRD 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 Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 89-2025/26 THIRD 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 Commission Approved 8 to 0; Council District 5). Councilman Caudle made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 90-2025/26 THIRD 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). Councilman Moore made the motion and Councilman Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 91-2025/26 THIRD 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 Rodgers seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 92-2025/26 THIRD 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 Moore made the motion and Vice-Chair Schofield seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 93-2025/26 THIRD 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 Dorriety made the motion and Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 94-2025/26 THIRD 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 Dorriety made the motion and Vice-Chair Schofield seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 95-2025/26 THIRD 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 Caudle seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 96-2025/26 THIRD 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, 10018-01-060, 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 Councilman Caudle seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 97-2025/26 THIRD 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 Moore seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 98-2025/26 THIRD 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 Councilman Moore seconded. The motion was approved on the third reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

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. 02-2026/27 SECOND READING

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. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated that The proposed changes update a Florence County ordinance adopted in 2007 that has not kept pace with current hazardous materials planning and response costs. 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. 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. 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. The proposed changes were presented to the LEPC and garnered unanimous support. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 03-2026/27 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: 90143-01-006, 90143-01-007; And Other Matters Related Thereto. (Planning Commission Approved 9 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 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 commercial uses. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District and B-3, General Commercial District. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 04-2026/27 SECOND READING

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). Councilman Caudle 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 commercial uses. The surrounding properties are currently zoned CMU, Commercial Mixed-Use District, B-3, General Commercial District, or FO/LI, Flex Office/Light Industrial District. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 05-2026/27 SECOND READING

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). Councilman Moore made the motion and Councilman Rodgers seconded. Mr. Yokim stated that this zoning map amendment was requested by McG Capital LLC, (Browder McGill). 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. 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 06-2026/27 SECOND READING

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). Councilman Dorriety made the motion and Councilman Rodgers seconded. Mr. Yokim stated that 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 07-2026/27 SECOND READING

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). Councilman Moore made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated that 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 08-2026/27 SECOND READING

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). Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated that 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. The motion was approved on the second reading of the ordinance by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ORDINANCE NO. 09-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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.

ORDINANCE NO. 10-2026/27 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 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)

ORDINANCE NO. 11-2026/27 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 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)

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

The Clerk published the title of the Ordinance. 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.

Chairman Yarborough declared the ordinances introduced.

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. Councilman Moore made the motion and Councilman Rodgers seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

BOARD OF ASSESSMENT APPEALS

Council Is Requested To Approve The Appointment Of Chris Langmo Representing District 6 To Serve On The Board Of Assessment Appeals With The Appropriate Expiration Term. Councilman Moore made the motion and Councilman Rodgers seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

CITY-COUNTY CIVIC CENTER COMMISSION

Council Is Requested To Approve The Appointment Of Jason Fox To Serve On The City-County Civic Center Commission Board With The Expiration Term Of June 30, 2028. Vice-Chair Schofield made the motion and Councilman Dorriety seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

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. Council approved via Resolution 02-26/27 to cease maintenance on a portion of Chandler Mill Rd. which included the closed bridge by DOT. Need an update to the scope of work for the remaining portion of Chandler Mill Rd. 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. Graham St., Pettigrew St., Sunset St. and Kuker St are going out to bid this month. We need to clarify the scope of work for Bunch St. All other projects are complete.

District 4 – Bid 25-25/26 for Heyward Rd and W. Robinson Ct. are under construction. Deer Road water line extension project is almost complete, and we are waiting for acceptance of final permits. 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) are complete. We are waiting for 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 which are Garland Dr, S Calhoun Dr, Heatherwood Circle, Lawton Dr., W. Adams Ave, S. Brandon Dr., W. Milton St., Claremont Ave, Avondale Dr., and W. Waldron St are going out to bid this month. 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 Timmons ville: All Timmons ville 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.

CPST III- Johnsonville, Lake City, Pamplico, and Coward- Complete.

CPSTIII Quinby - Projects ongoing. \$765,356.59 of \$1.5m expended.

CPSTIII Scranton – Water Complete. About \$41,000.00 remains for Town Hall.

CPSTIII Olanta – About \$16,000.00 remains in sewer project.

CPSTIII- A:

District 1 – Remaining projects include Pine St., Godwin St, Peachtree 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 – Roughfork sidewalk is in the design process. South Sunset Dr, Tennyson Ct., Stafford Ct., and Sopkin Ave have been approved and are going out to bid this month.

District 4 – The Cubie Rd Hydraulic Study is currently underway, with field work ongoing. Hollybrook Lane has been awarded via Bid 37 and just waiting for PO to be cut so work can begin.

District 5 – We are still waiting for the final invoice for these projects. East Industrial Blvd. is under construction. FCSO Training Center Rd has been completed and is now waiting for the final invoice. Edwards Ln. is the only remaining project.

District 6 – Dempsy, Ard, and Atlas are under construction as part of Bid 25-25/26. Hollybrook Circle 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. Remaining projects to be completed are Tara Village drainage and Sopkin Ave.

District 8 – Windsor Forest Drive was approved under Bid 29-25/26 and is under construction. We 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.

CPSTIII- B:

District 2 – Remaining projects include Chapman Drive.

District 5 – Remaining projects include Wheeler Rd.

District 6 – Remaining projects include Hollybrook Cir. and Wreathwood Ln.

District 8 – Rainford, Trotter, Ascot, and Honor Cove are almost complete. The additional section of Ascot that we added via change order is complete.

District 9 –Tiffany Dr., Mallard Ln., Watersedge Ln., Teal Ln., and Rodanthe Cir are about to begin. Westwind Dr., Roda Dr., and Renee Ct. projects have been approved.

Montclair Way Extension: Project is underway with clearing and grubbing already completed. Silt fencing is in the process of being installed.

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.

Public Works: The repairs to the Pisgah Road bridge at the Florence/Darlington County line have been completed.

Parks & Recreation:

Penny Sales Tax Projects: Timmonsville Park – Renovation & New Football Field is complete. Concession Stand – Construction is completed.

Lynches River County Park: Extending electrical for Phase II of the Lights4Paws driving route.

EMS:

Facilities and Equipment: Florence County has six purchase orders for seven ambulances with Northwestern Emergency Vehicles. Florence County received our #1 ambulance build on June 8th. The project period for ambulance builds #2, #3, and #4 will be the first quarter of 2027. Builds #5, #6, and #7 are scheduled for the second and third quarters of 2027.

Fire & Rescue:

Sardis-Timmonsville Fire Department: Steel is being erected for the new addition at Station 42.

Sheriff's Office:

Environmental Services: Cleaned 40.5 miles of road and collected 1662 bags of litter.

REPORTS TO COUNCIL:

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. Councilman Dorriety made the motion

and Councilman Caudle seconded. Mr. Yokim stated that 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. Total A/E Design for 3rd Floor is \$260,812. Total A/E Design for 11th Floor is \$116,952. 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. Councilman Springs voted via telephonically with an affirmative vote.

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated that 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. Councilman Springs voted via telephonically with an affirmative vote.

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. Councilman Rodgers made the motion and Councilman Dorriety seconded. Mr. Yokim stated that 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. Council approval includes authorization for the County Administrator to execute all associated documents to proceed, pending County Attorney review and approval. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

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. Councilman Caudle made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated that 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. Two (2) bids were received and compliant. Evans Pavement Services is the lowest responsible, responsive bidder. Nathan Dawsey, Parks and Recreations Director, recommends awarding Evans Pavement

Services. The bid expires October 10, 2026. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

OTHER BUSINESS:

ARUNDEL DRIVE INFRASTRUCTURE

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

LAKE CITY PARK INFRASTRUCTURE

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. Councilman Caudle made the motion and Councilman Rodgers seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

BUS STOPS INFRASTRUCTURE

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. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

GRANT ROAD INFRASTRUCTURE

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. Councilman Rodgers made the motion and Councilman Caudle seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

BLITSGEL DRIVE INFRASTRUCTURE

Council Is Requested To Approve The Expenditure Not To Exceed \$18,250.00 From Council District 9 Infrastructure Fund Allocations To T&L Management For An Outfall Ditch Clean-Out Off Of Blitsgel Drive In Florence County. Councilman Dorriety made the motion and Councilman Caudle seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

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. Councilman Moore made the motion and Councilman

Caudle seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

ALBERMARLE BOULEVARD

Council Is Requested To Approve The Expenditure Of Not To Exceed One Hundred Thirty-Five Thousand Dollars (\$135,000) From Council District 9 RMSF Funding Allocation For Albermarle Blvd. Councilman Dorriety made the motion and Vice-Chair Schofield seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

NICOLE LANE

Council Is Requested To Approve The Expenditure Not To Exceed \$29,832.33 From Council District 5 RSMF Funding Allocations For 870 Tons Of MBC Stone For Nicole Lane. Councilman Caudle made the motion and Councilman Rodgers seconded. The motion was approved by the members present. Councilman Springs voted via telephonically with an affirmative vote.

EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss Two Contractual Matters. Vice-Chair Schofield made the motion and Councilman Rodgers seconded which was approved by all members present. Councilman Springs voted via telephonically with an affirmative vote.

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

ADJOURN:

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

COUNCIL MEETING ADJOURNED AT 11:07 A.M.

WAYMON MUMFORD
SECRETARY-CHAPLAIN

HOPE M. JONES
CLERK TO COUNCIL



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-Ari
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)

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

A personal interest in the properties

**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,

J. C. M.

Date: 8/20/26

PUBLIC HEARING

AUGUST 20, 2026

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.

NAME	ADDRESS	PHONE NUMBER
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PUBLIC HEARING

AUGUST 20, 2026

RESOLUTION 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.

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PUBLIC HEARING

AUGUST 20, 2026

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.

NAME	ADDRESS	PHONE NUMBER
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2/17

**FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026**

AGENDA ITEM: Public Hearing (s)

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

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

ORDINANCE NO. 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.

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FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Proclamation- Florence One Adult Education

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

A Proclamation To Proclaim And Designate The Week Of September 13-19, 2026 As Adult Education And Family Literacy Week.

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)

WHEREAS, more than 43 million American adults struggle with foundational literacy skills, more than 62 million lack basic numeracy skills, more than 28 million lack basic digital skills, and millions more seek the education, credentials, and workforce training needed to fully participate in today's economy; and

WHEREAS, already, 69 percent of American employers report challenges in finding the skilled talent they need; and

WHEREAS, illiteracy costs the U.S. economy over \$300 billion per year in lost earnings, lower productivity, less innovation, and increased need for government assistance; and

WHEREAS, adult education and family literacy programs open doors to opportunity by helping adults earn high school equivalency diplomas, improve English language skills, prepare for college and careers, strengthen digital literacy and the ability to use AI and emerging technologies, and build the skills needed for lifelong success; and

WHEREAS, a strong adult education system strengthens our workforce, helps employers meet growing talent needs, increases economic mobility, and builds healthier, more resilient families and communities; and

WHEREAS, adult education providers—including community colleges, school districts, literacy organizations, correctional education programs, workforce partners, libraries, and community-based organizations—deliver high-quality educational opportunities that transform lives every day; and

WHEREAS, as our nation commemorates America's 250th anniversary, expanding access to adult education honors the promise of opportunity by empowering more Americans to participate fully in civic life, contribute to their communities, and help shape the nation's next 250 years; and

WHEREAS, National Adult Education & Family Literacy Week recognizes the achievements of adult learners, honors the educators, volunteers, and partners who support them, and raises awareness of the essential role adult education plays in strengthening families, communities, and the nation; and

WHEREAS, the National Association for the Transformation of Adult Education (NAFTAE) serves as the nation's leading advocacy organization dedicated to advancing public policy, strengthening grassroots advocacy, and elevating the voices of adult learners and educators to ensure adult education remains a cornerstone of America's workforce and future prosperity;

NOW, THEREFORE, BE IT RESOLVED, that the Florence County Council do hereby proclaim **September 13–19, 2026**, as

ADULT EDUCATION & FAMILY LITERACY WEEK

in Florence County, South Carolina and encourage all residents to recognize the value of adult education, celebrate the achievements of adult learners, and support the programs and educators who create pathways to opportunity for individuals, families, employers, and our community.

Done in a meeting duly assembled this 17th day of September, 2026.

THE FLORENCE COUNTY COUNCIL

Jerry W. Yarborough, Jr. Chairman

ATTEST:

Hope M. Jones, Clerk to Council

FLORENCE COUNTY COUNCIL MEETING
September 17, 2026

AGENDA ITEM: Resolution No. 08-2026/27

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

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

POINTS TO CONSIDER:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023.
2. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess.
3. This resolution approves two new CPSTIII-A projects (\$560,000) and one new CPSTIII-B project (\$80,000).

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution 08-2026/27
2. Ordinance 16-2023/24

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

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 08-2026/27

(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 Dist. 9 (CPST-A)

Middle Drive	\$60,000
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Marksmanship Academy (CPST-B)

Florence County Progress	\$80,000
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Municipal Water & Sewer (CPST-A)

Town of Olanta Water Improvements	\$500,000
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NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above CPSTIII-A projects totaling \$560,000 and CPSTIII-B project totaling \$80,000.

ATTEST:

Hope M. Jones, Council Clerk

D. Malloy McEachin, County Attorney

SIGNED:

Jerry Yarborough, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

Sponsor(s) : Finance
First Reading : September 21, 2023
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Second Reading : October 19, 2023
Public Hearing : October 19, 2023
Third Reading : November 16, 2023
Effective Date : Immediately

I, Hope M. Jones,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on 10/ 3/2023.

ORDINANCE NO. 16-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE PURSUANT TO SECTION 4-10-340(B)(3) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, FOR THE EXPENDITURE OF EXCESS REVENUES RECEIVED BY THE COUNTY FROM THE CAPITAL PROJECT SALES TAX IMPOSED IN FLORENCE COUNTY PURSUANT TO ARTICLE 3 OF CHAPTER 10 OF TITLE 4 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND A REFERENDUM HELD IN FLORENCE COUNTY ON NOVEMBER 3, 2020, TO SPECIFY THE PURPOSES FOR WHICH EXPENDITURES WILL BE MADE, AND OTHER MATTERS RELATING THERETO.

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

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

On July 16, 2020, the Council enacted Ordinance Number 31-2019/20 entitled: "AN ORDINANCE TO IMPOSE A ONE PERCENT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN FLORENCE COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH THE TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO CONCUR IN THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO ESTABLISH THE PRIORITY IN WHICH THE PROCEEDS OF THE TAX ARE TO BE EXPENDED; TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX; TO PROVIDE FOR THE PAYMENT OF THE TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO" (the "Initial Ordinance"). The Initial Ordinance was enacted pursuant to the authority of certain provisions of the Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), including the Capital Project Sales Tax Act, Sections 4-10-300 et seq. of the S.C. Code (the "Sales Tax Act").

Pursuant to the Initial Ordinance and the Sales Tax Act, a referendum was held in the County on November 3, 2020. As certified by the Florence County Voter Registration and Elections Commission, the question presented in the referendum (the "Referendum Question") was approved by the majority of the voters casting a vote therein, with 33,263 votes cast in favor and 13,944 votes cast in opposition.

Pursuant to the Sales Tax Act and approval of the Referendum Question, the imposition of the sales and use tax provided for in the Sales Tax Act, the third such sales and use tax imposed in Florence County ("CPST III") commenced May 1, 2021 and will terminate on April 30, 2028.

The Referendum Question contained projects permitted to be funded from the proceeds of CPST III pursuant to Section 4-10-330(A)(1) of the Sales Tax Act (the "Initial Projects").

On February 18, 2021, the Council enacted Ordinance No. 15-2020/21 entitled "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING ONE HUNDRED TWENTY MILLION DOLLARS (\$120,000,000) GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO" (the "CPST Bond Ordinance").

Pursuant to the CPST Bond Ordinance, the County issued, sold, and delivered \$120,000,000 in principal amount of general obligation bonds of the County on March 11, 2021 (the "CPST III Bonds") in order to provide funds to defray the costs of the Initial Projects.

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on June 1, 2028.

Section 3.8 of the Initial Ordinance provides for a flow of funds relative to the CPST III revenues and the CPST III Bonds. Said Section 3.8 provides that an amount equal to the amount of principal and interest payable on the CPST III Bonds during the following thirteen months shall be maintained in the sinking

fund for the CPST III Bonds at all times, after which funds may be used to fund any debt service reserve fund established for the CPST Bonds and used to pay cost overruns with respect to the Initial Projects.

No debt service reserve fund has been established for the CPST III Bonds and all of the Initial Projects are either complete for fully funded with no cost overruns.

In consultation with the County's municipal financial advisor, County administration has projected that the amount of CPST III revenue that will be collected to April 30, 2028 will exceed debt service requirements with respect to the CPST III Bonds to the final maturity of the CPST III Bonds by between \$50,000,000 and \$80,000,000 (the "CPST III Excess").

Section 4-10-340(B)(3) of the Sales Tax Act, provides that, if excess revenues from the imposition of a capital project sales tax remain after all projects in the applicable referendum question have been fully funded and the capital project sales tax has not been reimposed, County Council may by ordinance apply may specify and direct the expenditure of such proceeds to other projects selected by County Council so long as the projects fall within the categories of project listed in Section 4-10-330(A)(1) of the Sales Tax Act.

CPST III is currently in effect and has not been reimposed.

As allowed by Section 4-10-340(B)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of \$50,000,000 of the CPST Excess to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDITURE 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.

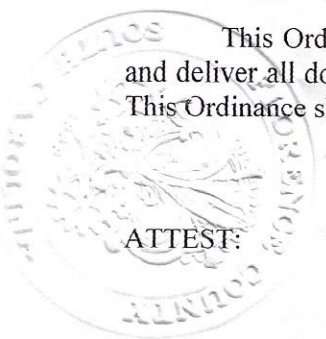
Section 3.02 Further Action by Officers of County.

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.

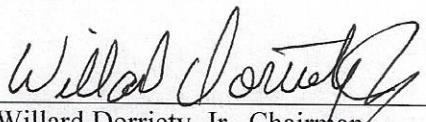
Section 3.03 Effective Date of Ordinance.

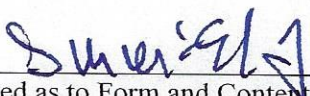
This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale, issuance and delivery of the Bonds. This Ordinance shall be construed liberally to effect the intent of Council.

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:

OPPOSED: ☒

ABSENT:

approved
(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.

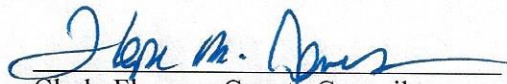
The meetings held on September 21, 2023, October 19, 2023, and November 16, 2023 were each a regular meeting of the County Council, for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the "Freedom of 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

September 17, 2026

AGENDA ITEM: Resolution No. 09-2026/27

DEPARTMENT: Human Resources

ISSUE UNDER CONSIDERATION:

A RESOLUTION TO ADOPT THE SECTION 504/ADA SELF-EVALUATION AND TRANSITION PLAN IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 AND SECTION 504 OF THE REHABILITATION ACT.

POINTS TO CONSIDER:

1. Section 504 of the Rehabilitation Act of 1973 and Title II of the Americans with Disabilities Act of 1990 require public entities to evaluate their programs, services, activities, policies, procedures, and facilities to ensure accessibility and nondiscrimination for individuals with disabilities.
2. Florence County worked with the Pee Dee Regional Council of Governments to complete an updated Section 504/ADA Compliance Plan, including a Self-Evaluation and Transition Plan dated April 2026.
3. The Self-Evaluation and Transition Plan reviews County programs, services, communication procedures, grievance procedures, and public accessibility accommodations to ensure compliance with applicable federal accessibility requirements.
4. The plan formally identifies the County's ADA Coordinator and ADA Committee and establishes procedures related to:
 - Public notice requirements
 - Effective communication accommodations
 - Public meeting accessibility
 - ADA grievance procedures
 - Ongoing compliance review and coordination.
5. The Human Resources Director serves as Florence County's designated ADA Coordinator and will be responsible for coordinating compliance efforts, responding to accommodation requests, and administering the County's grievance procedures.
6. Adoption of the plan satisfies federal requirements that public entities maintain a current self-evaluation, transition plan, grievance procedure, and public notice regarding accessibility and nondiscrimination.

OPTIONS:

1. Approve as presented (*recommended*)
2. Provide an alternative direction

ATTACHMENTS:

Florence County Section 504/ADA Compliance Plan – April 2026

[back to top](#)

Sponsor(s) : Human Resources
Adopted : September 17, 2026
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 09-2026/27

A RESOLUTION TO ADOPT THE SECTION 504/ADA SELF-EVALUATION AND TRANSITION PLAN IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 AND SECTION 504 OF THE REHABILITATION ACT.

WHEREAS, Section 504 of the Rehabilitation Act of 1973, as amended, and Title II of the Americans with Disabilities Act of 1990 (“ADA”) require public entities to evaluate their services, policies, practices, and facilities to ensure accessibility and nondiscrimination for individuals with disabilities; and

WHEREAS, Florence County has undertaken a self-evaluation and transition planning process with technical assistance from the Pee Dee Regional Council of Governments to assess County programs, services, activities, policies, procedures, and facilities for compliance with Section 504 and the ADA; and

WHEREAS, Florence County has prepared a Section 504/ADA Compliance Plan, including a Self-Evaluation and Transition Plan, identifying policies, procedures, grievance processes, communication accommodations, and accessibility measures necessary to ensure equal access to County programs and services; and

WHEREAS, Florence County has designated an ADA Coordinator and established an ADA Committee to oversee implementation and ongoing compliance efforts; and

WHEREAS, Florence County desires to formally adopt the Florence County Section 504/ADA Compliance Plan, including the Self-Evaluation and Transition Plan dated April 2026, and authorize staff to implement and maintain said plan in accordance with applicable federal and state laws.

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

1. Florence County Council hereby adopts the Florence County Section 504/ADA Compliance Plan, including the Self-Evaluation and Transition Plan dated April 2026.

2. The County Administrator, ADA Coordinator, and designated County staff are authorized and directed to implement the policies, procedures, accommodations, and compliance measures identified within the adopted plan.
3. Florence County shall maintain the adopted Self-Evaluation and Transition Plan on file for public inspection in accordance with applicable ADA and Section 504 requirements.

ATTEST:

SIGNED:

Hope M. Jones, Council Clerk

Jerry W. Yarborough, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

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

Florence County, South Carolina
Section 504/ADA Compliance Plan

April 2026

Prepared with the Assistance of
Pee Dee Regional Council of Governments
P.O. Box 5719
Florence, SC 29502
843-702-3136

Florence County 504/ADA Compliance Plan

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504/ADA Compliance Effort Summary

Introduction and Organization

In compliance with Section 504 of the Rehabilitation Act of 1973 (as amended) and the Americans with Disabilities Act of 1990, Florence County has begun an effort to provide all disabled persons with equal access and opportunity to employment, facilities, programs, activities, and services provided by the County. A brief description of the compliance process has been included in this report.

To this end, all appropriate properties owned by the County of Florence, policies adopted by the County, and practices engaged in by the County employees have been examined by Pee Dee Regional Council of Governments, which as a provision of technical assistance, submits this report.

This report is organized into two major sections:

A Self-Evaluation, which is an inventory and analysis of County programs, services, and activities and their related policies and practices, to ensure compliance with Section 504 and the ADA.

A Transition Plan, which is an identification of those physical barriers which must be eliminated to ensure physical access and provides a schedule for barrier removal.

This report also includes a public notice, guidelines for public meetings, a public meeting notice, and a grievance procedure.

Scope of Services and Liability

The Americans with Disabilities Act of 1990 is a complex law. It contains many concepts and terms. Accordingly, Pee Dee Regional Council of Governments makes no claim, expressed or implied, that, in performing the services set out in this section, it will locate every barrier to individuals with disabilities whose removal might be required by Section 504 of the Rehabilitation Act of 1973 (as amended) and the ADA.

Further, Florence County acknowledges that the County is solely responsible for non-discrimination under Section 504 and the ADA and other applicable law and that civil lawsuits under Section 504 and the ADA (frivolous or otherwise) remain possible regardless of the number or types of barriers, if any, that the responsible public entity decides to remove. Pee Dee Regional Council of Governments will provide technical assistance, on an as needed basis, ADA workshop/training and assistance to its clients in developing plans, under the guidelines of the Department of Justice, for compliance with the ADA Title II; and Section 504—SEP and TP for those public entities who elect to utilize the ADA compliance services offered by Pee Dee Council of Governments.

Pee Dee Council of Governments and Florence County have discussed the County's risks, rewards, and benefits associated with its services, programs, and activities. Florence County agrees to defend, indemnify, and hold Pee Dee Council of Governments harmless from all claims for liability, for injury, or loss sustained or alleged by any person or entity arising out of Section 504 or the ADA.

This report is submitted to the County of Florence as an advisory guide to assist the County with its Section 504 and ADA compliance efforts. This report does not constitute any contractual agreement or serve as legal advice. Pee Dee Council of Governments shall not accept or share any liabilities which may result from the recommendations found in this report, or the actions taken by the County based on such recommendations.

Section 504/ADA Compliance Process

Summary of steps for compliance:

1. Designate a responsible employee (ADA Coordinator)
2. Provide public notice of ADA requirements (App. A)
3. Establish a grievance procedure (App. C)
4. Conduct a public meeting to invite public participation (App. B)
5. Conduct a self-evaluation
6. Develop a transition plan
7. Adopt and maintain plans

ADA Coordinator's Responsibilities

Examples of possible organization and responsibilities assigned to the ADA Coordinator:

1. Coordinate and direct the activities and efforts to comply with the ADA and Section 504.
2. Serve as the County's primary contact and liaison for the County's departments on compliance issues regarding the County's ADA/504 compliance program.
3. Communicate with the public and interested individuals on information regarding the County's ADA/504 compliance program.
4. Serve as the primary point of services for and the overall coordinator of the County's response to all grievances filed against the County regarding noncompliance with the ADA/504 and allegations of discrimination in its services, policies, and practices.
5. Develop and coordinate a continuing training plan for departments to ensure that they are aware of their responsibilities under ADA/504 law.
6. Supervise the ADA/504 grievance procedures and ensure that, for any grievance communicated alleging noncompliance with ADA/504 law, an investigation is conducted, and the complaint is resolved promptly and equitably.
7. Maintain the County's SEP and TP on file and make it available for public inspection.

Note: This plan, if adopted, must be made available for public review for at least three years.

Self-Evaluation Committee

Committee:

ADA Coordinator
Tenaë Reaves
Human Resources Director
843-665-3054
TReaves@florencecountysc.gov

Shannon Munoz
Deputy Administrator
843-665-3035
SMunoz@florencecountysc.gov

Kayla Wilson
Grants Manager
843-665-3035
KWilson@florencecountysc.gov

Introduction and Guidelines

As mandated by Section 504 and the ADA, all public entities are required to make reasonable modifications to policies and practices to avoid discrimination against individuals with disabilities. Since physical improvements to sites and facilities will not completely eliminate all barriers to programs and services, some type of policy response is required of the public entity to ensure that reasonable accommodations and assistance be provided by staff to guarantee program, service, and activity access to qualified individuals with a disability.

Further, the process of barrier removal will continue over a period of time before substantial completion is reached. Some effort, which appropriately considers the changing conditions of the County's facilities, programs, services, and activities during this process, must be made to provide access to said facilities, programs, services, and activities during the interim.

To address the above issues, this set of access guidelines and policies has been formulated to instruct and inform staff of appropriate types of assistance and the general occasions on which such assistance is required. It is the purpose of these guidelines and policies to provide staff the information necessary to begin accommodation of qualified individuals with a disability who are seeking access to programs, services, and activities offered by Florence County.

The provisions following are broad, and will require the development of additional, specific policy responses to appropriately address the access issues faced by specific departments. In all cases, the effort to provide access to qualified individuals with disabilities requires active discretion on the parts of supervisors and employees for the development, adoption, and application of appropriate policies, guidelines, and instructions. When questions arise, the designated ADA coordinator should be consulted for clarification.

As required by Section 504 and the ADA, the County shall adopt and enforce policies to ensure that all County programs, services, and activities offered are provided in a manner that complies with the law. It shall be the policy of Florence County, upon adoption of this compliance plan, to adhere to the spirit of the following access guidelines and policies.

Florence County

Department, Program, and Service Inventory

COUNTY ANNEX, 180 N Irby St, Florence, SC 29501

COUNTY CLERK/TREASURER: Handles daily activities of County procedures including the provision of information and communication to the general public in the form of written materials and audible communication by telephone or in person. This information is usually related to codes and ordinances, resolutions, minutes, agendas, meetings, and County council information. Advertises public information, prints bills, and receives payments for taxes.

BARRIERS:

Communication with those having a speech impairment.

Communication with those having a hearing impairment.

Communication with those having a visual impairment.

Communication with cognitively or mentally impaired.

SOLUTIONS:

Make use of notes, staff assistance, sensitivity training.

Provide auxiliary services (interpreter) upon request, make use of notes, staff assistance, sensitivity training, use multi-media advertising.

Provide written information in alternate formats upon request, staff assistance, use multi-media advertising, sensitivity training.

Staff assistance, sensitivity training.

COUNTY ANNEX, 180 N Irby St, Florence, SC 29501

COUNTY ADMINISTRATOR: Oversees and directs daily activities of County operations. Implements policies and directives of County Council. Prepare council agenda and notifies the public of council meetings. Provides responses to questions and other information both verbally and in writing. Maintains contact with the public of receipt of public queries in person, via telephone, and in writing.

BARRIERS:

Communication with those having a speech impairment.

Communication with those having a hearing impairment.

Communication with those having a visual, mental, or cognitive impairment.

SOLUTIONS:

Provide auxiliary services, make use of notes, staff assistance, sensitivity training.

Provide auxiliary services (interpreter) upon request, make use of notes, staff assistance, sensitivity training.

Provide written information in alternate formats upon request, staff assistance, use multi-media advertising, sensitivity training.

COUNTY ANNEX, 180 N Irby St, Florence, SC 29501

COUNTY COUNCIL MEETINGS: Assembly room for meetings that are open to the public.

BARRIERS:

Communication with those having a speech impairment.

Communication with those having a hearing impairment.

Communication with those having a visual impairment.

Communication with cognitively or mentally impaired.

SOLUTIONS:

Provide auxiliary services upon request, make use of notes, staff assistance, sensitivity training.

Provide auxiliary services (interpreter) upon request, make use of notes, staff assistance, sensitivity training.

Use projector, staff assistance, sensitivity training.

Staff assistance, sensitivity training.

Florence County

Transition Plan

April 2026

Introduction

This report provides information for the modification and improvement of services and programs to provide the disabled access to the County's offerings, facilities, and services. This report includes an applicable UFAS and ADAAG code listing, and a Transition Schedule to correct the physical and communication barriers identified over a four-month period.

All County properties which are accessed by the public have been examined and the related barriers identified from this access analysis have been documented. These barriers represent some level of liability to the County in terms of safety and risk of suit. Thus, it is in the County's best interest, realizing that the barrier removal process will take several months, that steps be taken to manage the removal of such barriers and limit the liability exposure of the County as quickly as possible.

NOTE: All notes referring to compliance cite UFAS (Uniform Federal Accessibility Standards) as well as ADAAG (Americans with Disabilities Act Accessibility Guidelines). UFAS is the set of guidelines that has been set forth for Section 504 compliance. ADAAG is the set of guidelines set forth for ADA compliance. In general, both sets are the same. But exceptions exist in which ADAAG is more stringent and should be followed in place of UFAS. There may be certain instances in which local or state regulations supersede either UFAS or ADAAG in which case those specifications should be followed.

The state of South Carolina, through the Board for Barrier Free Design, has adopted ANSI (American National Standards Institute) A117.1-1986 as its guidelines for handicap accessible compliance. ANSI is very similar to both UFAS and ADAAG; it is also presently under federal revision. Again, the most stringent specifications should be followed in order to ensure complete compliance. But for all intent and purposes, this report will only cite UFAS and ADAAG for technical assistance, if at all.

This page verifies that Florence County has implemented all the changes needed in the Transition Plan of the previous update that the County council approved. Florence County also proclaims that all its buildings and properties are compliant with the ADA and Section 504 as is reasonable and accessible to the public.

Florence County Schedule of The Transition Plan

This document is to verify that Florence County has completed the following steps to comply with its Transition Plan on or before the thirty-first of December 2026.

Program Policy and Procedures, Effective Communication, and Grievance Procedure

- Tenae Reaves, Shannon Munoz, and Kayla Wilson are the people who completed the self-evaluation questionnaire and constitute the ADA Committee.
- The County has identified that it does not describe any services provided by its agency to particular disability groups. Please see the following points describing services that the County will provide on a reasonable basis for disabled persons.
 - The County makes available ordinance and policies upon request as determined by the ADA Coordinator.
 - The County does not provide a special or separate program for individuals with disabilities other than curbside voting for disabled persons. Staff assist disabled persons at the curbside as is reasonable.
 - The ADA Coordinator will work with individuals with a disability to provide different or separate aid, benefits, or services to individuals with disabilities if necessary to make them as effective as those provided to others.
- The ADA Coordinator will work with individuals with a disability to ensure that there is no discrimination based on disability regarding promotion, transfer, demotion, lay-off, or reinstatement, including changes in compensation resulting from these actions.
- Florence County ensures that any employment-related criteria (including minimum qualifications and testing requirements) which would adversely affect the opportunities of individuals with disabilities are related to the job and are a business necessity. Florence County ensures that this happens on a case-by-case basis at the direction of the ADA Coordinator and any disabled employee.
- Florence County determines on a case-by-case basis, at the direction of the ADA Coordinator, if an individual with a disability is capable of performing the essential functions of a particular job, with or without reasonable accommodation.
- Florence County has identified that not all its documents are available as aide or mailed to home. If any written materials are provided, Florence County provides the same material in an alternate format upon request, including as aide or mailed to home. If blind individuals request it, and the County determines it a reasonable accommodation, Florence County will provide a translation of documents into Braille. The County may or may not contact the SC Commission for the Blind or the American Foundation for the Blind for assistance in translation.

- A suggested company for translation is Braille Works at 1-813-654-4050. They provide translation into Braille, large print, audio, and accessible PDF translations. The County will also read any document for a blind person and record it to convert into an audio file, if need be.
- Florence County recognizes that most residents own their own cell phones, offsetting the need for the public to use the County's telephone. If there is an emergency, the County calls 911.
- Florence County has written procedures on what to do if the County cannot accommodate a person with a disability. The ADA Coordinator will cooperate with that person to find an appropriate accommodation.
- Florence County includes action steps to notify the public on an ongoing basis about the grievance procedure, which include placing a copy of the grievance procedure in public view in County Annex.
- Florence County has a grievance procedure that includes a statement allowing an individual to submit a grievance in alternative formats. The grievance procedure is below.
- Florence County informs individuals of their right to file a complaint with a state or federal agency including the agency's address.

Florence County
504/ADA Compliance Plan
Appendix A

Public Notice

Notice of Nondiscrimination

Florence County does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Florence County does not discriminate on the basis of disability in its hiring or employment practices.

This notice is provided as required by Title II of the Americans with Disabilities Act of 1990.

Questions, concerns, complaints, or requests for additional information regarding the ADA may be forwarded to Florence County designated ADA Compliance Coordinator.

ADA Coordinator
Tenaë Reaves
Human Resources Director
843-665-3054
TReaves@florencecountysc.gov

Individuals who need auxiliary aids for effective communication in programs and services of Florence County are invited to make their needs and preferences known to the ADA Compliance Coordinator.

This notice is available in alternate formats, upon request by a qualified person with a disability, from the ADA Coordinator.

Florence County
504/ADA Compliance Plan
Appendix B

Public Meeting Notice
&
Guidelines for Public Meetings

Public Meeting Notice

Florence County does not discriminate on the basis of disability in admission to, access to, or operations of its programs, services, or activities. Florence County does not discriminate on the basis of disability in its hiring or employment practices.

This notice is provided as required by Section 504 of the Rehabilitation Act of 1973 (as amended) and Title II of the Americans with Disabilities Act of 1990.

Questions, concerns, complaints, or requests for additional information regarding the ADA may be forwarded to Florence County designated ADA Compliance Coordinator.

ADA Coordinator
Tenaë Reaves
Human Resources Director
843-665-3054
TReaves@florencecountysc.gov

Individuals who need auxiliary aid for effective communication in programs and services of Florence County are invited to make their needs and preferences known to the ADA Compliance Coordinator. Individuals who need reasonable accommodation to attend and participate in this public meeting should make their requests and preferences known to the appropriate ADA Coordinator no later than five days prior to the public meeting. The ADA Coordinator will determine whether a request for accommodation is reasonable and will work to provide it if it is reasonable. If the ADA Coordinator determines that a request for accommodation is not reasonable, then he or she will refer the person with a disability to a disability advocacy organization or other agent as one may be available.

This notice is available in alternate formats, upon request by a qualified person with a disability, from the ADA Coordinator.

Public Meeting Guidelines

Advertise the meeting in several forms of media and include the ADA Coordinator's number to provide accommodation to those who request it.

Ensure that there is more than an adequate amount of accessible parking for the facility.

Ensure that the accessible exterior route is safe and negotiable.

Ensure that the site, building, room, and interior facilities are accessible.

Use an overhead projector and other tools for presentations.

Provide regular and large type handouts.

Provide support services when requested:

- Interpreter
- Readers
- Braille materials
- Audio/Visual aids
- Large print documents
- Audio documents
- Computer disc documents/Cloud data files

Florence County
504/ADA Compliance Plan
Appendix C

Grievance Procedure

Grievance Procedure

Florence County hereby establishes an internal grievance procedure to provide for equitable and prompt resolution of complaints alleging violation of the US Department of Justice regulations implementing Title II of the Americans with Disabilities Act of 1990. Title II states, in part, that “no otherwise qualified disabled individual shall, solely by reason of such disability, be excluded from participation in, be denied the benefits of, or be subjected to discrimination,” in programs or activities sponsored by a public entity.

Complaints should be addressed to

ADA Coordinator

Tenae Reaves

Human Resources Director

843-665-3054

TReaves@florencecountysc.gov

1. Complaints must be filed in writing within thirty (30) days after the complainant becomes aware of the alleged violation, contain the name and address of the person filing it, and briefly describe the circumstances surrounding the alleged violation.
2. If the complainant's disability prevents him or her from submitting a grievance in the regular format, the complainant will communicate that fact with the County and will work with the County to submit the complaint in an alternate format.
3. An investigation, as may be appropriate, shall follow a filing of complaint and shall be conducted by the designated ADA Coordinator. Such an investigation shall be informal, but thorough, and shall afford complainant and his or her representative, if any, an opportunity to submit evidence relevant to the complaint.
4. A written determination as to the validity of the complaint, and a description of the resolution, if any, shall be issued by the designated ADA Coordinator in and a copy forwarded to the complainant no later than thirty (30) days after its filing.
5. The complainant, in instances where he or she is dissatisfied with the initial resolution, may appeal the decision of the designated ADA Coordinator to the County Administrator. Such requests should be filed in writing and submitted within thirty (30) days following receipt of the designated ADA Coordinator's decision. Requests for reconsideration of such cases should be addressed to Florence County's Administrator.
6. Files and records of Florence County relating to the complaints filed shall be maintained by the designated ADA Coordinator.
7. Use of the grievance procedure by a complainant is not a prerequisite to the pursuit of other remedies such as the filing of an ADA complaint with the responsible federal department or agency.
8. Complainants have the right to file a complaint with the US Department of Justice. Go to <https://beta.ada.gov/file-a-complaint/> for instructions, or write to U.S. Department of Justice, Civil Rights Division, 950 Pennsylvania Avenue, NW Washington, DC 20530.

9. These rules shall be construed to protect the substantive rights of interested persons to meet appropriate due process standards, and to assure that Florence County complies with the ADA and implementing regulations.

FLORENCE COUNTY COUNCIL MEETING
September 17, 2026

AGENDA ITEM: Resolution No. 10-2026/27

DEPARTMENT: Administration - Grants/Museum

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing Submission Of An Application By Florence County To The Division Of Community Grant Programs Of The South Carolina Department Of Commerce.

POINTS TO CONSIDER:

1. Florence County will submit an application for a Community Development Program Enrichment/Local Priority Grant in the amount of \$300,000 for upgrades to a portion (approximately 4 miles) of walking trails at Burch's Mill.
2. The total project cost is estimated to be \$365,000. Florence County shall provide a local match of not less than 10% of the total CDBG cost plus any additional funds needed to complete the project. The total match is estimated to be \$65,000.
3. If the grant is awarded, Local Hospitality Tax previously appropriated in the FY26/27 budget will be used for the match.

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution 10-2026/27

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Sponsor(s)/Department	Administration/Grants
Adopted:	September 17, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 10-2026/27

A RESOLUTION AUTHORIZING SUBMISSION OF AN APPLICATION BY FLORENCE COUNTY TO THE DIVISION OF COMMUNITY GRANT PROGRAMS OF THE SOUTH CAROLINA DEPARTMENT OF COMMERCE.

WHEREAS, the state of South Carolina is authorized to make CDBG Grants to local governments with identified community and economic development needs/priorities; and

WHEREAS, Florence County has identified such needs and priorities and has made such information available to the citizens of the county at duly advertised public hearings, and

WHEREAS, one of these needs involves upgrading the walking trail at Burch's Mill; and

WHEREAS, project costs are estimated at \$365,000.

NOW THEREFORE BE IT RESOLVED, by Florence County Council, Florence, South Carolina, assembled this 17th Day of September 2026:

Section I. That Florence County makes application for a Community Development Program Community Enrichment/Local Priority Grant in the amount of \$300,000 for the upgrades to a portion (approximately 4 miles) of the walking trail at Burch's Mill.

Section II. That Florence County shall provide a local match of not less than 10% of the total CDBG costs (\$30,000) plus funds needed for funding project total (\$35,000) and any overages needed to complete the project,

Section III. That any cost savings occurring will be shared with Grants Administration on a Pro-rata basis.

Section IV. That County Administrator, Kevin Yokim, is authorized to execute documents in conjunction with said application and to submit any and all necessary information in accordance with normal policy.

Section V. That this Resolution shall be in full force and effect from and after its adoption.

ATTEST:

SIGNED:

Hope M. Jones, Council Clerk

Jerry W. Yarborough, Chairman

D. Malloy McEachin, County Attorney

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

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

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

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

POINTS TO CONSIDER:

1. The County of Florence previously established the City-County Memorial Stadium Commission to promote athletic events.
2. The High Schools in the Florence area have located athletic fields on their respective campuses.
3. The High Schools in the Florence area have no plans to use the Memorial Stadium.
4. The County desires to dissolve the City-County Memorial Stadium Commission.

OPTIONS:

1. *(Recommended)* to approve the third reading of Ordinance No. 69-2025/26.
2. Provide An Alternate Directive.

ATTACHMENT:

Copy of Proposed Ordinance No. 69-2025/26.

[back to top](#)

Sponsor(s) : County Council
Introduction : May 21, 2026
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Public Hearing : June 16, 2026
Second Reading : June 16, 2026
Third Reading : September 17, 2026
Effective Date : Immediately

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.

ATTEST:

SIGNED:

Council Clerk

Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

D. Malloy McEachin, County Attorney

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Ordinance No. 02-2026/27 Third Reading

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
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Public Hearing : August 20, 2026
Second Reading : August 20, 2026
Third Reading : September 17, 2026
Effective Date : Immediately

I, _____,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on _____.

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 set forth 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

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:

DRAFT

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)

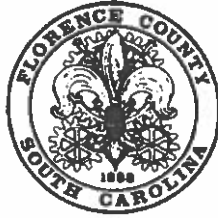
Motion / Decision	Moved By	Seconded By	Vote / Outcome
Adjourn	Chief Bryan Bennett (Florence County Fire Rescue)	Brandon Vance (FCEMD)	Approved (vote not recorded)

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
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

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 03-2026/27
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: 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 <u>June 4, 2026</u>
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: August 20, 2026	
Third Reading	: September 17, 2026	
Effective Date	: Immediately	

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:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

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.

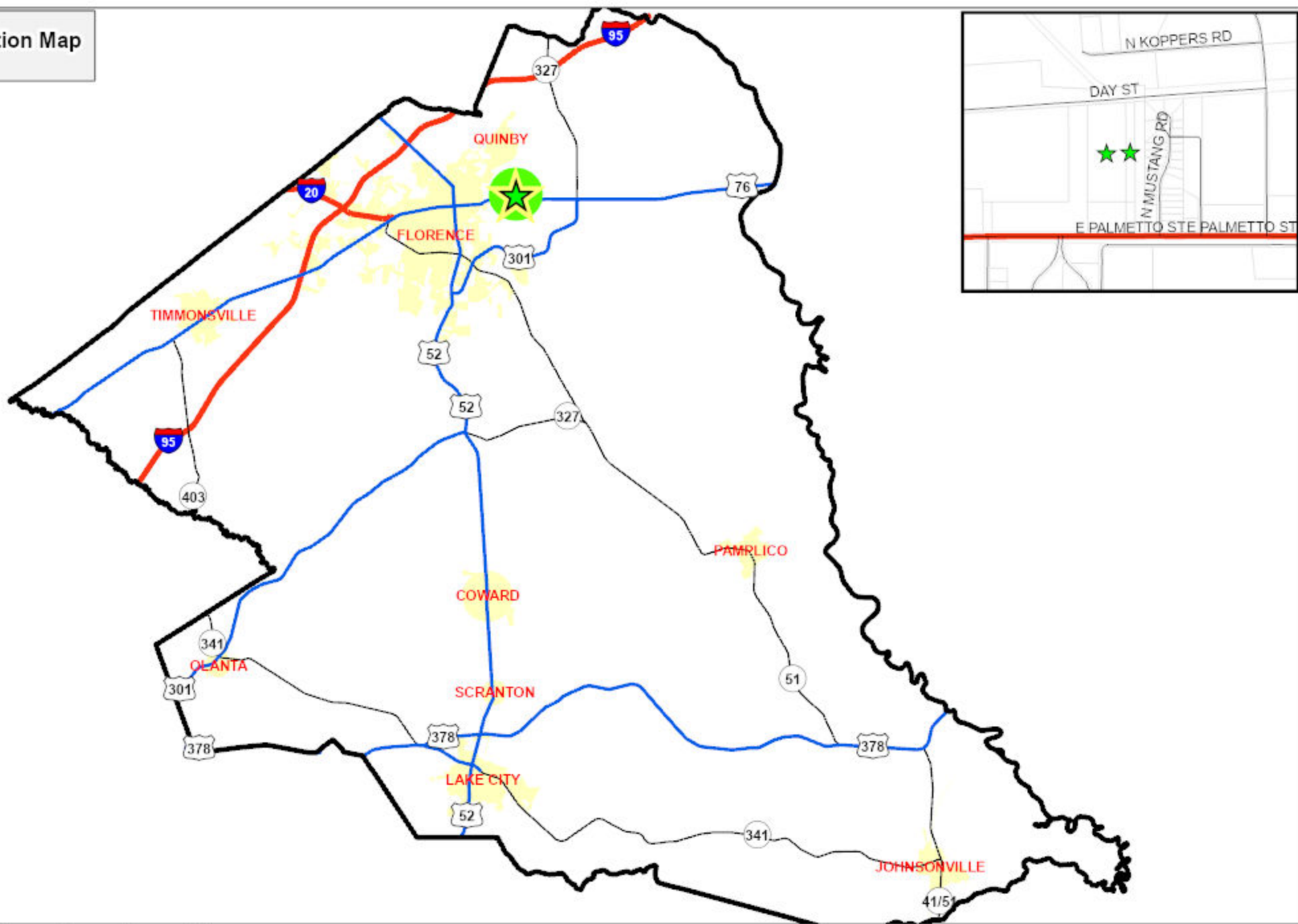
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

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

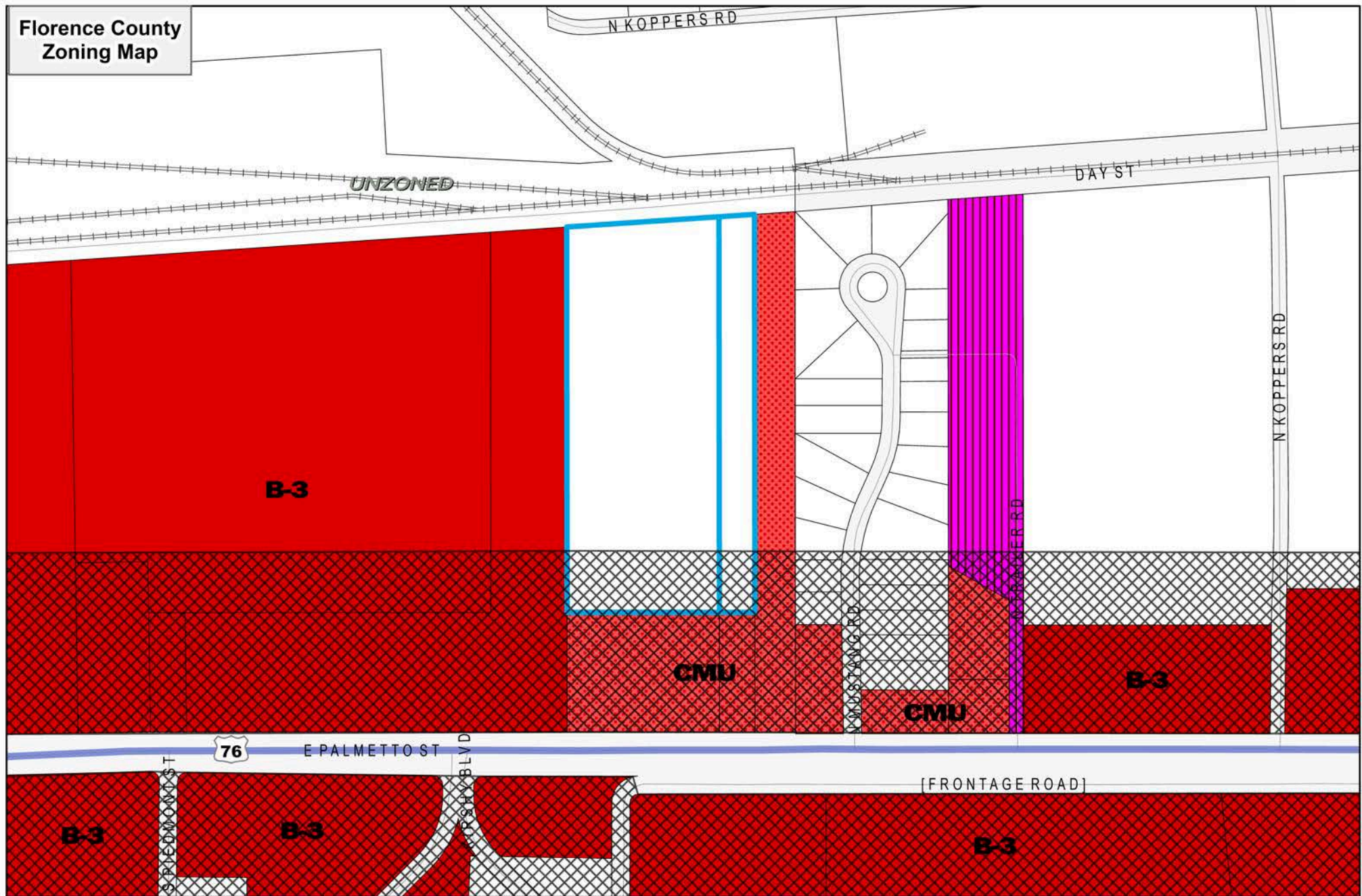


Florence County
Planning Department
Meeting Date:
6/23/2026



Council District 7
PC#2026-44

Florence County
Zoning Map



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

0 360 720 Feet

Council District 7
PC#2026-44



2024 Aerial



0 230 460
Feet

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



Council District 7
PC#2026-44

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 04-2026/27
Third 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 <u>June 4, 2026</u>
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: August 20, 2026	
Third Reading	: September 17, 2026	
Effective Date	: Immediately	

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:

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, 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.

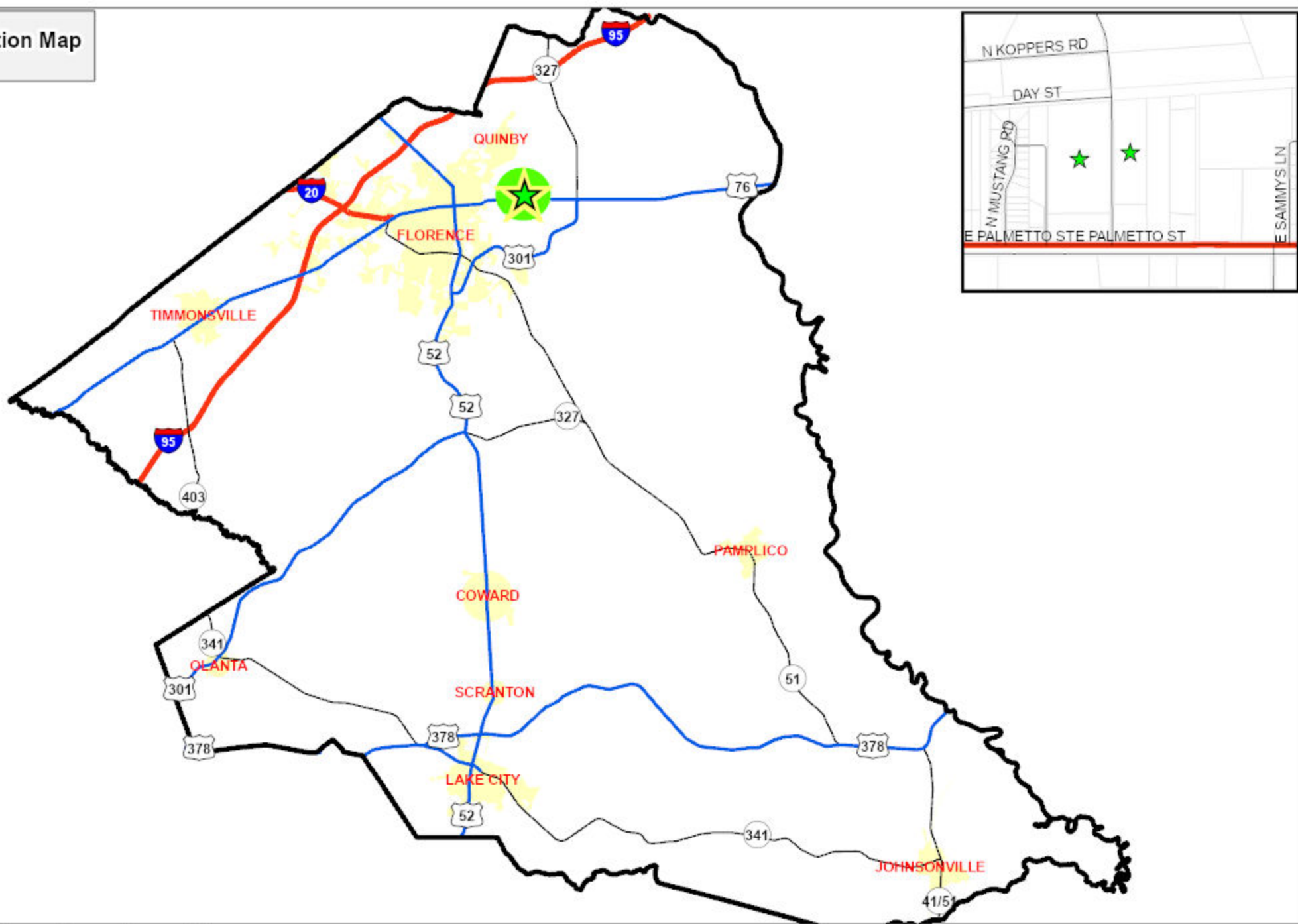
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

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.

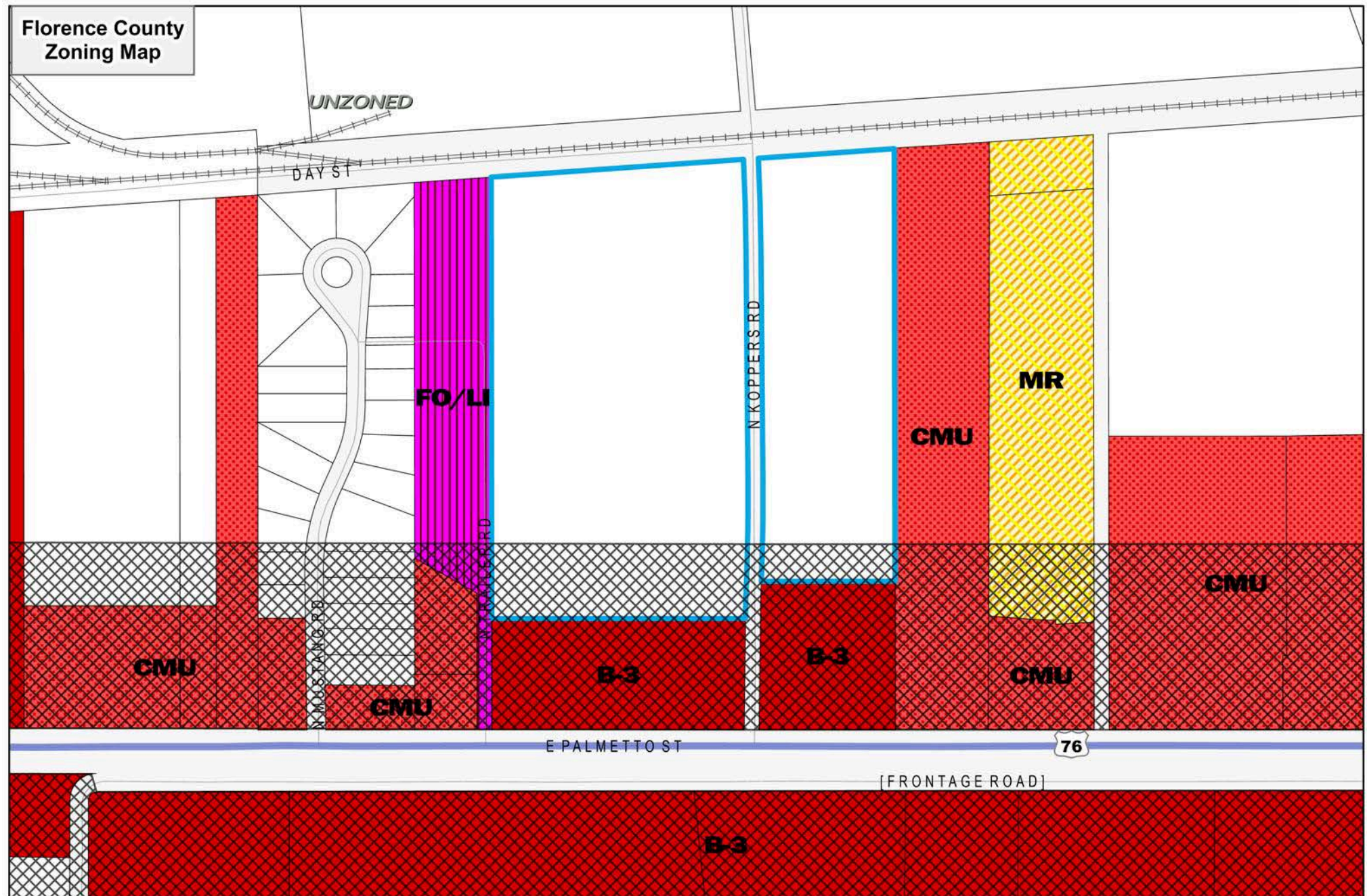
Location Map



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

Council District 7
PC#2026-55

Florence County Zoning Map



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

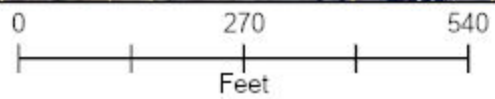
0 350 700 Feet

Florence County
Planning Department
Meeting Date:
06/23/2026

Council District 7
PC#2026-55



2024 Aerial



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



Council District 7
PC#2026-55

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 05-2026/27
Third 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 <u>June 4, 2026</u>
Committee Referral	: N/A	<u>(PC)</u> .
County Council Public Hearing	: N/A	
Second Reading	: August 20, 2026	
Third Reading	: September 17, 2026	
Effective Date	: Immediately	

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:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

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.

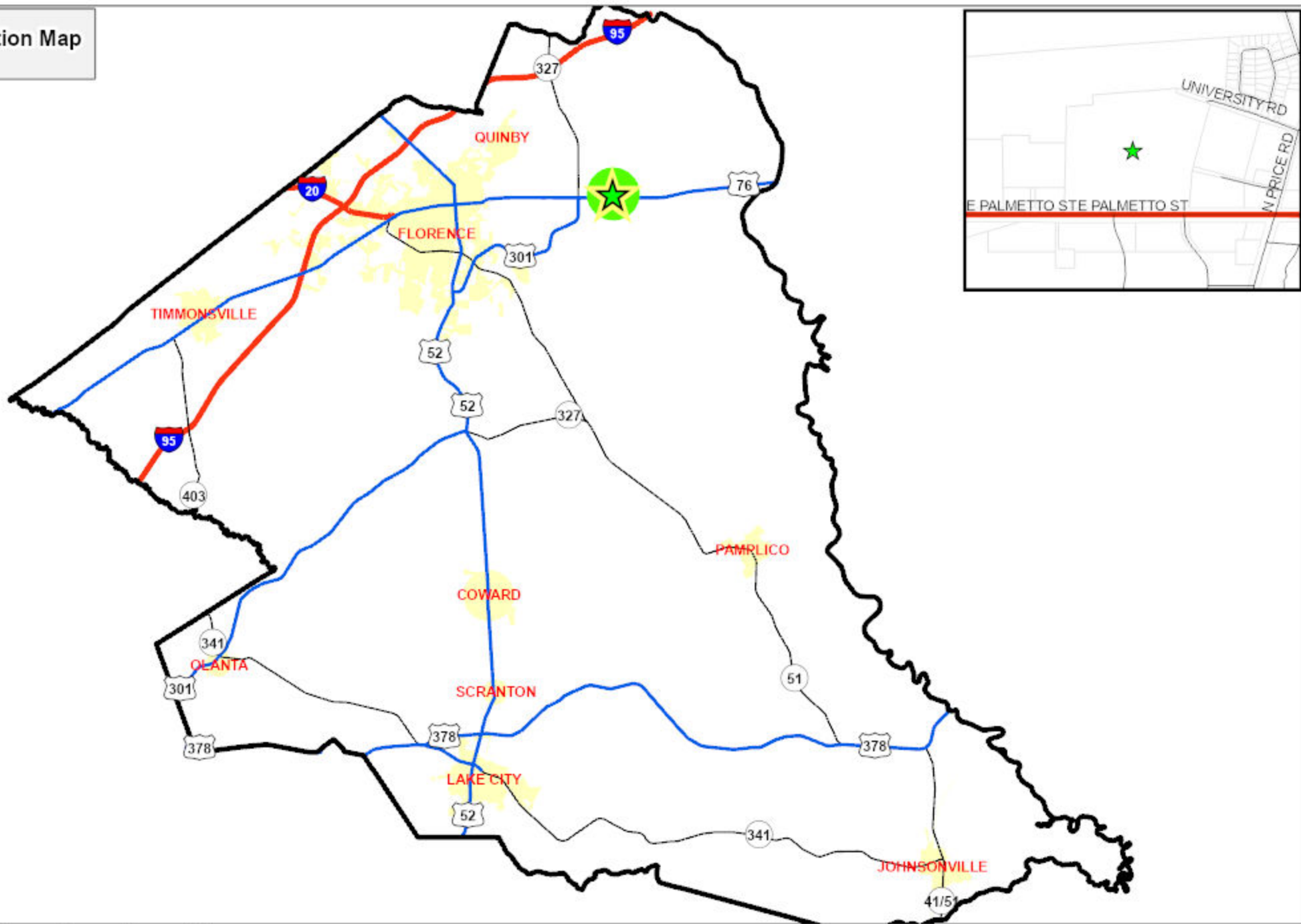
FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

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



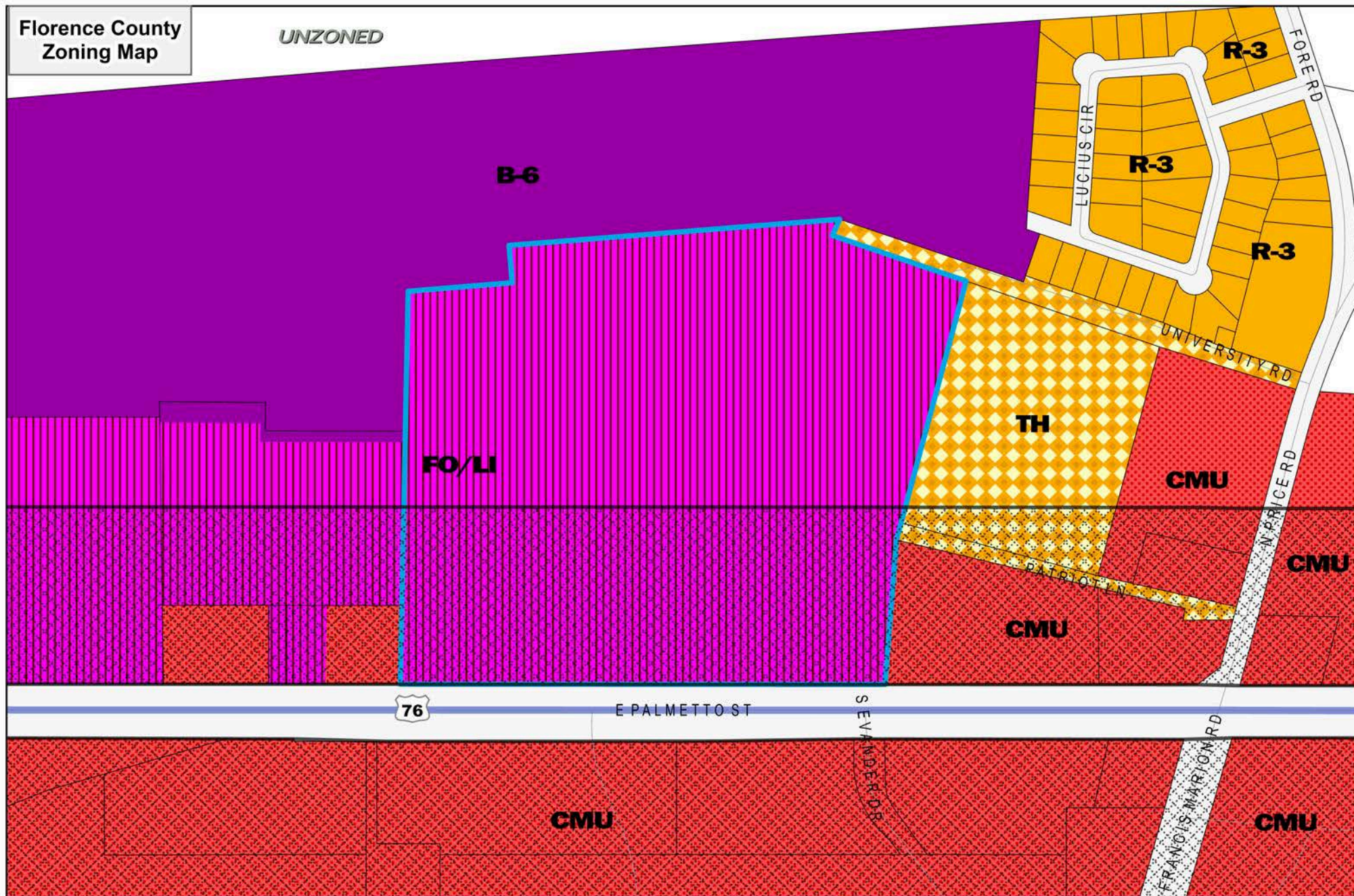
Florence County
Planning Department
Meeting Date:
6/23/2026



Council District 6
PC#2026-56

**Florence County
Zoning Map**

UNZONED



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**



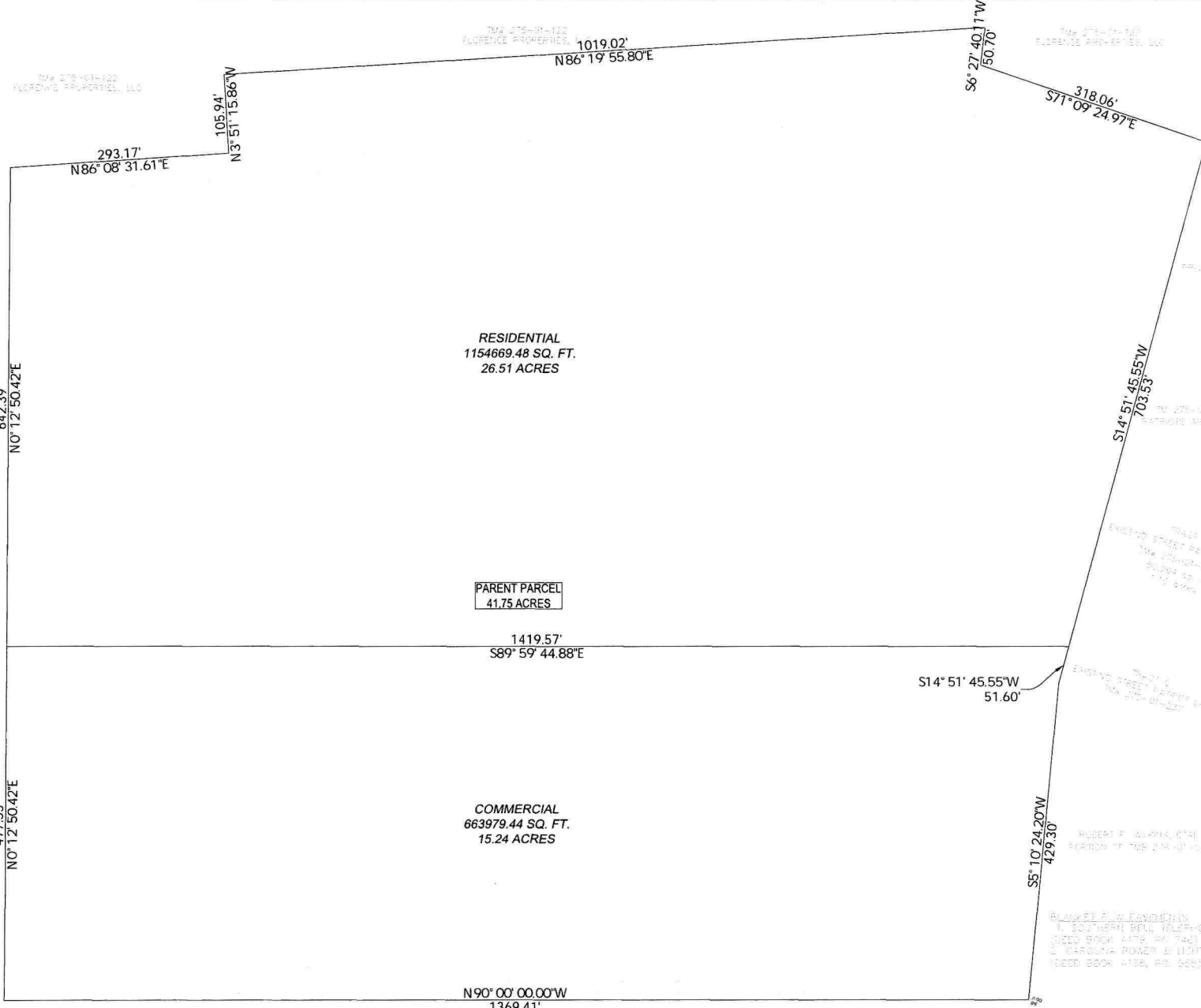
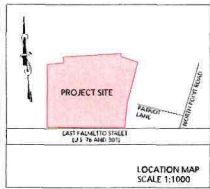
2024 Aerial



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



Council District 6
PC#2026-56



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

PRELIMINARY PLAT
FOR CONVEYANCE

THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, INC. NO REUSE IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION IS FORBIDDEN.
DATE: 07/13/2024
DRAWN BY: JAV
CHECKED BY: JAV
SCALE: 1" = 100'

LEGACY STATION
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
MCGILL

PLAT

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 06-2026/27
Third 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
2. 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 <u>June 4, 2026 (PC)</u> .
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: August 20, 2026	
Third Reading	: September 17, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 06-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and to five (5) feet for private roads.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics;

Shall Be Amended And Will Read As Follows:

Sec. 30-80.5. – Dimensional standards.

- (c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in division 1.

	Zoning Districts by Type					
	TH	MR	MMF	MU	CMU	FO/LI
Minimum Lot Size (residential/non-res) (sq.ft.)	5,000*/ 12,000	7,500/ 12,000	1,500 (per DU) /12,000	Not applicable		
Minimum Lot Width (ft)	50**	50	25	35	35	35
Minimum Road Frontage (ft)	35	35	35	35	35	35
Site Width to Depth Ratio (w:d) (minimum site depth required)***	Not applicable			1 : 0.75		
Maximum Impervious Surface Ratio (%)****	45	70	70	80	90	90
Minimum Park and Open Space Dedication (%)****	15	20	20	20	10	10
Minimum Sidewalk Width (public/private) (ft)	6/5	6/5	6/5	6/5	6/5	6/5

*For the first Dwelling Unit (DU). One thousand additional square feet per dwelling unit is required.

** Townhouse development sites will contain more than one townhouse lot. Minimum lot width shall only apply to the overall townhouse development site and not each individual lot.

*** Development sites may contain more than one parcel. All parcels within the development will be aggregated for this calculation. For example, a development site, regardless of the number of lots, that is 200 feet wide will require a minimum depth of 150 feet.

****Minimum percentage is based on gross acreage of the development site.

- Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
- If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:

Hope M. Jones, Council Clerk

SIGNED:

Jerry Yarborough Jr., Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

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

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 23, 2026
PC#2026-60**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards. (c) Lot Characteristics.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to revise the Florence County Ordinance to reduce the minimum sidewalk width requirements within mixed-use zoning districts to six (6) feet for public roads and five (5) feet for private roads.

Sec. 30-80.5. – Dimensional standards.

- (c) **Lot characteristics.** All lots shall meet the requirements noted below and additional standards as specified in this Chapter except that lots created solely for the purposes of a public utility substation, public water or sewer lift station, or telecommunications tower shall be exempt from these requirements provided the use of the lot is restricted by deed to such purpose. The specifications on how to measure these characteristics shall be the same as noted in Division 1.

		LOT CHARACTERISTICS - MIXED USE ZONING DISTRICTS					
		TH	MR	MMF	MU	CMU	FO/LI
MINIMUM LOT AREA SQ. FT.	RESIDENTIAL	5,000*	7,500	1,500 (per DU)	NOT APPLICABLE		
	NON-RESIDENTIAL	12,000	12,000	12,000			
MIN LOT WIDTH (FT)		50**	50	25	35	35	35
MIN ROAD FRONTAGE (FT)		35	35	35	35	35	35
SITE WIDTH : DEPTH (min site depth required)***		NOT APPLICABLE			1 : 0.75		
MAX IMPERVIOUS SURFACE RATIO ****		45%	70%	70%	80%	90%	90%
MIN PARK/OPEN SPACE RATIO ****		15%	20%	20%	20%	10%	10%
	PUBLIC	6FT	6FT	6FT	10FT 6FT	10FT 6FT	6FT

MIN SIDEWALK WIDTH	PRIVATE	5FT	5FT	5FT	6FT 5FT	6FT 5FT	6FT 5FT
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**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, DIVISION 8. – TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 – Dimensional standards., (c) Lot Characteristics.

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 07-2026/27
Third 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
2. Staff Report for PC#2026-61

[back to top](#)

Sponsor(s) Department : Florence County Planning
 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 : N/A
 County Council Public Hearing : N/A
 Second Reading : August 20, 2026
 Third Reading : September 17, 2026
 Effective Date : Immediately

I, _____
 Council Clerk, certify that
 this Ordinance was
 advertised for Public Hearing
 on June 4, 2026 (PC).

ORDINANCE NO. 07-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1); And Other Matters Related Thereto.]

WHEREAS:

1. This text amendment clarifies the intent of the Florence County Ordinance by adding ‘building’ to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both buildings and structures dictate a property’s designated use.

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

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – ZONING DISTRICT REGULATIONS, DIVISION 8. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities., (b)(1);

Shall Be Amended And Will Read As Follows:

Sec. 30-249. – Nonconformities.

- (a) ***Continuation.*** Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this section may be continued even though such structure does not conform with the provisions of this section.

- (b) ***Modification.*** A proposed change or modification to a nonconforming use shall be governed by the following:

- (1) ***Change of nonconforming use or building.*** If a change from one nonconforming use to another is proposed and no structural alterations are involved, the change may be permitted, provided:

- a. Nonconformity of dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking shall not be increased; and

- b. The proposed change will have little discernable impact over the existing nonconforming use.

If a change to a permitted use is proposed which is nonconforming only as to dimensional restrictions such as height, density, setbacks, or other requirements such as off-street parking, the change may be permitted, provided that all applicable requirements that can be reasonably complied with are met.

Compliance with a requirement is not reasonably possible if it cannot be achieved without adding land to the lot of the nonconforming use or moving the use if it is on a permanent foundation.

Whenever a nonconforming use of land or building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed back to a less restricted or nonconforming use.

- (2) **Enlargement or expansion of nonconforming use.** Enlargement or expansion of a nonconforming building, use, or structure by no more than ten percent shall be permitted; provided such enlargement shall meet all applicable setbacks, buffer area, and off-street parking requirements.
- (3) **Repair or alteration of nonconforming use, building, or structure.** The repair or alteration of a nonconforming use shall in no way increase the nonconformity of said use, except as otherwise permitted by subsection (2) above.
- (4) **Replacement of nonconforming use.** A building permit for the replacement of a nonconforming building or structure where damaged or destroyed must be initiated within 18 months of the time of the damage or destruction or forfeit the right of replacement. Replacement, if initiated within 18 months of the time of damage or destruction shall adhere to all applicable requirements of Table III.

Replacement of a nonconforming mobile or manufactured home once removed from a lot or parcel shall be accomplished within 18 months of removal or forfeit nonconforming status, and if replaced shall not infringe on established setbacks, and shall meet in full the requirements of section 30-94 of this chapter. The applicant for a zoning compliance under this section must provide planning department staff with a notarized letter stating that the replacement is occurring within 18 months of the previous home being removed.

Existing outdoor advertising structure owners may apply for rebuilding permits for legal, nonconforming structures that are constructed by means other than the single steel pole structural design, as required by this section. The sign face square footage must remain the same as the existing sign face. If removed, a nonconforming sign structure shall not be replaced.

- (5) **Reuse of vacant nonconforming commercial buildings.** Existing vacant buildings in residential zones, previously occupied by and structurally designed for commercial usage may be renovated and reoccupied under the following conditions:
 - a. All off-street parking requirements associated with the new occupant (use) shall be met on site;
 - b. Buffer area requirements of article IV, division 2 shall be met;
 - c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;
 - d. There is no encroachment into existing side, rear, or front yard setbacks.

- (6) **Nonconforming signs.** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:
- a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
 - b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.
 - c. No relocation of sign structure except in strict compliance with this section.
 - d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.
- (c) **Discontinuance.** Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.
- (d) **Lot of record.** Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:

Hope M. Jones, Council Clerk

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

SIGNED:

Jerry Yarborough Jr., Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 23, 2026
PC#2026-61**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII.- GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities. (b)(1).

APPLICANT: Florence County

Staff Analysis:

This text amendment clarifies the intent of the Florence County Ordinance by adding ‘building’ to the Change of Nonconforming Use subtitle. The goal is to explicitly clarify that both building and structures dictate a property’s designated use.

Sec. 30-249. – Nonconformities.

- (a) ***Continuation.*** Nonconforming uses, buildings, or structures are declared by this section to be incompatible with permitted construction in the districts in which they are located.

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.

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 - a. All off-street parking requirements associated with the new occupant (use) shall be met on site;
 - b. Buffer area requirements of article IV, division 2 shall be met;
 - c. The reoccupied use shall be permitted in the B-1 and/or B-2 and/or B-3 zone districts;
 - d. There is no encroachment into existing side, rear, or front yard setbacks.
 - (6) **Nonconforming signs.** A nonconforming permanent sign which was in place at the adoption of this section may remain in place and be maintained indefinitely as a legal nonconforming sign subject to compliance with the following:
 - a. Normal maintenance of such sign shall be allowed including changing of copy, structural repairs, repainting or electrical repairs, and incidental alterations which do not increase the degree or extent of the nonconformity.
 - b. No structural alteration, enlargement, or extension of such sign including additional lighting shall be allowed.
 - c. No relocation of sign structure except in strict compliance with this section.
 - d. If a sign is damaged or is in need of repairs for any reason, which the materials required to make the repair cost more than 60 percent of the cost of replacing the sign, then the sign cannot be repaired and must be removed or brought into compliance with this section.
- (c) **Discontinuance.** Except as provided in section 30-249(b)(5), no building or portion thereof used in whole or in part for a nonconforming use which remains idle or unused for a continuous period of 18 months, whether or not the equipment or fixtures are removed, shall again be used except in

conformity with the regulations of the district in which such building or land is located. In the case of a nonconforming commercial use, a valid business license or other governmental agency licenses must have been issued to the use and particular property within the last 18 months and cannot have been revoked by the governing authority.

- (d) ***Lot of record.*** Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him to conform to the setback requirements of this section, such lot may nonetheless be used as a building site provided applicable setback requirements are not reduced by more than 25 percent. Setback reductions greater than 25 percent shall be referred to the board of zoning appeals for consideration. If, however, the owner of two or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots, they must first be combined to comply with the dimensional requirements of this chapter.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission Members voted 9 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec.30-249. – Nonconformities., (b) (1).

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 08-2026/27
Third 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
2. 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 <u>June 4, 2026 (PC)</u> .
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: August 20, 2026	
Third Reading	: September 17, 2026	
Effective Date	: Immediately	

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.

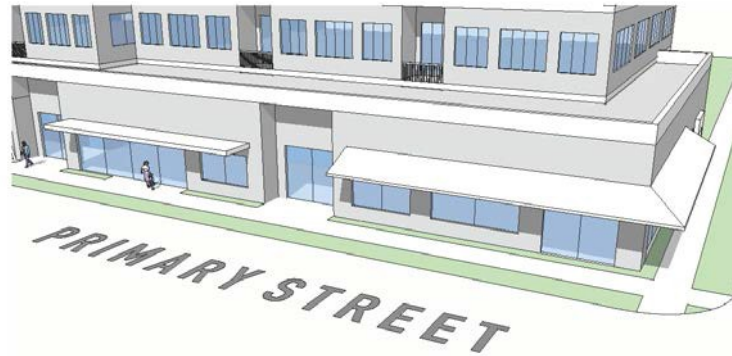


Figure 6. Primary building facades shall face the roadway.

- (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.

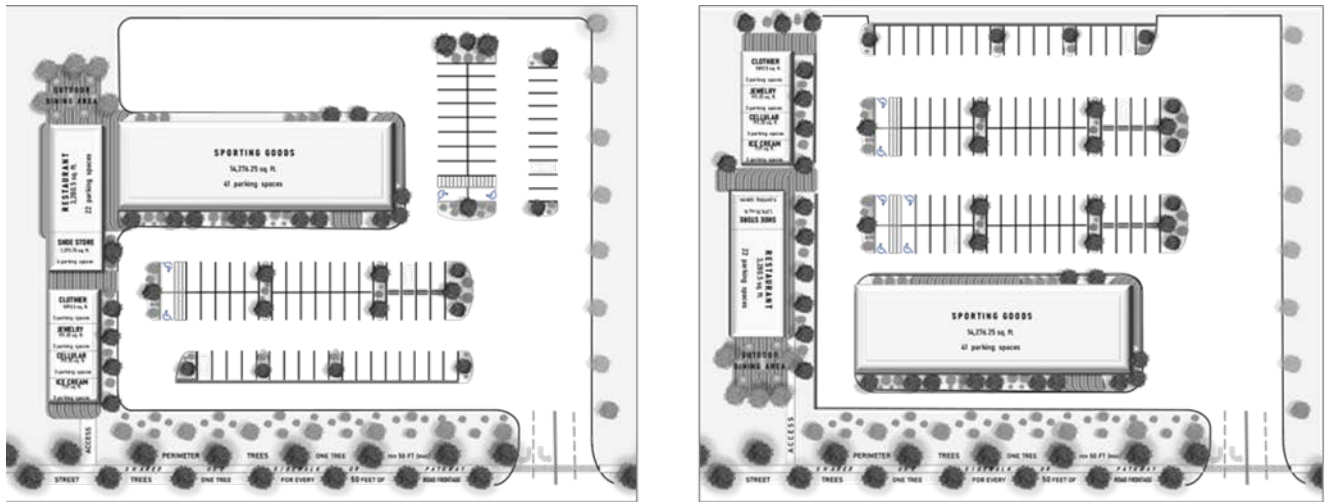


Figure 7. Two examples of a commercial development primary building layout / shared parking area design.

- (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.

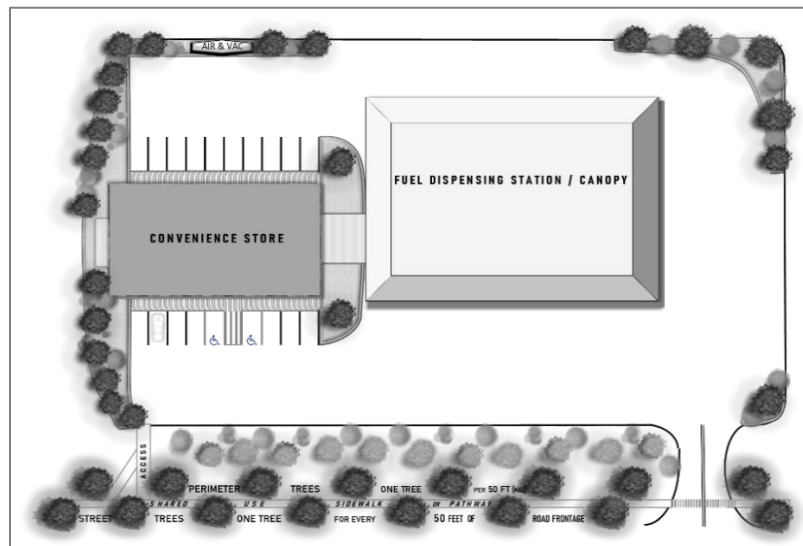


Figure 8. Example of fuel dispensing station/canopy/parking area layout.

- (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:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 23, 2026
PC#2026-62**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT, Sec. 30-79.3 – Building and structure design. (d) Access.

APPLICANT: Florence County

Staff Analysis:

This text amendment is to clarify the intent of the Florence County Ordinance requirements for businesses within the Overlay District; to maintain the appearance of a primary entrance along the front facade of the business or structure when the functional primary entrance is located on the side or rear of the building. Additionally, permanent signage must be installed at the front to identify it as a nonfunctional entrance.

Sec. 30-79.3 Building and Structure Design.

- (a) **Materials.** Unfinished concrete block masonry and plain corrugated/sheet metal (sinewave) shall be prohibited on all exterior building faces. B-deck, box rib, and similar decorative styles of corrugated sheet metal are acceptable except that such facing shall be for accent only in residential and mixed-use districts.



Figure 2 Finished concrete block is acceptable.



Figure 3 Unfinished block is not acceptable.



Figure 4 Decorative styles of sheet metal, such as box rib, are acceptable.



Figure 5 Plain Corrugated metal (sinewave) is not acceptable.

(b) Color.

- (1) All colors used on buildings and structures must be subtle, neutral, or earth-tone or otherwise relate to appropriate historic building colors found within the County. Luminescent, sparkling, reflective, fluorescent, and intense colors are prohibited.
- (2) Color schemes should be simple and coordinated over an entire building to establish a sense of overall composition.
- (3) Metals must be brushed finish or painted in muted tones to minimize glare. Gutters and downspouts must be of a color that matches or complements the color scheme of the structure.
- (4) The colors used on structures within a development site must be coordinated and similar or complementary to each other.

(c) Orientation. All buildings fronting the corridor roadway shall be oriented so that the primary building façade faces that roadway.

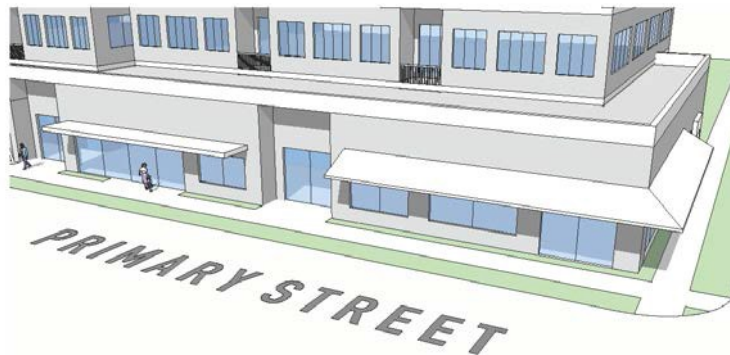


Figure 6 Primary building facades shall face the roadway.

(1) Buildings within concentrated developments such as a residential or commercial subdivisions or retail/business centers may be exempt from facing the corridor roadway given the following criteria are met:

- a. The development is accessed from a side-street or all properties share a common ingress/egress drive.
- b. Ground or wall mounted utility, mechanical and other support systems (such as garbage dumpsters and mail kiosks) shall be adequately screened so that they are not visible from the corridor.
- c. In commercial developments, not less than two(2) primary buildings shall be perpendicular to each other and face inwards towards shared common parking and open activity spaces.
- d. In addition to the requirements of §30-79.5, additional buffering shall be applied in concentrated developments where the buildings' rear or sides face the corridor roadway and side streets, and those roadway facing façades do not have the appearance of a main entrance. This buffer shall be required around the perimeter of the development in the affected area and shall comply with the five(5) foot requirement of Bufferyard A as defined in §30-121. In the event that §30-121 requires a more stringent buffer based on the proposed use than the one required by this section, the more stringent requirement shall be met. In all cases, the bufferyard shall not be less than 15 feet wide and shall be located not more than 35 feet from the wall of the building. Planning Staff may approve an additional 10-foot separation when necessary for utility and delivery point parking.
- e. Interior buffers shall be required between dissimilar uses within the development.

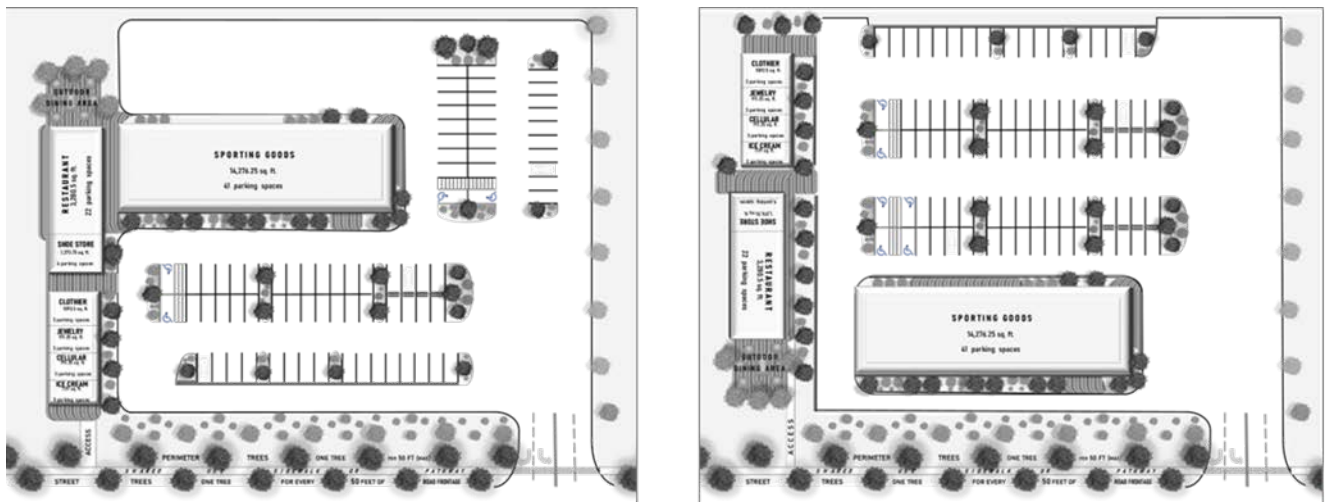


Figure 7 Two examples of a commercial development primary building layout / shared parking area design.

- (d) **Access.** All buildings fronting the primary public roadway shall be designed with a minimum of one(1) pedestrian access point facing that roadway. Where front-of-building parking is not provided, intended, or developed, the primary building entrance may be located on the side or rear of the structure. However, all buildings fronting the corridor roadway shall maintain an appearance of a

primary entrance along the front façade. Any nonfunctional or decorative entrance from the corridor roadway must include permanent signage clearly stating, “Non-operable Entrance.”

- (e) **Front Stoops and Porches.** Front stoops and porches shall have a minimum depth of six(6) feet. Stoops and porches may encroach into a front setback a maximum of six(6) feet but shall not be less than five(5) feet from any property line and must meet the floodplain requirements.
- (f) **Fuel Dispensing Stations.** Fuel dispensing stations and related canopies must occur in the side yard, at or behind the building line.

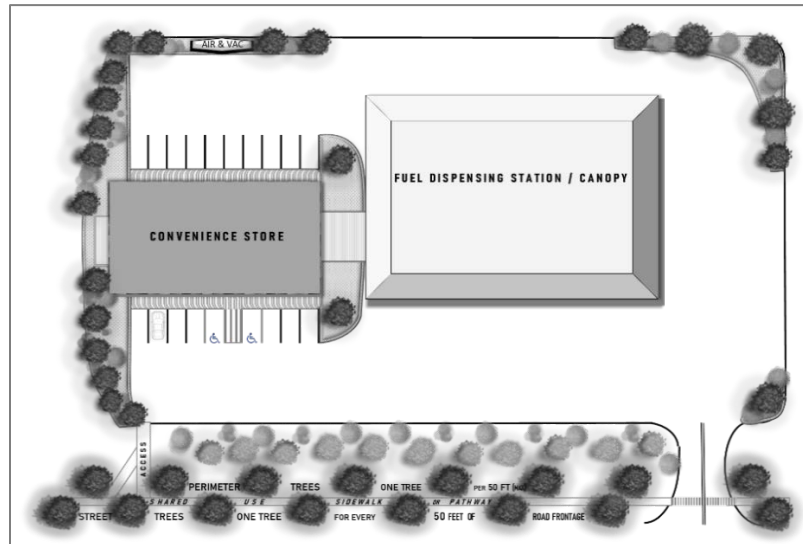


Figure 8 Example of fuel dispensing station/canopy/parking area layout.

- (g) **Fences.** With the exception of what is required for buffering, all opaque fences should be at or behind the primary building line.
- (h) **Accessory Buildings.** Accessory buildings and storage units shall be located at or behind the primary building line. In concentrated developments, such structures shall not be located between the principle buildings and the corridor.

FLORENCE COUNTY PLANNING COMMISSION ACTION JUNE 23, 2026:

Nine Planning Commission Members voted 9 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 7. – CORRIDOR OVERLAY DISTRICT., Sec. 30 -79.3 – Building And Structure Design., (d) Access.

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 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
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A
Second Reading : June 18, 2026
Public Hearing : June 18, 2026
Third Reading : July 16, 2026
Effective Date : Immediately

I, _____,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on _____.

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.

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Ordinance No. 09-2026/27 Second Reading

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 **For One Hundred Thirty Thousand Dollars (\$130,000.00)** And Other Matters Related Thereto.

POINTS TO CONSIDER:

1. Florence County owns real property located on South Dargan Street designated as TMP#90088-02-008, which is one lot of land, consisting of 0.23 acres.
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.
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.
4. The parcel of land is being purchased by the Drs. Bruce & Lee Foundation for \$130,000.00.

OPTIONS:

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

ATTACHMENTS:

1. A copy of the proposed ordinance.
2. A copy of the appraisal report.

[back to top](#)

Sponsor (s) : County Council
First Reading/ Introduction : August 20, 2026
Committee Referral : N/A
Committee Consideration Date : N/A
Public Hearing : September 17, 2026
Second Reading : September 17, 2026
Third Reading :
Effective Date : Immediately

I, _____
Council Clerk, certify that
this Ordinance was
advertised for Public
Hearing on _____.

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 FOR ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000.00), 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 for One Hundred Thirty Thousand Dollars.

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

DRAFT



**Appraisal Report
On**

**Parcel of Land
Improved with a parking lot
Florence, SC**

**Owned By: County of Florence
180 N. Irby Street
Florence, SC 29501**

**Location: 419 S. Dargan Street
Florence – Florence County, SC**

**Prepared for: Mr. Kevin Yokim – Administrator
Florence County
180 N. Irby Street MSC-G
Florence, SC 28591**

Prepared By:

**Roger K. Kirby, #CG1488
Kirby Realty & Construction
P.O. Box 935
Lake City, SC 29560**



August 27, 2026

Mr. Kevin Yokim
Florence County Administrator
180 N. Irby Street MSC-G
Florence, SC 29501

Re: Appraisal for 419 S. Dargan Street Parcel

Dear Mr. Yokim:

As requested, I have made a careful personal inspection of the parcel of land currently owned by Florence County and consisting of approximately 8,540 Square Feet or 0.196 Acres of land. This parcel is further identified by Florence County Tax Assessor's Office as TMS 90088-02-008. The most recent transfer of ownership is recorded in Deed Book B 388 @ 1061 which occurred on January 31, 2012 as a recorded in the Clerk of Court for Florence County, SC.

The site has previous parking lot improvements to the land which serve the adjoining Florence Little Theatre property as well as the surrounding improved public areas along Dargan Street in Florence, SC.

All factors which might influence the value of this property were investigated and fully considered to the best of my ability.

The accompanying report describes the method of appraisal and contains the information necessary for forming realistic conclusions. The supporting data analyses and conclusions are an integral part of this report. The maps and statistics are included to aid the reader in visualizing the property. Your attention is directed to the section entitled: "Underlying Assumptions and Limiting Conditions" which provides the basis for all conclusions and the Final Value Estimate.

The primary Highest and Best Use for the proposed subject parcel has been determined for continued use as a portion of the surrounding larger tract. The appraisal makes the assumption that the subject tract will have adequate utility for future use as is currently being utilized. This is a corner site location and the site consists of approximately 61' fronting S. Dargan Street and a relative depth of approximately 140' along Elm Street – a rectangular site area.

The discussion of highest and best use is fully developed within this report.

The appraisal is based upon an analysis of a valuation model derived from research of comparable property sales in an effort to reasonably document an appraisal of the market value opinion of the proposed subject property as it consists. The subject parcel has use and utility currently as a parking lot facility for adjoining land ownership interests. It is considered to have value based upon a bilateral monopoly in that the utility and value of the parcel depends upon the adjoining property ownership use. It is unlikely that open market exposure for this parcel would yield any market interest other than as a public parking lot use as is currently identified by the existing use.

Significant market research and investigation were undertaken within the scope of this assignment. Research included review of the available market data within the subject market area. Additionally, the appraiser researched an expanded market as related to information available for valuation of similarly located commercial parcels purchased for similar assemblage and/or utility.

The final opinion of market value as of the date of this report, August 27, 2026 based upon the data found in the subject market area, is:

TOTAL OPINION OF VALUE FOR PARCEL - \$130,000 (rounded value)

Land Tract	0.196 Acres	Parking Lot Improvements
8,540 SF X 6.50/SF = \$55,510		8,234 SF X \$9/SF = \$74,106

Respectfully Submitted,



Roger K. Kirby, #CG1488
State Certified General Real Estate Appraiser
Kirby Realty & Construction, Inc.

<u>Summary of Conclusions</u>

Subject Property:	Approx 0.196 acres of vacant land TMS 90088-02-008
Location of Property:	S. Dargan Street & Elm Street Florence, SC
Date of Appraisal:	August 27, 2026
Effective Date of Value:	August 27, 2026
Purpose of Appraisal:	Market Value "AS IS" For Fee Simple Interests in identified tract
Area of Site:	Tract: approx. 0.196 acres – 8,540 SF
Zoning:	Commercial – Central Business District
Highest and Best Use:	Auxilliary Public Parking Facility
Land Value:	\$55,500.00
Value by Cost Approach:	\$130,000.00
Value by Income Approach:	Not Applicable
Value by Market Data Approach:	Not Applicable except for land value
Final Estimated Market Value For Parcel:	\$130,000.00

General Identification of Property

The subject property is located along East Cedar Street in Florence, SC. Tract is identified as TMS 90088-02-008. The subject site has been improved with a public surface parking facility and is further described in this report.

Property Owner:	Florence County, a body Politic
Improvements:	Site Improvements – Public Surface Parking Facility
Ingress/Egress:	off of Elm Street corridor
Corner:	Yes
Topography:	Cleared - At Road Grade Paved and Landscaped – Parking and Drive Area

Property Rights Appraised

The appraiser, in completing this appraisal assignment, has made the assumption that the present ownership of subject property includes all of those rights that may be lawfully owned and are known generally and legally as being held in “fee simple” for the parcel of land identified as TMS 90088-02-008.

The deed is referenced and recorded in the Clerk of Court for Florence County in Deed Book B 388 at page 1061. The deed is recorded January 31, 2012. This the most recent transfer of the property ownership.

GIS MAPPING OF THE SUBJECT PROPERTY



Physical Address 419 S DARGAN ST
FLORENCE
Mailing Address COUNTY OF FLORENCE
180 N IRBY ST
FLORENCE SC 29501

Land Value \$40,854
Improvement Value \$288,532
Miscellaneous Value \$0
Total Value \$329,386
Total Improvement Area 3,220

LOCATION MAPPING OF THE SUBJECT PROPERTY



COPY OF DEED

RETURN TO:
WILLCOX LAW FIRM
P. O. BOX 1909
FLORENCE, S.C. 29501

THIS PROPERTY DESIGNATED AS
MAP 90088-02 PARCEL 008
ON FLORENCE COUNTY TAX MAPS
SPLIT FROM _____
FLORENCE COUNTY TAX ASSESSOR
OWNERSHIP CHANGES
SUBJECT TO RECORDING

FILED
2012 JAN 31 AM 10:06
CONNIE D. BARNES
CLERK & DEPUTY
FLORENCE COUNTY, SC

STATE OF SOUTH CAROLINA)
COUNTY OF FLORENCE)

**DEED OF GIFT
(Quit Claim)**

Grantee's Address:
180 N IRBY ST, FLORENCE SC 29501

KNOW ALL MEN BY THESE PRESENTS, that **ASSET HOLDINGS TRUST, LLC** hereinafter called "Grantor", of the County of Florence in the State aforesaid, for and in consideration of a gift with a value of Two Hundred Ninety Five Thousand Dollars (\$295,000.00) to the **County of Florence**, a governmental entity, hereinafter called "Grantee", the receipt of which is hereby acknowledged, has granted, bargained, sold, gifted, and released, and by these presents does grant, bargain, sell, gift, and release, unto the Grantee, its successors and assigns:

All that certain piece, parcel or lot of land with improvements thereon, situate, lying and being in the city of Florence, County of Florence, State of South Carolina, on the northwest corner of Elm and Dargan Streets, measuring sixty one (61) feet, more or less, on the west side of Dargan Street and running back in depth one hundred forty (140) feet, more or less, on the north side of Elm Street, and being bounded on the north by property now or formerly of Emma McLaurin; on the east by Dargan Street; on the south by Elm Street; and on the west by lands now or formerly of Floyd Loan and Construction Company.

This being the same property conveyed to Grantor for the consideration stated herein by Thomas T. Ferguson, Jr. by deed dated December 2, 2011, recorded December 9, 2011, in Deed Book B-381, at page 273, in the office of the Clerk of Court for Florence County.

Tax Map No. 90088-02-008

This conveyance is made subject to easements and restrictions of record and otherwise affecting the property.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

\$ STATE FEE 767.00
COUNTY FEE 324.50

B388-1061

1062

Function of Report

The function of this appraisal report is to serve as a guide for determining Fair Market Value for parcel (the subject property as identified) by the client for purposes of accounting and investment planning.

The client is: Kevin Yokim
Administrator
Florence County

The Purpose of the Appraisal

The purpose of this appraisal is to estimate the Fair Market Value of this parcel of land which is located along David H McLeod Blvd. Fair Market Value as defined by Real Estate Terminology (Ballinger Publishers, Cambridge, Mass., 1975, p. 137) is as follows:

“The highest price in terms of money which a property will bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus.”

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from the seller to the buyer under conditions whereby:

6. buyer and seller are typically motivated.
2. both parties are well informed or well-advised, and each acting in what he considers his own best interest.
3. a reasonable time is allowed for exposure in the open market.
4. payment is made in cash or its equivalent.
5. financing, if any, is on terms generally available in the community at the specified date and typical for the property type in its locale.
6. the price represents a normal consideration for the property sold unaffected by special financing and/or terms, services, fees, costs, or credits incurred in the transaction.

Assessment and Taxes

Tax Year2025

Land Value:\$40,854

Real Estate Taxes:\$0 Tax Exempt

Parcel Information

Parcel Number90088-02-008

Location Address419 S DARGAN ST

Legal DescriptionS DARGAN ST

(Note: Not to be used on legal documents)

Deeded Acres0.00

Property UseCI COMMERCIAL IMPROVED

Tax District111 City of Florence-TIF

HomesteadN

[View Map](#)

Owner

[COUNTY OF FLORENCE](#)
180 N IRBY ST
FLORENCE SC 29501

Certified 2025 Tax Year Value Information

+ Land Value	\$40,854
+ Improvement Value	\$288,532
+ Miscellaneous Value	\$0
= Total Appraised Value	\$329,386

Zoning

Present Zoning:

CBD – Central Business District
City of Florence, SC

Zoning Map



Method of Appraisal

The Appraisal Profession generally recognizes three approaches to value: the Cost Approach, Income Approach, and Market Data Approach. Due to the nature of the subject property, the Cost Approach and the Income Approach are not relevant to determining Market Value due to the lack of correlative data and due to the unimproved nature of the subject. Full Consideration will be afforded to the Market Data Approach.

The Market Data Approach, also known as the Comparative Method, consists of comparing the subject property to other similar properties which have been sold in the open market place. The appraiser researched sales of unimproved parcels of land in the market area in an attempt to develop common denominators which could be applied to the subject property.

Appraisal Problem

The particular appraisal problem presented is based upon determination of highest and best use for the subject property for public use of land as an addition to parking for public surrounding parcel developments. It is the opinion of the appraiser that the subject property has functional utility and use for any third party purchaser, however the public parking lot use is a needed public use as this parcel serves adjoining public use facilities on adjacent properties surrounding the subject site. The overall size and surrounding property development create restrictions to the typical market purchaser other than the identified beneficial adjoining public facility users. The appraiser has determined that the current market data would suggest that the subject property as improved indicates a Bi-lateral Monopoly exists between the subject property and the adjoining public facility – the Florence County Public Library Complex as well as the Florence Little Theatre Guild. This use has been further encouraged by the incorporation of this section of Elm Street into the internal parking lots and drives into and out of the adjoining described properties. Additionally, ingress/egress along the S. Dargan St. frontage has been closed to the subject property. It is now accessed on the internal drives servicing the library and the theatre.

Definition of a Bi-lateral Monopoly – A market situation consisting of only One Buyer and One Seller. The Merriam Webster Dictionary defines this as: *a market condition in which only one buyer or one group of associated buyers confronts only one seller or one group of associated sellers*

Definition of Assemblage

The Dictionary of Real Estate Appraisal, the most widely used appraisal dictionary in the industry, does not define "assemblage value," but it does define plottage and assemblage as follows:

Plottage: The increment of value created when two or more sites are combined to produce greater utility.

Assemblage: 1) The combining of two or more parcels, usually, but not necessary contiguous, into one ownership or use; the process that creates plottage value 2) The combining of separate properties into units, set, or groups, i.e. integration or combination under unified ownership.

Assemblage – Reasonable Assumptions

(Excerpted from "The Added Value of Assembling Parcels" by Wayne Rasmussen - March/April 2012)

In general, applying the assemblage theory may be appropriate when the following conditions exist in the before condition:

- 1- The costs required to assemble the land are financially feasible.
- 2- The assemblage of parcels can be accomplished in the reasonably near future
- 3- The owners of the subject properties are willing to participate in the assemblage
- 4- It is physically possible, legally permissible, and financially feasible to achieve the highest and best use case scenario through the assemblage theory
- 5- The highest and based use case scenario resulting from assemblage will result in the highest value for the subject parcel.

Neighborhood & Site Data

A neighborhood is defined by the Ninth Edition of The Appraisal of Real Estate as a group of complimentary land uses.

The subject neighborhood is located in the Central Business District of the corporate limits of Florence and in Florence County. The neighborhood has commercial zoning in place. This is located within the area of downtown Florence which is experiencing significant downtown revitalization efforts. This area of Florence is basically a Commercial and Institutional use area with substantial commercial and office/business development along Dargan Street and just to the north of the subject property, and other commercially improved streets in this area.

SITE DATA

The deed is referenced and recorded in the Clerk of Court for Florence County in Deed Book B 388 @ 1061. This is a Deed of ownership to the current ownership for a parcel consisting of a lot of 61' X 140' – that is 8,540 Square Feet or 0.196 acres

The subject site is a rectangular interior parcel of land with 61' fronting S. Dargan Street and 140' along the internal driveways of the surrounding parcel uses.

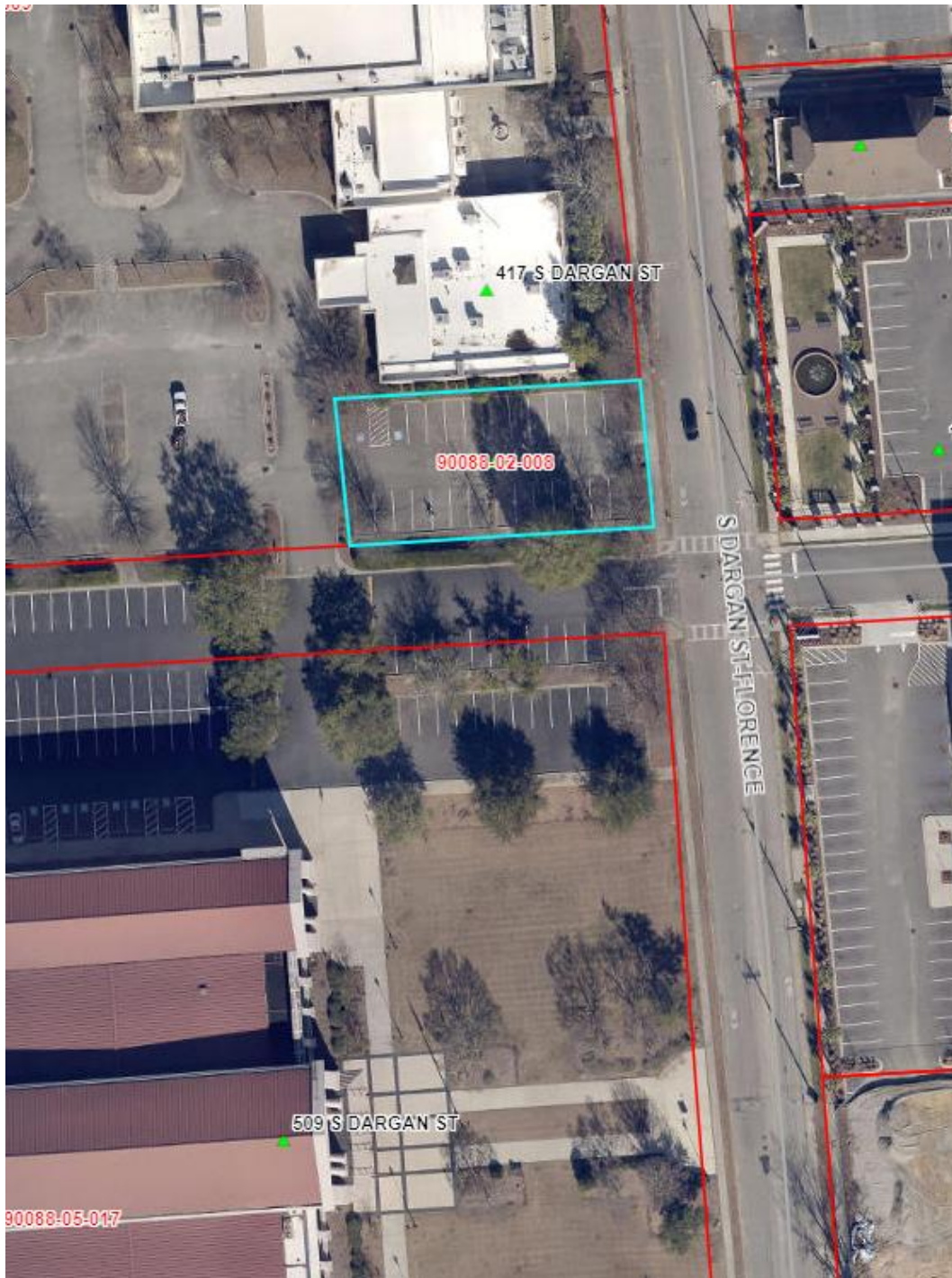
All utilities are available to the site.

No soil analysis has been prepared as a part of this report. However, considering the number and type of existing improvements on surrounding sites, it is assumed the subject property has sufficient soil bearing qualities for any type building or construction that may be attempted thereon. Soil and subsoil appear to be the sand typically found in this part of South Carolina. Soil conditions in this area have generally not had a limiting effect on land development.

The topography is basically level to road grade

The site has availability of utilities including electricity, telephone, water, and sewer.

GIS MAPPING OF THE SUBJECT PROPERTY LOCATION MAPPING



SUBJECT PHOTOS

Taken by Roger Kirby



Parking Lot Facility



S Dargan Street Frontage – Note: Ingress/Egress has been closed

COST APPROACH TO VALUE

The Cost Approach, when based upon meaningful data, is one of the most reliable indicators of a property's worth. The Principal of Substitution indicates that the subject property will be worth no more than the cost to reproduce the improvements with equal utility on an equally desirable site. Conversely, most properties (unless special purpose) are usually worth at least as much as their cost to reproduce. Otherwise, developers would not be building comparable buildings.

The initial step in the Cost Approach is the estimation of land value. To that land value must be added the current construction costs to replace the subject's building improvements--less any depreciation.

To estimate the actual construction cost of the improvements in the subject property, the Appraiser consulted with various contractors and architects familiar with this type construction.

The subject property was constructed with completion of a surface parking lot facility in 2013. The appraiser has also had an opportunity to review the site construction contracts in order to understand the actual costs associated with the construction of the subject building improvements as completed. Finally, a check was made with MARSHALL Valuation Service to ascertain the current cost factors for this type construction.

SITE PHOTO OF NEWLY CONSTRUCTED PARKING LOT FACILITY
Photo by Google Earth 12/12/2013 – Historic Panel



BUILDING COSTS

To estimate the replacement costs of the subject property improvements, the appraiser utilized the Calculator Cost Method of cost estimating. This method is designed to give consideration to all the major construction components of a building based upon a cost per unit of total Gross Square Feet of Parking Lot Area as designed. The appraiser utilized the Marshall Valuation Service, which is the most widely recognized cost estimating manual in the world in addition to consultation with parking lot contractors for current cost estimates.

The on-site inspection of the subject revealed limited physical depreciation due to the overall age and good condition of the subject property. The property is functional for its intended use as identified.

OCCUPANCY: SPECIAL PURPOSE PROPERTY – Government Building

Class :	Class A/Surfact Parking	Quality:	Good
Effective Age:	5 Years - 25% depreciated	Avg Life:	20 years
Total Area:	8,234 SF	Cost as of August, 2026	

Reference:		<u>Marshall Valuation Service</u>
Site Costs	Costs Associated with Site Development These have a typical range of \$10 to \$13 per SF of surface Selected Site Costs - \$12/SF of GBA	\$ 98,808
	Less Depreciation @ 25%	<u>\$ 24,702</u>
	Total Depreciated Cost -	\$ 74,106
Total Depreciated Parking Lot Cost		\$ 74,106
Plus Land Value by Comparison		<u>\$ 55,500</u>
Indicated Value via Cost Approach		

SAY \$130,000

LAND VALUE - Site Valuation

The most reliable method for estimating land value is to compare the land with other parcels in the immediate area that have sold. Once recently sold tracts have been located, we can then compare the attributes of those parcels to those of the subject property. Our comparison generally is based upon consideration of similarities or dissimilarities in physical characteristics, location, and time of sale.

Subject sales represent current market for high visibility and high value retail vacant land. The appraiser researched a number of sales in the immediate area. Several parcels which have been sold over the past one to three years were found. Data on those transactions and our analysis for comparison purposes is identified on the following pages.

MARKET DATA APPROACH TO VALUE

Sale Number 1

Grantor: Florence RHF Housing, Inc.

Grantee: Asset Holdings Trust, LLC

Sales Price: \$60,000

Date of Sale: August 18, 2026

Deed Reference: Book 1233 @ 735

This property is located on the corner of South Dargan Street and East Laurel in the city limits of Florence. It is an “L” shaped parcel and contains 17,424 square feet, or 0.40 acres. It fronts along the east side of S. Dargan Street for 69.89 feet and on the south side of East Laurel Street for 49.93 feet. It is a vacant land parcel. The sales price reflects a basis of \$3.44 per square foot.



Sale Number 2

Grantor: Nikolakakos, LLC

Grantee: McLeod Regional Medical

Sales Price: \$37,000

Date of Sale: September 22, 2021

Deed Reference: 0949 @ page 1157

This property is located on the south side of E. Palmetto Street just east of its intersection with S. Dargan Street. The site is rectangular in shape and contains 6,098 square feet or 0.14 acres. It was purchased for assemblage with the existing purchaser's property. The sales price represents a basis of \$6.07 per square foot of land.



Sale Number 3

Grantor: John David Whisenhunt, Jr.

Grantee: Counseling Center of Florence, LLC

Sales Price: \$95,000

Date of Sale: April 13, 2021

Deed Reference: Book 915 @ page 0804

This property is the purchase of two adjoining parcels identified as TMS 90088-07-027 & 028. These parcels consist of two vacant parcels, each having dimensions of 50' X 100' for a total of 15,000 Square Feet. These parcels have 100' frontage total along S Coit Street and 150' frontage along McLeod Ally. This sale represents a purchase price of \$6.33 per Square Foot of land.



ADJUSTMENT ANALYSIS

Location adjustment for sales is not deemed appropriate as all sales are located near the subject and all have similar location quality.

Size/utility adjustment is based on the premise that a smaller tract typically commands a higher price per unit as compared to a larger tract. Sale #1 and #3 are adjusted upward for size based at 5% each. Sale #1 was also adjusted upward for shape. It is an “L” shaped parcel and is adjusted upward by 25% for shape.

Topo adjustment is based on the overall topography of the subject tract as compared to the sales. Sales were similar and ready for development with subject being valued as vacant land.

SUMMARY

The opinion of value is based upon the adjusted sales prices of the sales on the basis of \$6.50 per square foot.

Indicated Value of Subject

The subject property has a value calculated based upon recent sales activity of

Retail Value of Lot (sum total)

Value Basis is \$6.50/SF of Land

8,540 SF X \$6.50/SF = \$55,510

SAY \$55,500

FINAL VALUE ESTIMATE

The subject property has been analyzed based upon the site in it's "as is" condition. The subject property is currently improved with a Class A Surface Parking lot facility. This use is anticipated to continue to serve the adjoining public land uses and is appraised based upon the theory of assemblage for continued use as improved.

The land value estimate was based upon a land value estimate of \$55,500 for the 8,540 SF parcel of land.

The surface parking lot area with landscaped bed is estimated to have a depreciated cost contribution to the land to be \$74,100.

Then final value is estimated to be \$130,000.00 – (rounded to the nearest \$1,000)

The effective date of value is August 27, 2026.

UNDERLYING ASSUMPTIONS AND LIMITING CONDITIONS

1. No responsibility is assumed by the Appraiser for matters legal in nature, nor is an opinion of title rendered herewith. Good title to parcel is assumed.
2. The possession of this report does not carry with it the right of publication nor does it oblige the Appraiser to appear in court, commission, or in any other capacity without prior arrangements and additional compensation.
3. The separate values for land must not be used in reference to any other appraisal and are invalid if so used. The distribution to total value in this report of land applies only to existing utilization.
4. The information in this report--furnished by me by others or taken from public records--is believed to be reliable, but no responsibility is assumed for its accuracy.
5. The soil and subsoil, unless otherwise detailed, appear firm and solid. No engineering study has been made and the appraiser is not to be held responsible for any adverse condition that may be found in these matters.
6. To the best of the appraiser's knowledge, the subject property is not currently under any option, listing or agreement of sale. While any present or past listing, option or sales data on subject available to the appraiser has been considered in this analysis, the final market value was estimated as though subject were available for sale on the open market.
7. The appraiser has not researched the subject property for liens, nor reviewed any mortgage documents. Our analysis is based upon the assumption that any mortgages encumbering subject are of such amount, rates and terms as to be considered typical in the market place and would neither contribute to nor detract from the property's market value, and the property is therefore appraised as though it were free and clear of any debt encumbrances or subject to financing which is generally acceptable in the market.
8. Gross area of land is estimated by methods and from sources considered reliable, and the data is believed to be accurate. However, no responsibility is assumed for its accuracy and it is recommended that a licensed surveyor be employed for that purpose (We defer to survey attached in this report).

9. The appraiser's projections of income and expenses are not predictions of the future. They are our best estimates of current market thinking about what future income and expenses might be. We make no warranty or representations that these projections will materialize.

10. While any present or past listing, option or sales data on subject available to the appraiser has been considered in this analysis, the Final Market Value was estimated as though subject were available for sale on the open market.

11. The the best of my knowledge, this report conforms to the current requirements prescribed by the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation.

12. The final value conclusions in this report are predicted upon the assumption that the property is not subject to any management contract or lease and that the property would be available for negotiation of a new lease or management contract at this time.

13. The American with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

14. No formal environmental studies have been completed on the this property to the appraiser's knowledge. Environmental concerns are believed to exist and the appraisal makes the assumption that there are environment concerns with this property. However, the appraiser is no specialist in these matters. The preexisting UST's exist and these environmental concerns would impact the appraised value. Impact damages are estimates made by the appraiser in an attempt to draw conclusions to typical market reactions of potential purchasers in the subject market area. There were no existing sales data found by the appraiser for similarly contaminated sites.

APPRAISER CERTIFICATION

I certify, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct;
- The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions;
- I have no present or prospective interest in the property that is the subject of this report, and I have no specified personal interest or bias with respect to the parties involved;
- My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event;
- My reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice;
- I have made a personal inspection of the property that is the subject of this report;
- Mary K. Kirby, #AA7244 provided significant professional assistance to the person signing this report;
- The appraiser has performed within the context of the competency provision of the Uniform Standards of Professional Practice;
- This report was not based on a requested minimum valuation, a specific valuation, or the approval of a loan;
- As of this date I have met the requirements for certification set by the continuing education program of the Appraisal Institute.



Roger K. Kirby
South Carolina State Certified General Real Estate Appraiser
CG #1488

Date: August 27, 2026

QUALIFICATIONS OF THE APPRAISER
ROGER K. KIRBY, CG1488

ADDRESS

c/o Kirby Realty & Construction, Inc.
P.O. Box 935
Lake City, SC 29560

CONTACT INFORMATION rogerkkirby@gmail.com (843) 374-7653 office

APPRAISAL CERTIFICATION:

South Carolina Certified General Real Estate Appraiser - #CG1488

PROFESSIONAL EDUCATION:

Graduate, Furman University, Greenville, S.C. - 1982
B.A. Degree

South Carolina Real Estate Commission
Real Estate I (1983)
Real Estate II (1984)

South Carolina Insurance Commission
Property and Casualty Insurance License (1983)

South Carolina Homebuilders Exam Preparation Course (1990)

APPRAISAL COURSES COMPLETED

South Carolina Association of Realtors
Realtor Education Foundation

L-1	Foundations for Real Estate Appraisal	(1992)
L-2	Real Estate Valuation Procedures	(1992)
L-3	Standards of Professional Practice Part A (USPAP), Part B(Ethics)	(1992)
C-1	Foundations for Income Property Appraisal	(1994)
C-2	Advanced Income Capitalization Procedures	(1994)
C-3	Applied Income Property Valuation	(1994)

William H. Sharp & Associates
Construction Evaluation (1993)

Northwest Center for Professional Education-Boston, MA
Lease Interests in Commercial Real Estate

Joseph Camp-Instructor
Discounted Cash Flow Analysis (1996)

McKissick Data Systems
Introduction to Environmental Considerations for The Appraiser (1998)

Various Related Real Estate Brokerage & Appraisal Seminars – Continuing Education

MEMBERSHIPS, BOARD OF DIRECTORS, AND CIVIC ACTIVITIES

South Carolina Association of Realtors– Regional VP – 2010-11
Chair of Legislative Group – 2011-2012
National Association of Realtors

Appraisal Institute - Associate Member of the Appraisal Institute

Greater Pee Dee Board of Realtors – Board of Directors (2007 – 2010)
Chairman of the BOD- 2010

Horry County Board of Realtors - Chairman - Property Management Division(1991)

Myrtle Beach Area Chamber of Commerce - Membership Executive Council (1991)

Lower Florence/Williamsburg County Board of Realtors
President (1992 thru 1994)

Lake City Rotary Club – Current member & President (1999-2000)

Lake City Concert Series - Board of Directors (1993 to 2003)

Lake City Community Theatre - Board of Directors (1993 to 2008) (2012-2015
V. President)

Lake City First Baptist Church – Minister of Music (1997 to present)

Carolina First Bank, Lake City - Advisory Board (1995 to 2006)

United Way of Florence County - Chairman of Communities Division (1995)

Lake City Revitalization - Economic Advisory Board (1995 to 2002)

Enterprise Community of Williamsburg County - Loan Advisory Board (1997-03)

Florence County Planning Commission – Commissioner & Vice Chairman (1997-
2004) (2008-2014)

Florence County Transportation Commission - Commissioner (2000 – 2014)

SERVICES OFFERED

Independant fee appraisals and review appraisal services
Real Estate Brokerage
Construction, Speculative-Repair-Contract
Property Management
Residential Property Appraisal
Commercial Property Appraisal
Litigation Appraisals - Marital Estates
 - Probate
 - Condemnation

Agricultural Properties
Charitable Contribution Appraisal
Light Industrial Properties
Income Property Appraisal
Multi-family Appraisal
Special Use Properties

PARIAL APPRAISAL CLIENT LIST

Governmental/Condemnation clients include:

South Carolina Department of Transportation
SCANA
South Carolina Pipeline Corporation
Central Electric Power Cooperative
City of Florence
Florence County
City of Lake City
City of Darlington
Darlington County
Town of Johnsonville
Town of Pamplico
Town of Scranton
Town of Coward
Town of Olanta
City of Kingstree
Williamsburg County
City of Andrews

Attorney Appraisal Clients include:

Nettles, Turbeville, & Reddeck PA (Lake City)
Jenkinson, Jarrett, & Kellahan PA (Kingstree)
Brockinton & Brockinton, Attorneys at Law (Charleston)
Floyd and Epps, Attorneys at Law (Lake City)
Floyd Law Firm (Surfside Beach)
Gary J. Finklea, Attorney at Law (Florence)
Willcox Buyck & Williams, PA (Florence/Surfside Beach)
D. Craig Brown, Attorney at Law (Florence)
McDougall & Self, LLP (Sumter)
O'Bryan Law Firm (Kingstree)
Wukela Law Firm (Florence)
Land. Parker, & Welch PA (Manning)
G. Wells Dickson – Attorney at Law (Kingstree/Charleston)
Ronnie Sabb – Attorney at Law (Kingstree)
The Hyman Law Firm (Florence)
Gordon B. Jenkinson – Attorney at Law (Kingstree)
Haigh Porter – Attorney at Law (Florence)

Corporate Appraisal Clients include:

Carolinas Hospital System
McCleod Regional Medical
Lake City Community Hospital
HopeHeath, Inc.
DIMON, International Inc.
Pee Dee Cotton Company, Inc.
South Carolina Warehouse Company Inc.
South Lynches Fire District
Safe Auto Insurance Company
G.E. Business Capital, Inc.
W. Lee Flowers Company, Inc.
Wellman Industries
C.B. Askins & Co., Inc.
Florence County Disabilities and Special Needs Board
Santee Redi-Mix Co. Inc.
South Carolina Prestress Corp.
State Farm Insurance

Lender Appraisal Clients (local) include:

Anderson Brothers Bank
South State Bank
TD Bank
Carolina Federal Credit Union
The Citizens Bank
The Exchange Bank of South Carolina
First Reliance Bank
First Citizens Bank
First Union Bank
The Bank of South Carolina
South Carolina Bank and Trust
Wells Fargo Bank
Bank of America

AREAS OF APPRAISAL – GEOGRAPHIC RANGE

Florence County
Williamsburg County
Clarendon County
Georgetown County
Darlington County
Sumter County
Lee County
Dillon County
Marlboro County
Berkeley County
Horry County
Chesterfield County
Kershaw County

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 10-2026/27
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 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	: September 17, 2026	
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:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

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.

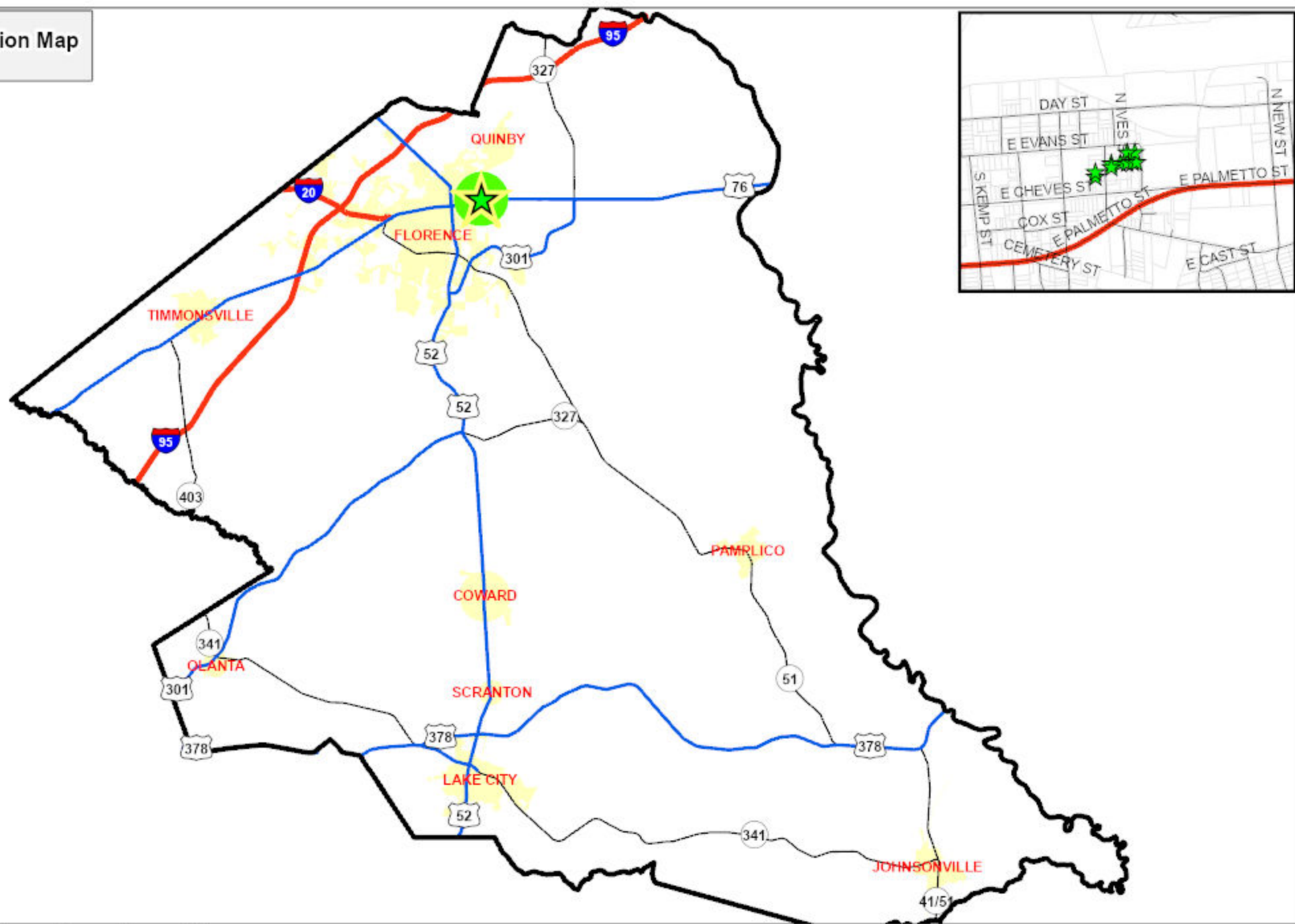
FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 28, 2026:

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

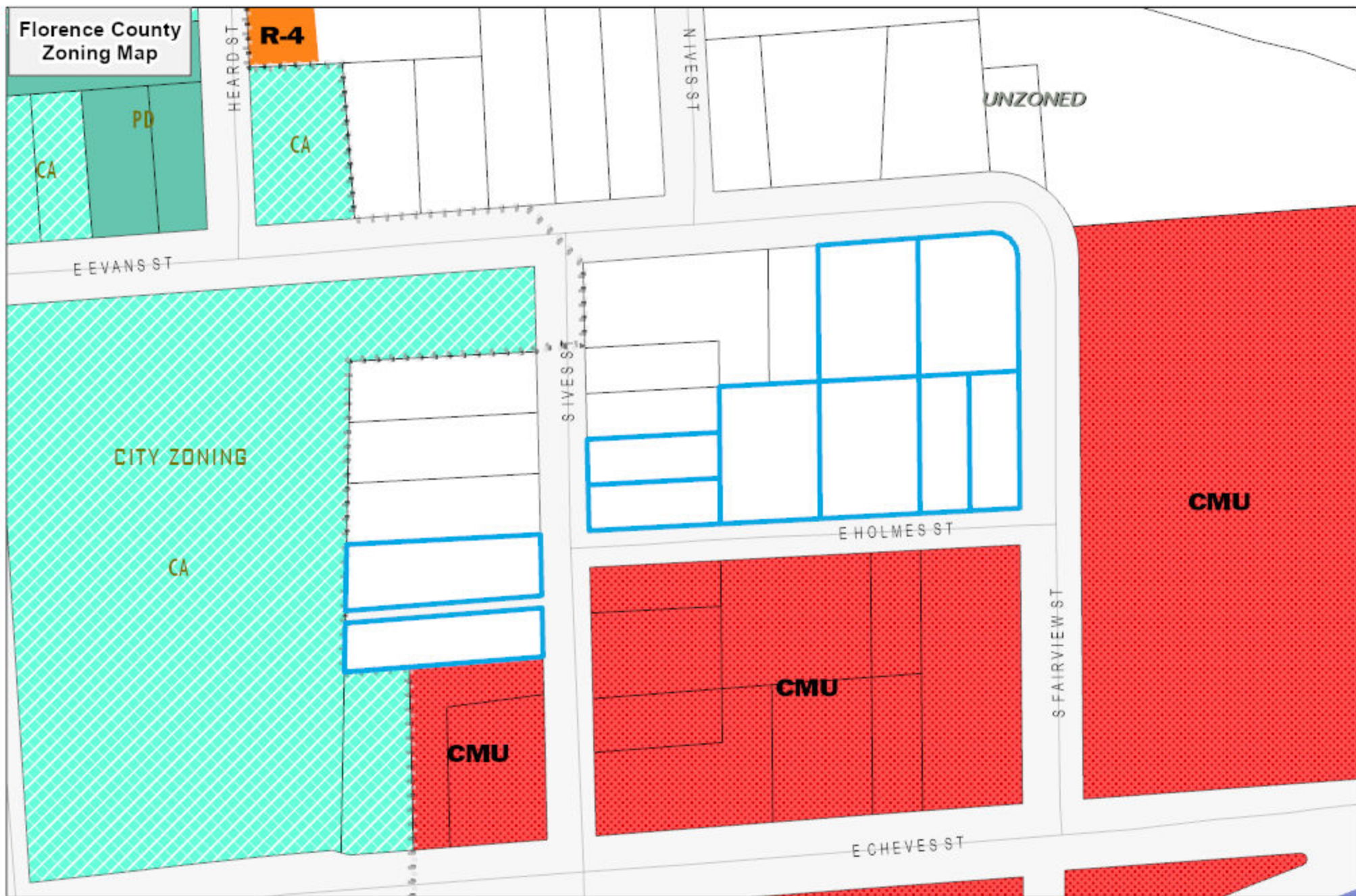


Florence County
Planning Department
Meeting Date:
07/28/2026



Council District 7
PC#2026-57

Florence County
Zoning Map



Current County Zoning

- CMU, COMMERCIAL MIXED-USE
- R-4, MULTI-FAMILY, LIMITED
- UNZONED

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

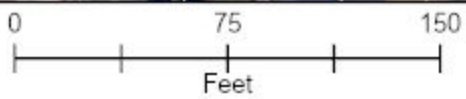
Council District 7
PC#2026-57

0 100 200 Feet

N



2024 Aerial



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



Council District 7
PC#2026-57

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 11-2026/27
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 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	: September 17, 2026	
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:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

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.

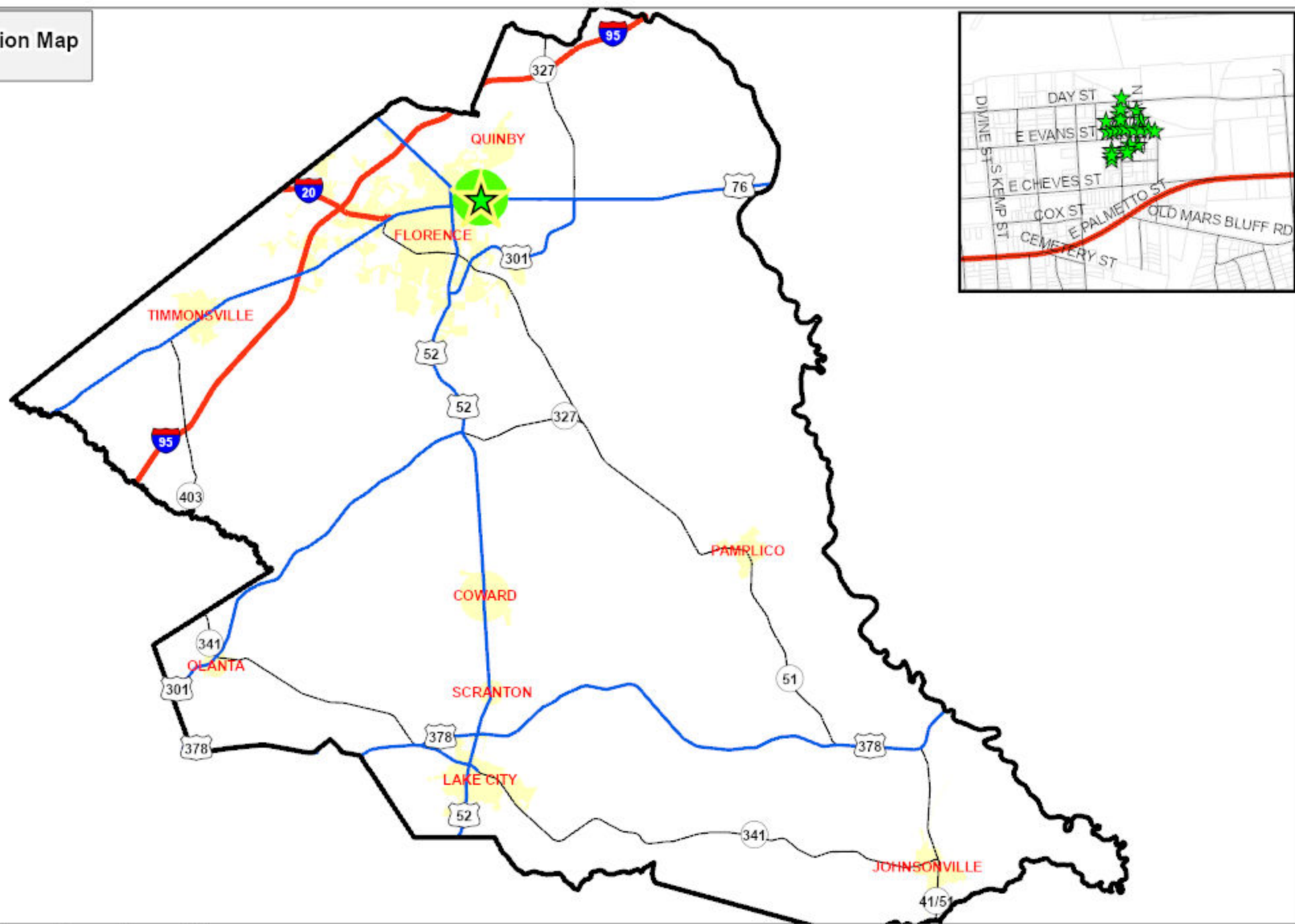
FLORENCE COUNTY PLANNING COMMISSION ACTION JULY 28, 2026:

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

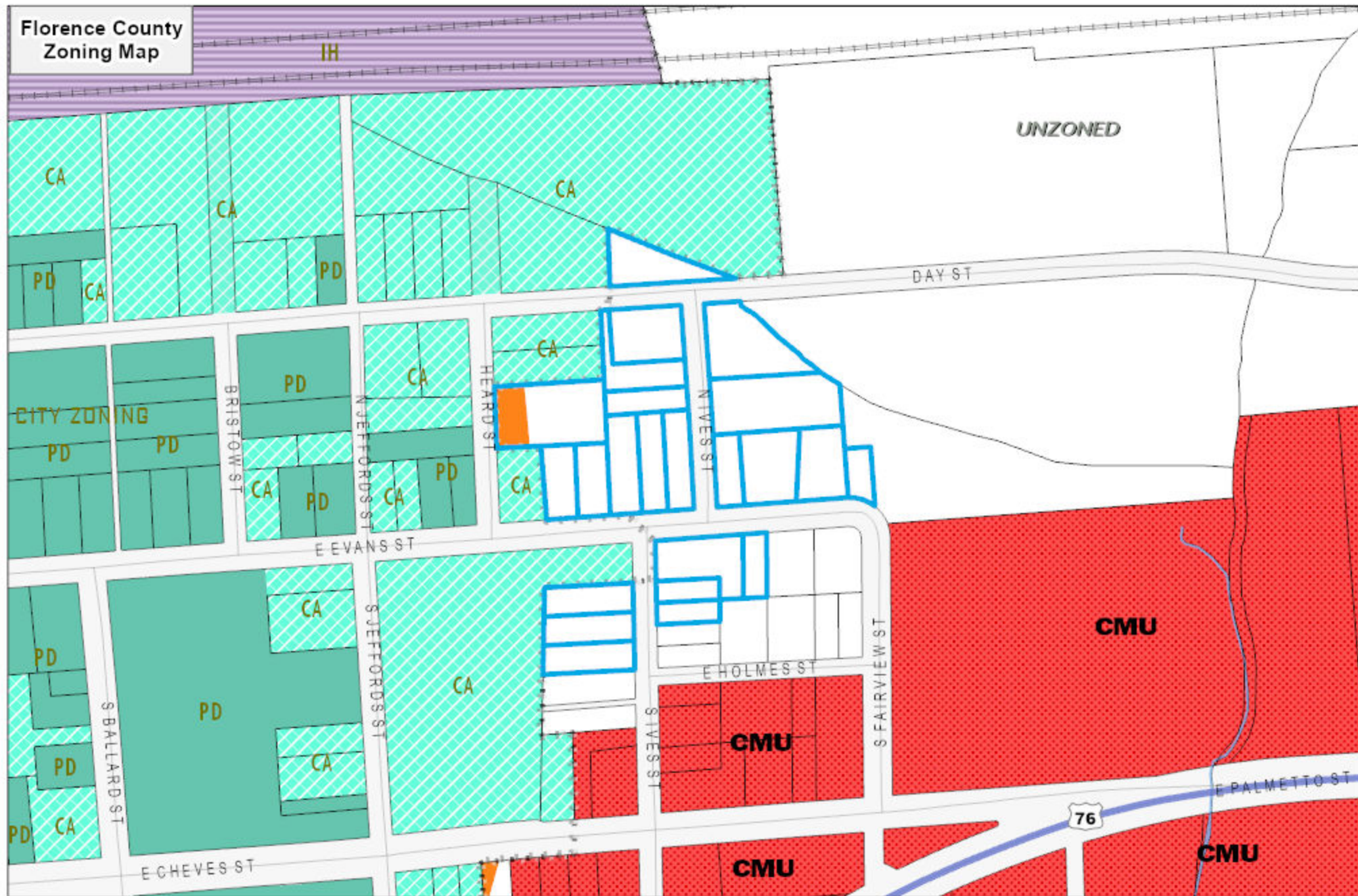


Florence County
Planning Department
Meeting Date:
07/28/2026



Council District 7
PC#2026-58

Florence County
Zoning Map



Current County Zoning

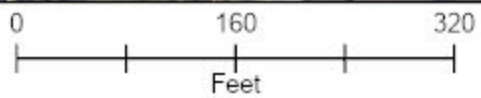
- CMU, COMMERCIAL MIXED-USE
- R-4, MULTI-FAMILY, LIMITED
- UNZONED

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

Council District 7
PC#2026-58



2024 Aerial



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



Council District 7
PC#2026-58

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 12-2026/27
Second Reading

DEPARTMENT: Planning

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.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by Moore Farms Botanical Garden, LLC; and,
2. The applicant desires to change the zoning designation for the subject property; and,
3. The applicant's justification for the requested map amendment changes are to accommodate a R-5, Multi-Family Residential District zoning designation; and,
4. The surrounding properties are zoned RU-1, Rural Community, R-1, Single-Family Residential, and R-4, Multi-Family Residential Districts, Limited; and,
5. The Planning Commission's recommendation to approve said map amendment to R-5, Multi-Family Residential zoning is contingent upon the submission of a recordable plat for parcel number 00142-31-207; and,
6. The said recordable plat should illustrate that 2.1-acre portion of parcel 00142-31-050 to be rezoned to R-5 Multi-Family Residential District so it clearly defines the split-zoned boundary; or, the combination of the rezoning of the parcel into parcel 00142-31-207.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 12-2026/27
2. Staff report for PC#2026-65
3. Location Map
4. Zoning Map
5. Aerial Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: August 20, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: September 17, 2026	
Third Reading	:	
Effective Date	:	

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.]

WHEREAS:

1. This zoning map amendment was requested by Moore Farms Botanical Garden, LLC; and,
2. The applicant desires to change the zoning designation for the subject property; and,
3. The applicant's justification for the requested map amendment changes are to accommodate a R-5, Multi-Family Residential District zoning designation; and,
4. The surrounding properties are zoned RU-1, Rural Community, R-1, Single-Family Residential, and R-4, Multi-Family Residential Districts, Limited zonings; and,
5. The Planning Commission's recommendation to approve said map amendment to R-5, Multi-Family Residential zoning is contingent upon the submission of a recordable plat for parcel number 00142-31-207; and,
6. The said recordable plat should illustrate the 2.1-acre portion of parcel 00142-31-050 to be rezoned to R-5 Multi-Family Residential District so it clearly defines the split-zoned boundary; or, the combination of the rezoning of the parcel into parcel 00142-31-207.

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

1. The Property Located off of Cooktown Road, Lake City, SC As Shown On The Following Tax Map As: 00142-31-207; Is Hereby Rezoned to R-5, 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:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-65**

SUBJECT: Map Amendment Requested By Moore Botanical Garden LLC 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.

LOCATION: Cooktown Road, Lake City, SC

TAX MAP NUMBERS: 00142, Block, 31, Parcel 207

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Moore Botanical Garden, LLC

APPLICANT: Moore Botanical Garden, LLC

ZONING/LAND AREA: R-4 / Approximately 2.99 acres

WATER/SEWER AVAILABILITY: City of Lake City Water/ No Sewer

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-4, Multi-Family Residential District, Limited with its current use consisting of residential.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to **R-5, Multi-Family Residential District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Residential, Agricultural / RU-1, R-1
South: Florence County / Residential / R-4
West: Florence County/ Residential / RU-1
East: Florence County / Vacant / R-4

4. Transportation Access and Circulation:

Present access to this property is by the way of Cooktown Road, Sunburst Drive, and Moonlight Circle, Lake City, SC.

5. Traffic Review:

The rezoning of this property from R-4, Multi-Family Residential District, Limited to R-5, Multi-Family Residential District could have minimum impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for this property is currently Urban District. The requested rezoning of this property is compatible with the designated future land use.

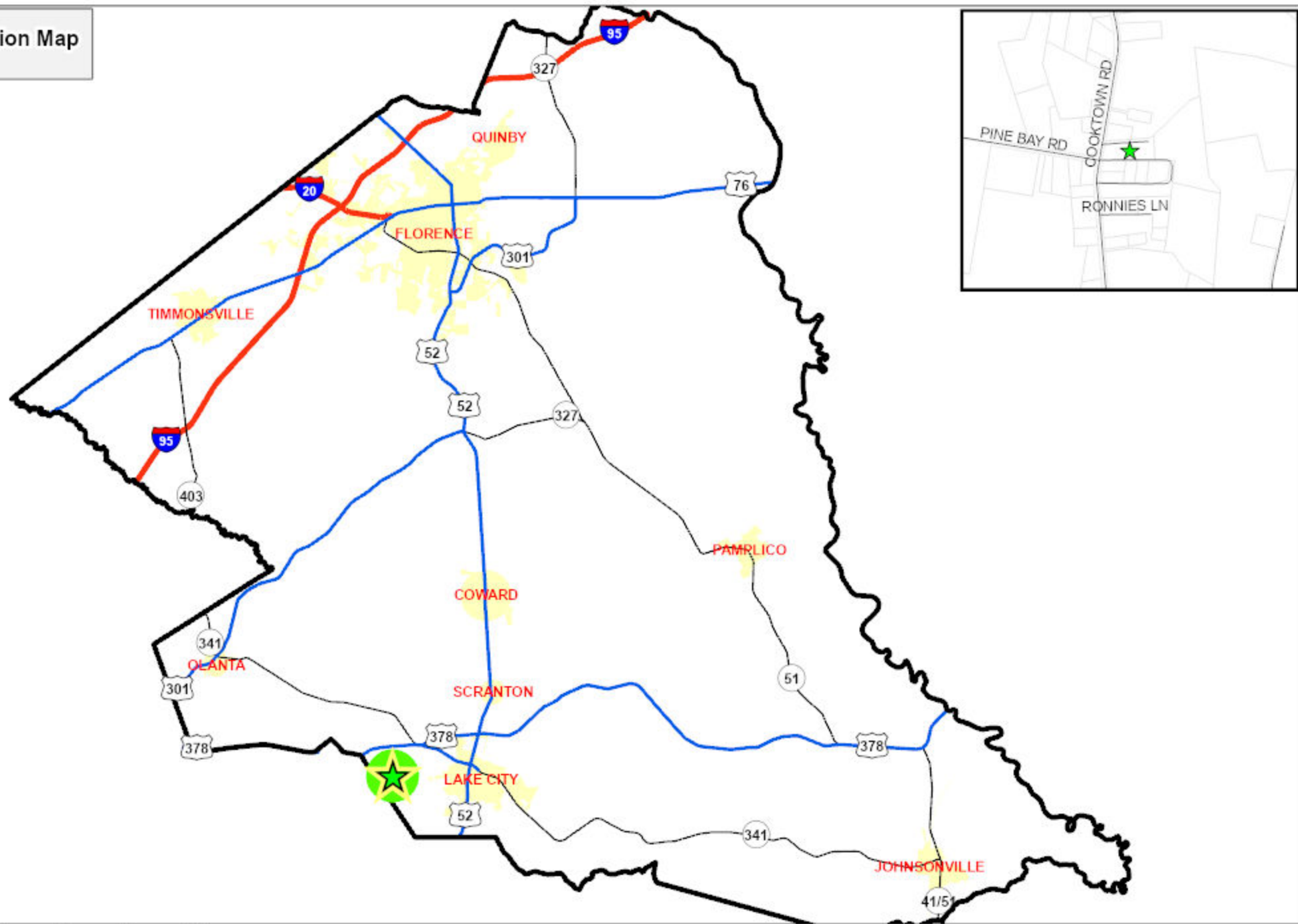
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 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 R-4, Multi-Family Residential District, Limited to R-5, Multi-Family Residential District contingent upon the submission of a recordable plat for parcel number 00142-31-207.

Location Map

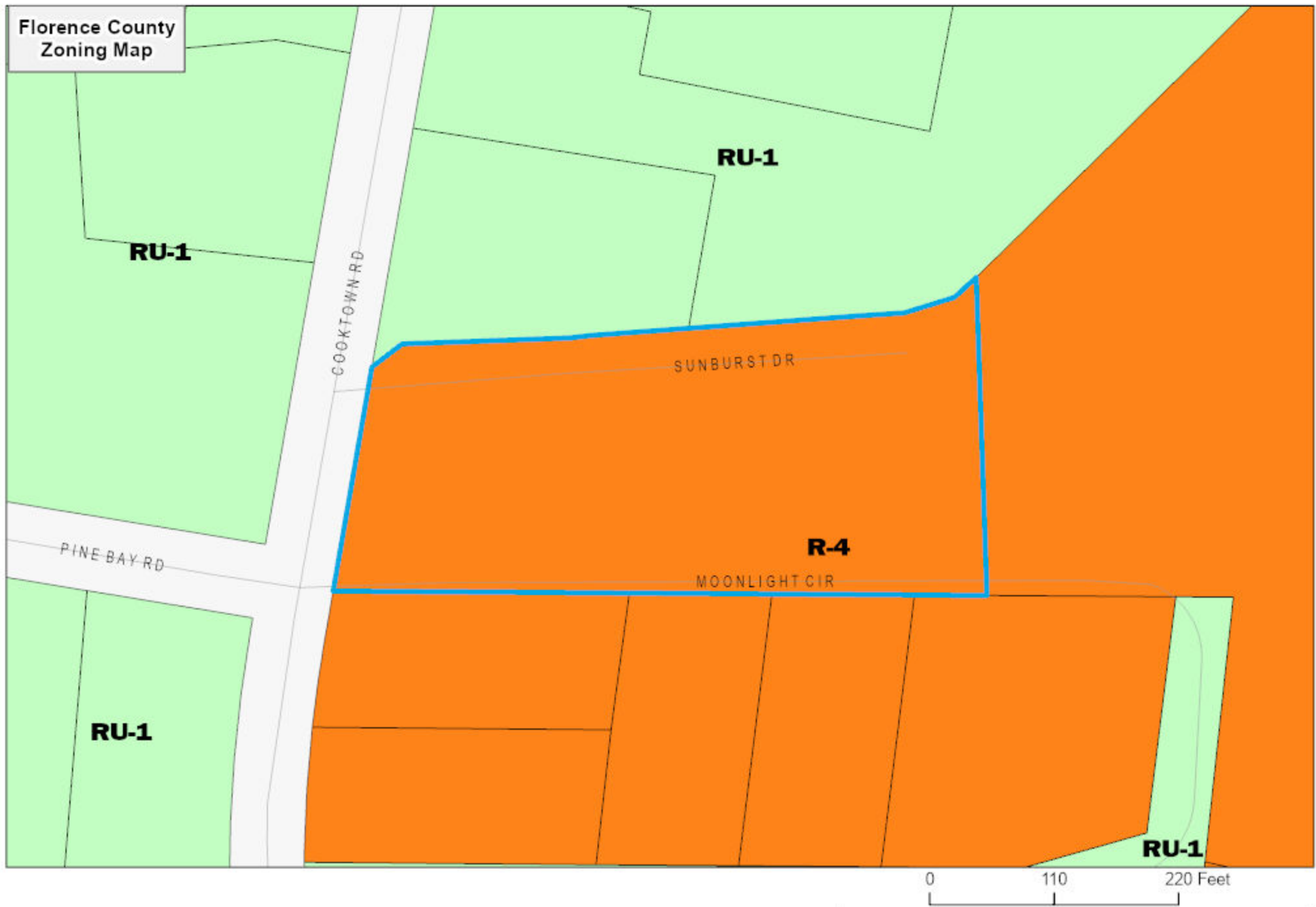


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-65

Florence County
Zoning Map



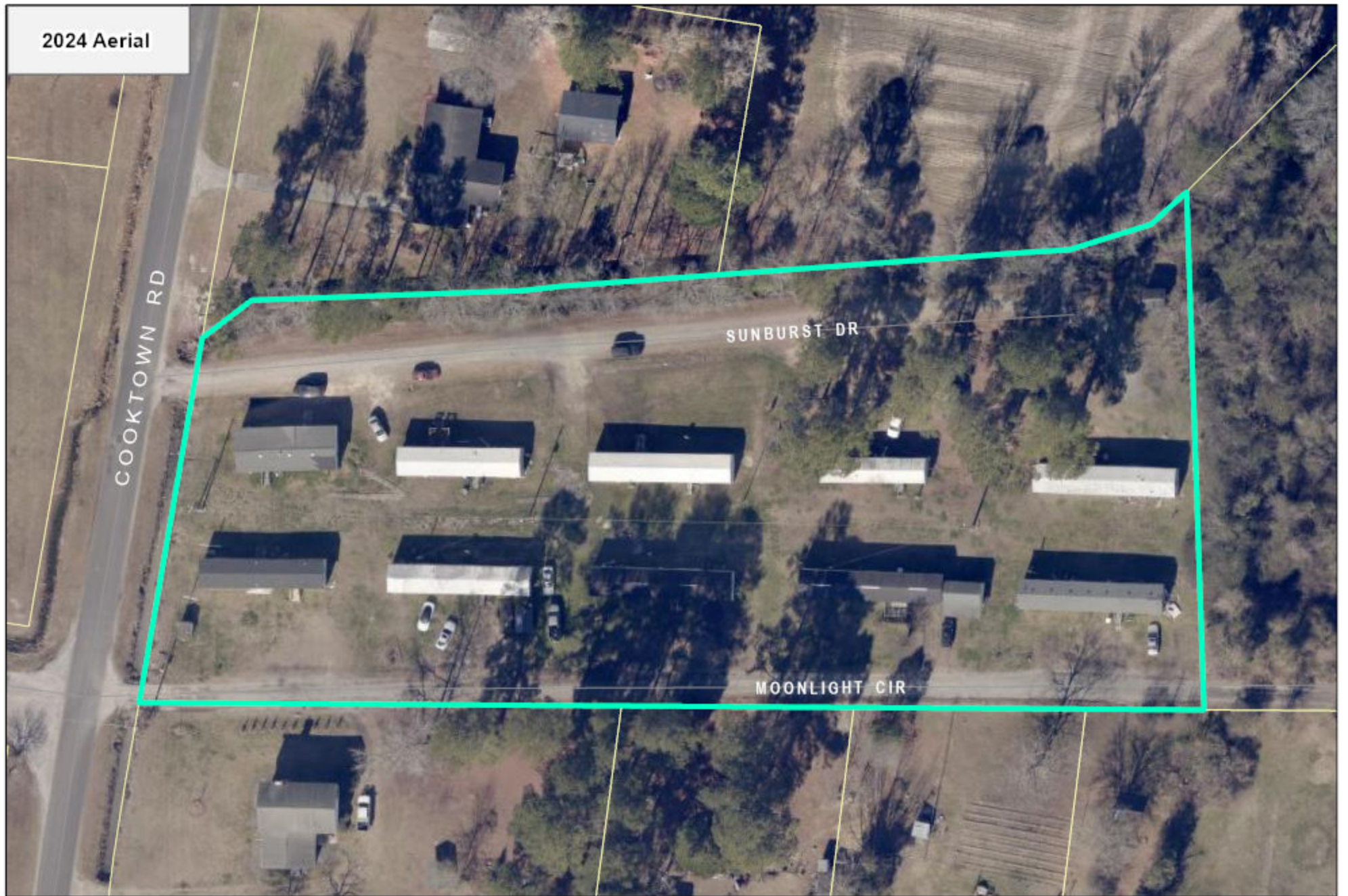
Current County Zoning
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-65



2024 Aerial



0 80 160
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-65

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 13-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From R-1, Single Family Residential District to RU-2, Rural Resource District For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by Moore Farms Botanical Garden, LLC; and,
2. The applicant desires to change the future land use designation and zoning designation for the subject property; and,
3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 2 land use and a RU-2, Rural Resource District zoning designation; and,
4. The surrounding properties are zoned RU-1, Rural Community District and R-1, Single-Family Residential District.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 13-2026/27
2. Staff report for PC#2026-64
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 13-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From R-1, Single Family Residential District to RU-2, Rural Resource District For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Moore Farms Botanical Garden, LLC; and,
2. The applicant desires to change the future land use designation and zoning designation for the subject property; and,
3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 2 land use and a RU-2, Rural Resource District zoning designation; and,
4. The surrounding properties are zoned RU-1, Rural Community District and R-1, Single-Family Residential District.

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

1. The Property Located at 1303 South Morris Street, Lake City, SC As Shown On The Following Tax Map As: 00142-31-163; Is Hereby Rezoned Variable Development District 2 and RU-2, Rural Resource 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

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

COUNCIL VOTE:

OPPOSED:

ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-64**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Moore Farms Botanical Garden LLC To Change The Future Land Use From Variable Development District 1 To **Variable Development District 2** And To Change The Zoning Designation From R-1, Single Family Residential District to **RU-2, Rural Resource District** For The Property Located At 1303 S. Morris Street, Lake City, SC, As Shown On Florence County Tax Map Number 00142, Block 31, Parcel 163.

LOCATION: 1303 South Morris Street, Lake City, SC

TAX MAP NUMBERS: 00142, Block 31, Parcel 163

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Moore Farms Botanical Garden, LLC

APPLICANT: Moore Farms Botanical Garden, LLC

ZONING/LAND AREA: R-1 / Approximately 32.96 acres

WATER/SEWER AVAILABILITY: City of Lake City Water / No Sewer

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: X

PARCEL ZONING DESIGNATION: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-1, Single-Family Residential District with uses consisting of agricultural.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to **RU-2, Rural Resource District**.
3. Surrounding Land Use and Zoning:
North: Florence County / Vacant / R-1
South: Florence County / Vacant/ RU-1, R-1

West: Florence County/ Vacant / R-1
East: Florence County/ Residential / R-1

4. Transportation Access and Circulation:

Present access to the property is by the way of South Morris, Lake City SC.

5. Traffic Review:

The rezoning of this property from R-1, Single-Family Residential District to RU-2, Rural Resource District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:

The future land use designation for the above-mentioned property is currently Variable Development District 1 (VD1). The applicant has requested to change the future land use designation of this property to Variable Development District 2 (VD2). The requested rezoning of this property to RU-2, Rural Resource District is compatible with the requested Variable Development District 2 (VD2) future land use designation.

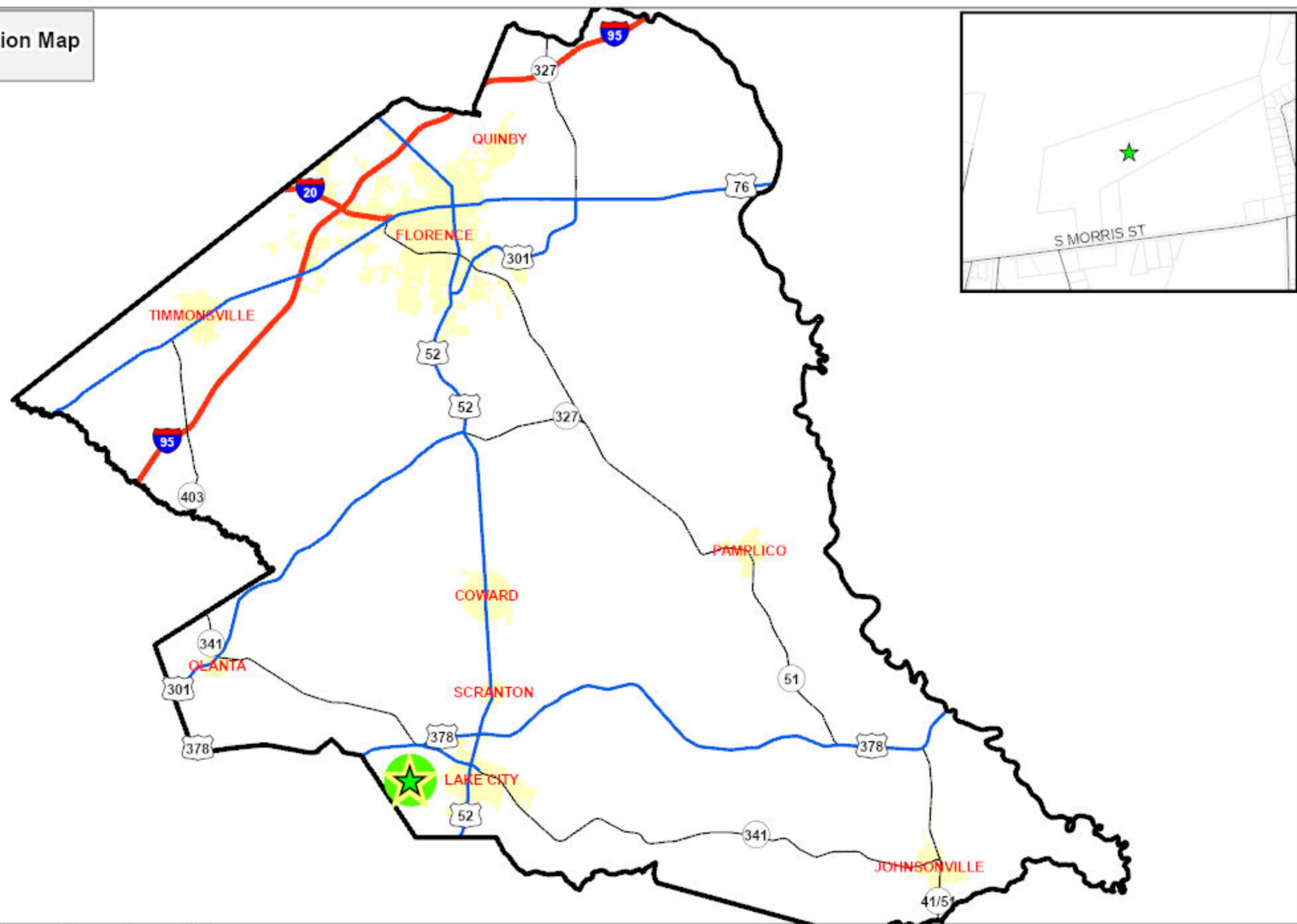
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Variable Development District 1 to Variable Development District 2 and to change the zoning designation from R-1, Single-Family Residential District to RU-2, Rural Resource District.

Location Map

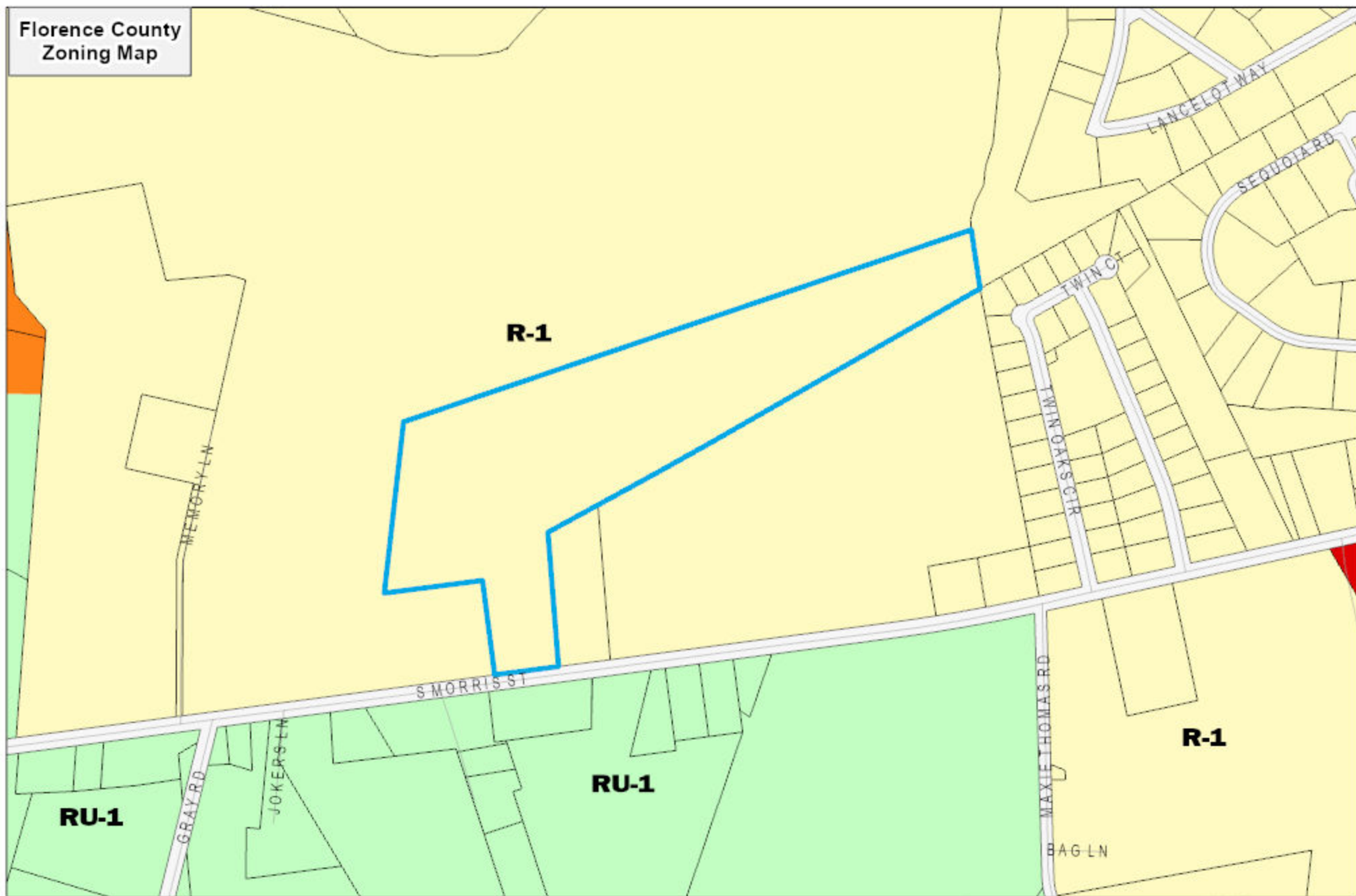


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-64

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-64

0 530 1,060 Feet

N



2024 Aerial

S MORRIS ST

TWIN OAKS CIR

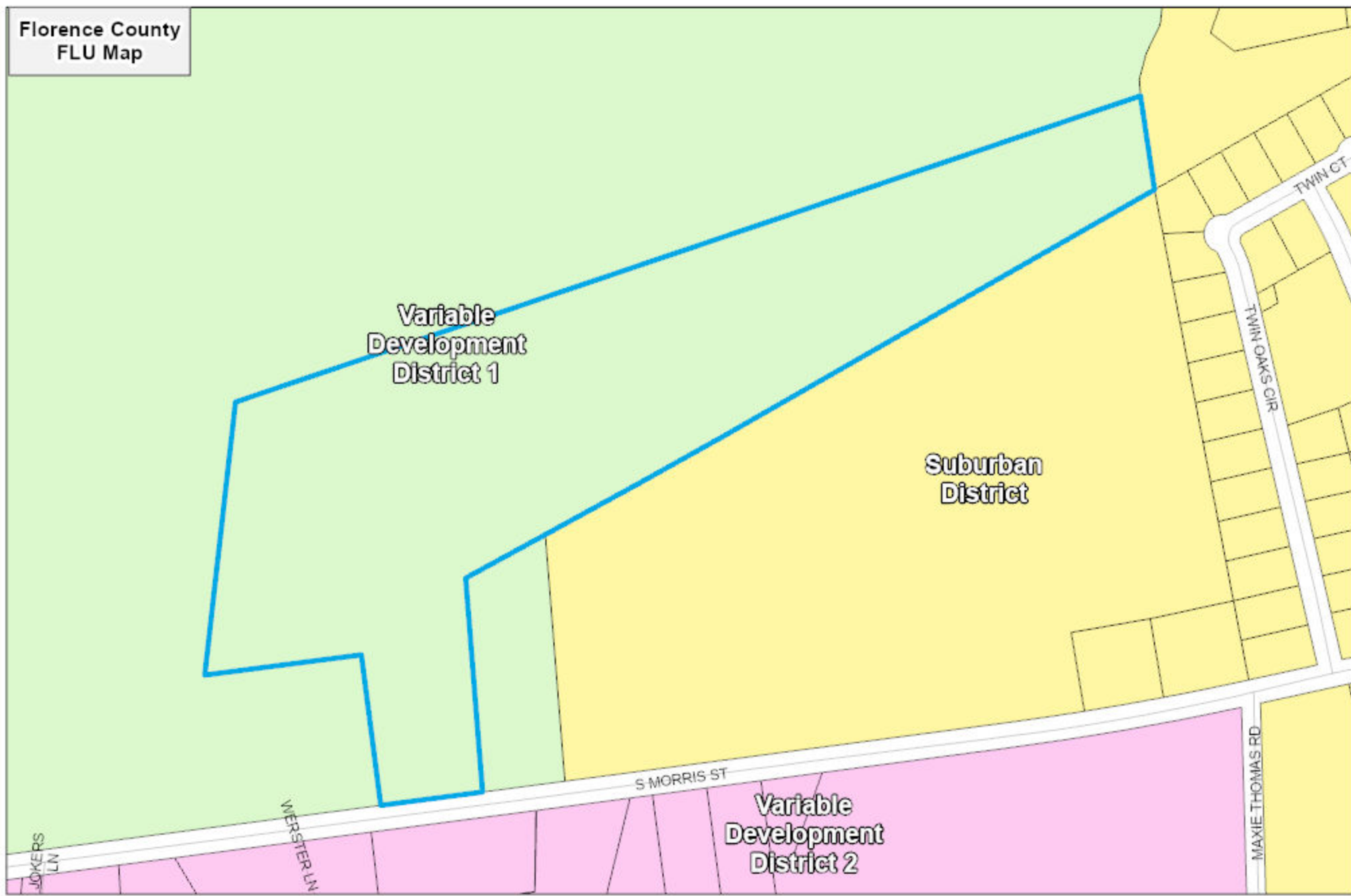
MAXIE THOMAS RD

A horizontal number line with tick marks at 0, 390, and 780. The word "Feet" is written below the line.



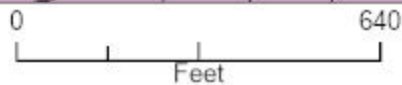
Council District 1
PC#2026-64

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

- Downtown Development District
- Suburban District
- Urban District
- Variable Development District 1



Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-64**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 14-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are currently zoned B-3, General Commercial District with vacant and commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial District, and R-4, Multi-Family Residential District, Limited; 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. 14-2026/27
2. Staff report for PC#2026-66
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 14-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are currently zoned B-3, General Commercial District with vacant and commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial District, and R-4, Multi-Family Residential District, Limited; 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 Olanta, SC, As Shown On The Following Tax Map As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030; Are Hereby Rezoned Downtown Development District and B-4, Central 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, August 25, 2026
PC#2026-66**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-007, 04520-03-008, 04520-03-009, 04520-03-043, 04520-03-044, 04520-03-045, 04520-03-046, 04520-03-047, 04520-03-151, 04520-03-157, 04520-03-160, 04520-03-164, 04520-03-173, And A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently zoned B-3, General Commercial District with current uses consisting of commercial and vacant.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.

3. Surrounding Land Use and Zoning:

All surrounding properties are zoned R-1, R-4, and B-3.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Urban District (UD). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

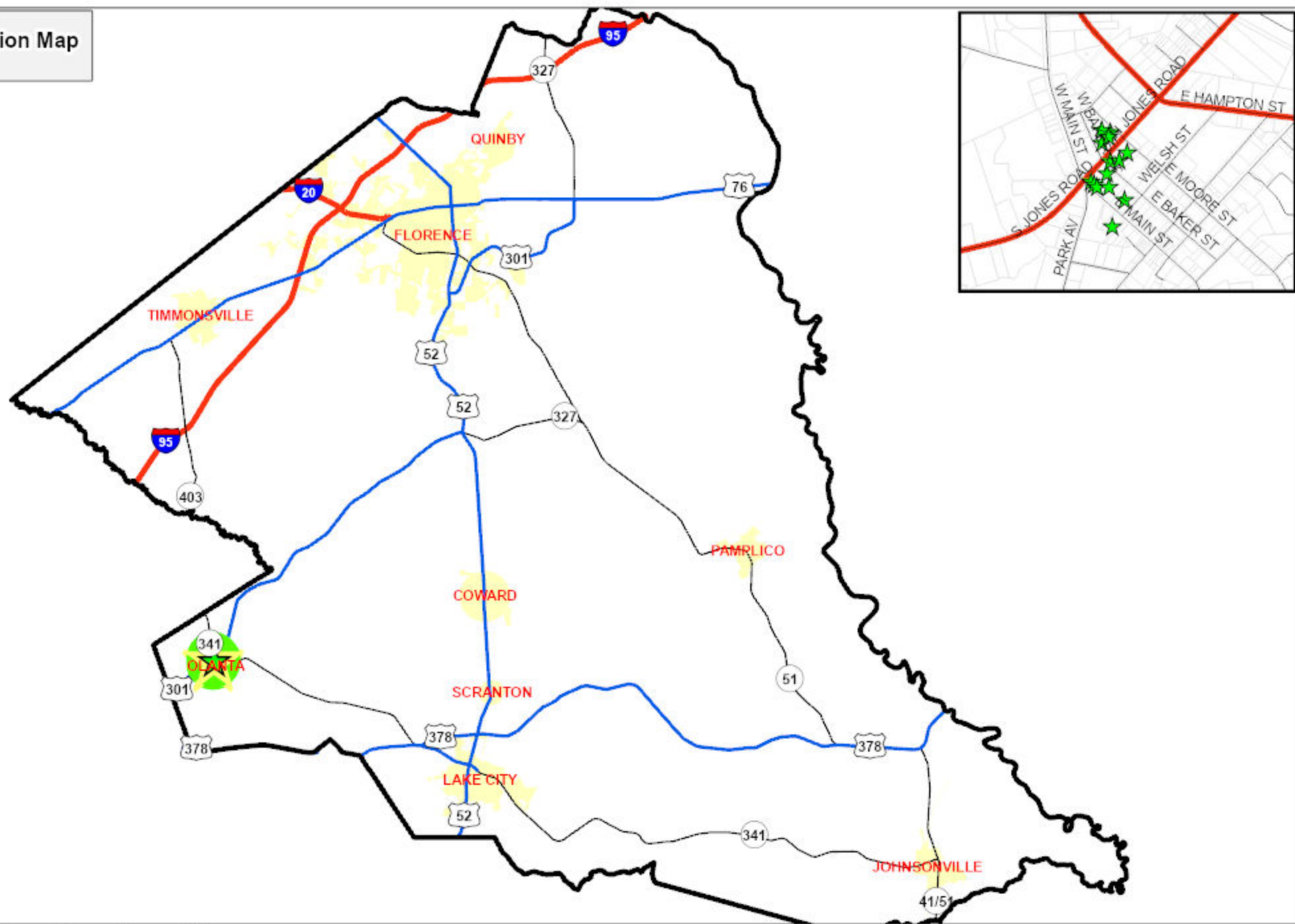
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Urban District to Downtown Development District and to change the zoning designation from B-3, General Commercial District to B-4, Central Commercial District.

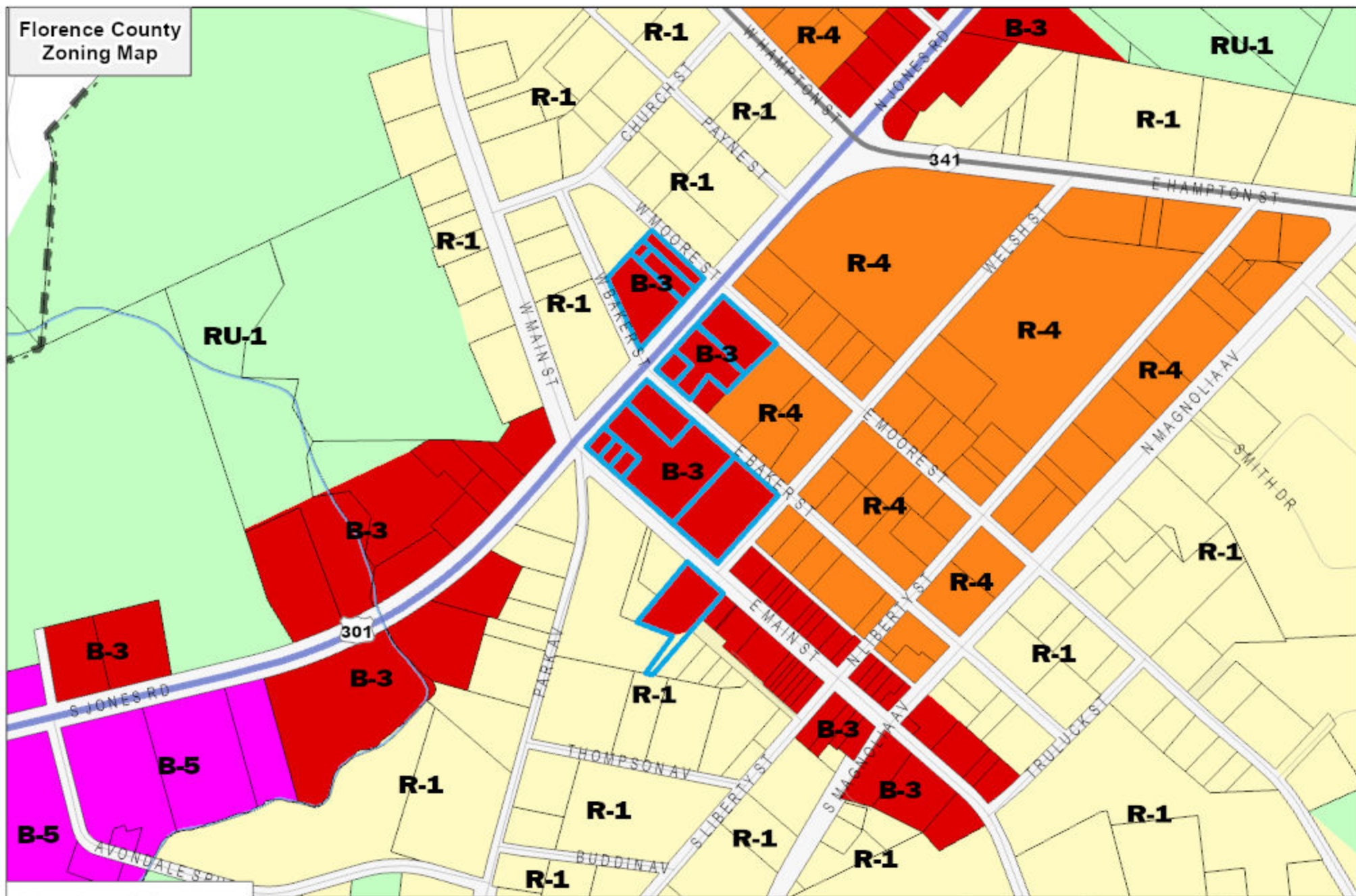
Location Map



Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-66

Florence County Zoning Map



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY
- UNZONED

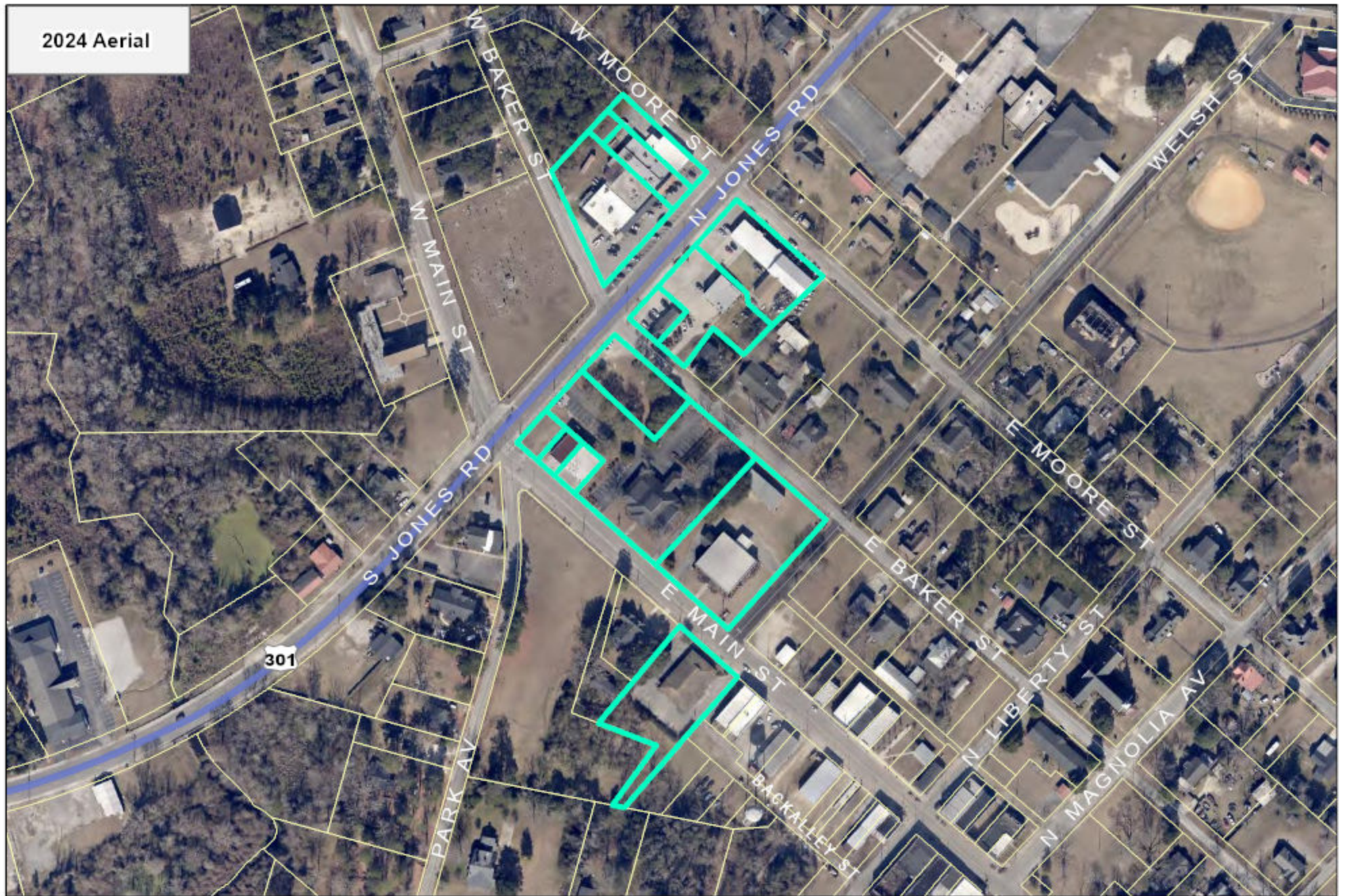
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Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-66



2024 Aerial



301

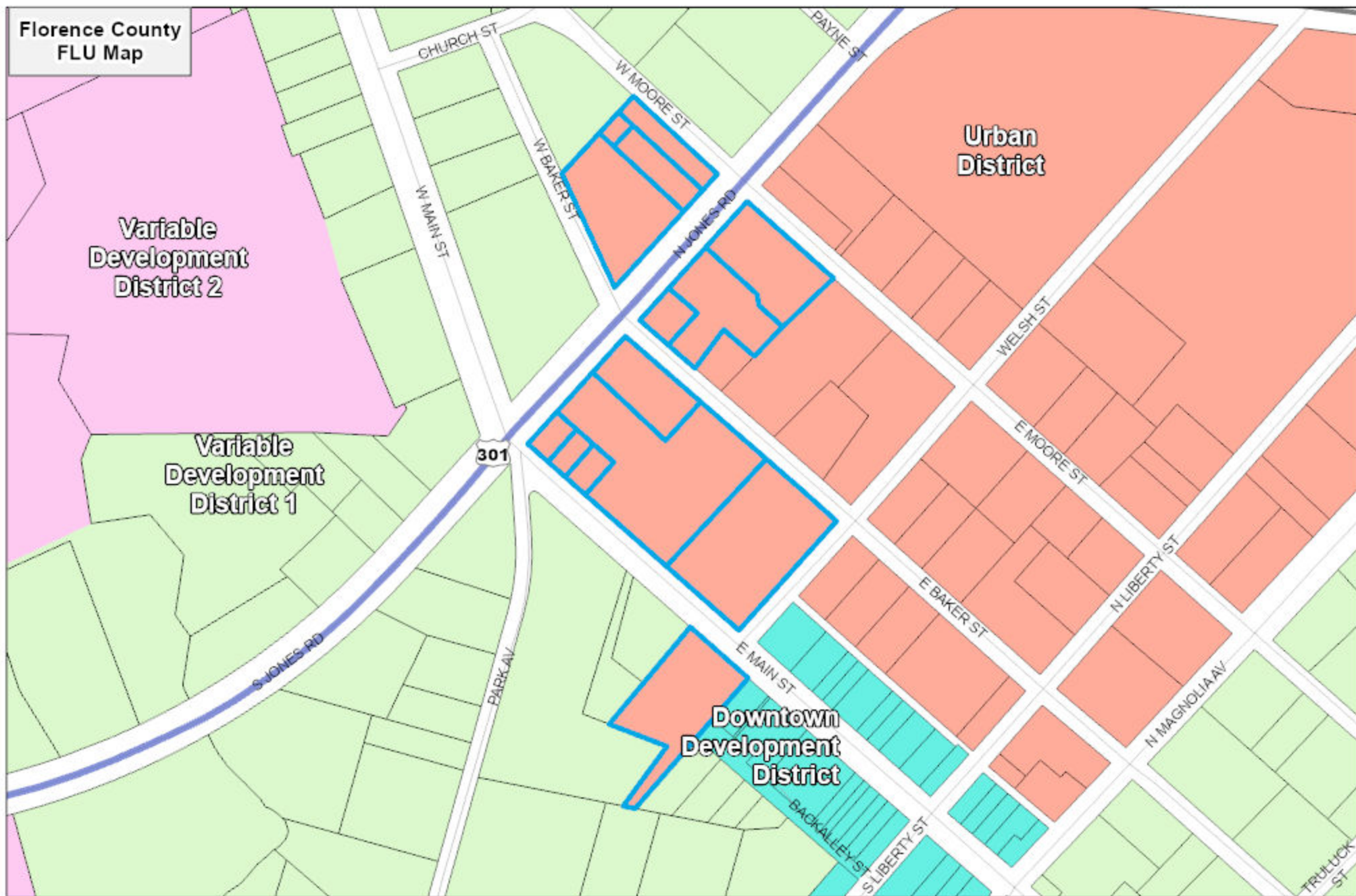
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-66

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-66**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 15-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. The recommended zoning for this property 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 property is currently split zoned B-3, General Commercial and RU-1, Rural Community Districts with commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and RU-1, Rural Community Districts; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 15-2026/27
2. Staff report for PC#2026-67
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 15-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for this property 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 property is currently split zoned B-3, General Commercial and RU-1, Rural Community Districts with commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and RU-1, Rural Community Districts; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

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

1. The Subject Property Located in Olanta, SC, As Shown On The Following Tax Map As: 04520-03-094; Is Hereby Rezoned Variable Development District 1 and B-3, General Commercial District.
2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-67**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 2 To **Variable Development District 1** And To Change A Portion Of The Zoning Designation From RU-1, Rural Community District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-094.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-094

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3 & RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned B-3, General Commercial District and RU-1, Rural Community District with current uses consisting of commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for a portion of the subject property is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for this property is currently Variable Development District 2 (VD2). Florence County has requested to change the future land use designation of this property to Variable Development District 1 (VD1). The requested rezoning of a portion of this property to B-3, General Commercial District is compatible with the requested Variable Development District 1 future land use designation.

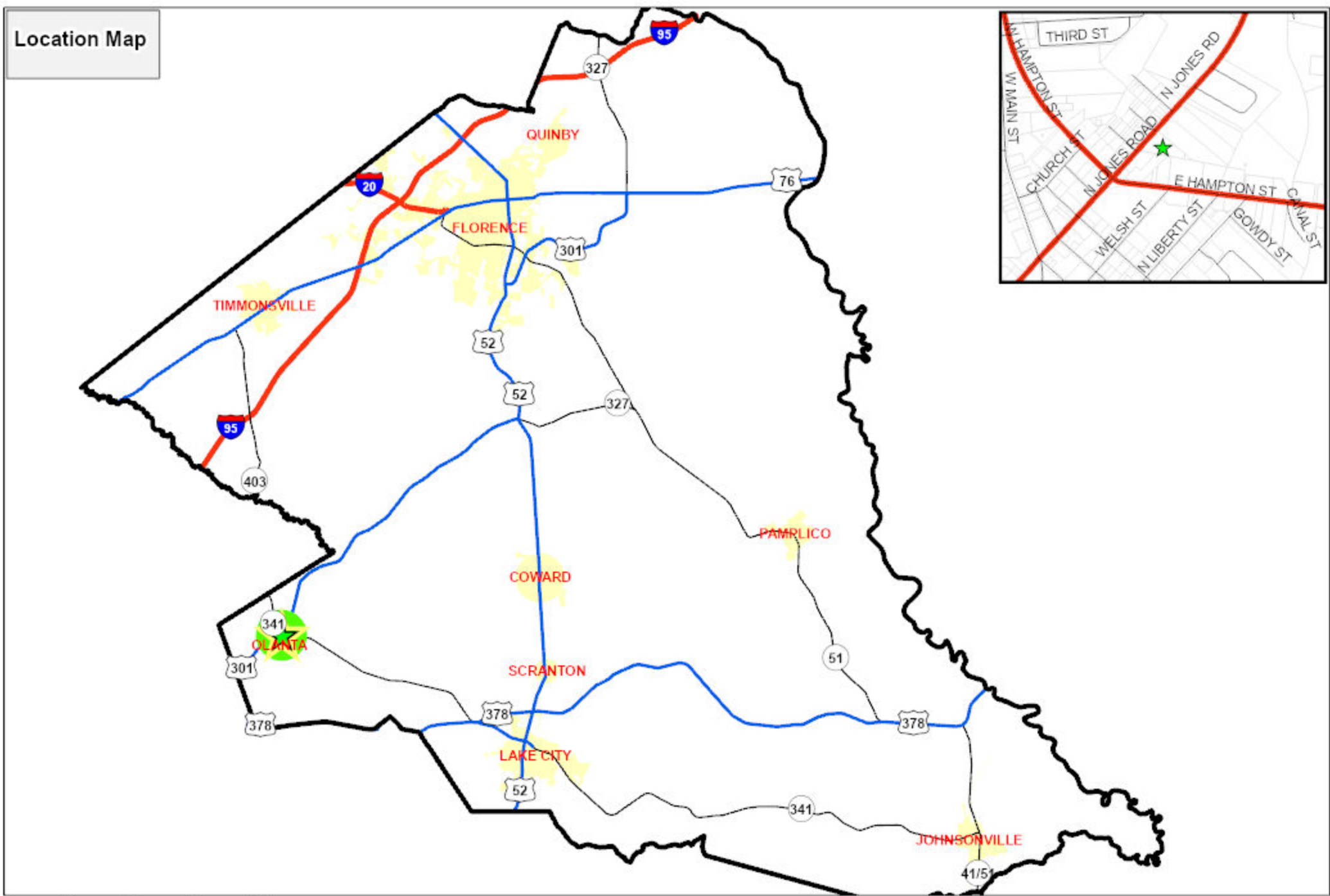
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Variable Development District 2 to Variable Development District 1 and to change the zoning designation from RU-1, Rural Community District to B-3, General Commercial District.

Location Map

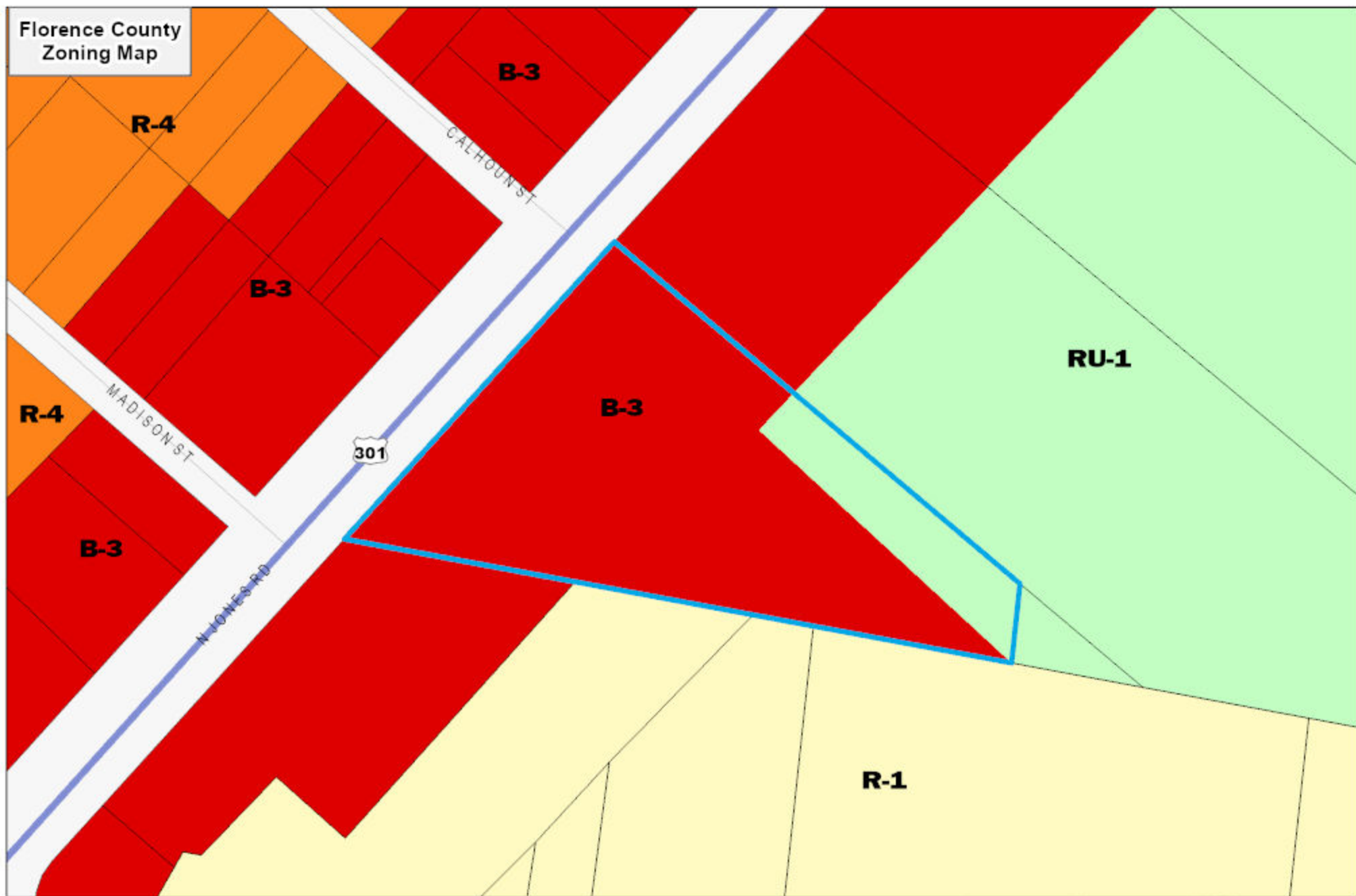


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-67

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

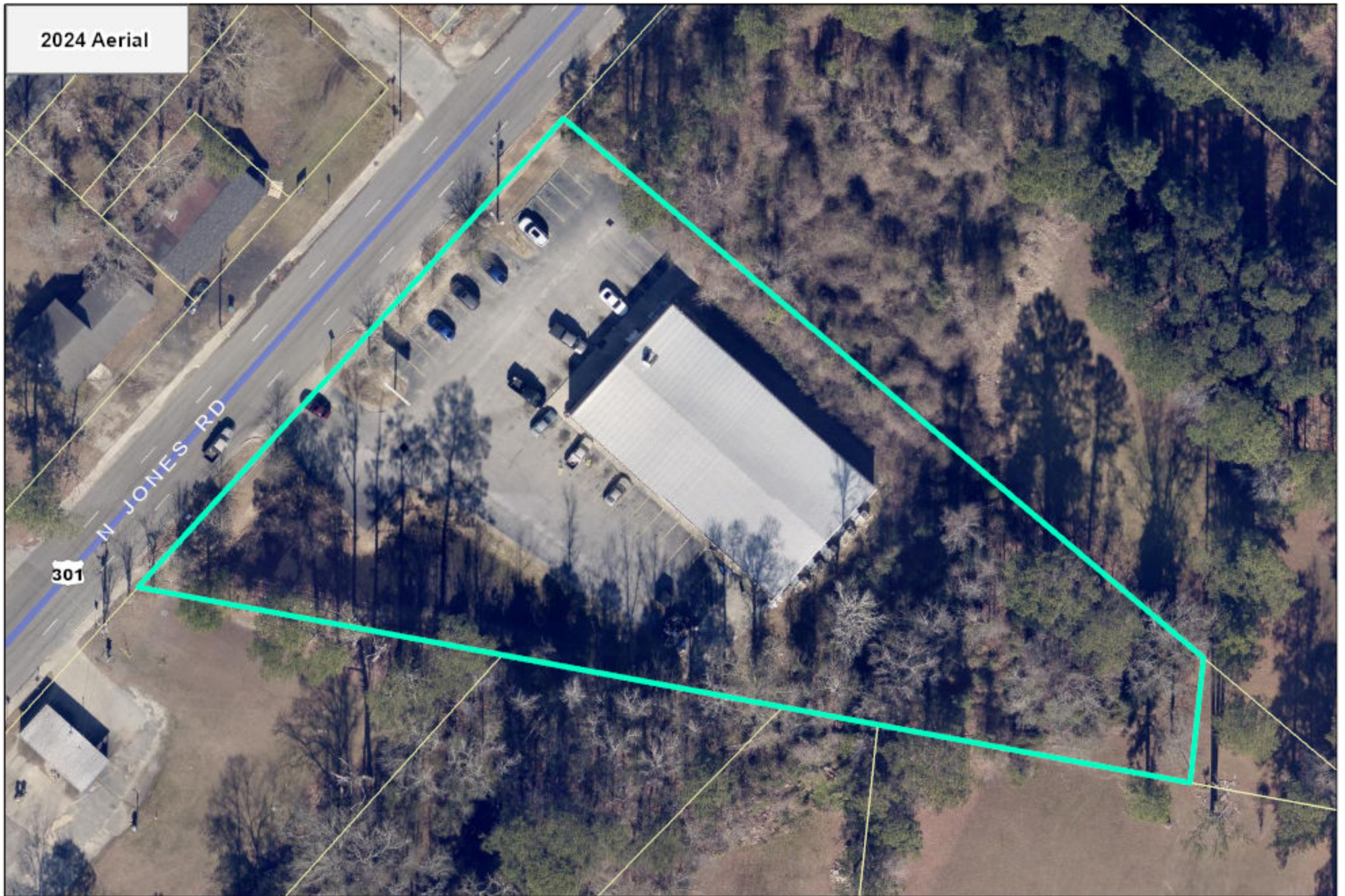
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Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-67



2024 Aerial



301

N JONES RD

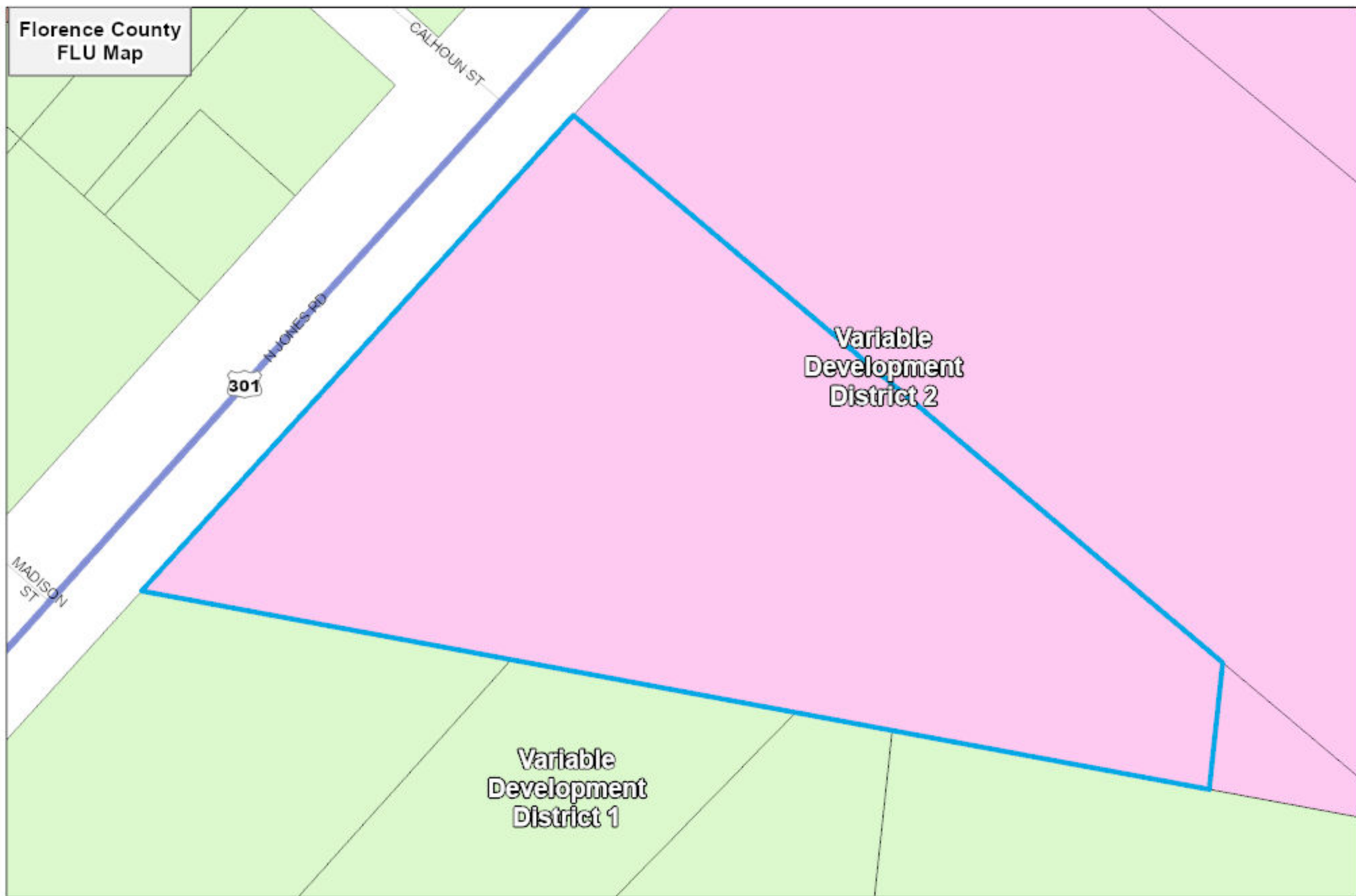
0 70 140
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-67

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

- Downtown Development District
- Suburban District
- Urban District
- Variable Development District 1

0 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-67**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 16-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

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

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 16-2026/27
2. Staff report for PC#2026-68
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 16-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076; Are Hereby Rezoned Downtown Development District and B-4, Central 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, August 25, 2026
PC#2026-68**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Downtown Development District**, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076.

LOCATION: Olanta, SC

TAX MAP NUMBERS: A Portion Of 04530-03-006, 04610-03-002, 04620-03-029, 04620-03-031, 04620-03-032, 04620-03-036, 04620-03-037, 04620-03-072, 04620-03-073, 04620-03-076

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-1, Single-Family Residential District with current uses consisting of residential and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

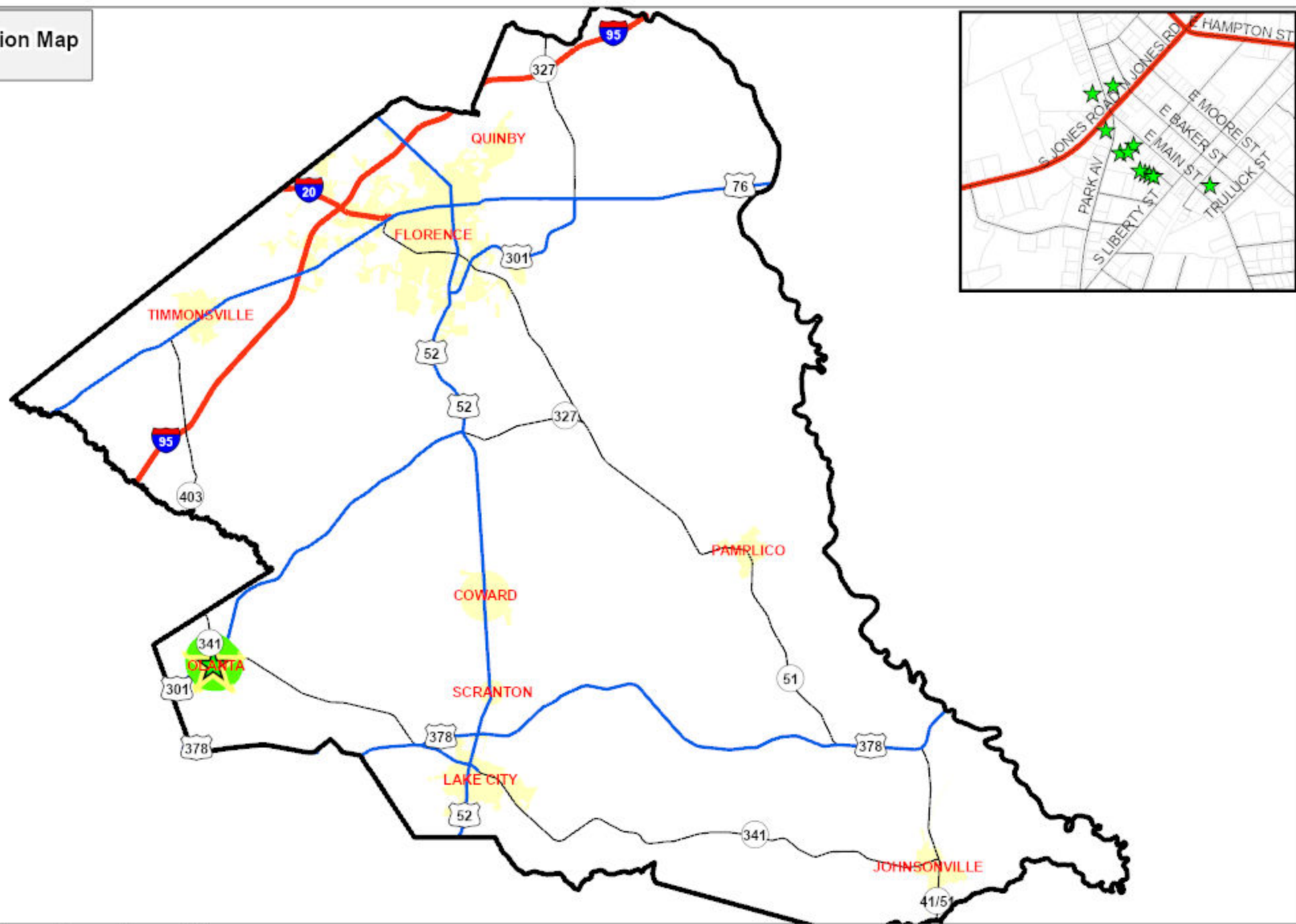
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 1 to Downtown Development District and to change the zoning designation from R-1, Single-Family District to B-4, Central Commercial District.

Location Map



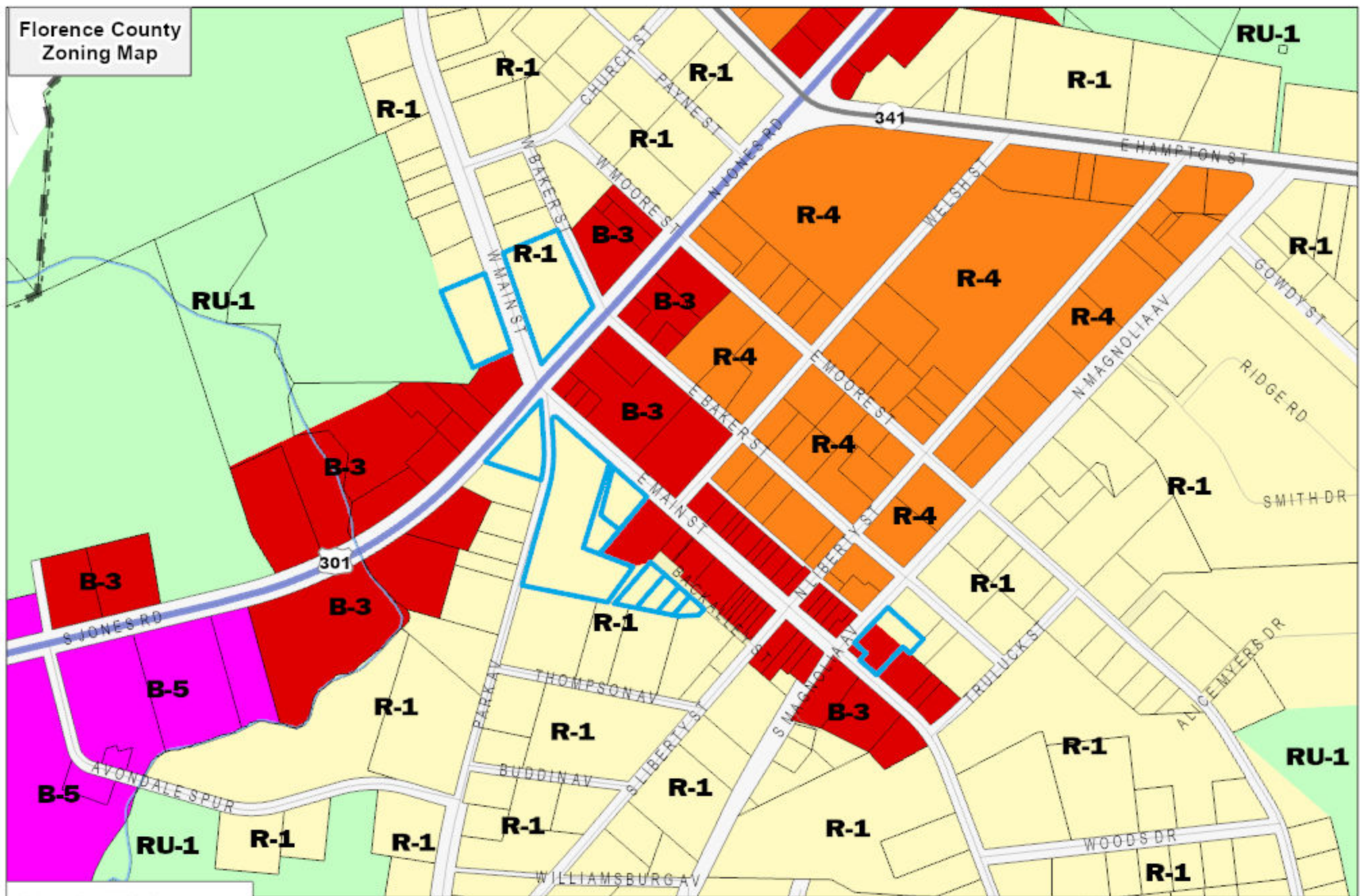
0 3 5 8 10
Miles

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-68

**Florence County
Zoning Map**



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY
- UNZONED

0 410 820 Feet

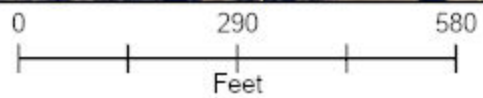
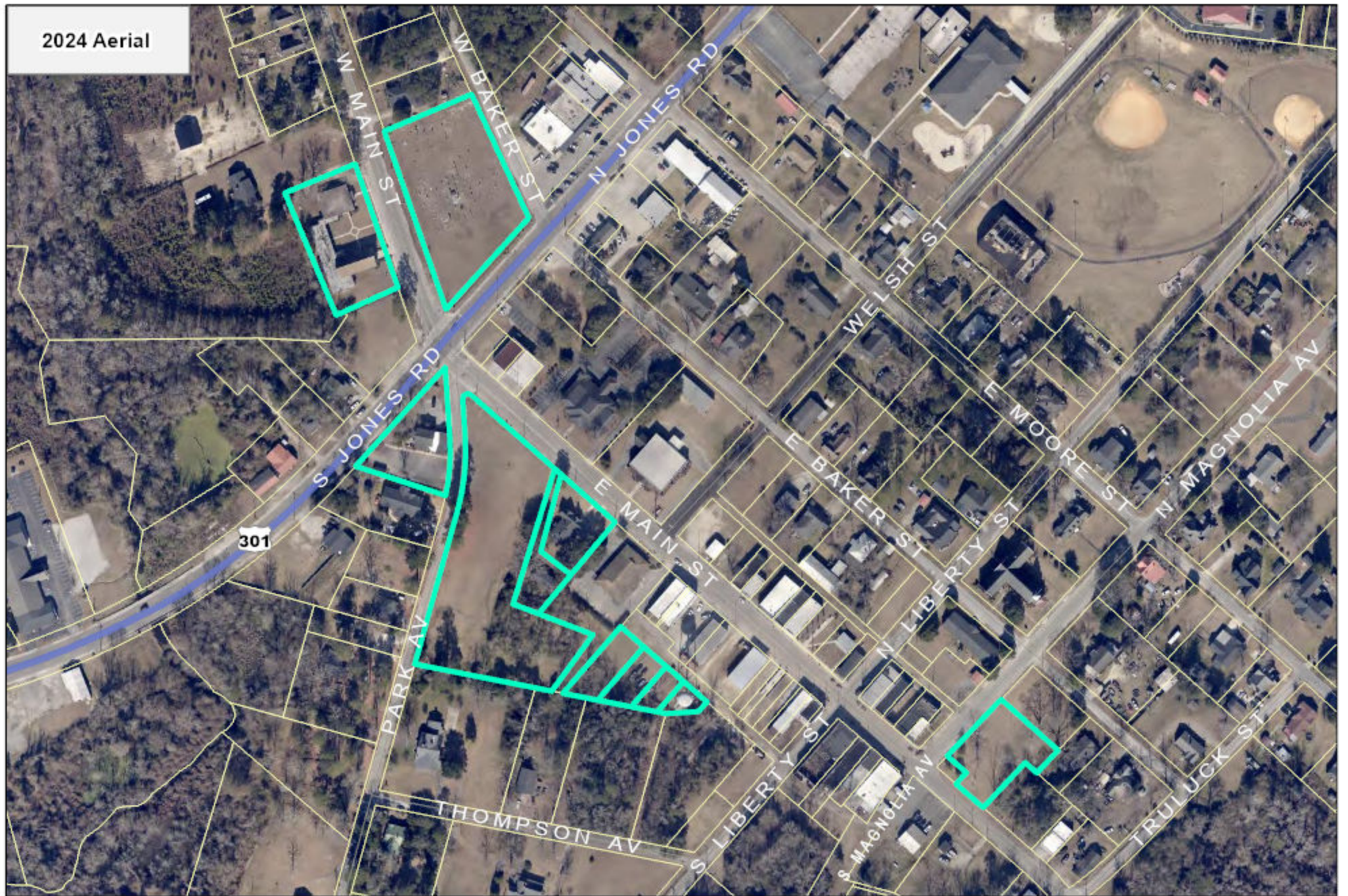
Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-68**

N



2024 Aerial

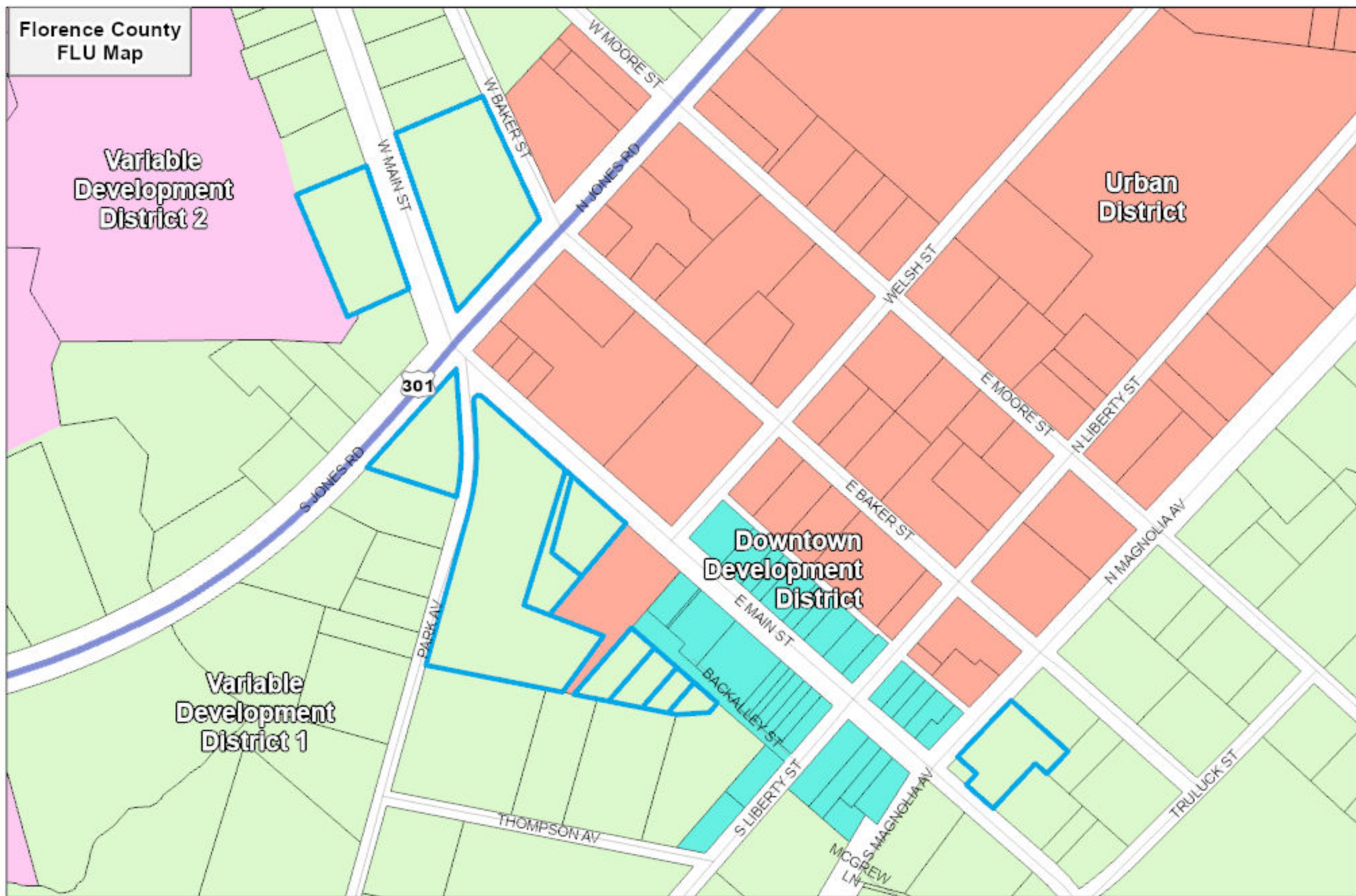


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-68

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

0 480
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-68**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 17-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are zoned R-4, Multi-Family District, Limited with vacant and residential uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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. 17-2026/27
2. Staff report for PC#2026-69
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 17-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are zoned R-4, Multi-Family Residential District, Limited with vacant and residential uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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 Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147; Are Hereby Rezoned Downtown Development District and B-4, Central 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

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-69**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From R-4, Multi-Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-004, 04520-03-020, 04520-03-021, 04520-03-028, 04520-03-029, 04520-03-030, 04520-03-147

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-4

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-4, Multi-Family Residential District, Limited with current uses consisting of residential and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, R-4, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Urban District (UD). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

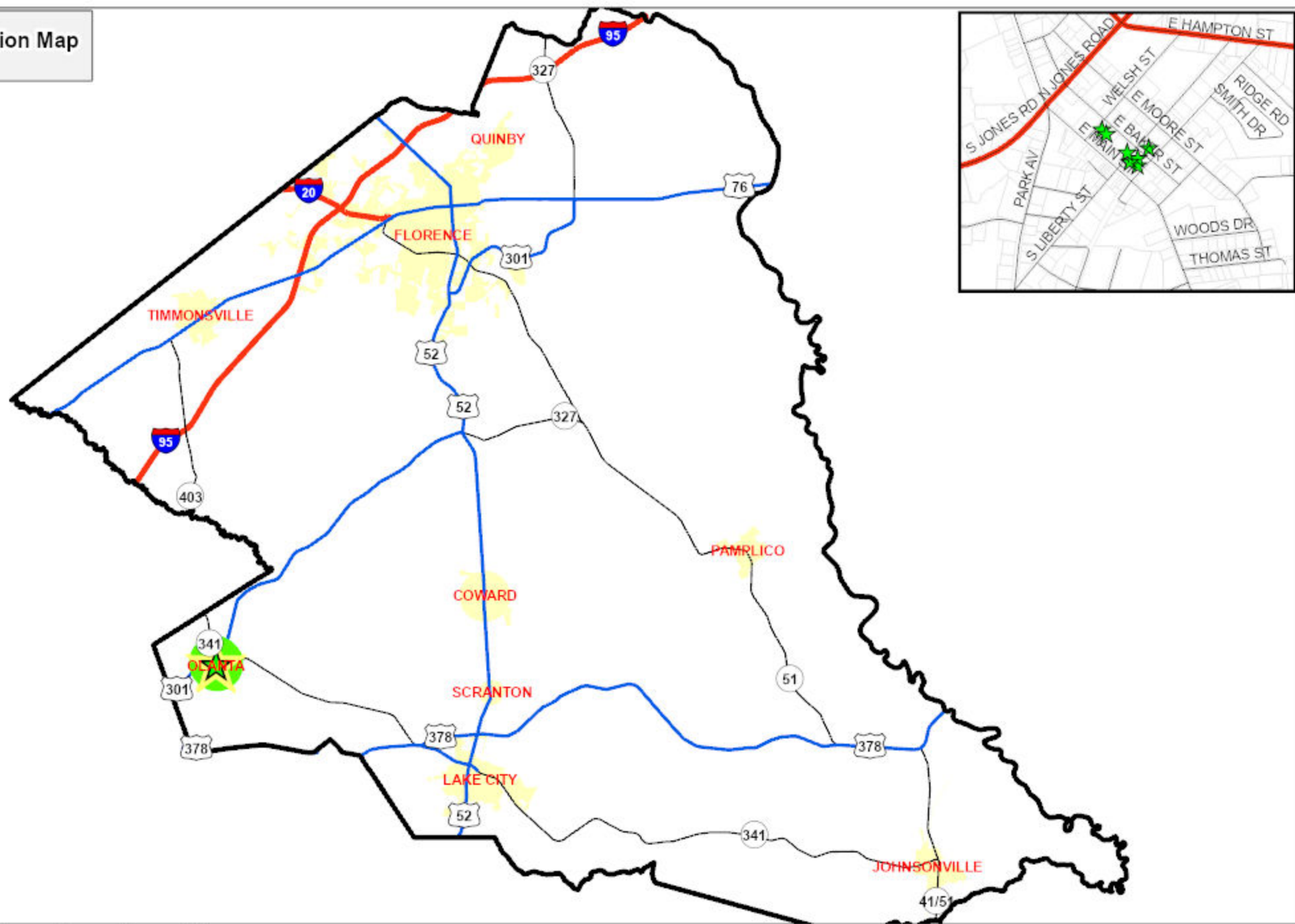
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Urban District to Downtown Development District and to change the zoning designation from R-4, Multi-Family Residential District, Limited to B-4, Central Commercial District.

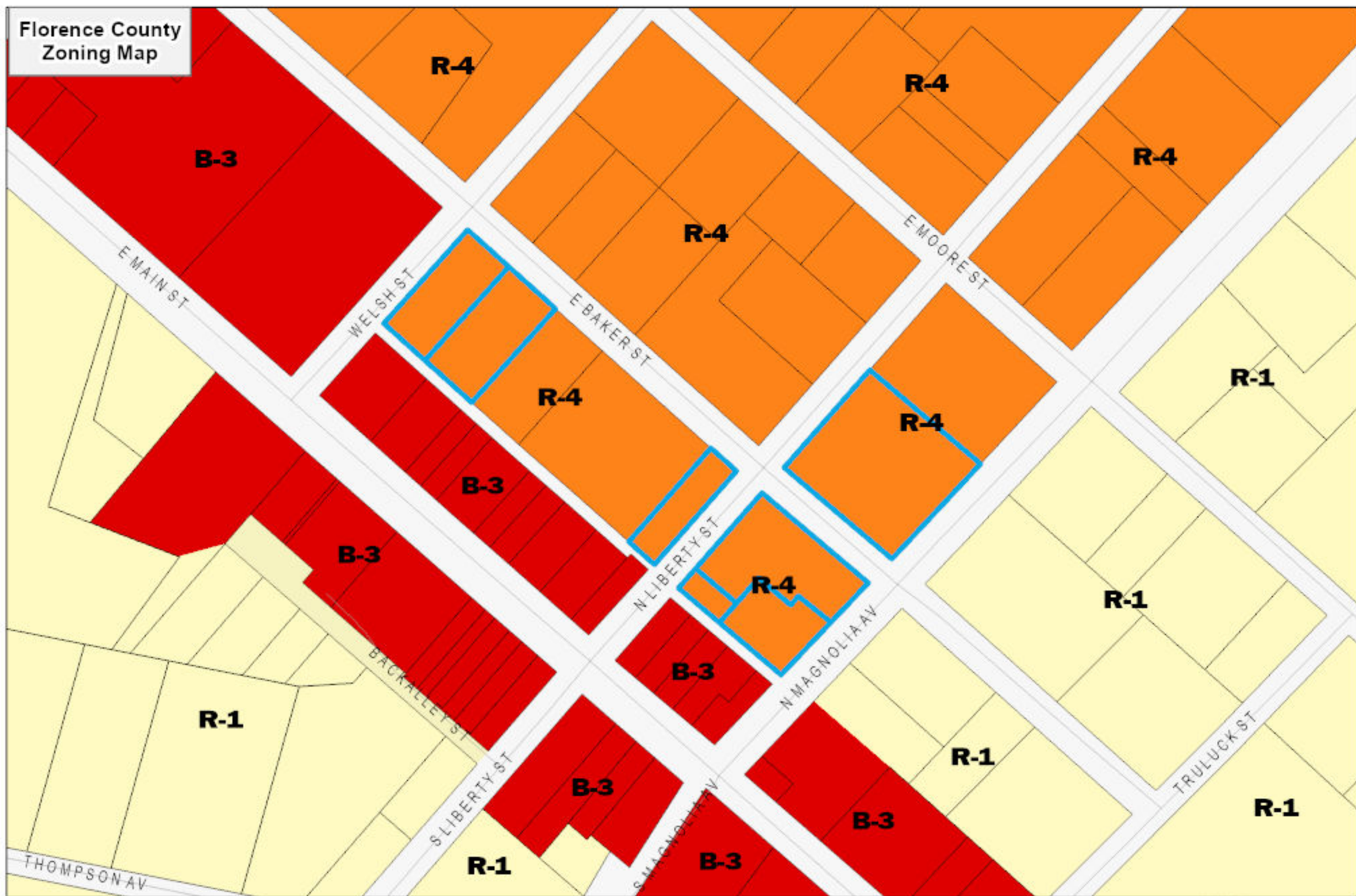
Location Map



Council District 1
PC#2026-69

Florence County
Planning Department
Meeting Date:
08/25/2026

Florence County
Zoning Map



Current County Zoning

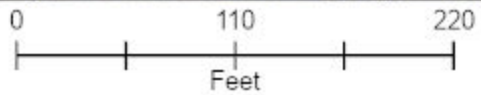
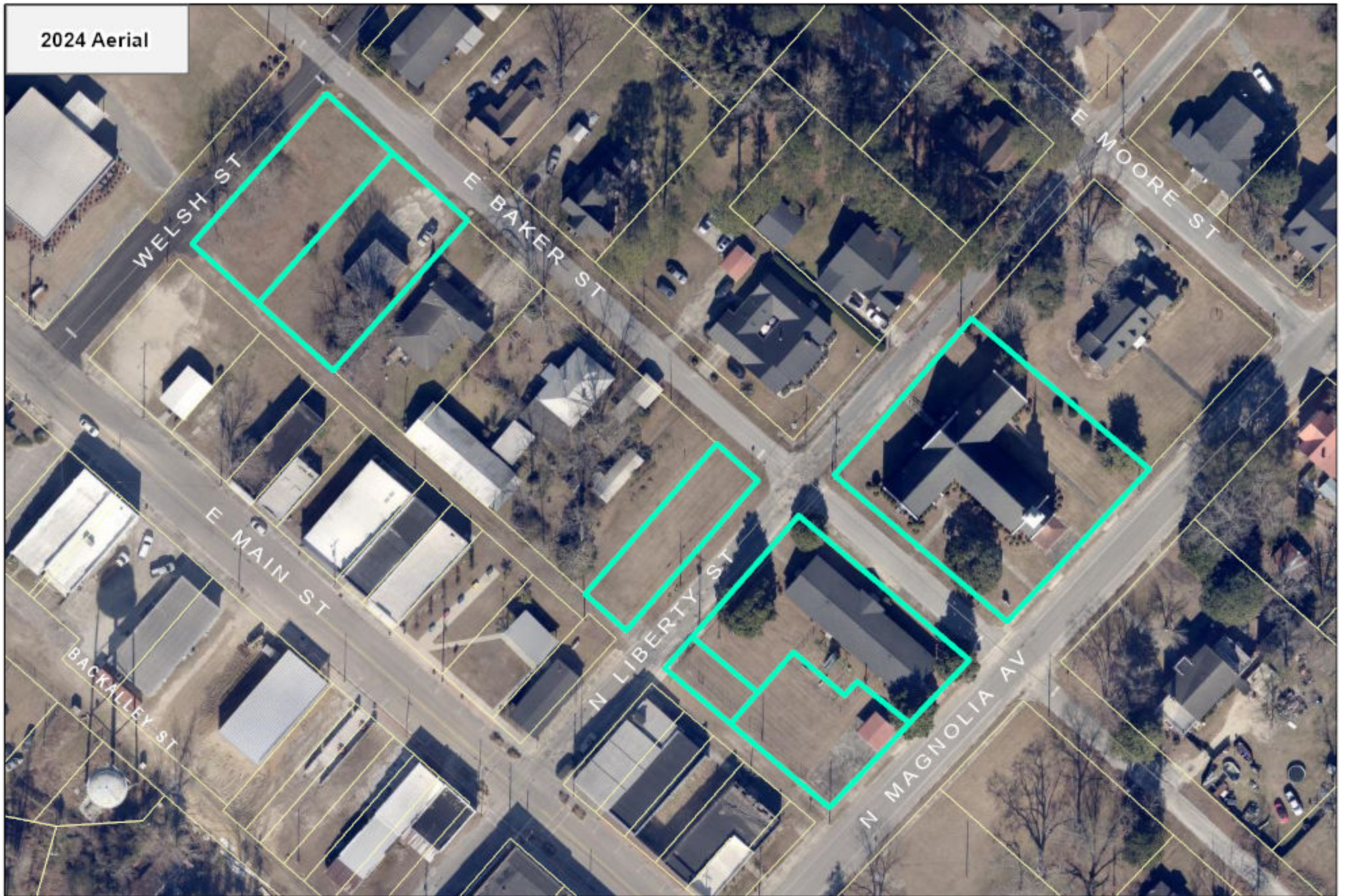
- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-69



2024 Aerial

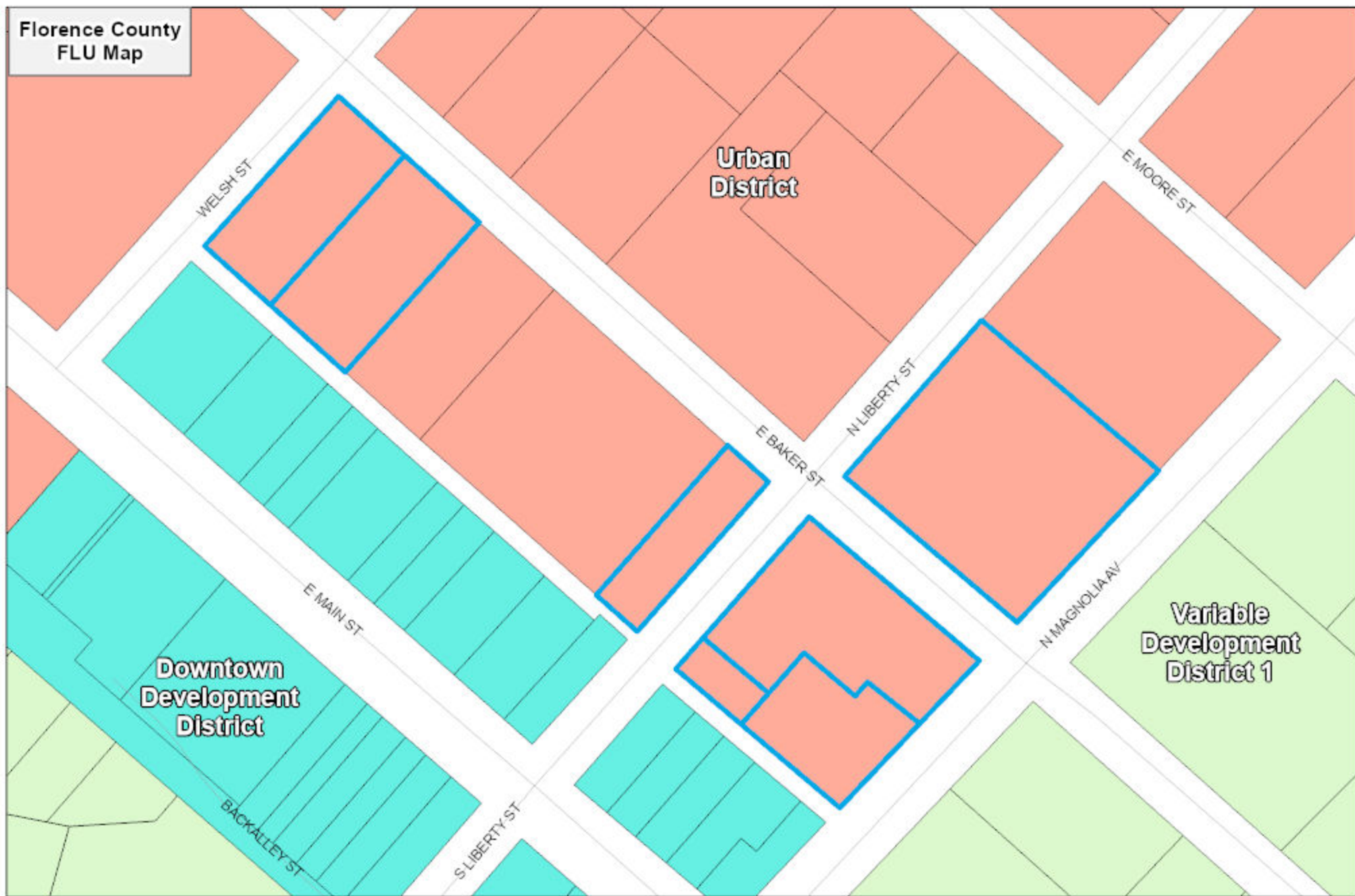


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-69

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

- Downtown Development District
- Suburban District
- Urban District
- Variable Development District 1

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-69**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 18-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

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

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 18-2026/27
2. Staff report for PC#2026-70
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 18-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Urban District To Downtown Development District, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Subject Property Located in Olanta, SC, As Shown On The Following Tax Map As: A Portion Of 04620-03-030; Is Hereby Rezoned Downtown Development District and B-4, Central 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, August 25, 2026
PC#2026-70**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Urban District To **Downtown Development District**, And To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: A Portion Of 04620-03-030.

LOCATION: Olanta, SC

TAX MAP NUMBERS: A Portion Of 04620-03-030

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned R-1, Single-Family Residential District with current uses consisting of commercial.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject property is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1 and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for this property is currently Urban District (UD). Florence County has requested to change the future land use designation of this property to Downtown Development District (DDD). The requested rezoning of this property to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

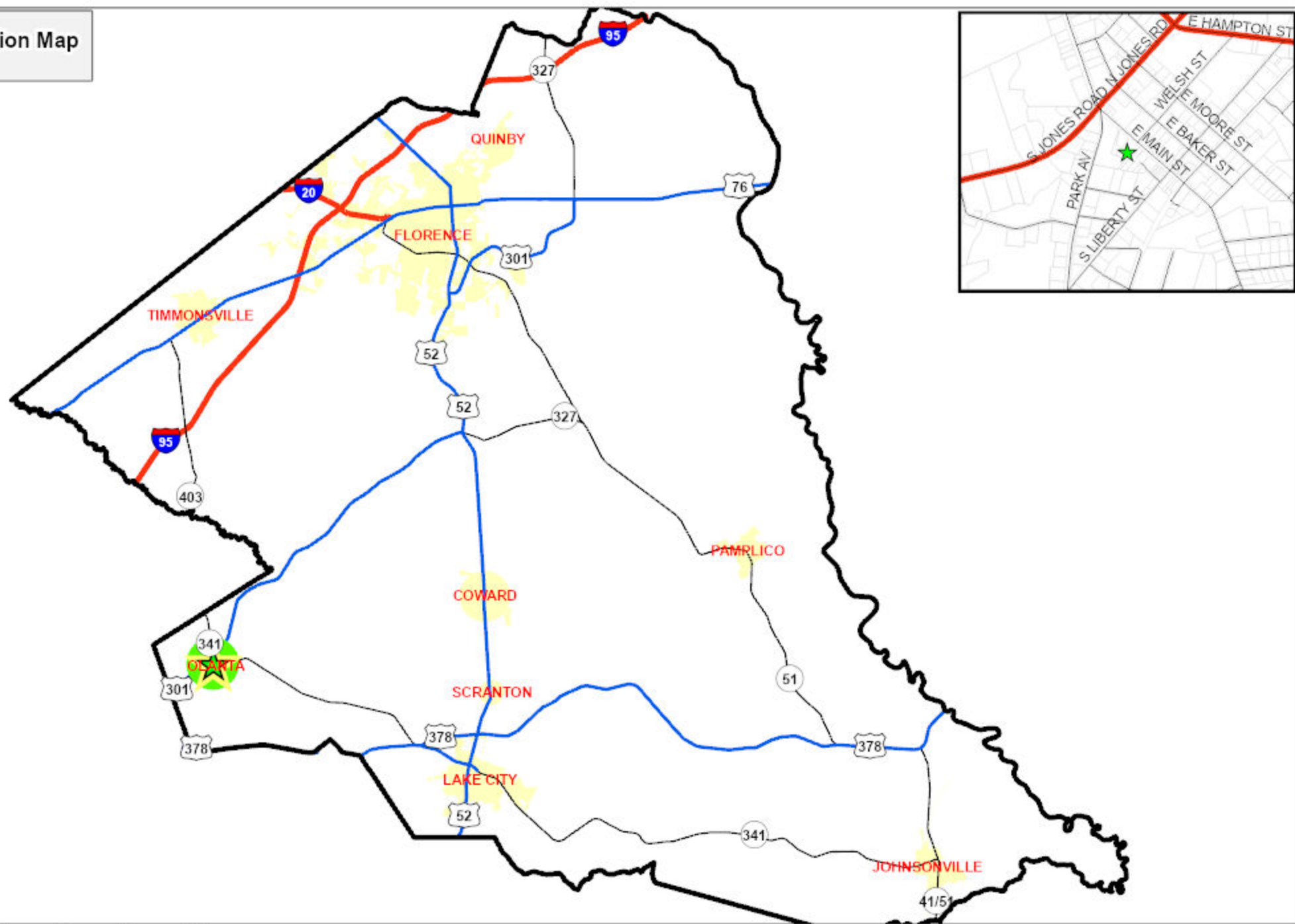
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcel from Urban District to Downtown Development District and to change the zoning designation from R-1, Single-Family Residential District to B-4, Central Commercial District.

Location Map



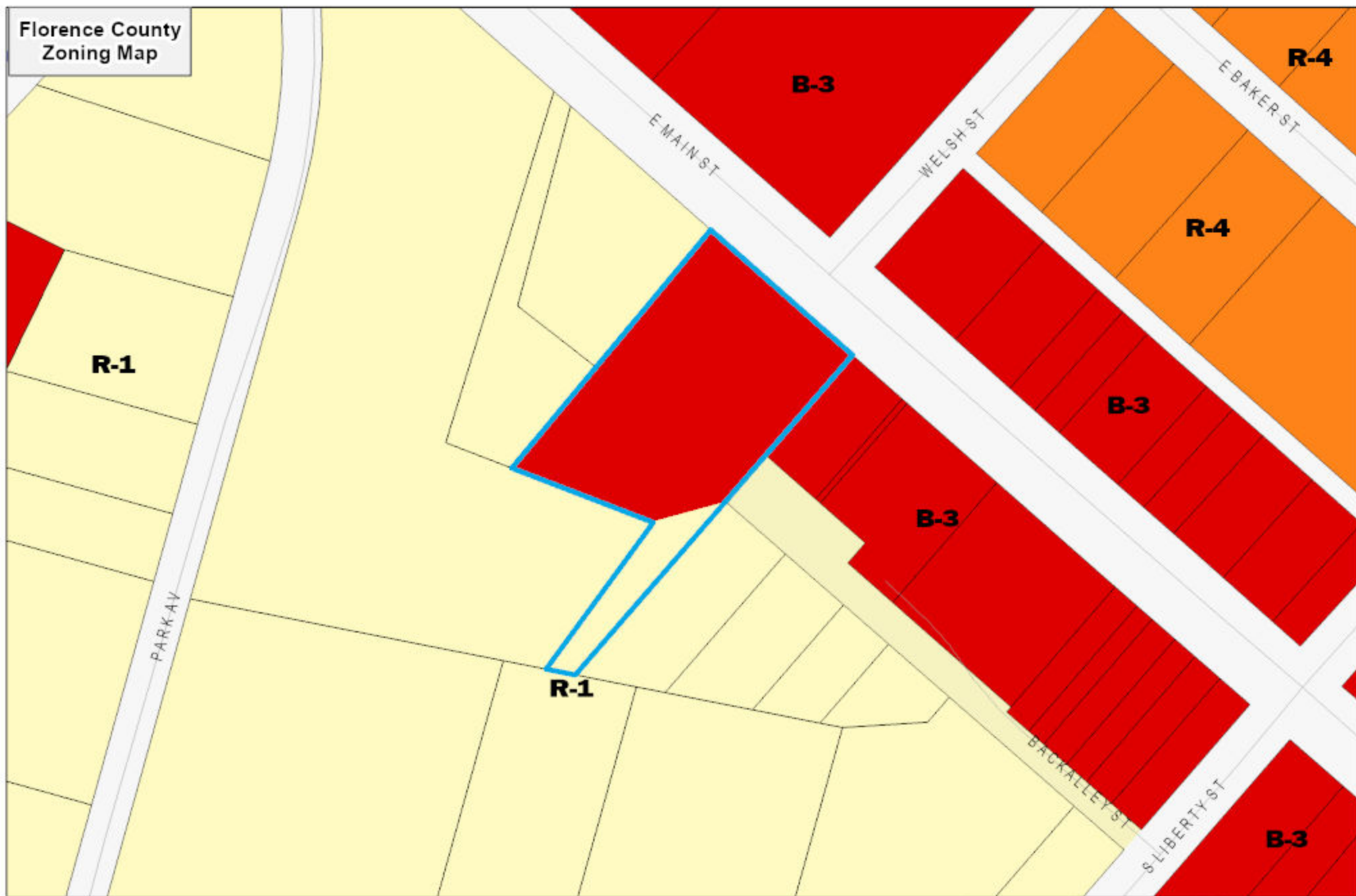
0 3 5 8 10
Miles

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-70

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-70

0 90 180 Feet

N



2024 Aerial



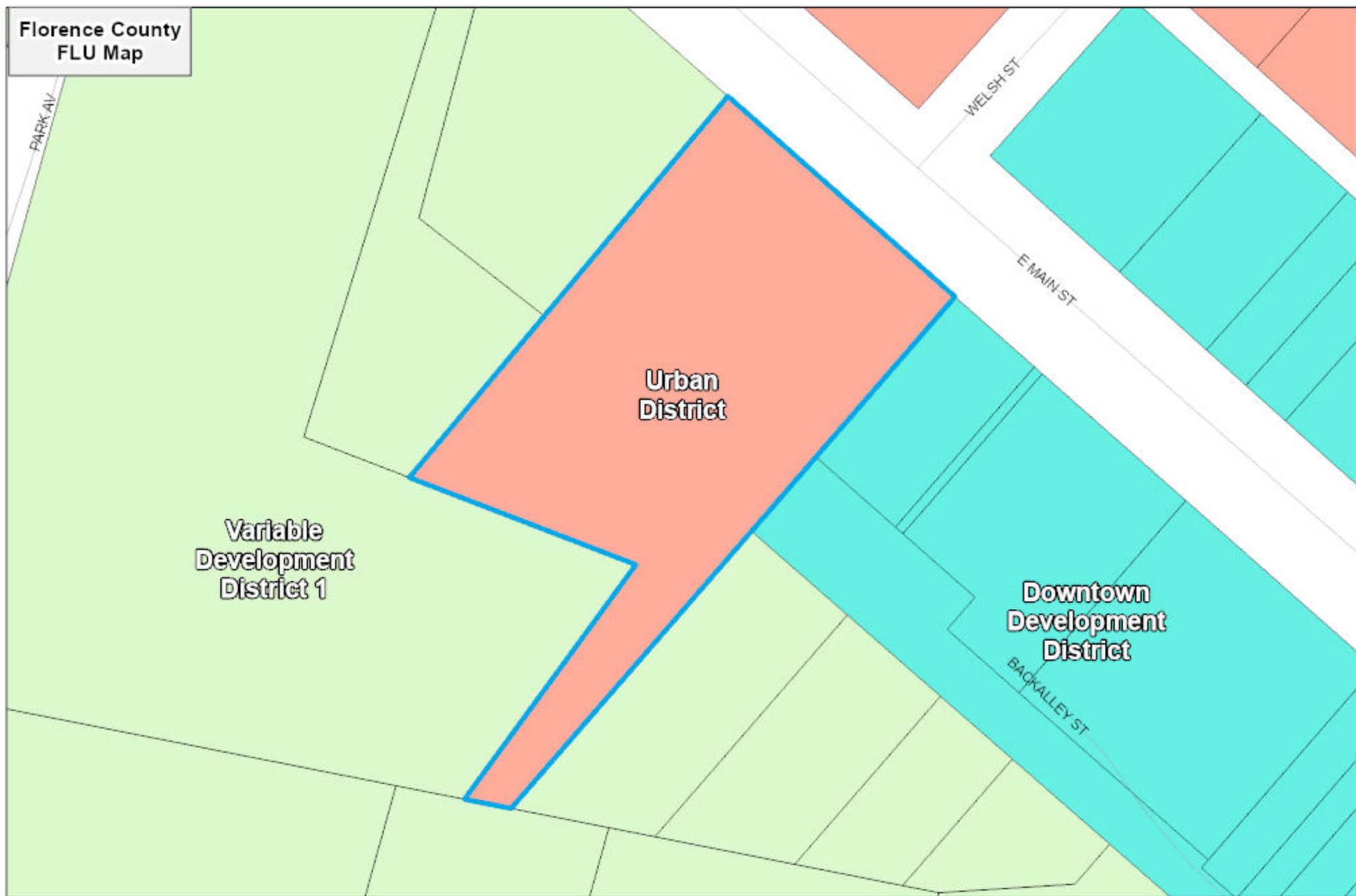
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Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-70

**Florence County
FLU Map**



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

0 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026

**Council District 1
PC#2026-70**



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 19-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

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

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 19-2026/27
2. Staff report for PC#2026-71
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 19-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006; Are Hereby Rezoned Downtown Development District and B-4, Central 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

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-71**

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From Variable Development District 1 To **Downtown Development District**, And To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04530-03-003, 04530-03-004, 04530-03-005, A Portion Of 04530-03-006, 04530-03-007, 04610-03-003, 04630-03-005, 04630-03-006

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned B-3, General Commercial District with current uses consisting of residential, commercial, and vacant.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
All surrounding properties are zoned R-1, RU-1, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the requested Downtown Development District future land use designation.

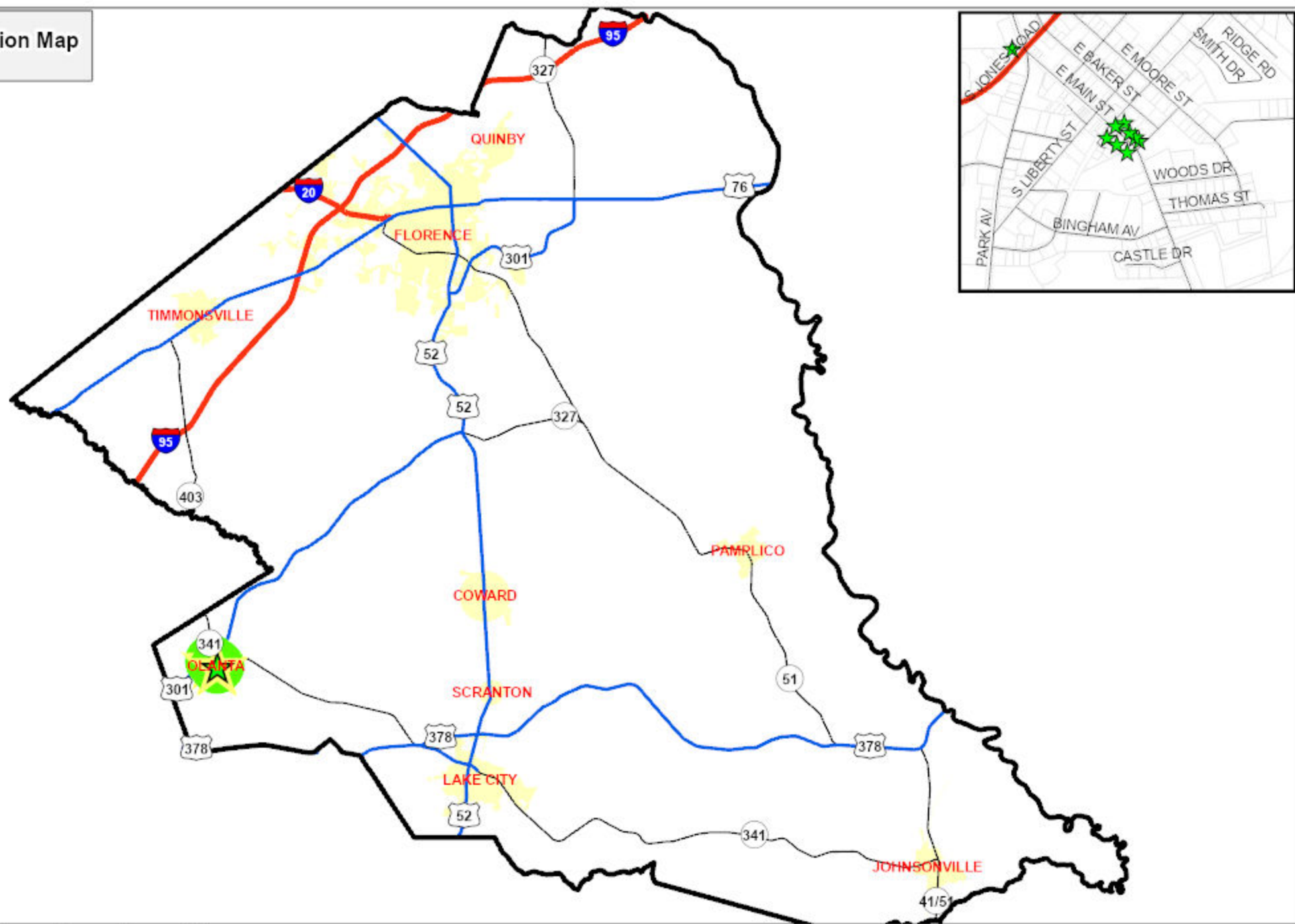
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 1 to Downtown Development District and to change the zoning designation from B-3, General Commercial District to B-4, Central Commercial District.

Location Map

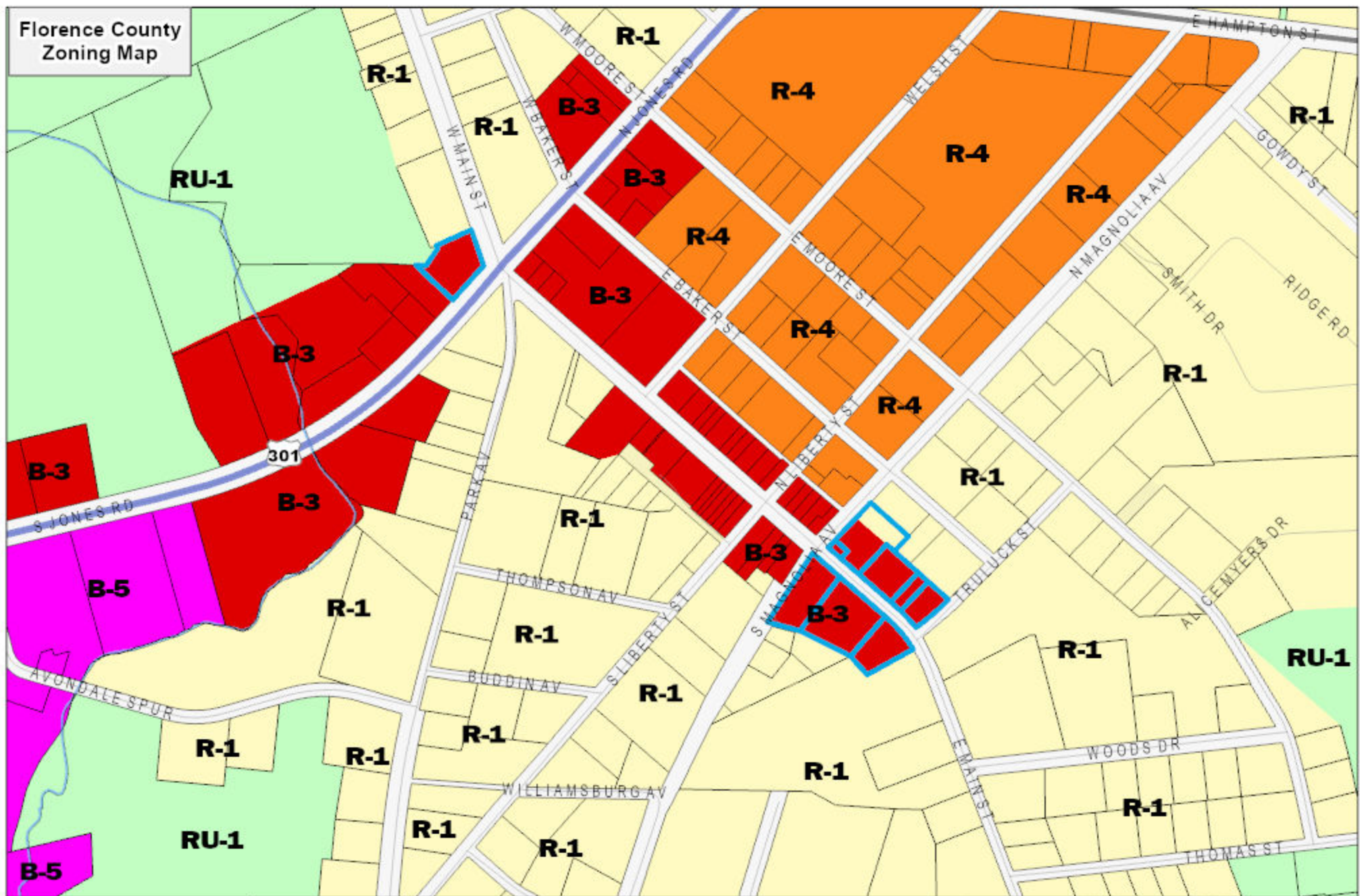


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-71

Florence County Zoning Map



Current County Zoning

- B-3 GENERAL
- B-5, OFFICE-LIGHT INDUSTRIAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

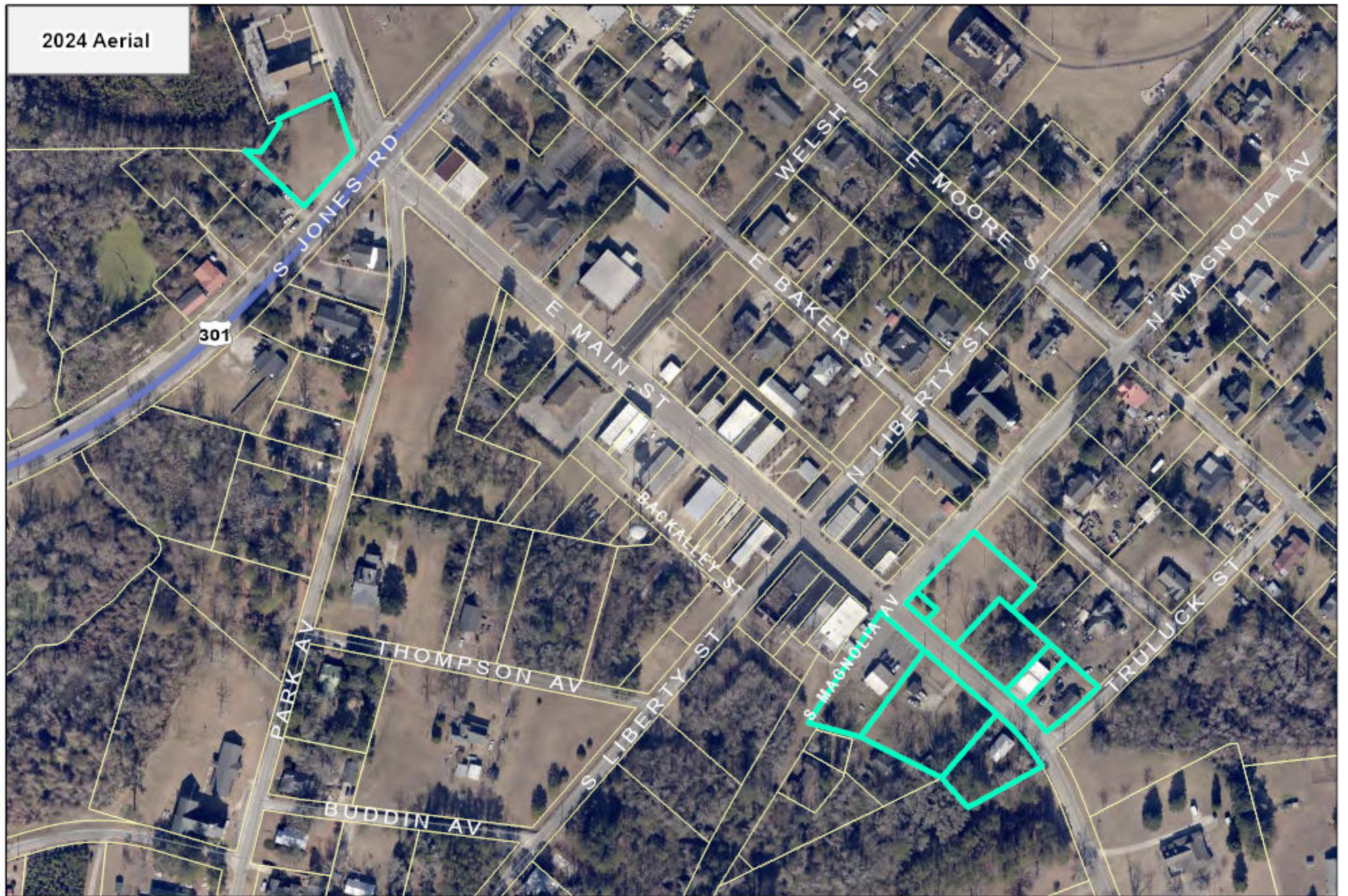
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Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-71



2024 Aerial

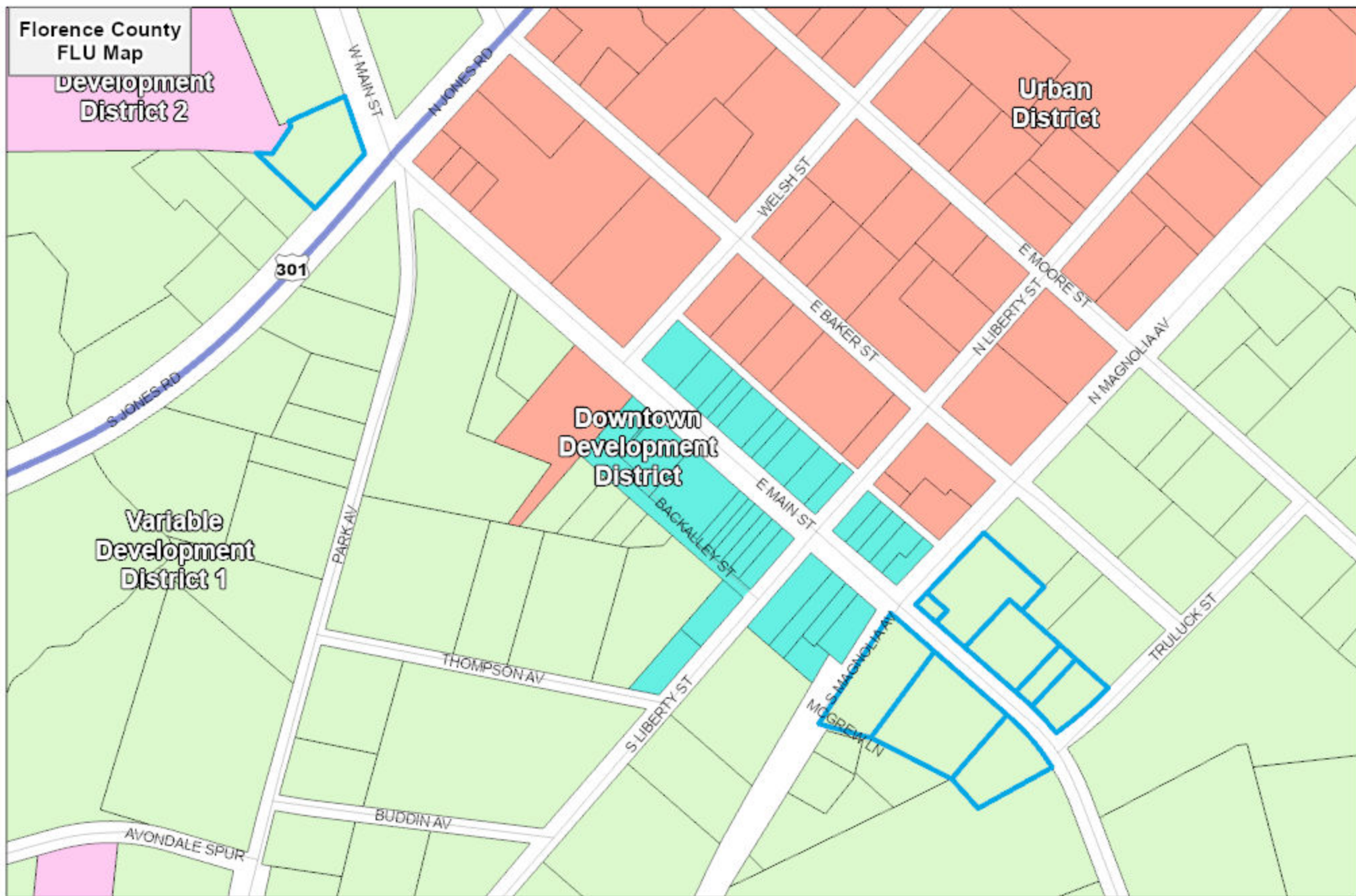


0 280 560
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-71



Future Land Use
Land Use Code
City Zoning

Downtown Development District
Suburban District
Urban District
Variable Development District 1

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-71



FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 20-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091; And Other Matters Related Thereto.]
(Planning Commission Approved 6 to 0; Council District 1)

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 zoned R-1, Single-Family Residential District with commercial and vacant uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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. 20-2026/27
2. Staff report for PC#2026-72
3. Location Map
4. Zoning Map
5. Aerial Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 20-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091; 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 zoned R-1, Single-Family Residential District with commercial and vacant uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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 Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: 04520-03-089, 04520-03-090, 04520-03-091; Are Hereby Rezoned B-3, General Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.
3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

Hope M. Jones, Council Clerk

Jerry Yarborough Jr., Chairman

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

COUNCIL VOTE:
OPPOSED:
ABSENT:

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 25, 2026
PC#2026-72**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-089, 04520-03-090, 04520-03-091.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-089, 04520-03-090, 04520-03-091

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently zoned R-1, Single-Family Residential District with current use consisting of vacant and commercial.
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 zoned R-1, R-4, and B-3.
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 to B-3, General Commercial District is compatible with the designated future land use.

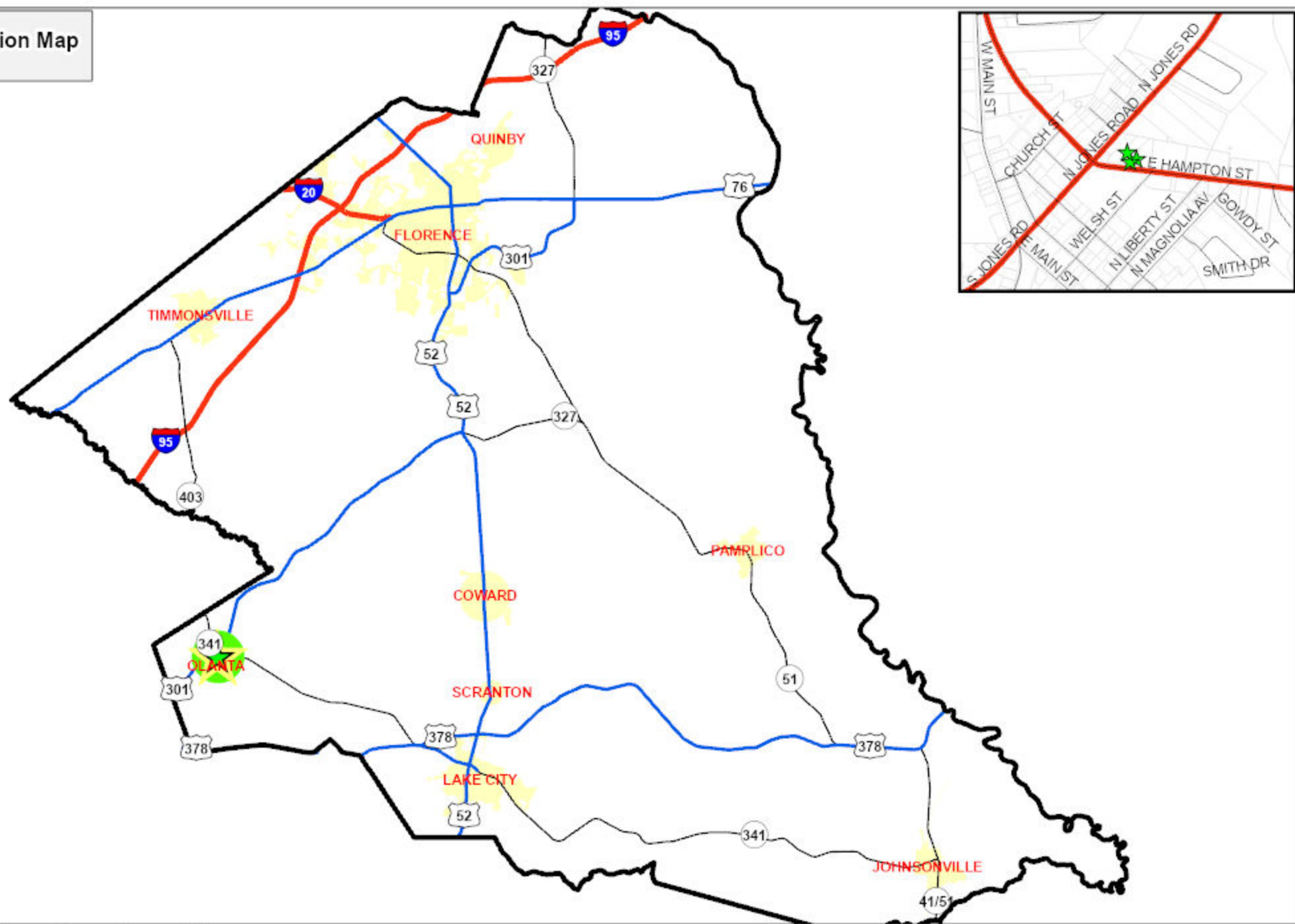
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 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 R-1, Single-Family Residential District to B-3, General Commercial District.

Location Map



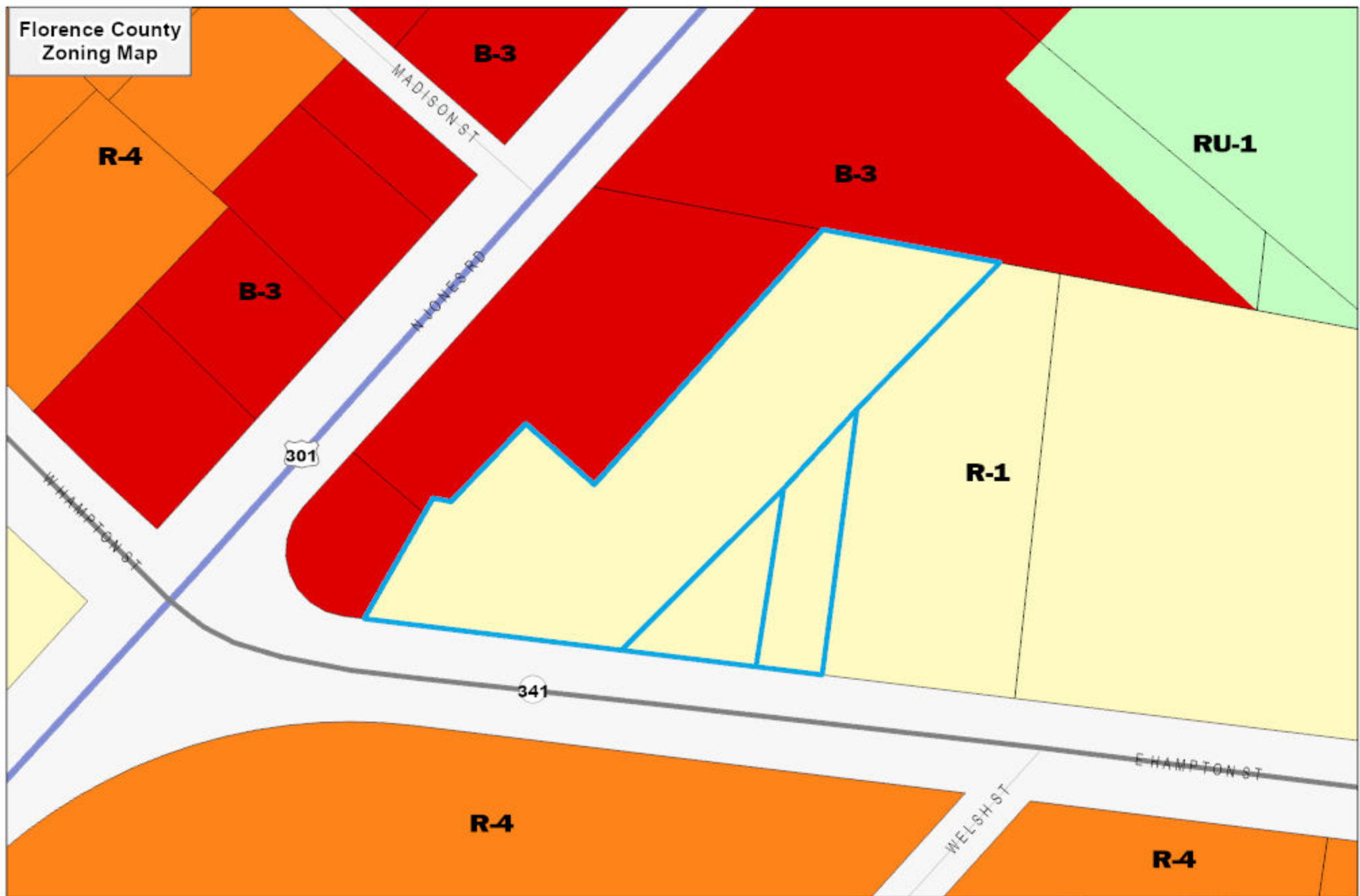
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Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-72

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

0 90 180 Feet

Council District 1
PC#2026-72



2024 Aerial



301

341

E HAMPTON ST

0 70 140
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-72

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 21-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077; And Other Matters Related Thereto.]
(Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

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

OPTIONS:

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

ATTACHMENTS:

1. Ordinance No. 21-2026/27
2. Staff report for PC#2026-73
3. Location Map
4. Zoning Map
5. Aerial Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 21-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077; And Other Matters Related Thereto.]

WHEREAS:

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

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

1. The Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: 04620-03-039, 04620-03-065, 04620-03-077; Are Hereby Rezoned B-4, Central 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, August 25, 2026
PC#2026-73**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From R-1, Single Family Residential District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04620-03-039, 04620-03-065, 04620-03-077.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04620-03-039, 04620-03-065, 04620-03-077

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: R-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are vacant and currently zoned R-1, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.
3. Surrounding Land Use and Zoning:
The surrounding properties are zoned R-1 and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for these properties is currently Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the designated future land use.

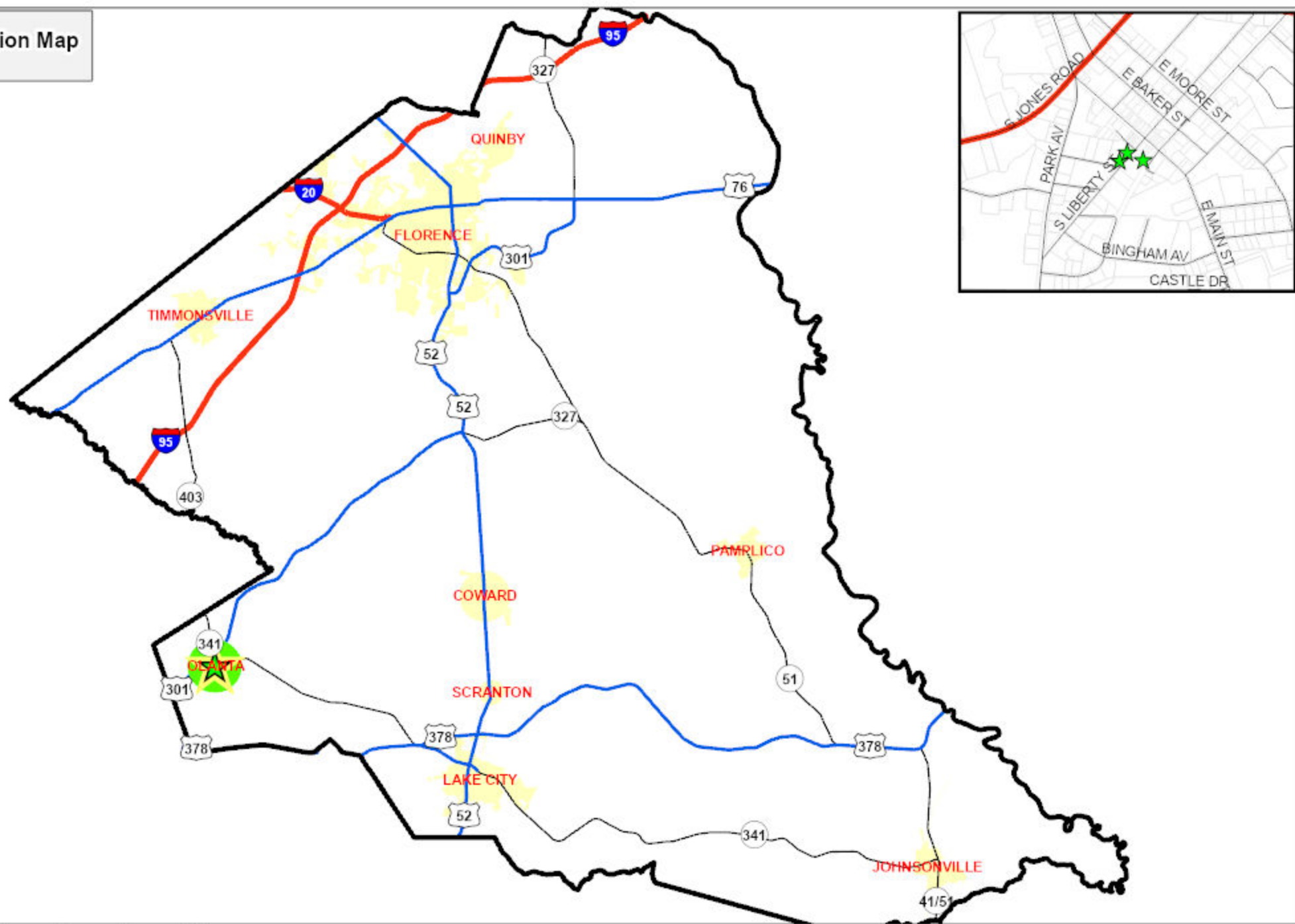
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 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 R-1, Single-Family Residential District to B-4, Central Commercial District.

Location Map



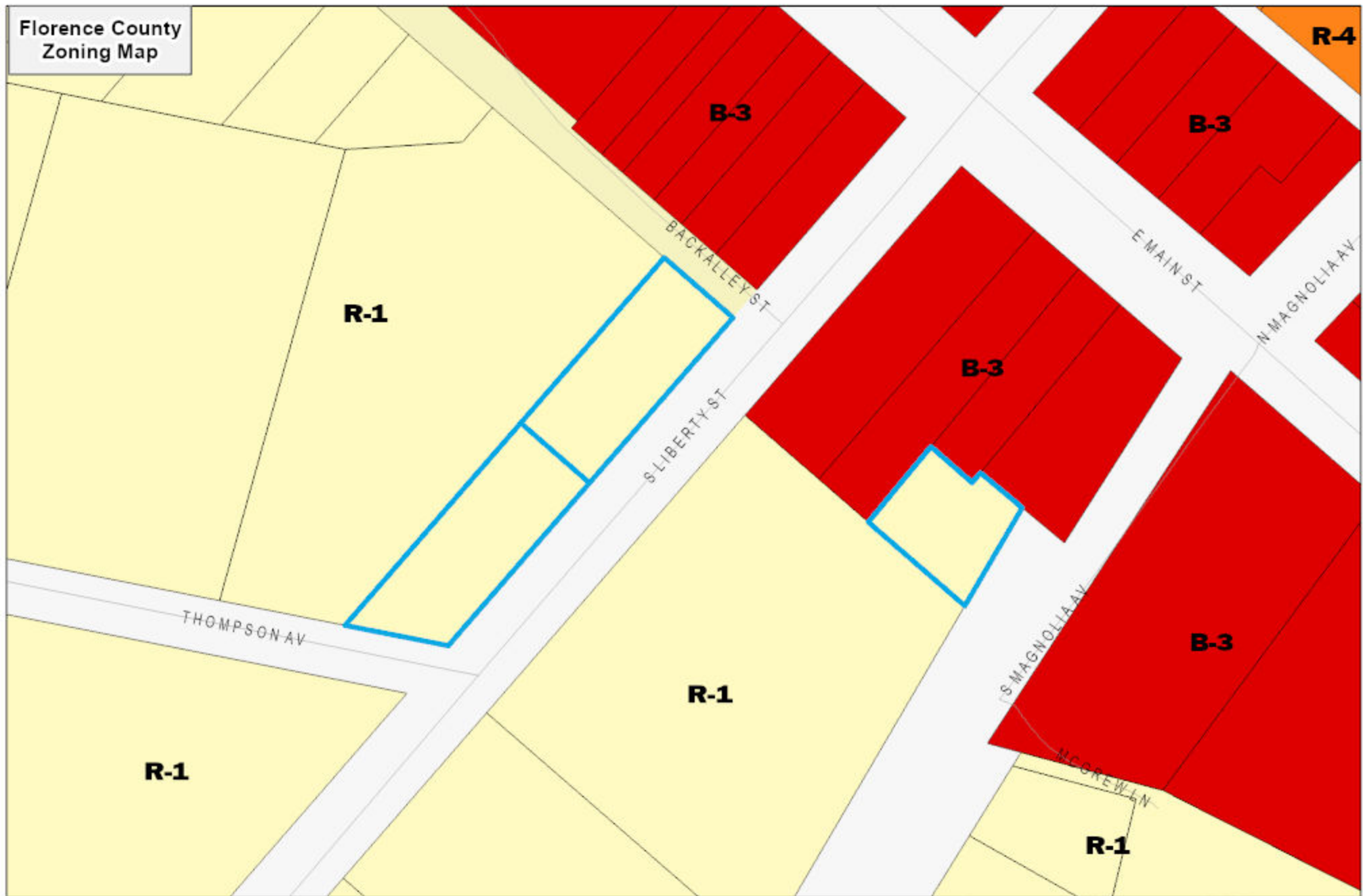
0 3 5 8 10
Miles

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-73

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-73



2024 Aerial



0 50 100
Feet

Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-73

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 22-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083; And Other Matters Related Thereto.]
(Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are zoned B-3, General Commercial District with commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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. 22-2026/27
2. Staff report for PC#2026-74
3. Location Map
4. Zoning Map
5. Aerial Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 22-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-4, Central Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are zoned B-3, General Commercial District with commercial uses; and,
4. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited; 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 Subject Properties Located in Olanta, SC, As Shown On The Following Tax Map As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083; Are Hereby Rezoned B-4, Central 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, August 25, 2026
PC#2026-74**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-011, 04520-03-012, 04520-03-013, 04520-03-014, 04520-03-015, 04520-03-016, 04520-03-017, 04520-03-018, 04520-03-019, 04520-03-026, 04520-03-027, 04520-03-133, 04520-03-144, 04520-03-145, 04520-03-158, 04620-03-019, 04620-03-020, 04620-03-021, 04620-03-022, 04620-03-023, 04620-03-024, 04620-03-025, 04620-03-026, 04620-03-027, 04620-03-028, 04620-03-060, 04620-03-063, 04620-03-064, 04620-03-083

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently zoned B-3, General Commercial District with current uses consisting of commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.

3. Surrounding Land Use and Zoning:

The surrounding properties are zoned R-1, R-4, and B-3.

4. Florence County Comprehensive Plan:

The future land use designation for these properties is currently Downtown Development District (DDD). The requested rezoning of these properties to B-4, Central Commercial District is compatible with the designated future land use.

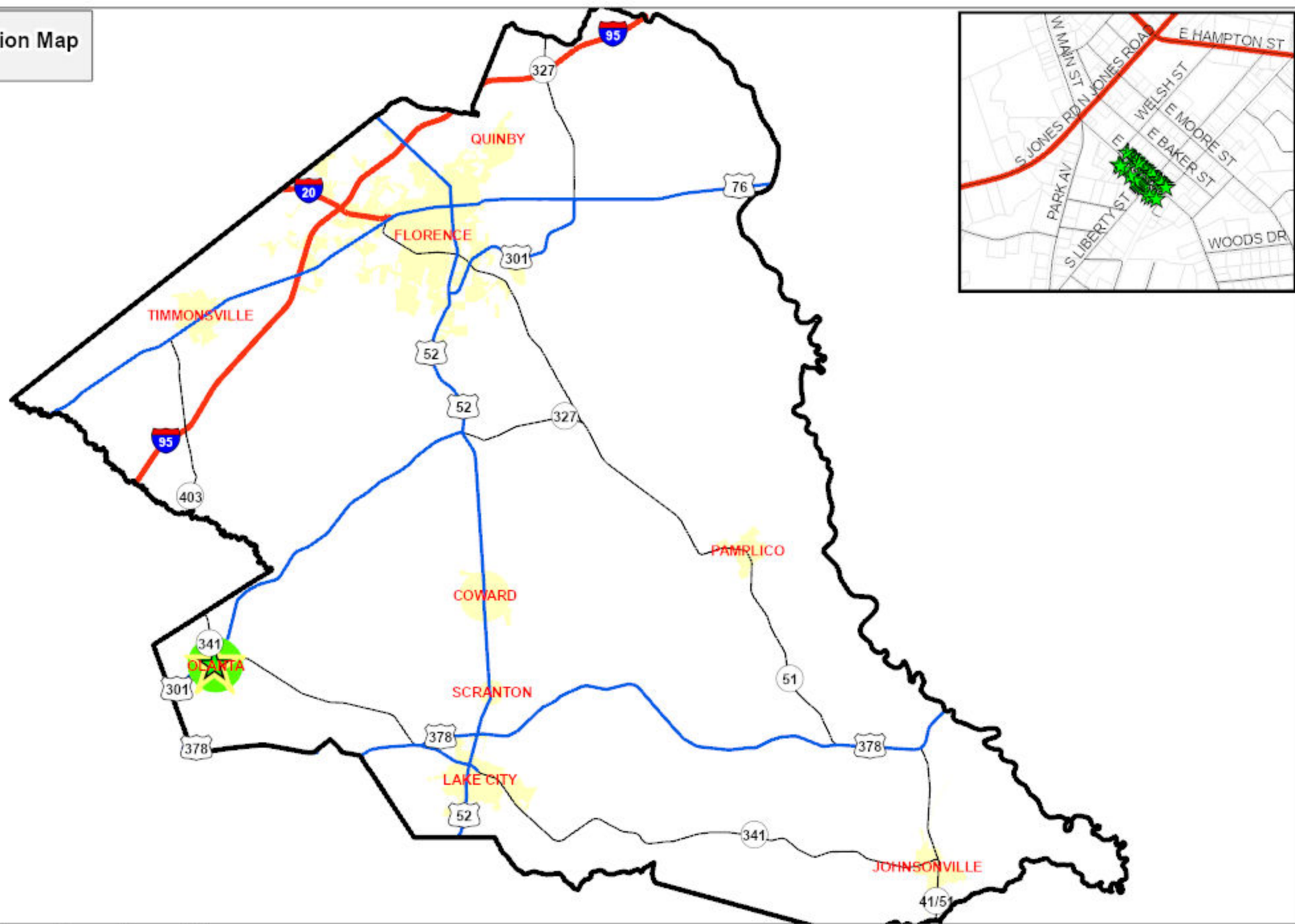
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 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 B-3, General Commercial District to B-4, Central Commercial District.

Location Map

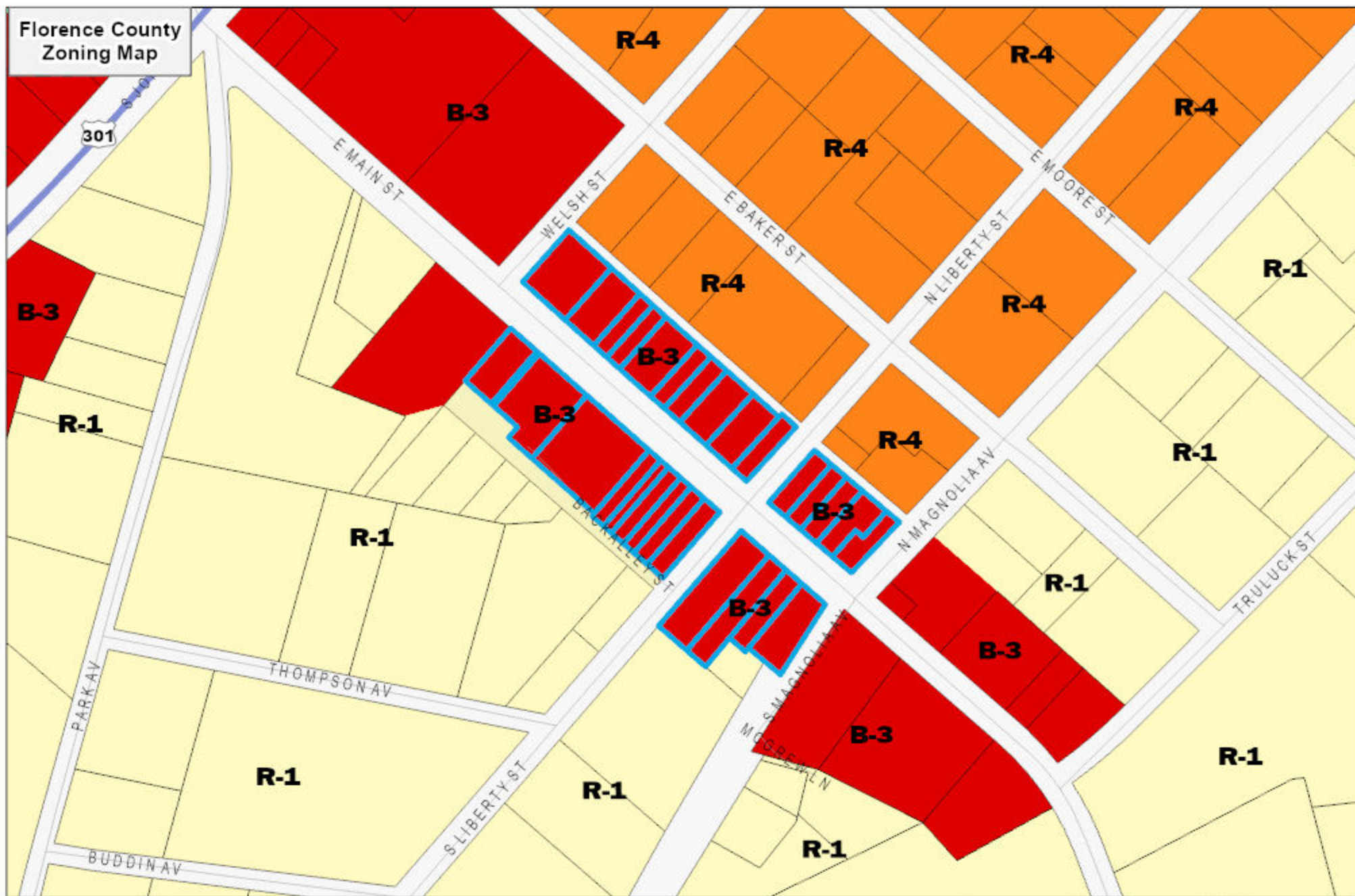


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-74

Florence County
Zoning Map



Current County Zoning

- B-3 GENERAL
- R-1, SINGLE-FAMILY, LARGE LOTS
- R-4, MULTI-FAMILY, LIMITED
- RU-1, COMMUNITY

Florence County
Planning Department
Meeting Date:
08/25/2026

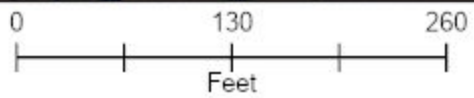
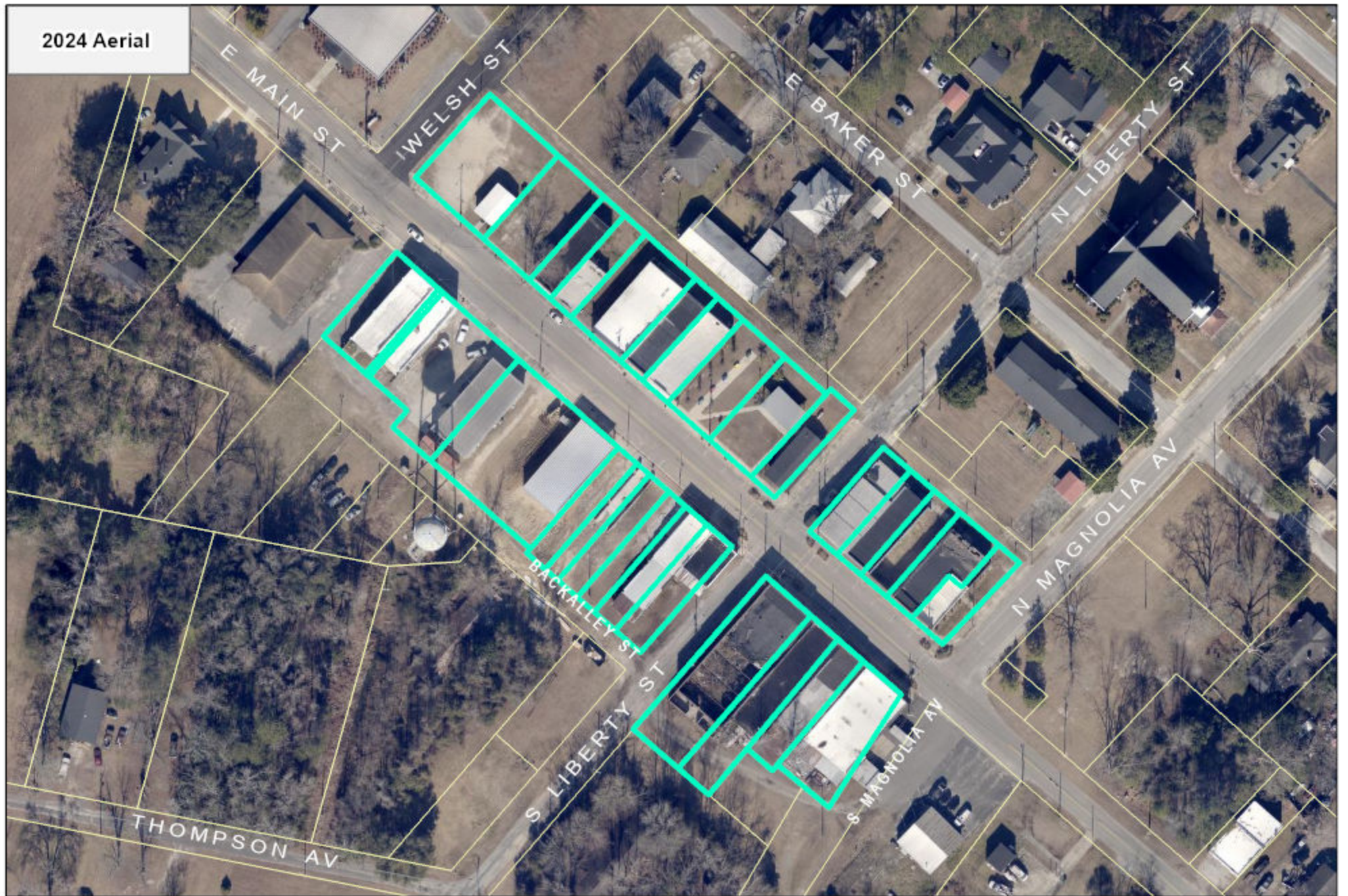
Council District 1
PC#2026-74

0 180 360 Feet

N



2024 Aerial



Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-74

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 23-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042; And Other Matters Related Thereto.] (Planning Commission Approved 6 to 0; Council District 1)

POINTS TO CONSIDER:

1. The recommended zoning for this property is R-4, Multi-Family Residential District, Limited; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is zoned B-3, General Commercial District with residential uses; and,
4. The surrounding properties are zoned B-3, General Commercial and R-4, Multi-Family Residential Districts, Limited; 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. 23-2026/27
2. Staff report for PC#2026-75
3. Location Map
4. Zoning Map
5. Aerial Map

[back to top](#)

Sponsor(s)	: Planning Commission	I _____,
Planning Commission Consideration	: August 25, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: August 25, 2026	this Ordinance was
Planning Commission Action	: August 25, 2026 [Approved 6-0]	advertised for Public
First Reading/Introduction	: September 17, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 23-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for this property is R-4, Multi-Family Residential District, Limited; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is zoned B-3, General Commercial District with residential uses; and,
4. The surrounding properties are zoned B-3, General Commercial and R-4, Multi-Family Residential Districts, Limited; 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 Subject Property Located in Olanta, SC, As Shown On The Following Tax Map As: 04520-03-042; Is Hereby Rezoned R-4, Multi-Family Residential District, Limited.

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, August 25, 2026
PC#2026-75**

SUBJECT: A Zoning Map Amendment Requested By Florence County To Change The Zoning Designation From B-3, General Commercial District. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 04520-03-042.

LOCATION: Olanta, SC

TAX MAP NUMBERS: 04520-03-042

COUNCIL DISTRICT(S): 1; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently zoned B-3, General Commercial District with current uses consisting of residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for this subject property is **R-4, Multi-Family Residential District, Limited.**
3. Surrounding Land Use and Zoning:
The surrounding properties are zoned R-4, and B-3.
4. Florence County Comprehensive Plan:
The future land use designation for this property is currently Urban District (UD). The requested rezoning of this property to R-4, Multi-Family Residential District, Limited is compatible with the designated future land use.

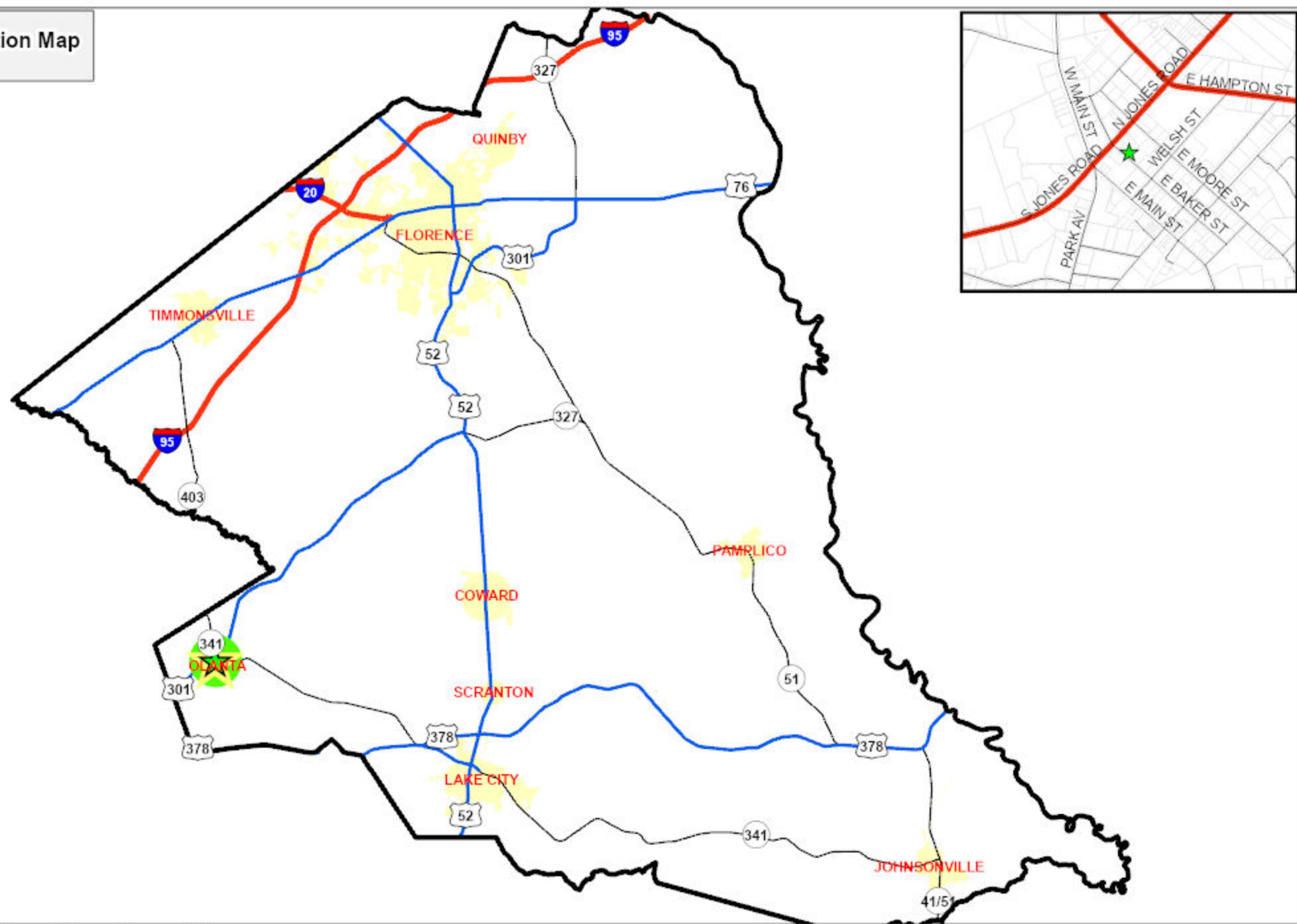
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:

Six Planning Commission members voted 6 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 B-3, General Commercial District to R-4, Multi-Family Residential District, Limited.

Location Map

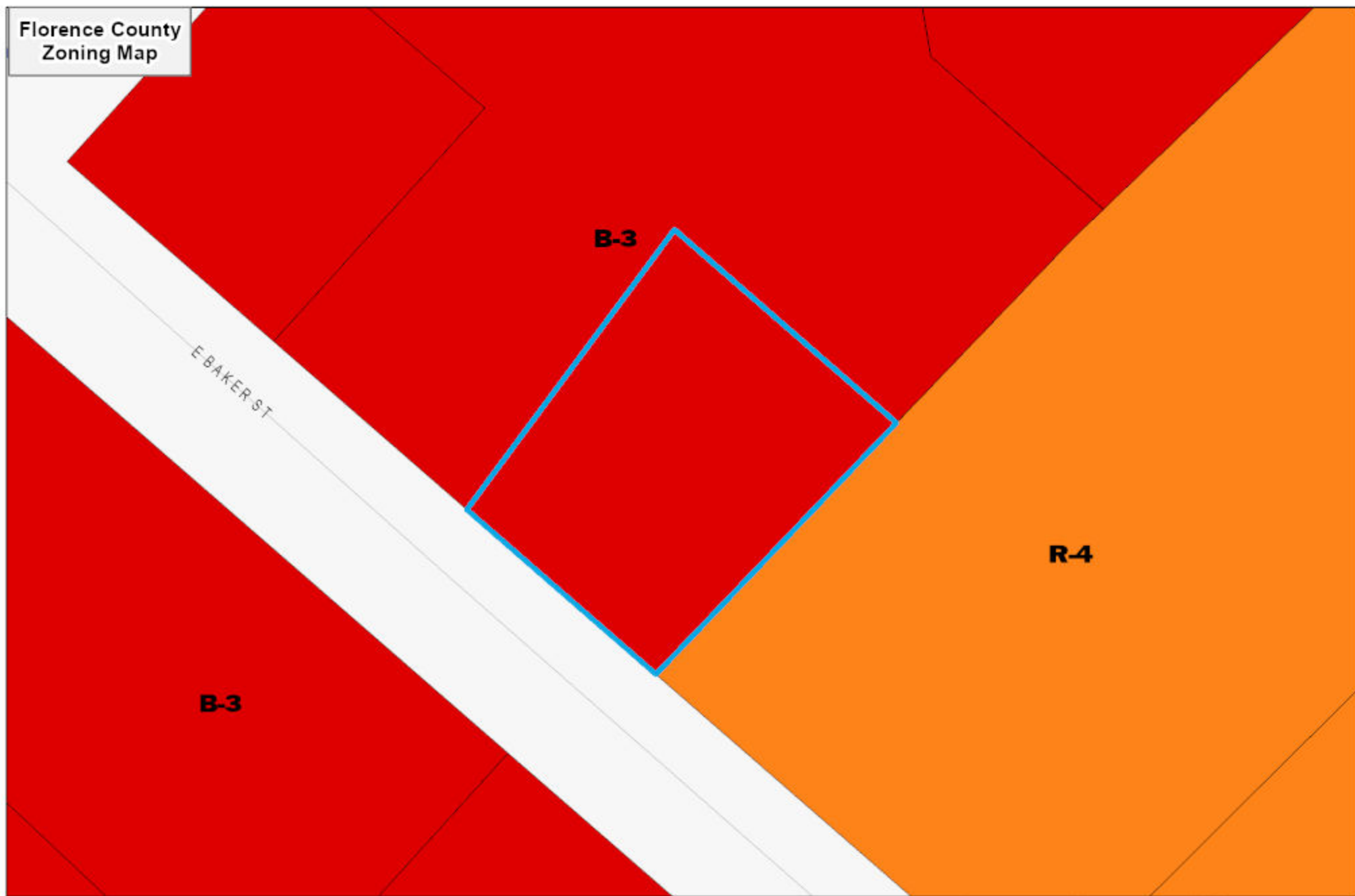


Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-75

Florence County
Zoning Map



E BAKER ST

B-3

R-4

B-3

0 30 60 Feet

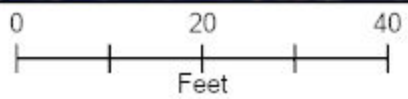
Current County Zoning
■ B-3 GENERAL
■ R-4, MULTI-FAMILY, LIMITED

Florence County
Planning Department
Meeting Date:
08/25/2026

Council District 1
PC#2026-75



2024 Aerial



Florence County
Planning Department
Meeting Date:
08/25/2026



Council District 1
PC#2026-75

FLORENCE COUNTY COUNCIL MEETING
Thursday, September 17, 2026

AGENDA ITEM: Ordinance No. 24-2026/27 - Introduction
By Title Only

DEPARTMENT: Planning and Building

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 7, BUILDING REGULATIONS, ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE, DIVISION 1. - GENERALLY, Sec. 7-11. – Building Code Administration, To Comply With The International Building Code Adopted; And Other Matters Related Thereto.]

ATTACHMENT:

1. Copy of Proposed Ordinance No. 24-2026/27

[back to top](#)

Sponsor(s) : Planning Department
Planning Commission Consideration :
Planning Commission Public Hearing :
Planning Commission Action :
First Reading/Introduction : September 17, 2026
Committee Referral :
County Council Public Hearing :
Second Reading :
Third Reading :
Effective Date :

I _____,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on _____.

ORDINANCE NO. 24-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 7, BUILDING REGULATIONS, ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE, DIVISION 1. – GENERALLY, Sec. 7-11. – Building Code Administration, To Comply With The International Building Code Adopted; And Other Matters Related Thereto.]

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Ordinance No. 25-2026/27 Introduction
By title only

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:

An Ordinance Authorizing The Sale Of Property To, And The Execution And Delivery Of A Land Conveyance Agreement, Development Agreement and Economic Development Grant Agreement By And Between, A Company Identified As “Project North Woods” (The “Company”) And Florence County, South Carolina (The “County”) And Other Matters Related Thereto.

ATTACHMENT:

Copy of Proposed Ordinance No. 25-2026/27.

[back to top](#)

Sponsor(s)	: Economic Development	
First Reading/Introduction	: September 17, 2026	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 25-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

An Ordinance Authorizing The Sale Of Property To, And The Execution And Delivery Of A Land Conveyance Agreement, Development Agreement and Economic Development Grant Agreement By And Between, A Company Identified As “Project North Woods” (The “Company”) And Florence County, South Carolina (The “County”) And Other Matters Related Thereto.

FLORENCE COUNTY COUNCIL MEETING
SEPTEMBER 17, 2026

AGENDA ITEM: Boards & Commissions- Pee Dee Workforce Board

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Appointment Of Dr. Rhonda Johns, Replacing Dr. Jermaine Ford Of Florence Darlington Technical College To Serve On The Pee Dee Workforce Development Board With The Expiration Term Of June 30, 2028.

OPTIONS:

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

ATTACHMENTS:

Copy of the nomination letter from the Interim President Cheeks of Florence Darlington Technical College.

[back to top](#)



FLORENCE-DARLINGTON TECHNICAL COLLEGE

August 11, 2026

Ms. Bridgette Coates
Pee Dee Regional Council of Governments
PO Box 5719
Florence, SC 29502

Dear Bridgette,

I would like to nominate Dr. Rhonda Johns, VP of Corporate Workforce Development to represent Florence-Darlington Technical College on the Workforce Development Board at the Pee Dee Regional Council of Governments. Her appointment would begin August 2026 for a 3-year term to expire June 30, 2028. Dr. Johns will be a great asset to your organization as she understands the immediate needs of employers in the area.

Sincerely,

Dr. Debbie Cheek

Dr. Debbie Cheek
Florence-Darlington Technical College
Interim President

C: Dr. Rhonda Johns



843.661.TECH (8324)



fdtc.edu



2715 W. Lucas Street
Florence, SC 29502-0548
P.O. Box 100548

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Public Works
CPSTIII Administrator

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 02-26/27, CPST III Resurfacing Project For Districts 3, 7 And 8 To Palmetto Corp Of Conway, SC In The Amount Of \$2,307,884.77 To Be Funded From CPSTIII and CPSTIIIA Funds.

POINTS TO CONSIDER:

- 1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on August 16, 2026. The bid opening was held on September 2, 2026.
- 2) Five (5) bids were received; five (5) bids were compliant. Palmetto Corp. of Conway is the lowest responsible, responsive bidder.
- 3) J. Mike Simpson Jr., PE, PMP Associate, Sr. Project Manager recommends awarding the bid to Palmetto Corp. of Conway.
- 4) The bid expires December 2, 2026.

FUNDING FACTORS:

District 3

Graham Street	\$277,517.74	338-441-436-300-9702-3367
Pettigrew Street	\$45,645.72	338-441-436-300-9702-3369
Kuker Street	\$128,580.95	338-441-436-300-9702-3372
Sopkin Ave	\$74,589.58	339-441-436-300-9702-2566
S Sunset Dr	\$179,700.43	339-441-436-300-9702-2577
Tennyson Ct	\$179,821.44	339-441-436-300-9702-2578
Stafford Ct	\$59,817.37	339-441-436-300-9702-2579

District 7

Sopkin Ave	\$74,589.58	339-441-436-700-9702-2566
------------	-------------	---------------------------

District 8

Garland Dr	\$93,353.48	338-441-436-800-9702-3489
S Calhoun Dr	\$233,412.94	338-441-436-800-9702-3490
Heatherwood Cir	\$152,181.64	338-441-436-800-9702-3491
Lawton Dr	\$83,196.87	338-441-436-800-9702-3492
W Adams Ave	\$137,666.09	338-441-436-800-9702-3493
S Brandon Dr	\$168,877.17	338-441-436-800-9702-3494
W Milton St	\$89,404.10	338-441-436-800-9702-3495
Claremont Ave	\$181,773.43	338-441-436-800-9702-3499
Avondale Dr	\$77,173.63	338-441-436-800-9702-3500
W Waldron St	\$70,582.61	338-441-436-800-9702-3509

Total

\$2,307,884.77

OPTIONS:

- 1) Award Bid No. 02-26/27 (*Recommended*).
- 2) Decline Award.

ATTACHMENTS:

- 1) Bid Tabulation Sheet.
- 2) Recommendation letter from J. Mike Simpson Jr., PE, PMP Associate, Sr. Project Manager.
- 3) Recommendation letter from Steve Allen, Public Works Director.

[back to top](#)

I, J. Mike Simpson Jr, PE, PMP, certify that this is a true and correct tabulation of bids received on September 2, 2026

BIDDER #1		BIDDER #2		BIDDER #3		BIDDER #4		BIDDER #5	
Palmetto Corp of Conway PO Box 346 Conway, SC 29528 (843) 365-2156 CLG.14514		Chipley Company, Inc. PO Box 5417 Florence, SC 29502 (843) 662-2142 G97504		C.R. Jackson, Inc. PO Box 521 Darlington, SC 29532 (843) 393-2837 CLG.12195		Evans Pavement Services, Inc. P.O. Box 3990 Florence, SC 29501 (843) 319-3753 G115528		King Asphalt Inc. 3370 Mt Pisgah Cemetery Rd Conway, SC 29526 (843) 369-7283 CLG.10054	
UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
\$115,000.00	\$115,000.00	\$135,000.00	\$135,000.00	\$128,000.00	\$128,000.00	\$10,200.00	\$10,200.00	\$112,000.00	\$112,000.00
\$171,685.00	\$171,685.00	\$105,000.00	\$105,000.00	\$267,000.00	\$267,000.00	\$7,500.00	\$7,500.00	\$200,000.00	\$200,000.00
\$74.00	\$34,380.10	\$40.00	\$18,583.84	\$110.00	\$51,105.56	\$55.00	\$25,552.78	\$128.50	\$59,700.59
\$785.00	\$396,556.10	\$780.00	\$394,030.26	\$791.00	\$399,587.10	\$765.63	\$386,771.01	\$880.00	\$444,546.96
\$66.00	\$421,759.40	\$80.00	\$511,223.52	\$82.00	\$524,004.11	\$75.00	\$479,272.05	\$81.50	\$520,808.96
\$2.80	\$110,511.31	\$5.20	\$205,235.28	\$4.00	\$157,873.30	\$3.50	\$138,139.13	\$4.25	\$167,740.38
\$11.30	\$75,100.77	\$6.25	\$41,538.04	\$10.50	\$69,783.90	\$3.50	\$23,261.30	\$10.50	\$69,783.90
\$105.50	\$706,617.58	\$105.00	\$703,268.69	\$102.00	\$683,175.29	\$163.70	\$1,096,429.37	\$81.00	\$542,521.56
\$215.00	\$117,120.61	\$185.00	\$100,778.20	\$242.00	\$131,828.77	\$300.00	\$163,424.10	\$195.00	\$106,225.67
\$6.00	\$13,296.00	\$12.00	\$26,592.00	\$6.00	\$13,296.00	\$12.00	\$26,592.00	\$8.25	\$18,282.00
\$2.00	\$844.50	\$1.00	\$422.25	\$2.00	\$844.50	\$67.00	\$28,290.75	\$2.20	\$928.95
\$4.15	\$996.00	\$13.00	\$3,120.00	\$4.15	\$996.00	\$100.00	\$24,000.00	\$4.50	\$1,080.00
\$12.50	\$4,000.00	\$35.00	\$11,200.00	\$12.50	\$4,000.00	\$55.00	\$17,600.00	\$13.40	\$4,288.00
\$2.00	\$1,900.00	\$1.00	\$950.00	\$2.00	\$1,900.00	\$50.00	\$47,500.00	\$2.20	\$2,090.00
\$15.00	\$360.00	\$20.00	\$480.00	\$15.00	\$360.00	\$25.00	\$600.00	\$22.00	\$528.00
\$16.95	\$1,322.10	\$95.00	\$7,410.00	\$50.00	\$3,900.00	\$15.00	\$1,170.00	\$87.00	\$6,786.00
\$518.95	\$17,644.30	\$400.00	\$13,600.00	\$108.00	\$3,672.00	\$400.00	\$13,600.00	\$2,500.00	\$85,000.00
\$2,285.00	\$2,285.00	\$1,200.00	\$1,200.00	\$2,400.00	\$2,400.00	\$800.00	\$800.00	\$2,500.00	\$2,500.00
\$225.00	\$6,300.00	\$400.00	\$11,200.00	\$108.00	\$3,024.00	\$120.00	\$3,360.00	\$2,500.00	\$70,000.00
\$159.60	\$3,192.00	\$75.00	\$1,500.00	\$60.00	\$1,200.00	\$220.00	\$4,400.00	\$75.00	\$1,500.00
\$73.70	\$29,480.00	\$75.00	\$30,000.00	\$60.00	\$24,000.00	\$60.00	\$24,000.00	\$65.00	\$26,000.00
\$82.90	\$31,502.00	\$60.00	\$22,800.00	\$55.00	\$20,900.00	\$65.00	\$24,700.00	\$19.50	\$7,410.00
\$3,000.00	\$16,032.00	\$3,000.00	\$16,032.00	\$2,930.00	\$15,657.92	\$225.00	\$1,202.40	\$5,150.00	\$27,521.60
	\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00		\$30,000.00
	\$2,307,884.77		\$2,391,164.07		\$2,538,508.45		\$2,578,364.89		\$2,507,242.56

Date: 9/3/2026

DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

September 3, 2026

Kevin Yokim
Florence County Administrator
180 N. Irby St.
Florence, SC 29501

Re: Recommendation for Award of CPST III Resurfacing Bid 02-26/27

Dear Mr. Yokim:

On September 2, 2026, five (5) bids on the referenced project were opened and read aloud. The bids have been reviewed. The lowest responsive, responsible bidder for the total Base Bid is Palmetto Corp, of Conway, South Carolina, with a total Base Bid in the amount of \$2,307,884.77

Based upon a review of their current licensing status with the State, we feel the low bidder is both qualified and competent in performing work associated with the project. Davis & Floyd hereby recommends that the project be awarded to Palmetto Corp of Conway in the amount of \$2,307,884.77 from the Capital Project Sales Tax III and IIIA Funds.

District 3

Graham Street	\$277,517.74	338-441-436-300-9702-3367
Pettigrew Street	\$45,645.72	338-441-436-300-9702-3369
Kuker Street	\$128,580.95	338-441-436-300-9702-3372
Sopkin Ave	\$74,589.58	Account Number Needed CPSTIII A
S Sunset Dr	\$179,700.43	Account Number Needed CPSTIII A
Tennyson Ct	\$179,821.44	Account Number Needed CPSTIII A
Stafford Ct	\$59,817.37	Account Number Needed CPSTIII A

District 7

Sopkin Ave	\$74,589.58	Account Number Needed CPSTIII A
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District 8

Garland Dr	\$93,353.48	338-441-436-800-9702-3489
S Calhoun Dr	\$233,412.94	338-441-436-800-9702-3490
Heatherwood Cir	\$152,181.64	338-441-436-800-9702-3491
Lawton Dr	\$83,196.87	338-441-436-800-9702-3492
W Adams Ave	\$137,666.09	338-441-436-800-9702-3493
S Brandon Dr	\$168,877.17	338-441-436-800-9702-3494
W Milton St	\$89,404.10	338-441-436-800-9702-3495
Claremont Ave	\$181,773.43	338-441-436-800-9702-3499
Avondale Dr	\$77,173.63	338-441-436-800-9702-3500
W Waldron St	\$70,582.61	338-441-436-800-9702-3509

TOTAL	\$2,307,884.77	
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J. Mike Simpson Jr., PE, PMP
Associate, Sr Project Manager





MEMORANDUM

TO: Nakeshia Wilkins
Procurement Director

FROM: Steven H. Allen – Director
Florence County Public Works

DATE: September 4, 2026

Re: Bid 02-26/27 --- Recommendation for Award

Bids on the referenced project were opened On September 2, 2026.

I hereby recommend that the project be awarded to Palmetto Corp of Conway in the amount of \$2,307,884.77 from the Capital Project Sales Tax III and IIIA Funds.

District 3

Graham Street	\$277,517.74	338-441-436-300-9702-3367
Pettigrew Street	\$45,645.72	338-441-436-300-9702-3369
Kuker Street	\$128,580.95	338-441-436-300-9702-3372
Sopkin Ave	\$74,589.58	Account Number Needed CPSTIII A
S Sunset Dr	\$179,700.43	Account Number Needed CPSTIII A
Tennyson Ct	\$179,821.44	Account Number Needed CPSTIII A
Stafford Ct	\$59,817.37	Account Number Needed CPSTIII A

District 7

Sopkin Ave	\$74,589.58	Account Number Needed CPSTIII A
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District 8

Garland Dr	\$93,353.48	338-441-436-800-9702-3489
S Calhoun Dr	\$233,412.94	338-441-436-800-9702-3490
Heatherwood Cir	\$152,181.64	338-441-436-800-9702-3491
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W Milton St	\$89,404.10	338-441-436-800-9702-3495
Claremont Ave	\$181,773.43	338-441-436-800-9702-3499
Avondale Dr	\$77,173.63	338-441-436-800-9702-3500
W Waldron St	\$70,582.61	338-441-436-800-9702-3509

Please call if you have any questions regarding this award.

Steven H. Allen

Cc: Kevin Yokim – Florence County Administrator
Adam Jacobs – Project Manager

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Museum

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 07-26/27, ADA Restroom Remodel At Burch's Mill To H2 Construction Group, LLC Of Florence, SC In The Amount Of \$111,996.00 To Be Funded From Grant And Approved Council District Infrastructure Funds.

POINTS TO CONSIDER:

- 1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on 8/21/2026. The bid opening was held on September 3, 2026.
- 2) One (1) bid was received; one (1) bid was compliant. H2 Construction Group, LLC was the only responsible, responsive bidder.
- 3) Andrew Stout, Florence County Museum Director, recommends awarding H2 Construction Group, LLC.
- 4) The bid expires December 3, 2026.

FUNDING FACTORS:

- Grant Funds \$86,996
- Council District Infrastructure Funds \$25,000 (Match Funding) Approved By Council May 21, 2026.

OPTIONS:

- 1) Award Bid No. 07-26/27 (***Recommended***).
- 2) Decline Award.

ATTACHMENTS:

- 1) Bid Tabulation Sheet.
- 2) Recommendation Letter from Andrew Stout, Florence County Museum Director.

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Notice

Basic Information

Reference Number	0000434573
Issuing Organization	Florence County
Owner Organization	
Solicitation Type	IFB - Invitation for Bid (Formal)
Solicitation Number	07-26/27
Title	07-26/27 ADA Restroom Remodel at Burch's Mill
Source ID	PU.AG.USA.2686018.C17634176
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County seeks bids from qualified contractors to renovate an existing cookhouse into a fully ADAcompliant restroom facility.

Dates

Publication	08/21/2026 02:45 PM EDT
Question Acceptance Deadline	08/27/2026 02:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	09/03/2026 10:00 AM EDT

Contact Information

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Courtney Singleton
8436653018
csingleton@florencecountysc.gov

Bid Result Publication Revision

Publication TypeBid Results

H2 Construction

Organization Name

H2 Construction

Address

1329 Turner Rd

Florence South Carolina

29506 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



111 West Cheves Street
Florence, SC 29501
843.676.1200
flocomuseum.org

TO: Nakeshia Wilkins, Procurement Director

FROM: Andrew Stout, Museum Director

DATE: September 3, 2026

RE: Recommendation of Award – Bid #07-26/27 - ADA Restroom Remodel at Burch's Mill

On September 3, 2026, one bid was received for the above-referenced project. After reviewing the submission, the lowest responsive and responsible bidder was identified as:

H2 Construction Group, LLC
1329 Turner Road
Florence, SC 29506

Total Recommended Award: \$111,996.00

Based on the bid evaluation and verification of compliance with all procurement requirements, I recommend awarding the contract to H2 Construction Group, LLC in the total amount of \$111,996.00.

Please let me know if you have any questions or need additional information regarding this recommendation.

A handwritten signature in blue ink, appearing to be "Andrew Stout", with a long horizontal flourish extending to the right.

Andrew Stout,
Florence County Museum Director

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Public Works

ISSUE UNDER CONSIDERATION: Request for Council to Award Bid No. 03-26/27, MBC Stone For Mack Road In District 4 To R.E. Goodson 3 LLC, SC In The Amount Of \$34,608.00 From RSMF Funding.

POINTS TO CONSIDER:

- 1) The bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on August 5, 2026. The bid opening was held on August 19, 2026. Four (4) bids were received; Four (4) bids were compliant. R.E. Goodson 3 LLC, SC was the lowest responsible, responsive bidder.
- 2) Steven Allen, Public Works Director, recommends awarding the bid to R.E. Goodson.
- 3) The bid expires November 5, 2026.

FUNDING FACTORS:

\$34,608.00 = Funded From District 4 RSMF Funds.

OPTIONS:

- 1) Award Bid No. 03-26/27 (*Recommended*).
- 2) Decline Award.

ATTACHMENTS:

- 1) Bid Tabulation Sheet.
- 2) Bid Recommendation letter from Steven Allen dated August 19, 2026.

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Notice

Basic Information

Reference Number	0000432770
Issuing Organization	Florence County
Owner Organization	Florence County
Solicitation Type	IFB - Invitation for Bid (Formal)
Solicitation Number	03-26/27
Title	03-26/27 MBC STONE FOR MACK RD DISTRICT 4
Source ID	PU.AG.USA.2686018.C17634226
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina is accepting bids from qualified vendors to furnish and deliver 1,120 Tons of MBC Stone to a portion of Mack Road in Florence County.

Dates

Publication	08/05/2026 02:12 PM EDT
Question Acceptance Deadline	08/14/2026 04:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	08/19/2026 10:05 AM EDT

Contact Information

Torrie McCullum
8436653018
tmccullum@florenceco.org

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Bid Result Publication Revision

Publication TypeBid Results

D&L Sitework, Inc.

Organization Name

Bid Amount

Address

D&L Sitework, Inc.

\$34,776.00

6001 Cates Bay Highway
Conway South Carolina
29527 United States

Palmetto Mining Company

Organization Name

Bid Amount

Address

Palmetto Mining Company

\$36,164.80

1315 Turnpike Road
Florence South Carolina
29501 United States

RE Goodson 3 LLC

Organization Name

Bid Amount

Address

RE Goodson 3 LLC

\$34,608.00

1190 Trussel Falls Rd.
Darlington South Carolina
29540 United States

Kariba Systems Inc

Organization Name

Bid Amount

Address

Kariba Systems Inc

\$55,753.60

9169 W. State St. Suite 2627
Garden City Idaho
83714 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
Public Works Department

Public Works Director
Steven Allen

MEMORANDIUM

TO: Kevin Yokim, Florence County Administrator
FROM: Steven Allen, Public Works Director
DATE: August 19, 2026
RE: Recommendation to Award Bid No. 03-26/27 to furnish and deliver 1,120 tons of MBC stone to Mack Road in District #4.

Bid No. 03-26/27

District 4

Mack Road	\$ 34,608.00	133-441-439-000-9764-xxxx
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Total	\$ 34,608.00
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I recommend for Council to Award Bid No. 03-26/27, to furnish and deliver 1,120 tons of MBC stone to Mack Road for District 4, to RE Goodson 3, LLC. in the amount of \$34,608.00. Funding RSMF District #4


STALLEN

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Public Works Department
Procurement Department

ISSUE UNDER CONSIDERATION: Request for Council to Award Bid No. 06-26/27, MBC Stone For Community Lane To R.E. Goodson 3 LLC, In The Amount Of \$35,046.00 From District 5 RSMF Funds.

POINTS TO CONSIDER:

- 1) The bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on August 11, 2026. The bid opening was held on August 17, 2026. Three (3) bids were received; three (3) bids were compliant. R.E. Goodson 3 LLC was the lowest responsible, responsive bidder.
- 2) Steven Allen, Public Works Director, recommends awarding the bid to the lowest bidder.
- 3) The bid expires November 11, 2026.

FUNDING FACTORS:

\$35,046.00 = Funded From District 5 RSMF Funds.

OPTIONS:

- 1) Award Bid No. 06-26/27 (*Recommended*).
- 2) Decline Award.

ATTACHMENTS:

- 1) Bid Tabulation Sheet.
- 2) Bid Recommendation letter from Steven Allen dated August 19, 2026.

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Notice

Basic Information

Reference Number	0000433484
Issuing Organization	Florence County
Owner Organization	
Solicitation Type	IFB - Invitation for Bid (Formal)
Solicitation Number	06-26/27
Title	06-26/27 6 INCH MBC STONE FOR COMMUNITY LANE
Source ID	PU.AG.USA.2686018.C17634226
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina is accepting bids from qualified vendors to furnish and deliver 1,180 Tons of MBC Stone to Community Lane in District 5 of Florence County.

Dates

Publication	08/11/2026 12:44 PM EDT
Question Acceptance Deadline	08/13/2026 04:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	08/17/2026 10:00 AM EDT

Contact Information

Torrie McCullum
8436653018
tmccullum@florenceco.org

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Bid Result Publication Revision

Publication TypeBid Results

D&L Sitework, Inc.

Organization Name

Bid Amount

Address

D&L Sitework, Inc.

\$36,639.00

6001 Cates Bay Highway
Conway South Carolina
29527 United States

Palmetto Mining Company

Organization Name

Bid Amount

Address

Palmetto Mining Company

\$38,102.20

1315 Turnpike Road
Florence South Carolina
29501 United States

RE Goodson 3 LLC

Organization Name

Bid Amount

Address

RE Goodson 3 LLC

\$35,046.00

1190 Trussel Falls Rd.
Darlington South Carolina
29540 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
Public Works Department

Public Works Director
Steven Allen

MEMORANDIUM

TO: Kevin Yokim, Florence County Administrator
FROM: Steven Allen, Public Works Director
DATE: August 19, 2026
RE: Recommendation to Award Bid No. 06-26/27 to furnish and deliver 1,180 tons of MBC stone to Community Lane in District #5.

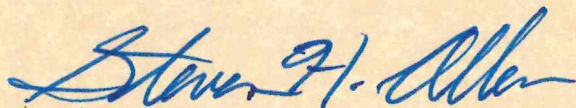
Bid No. 06-26/27

District 5

Community Lane	\$ 35,046.00	133-441-439-000-9765-xxxx
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Total	\$ 35,046.00
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I recommend for Council to Award Bid No. 06-26/27, to furnish and deliver 1,180 tons of MBC stone to Community Lane for District 5, to RE Goodson 3, LLC. in the amount of \$35,046.00. Funding RSMF District #5


STALLEN

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Human Resources

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Florence County Manager's Handbook. This Handbook Will Outline The Daily Operations Of Human Resources, Finance, Information Technology, Facilities, Procurement, Risk Management, And Grants. It Aims To Provide Managers With A Resource That Ensures Management Practices Are Consistent, Informed, And Aligned With Organizational Standards.

POINTS TO CONSIDER:

1. The handbook consolidates current management expectations and procedures into a single, comprehensive reference for department heads, managers, and supervisors.
2. Its purpose is to support consistent communication, documentation practices, accountability, and equitable treatment of employees across all County departments.
3. Major topics addressed include leadership and professional conduct; recruitment and onboarding; attendance and leave management; performance evaluation and disciplinary procedures; budgeting, purchasing, and grants management; as well as records administration, safety, technology use, public communications, and emergency related responsibilities.

OPTIONS:

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

ATTACHMENT:

Florence County Manager's Handbook

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Florence County **MANAGER HANDBOOK**

SERVICE

We serve others. We give back.

EXCELLENCE

Be better. Make it better.

HUMILITY

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

The Role of Human Resources

Purpose of Human Resources

Human Resources (HR) serves as a strategic partner to managers and employees by supporting the County's workforce, promoting consistent and fair employment practices, ensuring compliance with applicable laws and County policies, and helping managers effectively lead their teams.

HR is available to provide guidance, resources, and support throughout the employee life cycle—from recruitment and onboarding through performance management, employee relations, development, and separation.

HR's Role in Supporting Managers

Human Resources provides guidance and assistance in the following areas:

- Recruitment and Selection – Assisting managers with position descriptions, recruitment strategies, interview processes, selection, and hiring recommendations.
- Onboarding – Supporting managers in ensuring new employees receive appropriate orientation, training, and resources.
- Performance Management – Providing guidance regarding performance expectations, evaluations, coaching, corrective action, and documentation.
- Employee Relations – Advising managers on workplace concerns, employee complaints, conflict resolution, conduct issues, and other employee relations matters.
- Policy Interpretation – Assisting managers in understanding and consistently applying County policies, procedures, and practices.
- Compensation and Classification – Providing guidance regarding job classifications, salary administration, compensation practices, and organizational structure.
- Leave and Accommodations – Advising managers regarding FMLA, ADA accommodations, workers' compensation, leave policies, attendance concerns, and other applicable leave requirements.

- Legal and Regulatory Compliance – Helping managers understand and comply with applicable federal, state, and local employment laws and regulations.
- Training and Development – Providing or coordinating training to enhance employee performance, leadership skills, workplace conduct, and professional development.
- Workplace Investigations – Conducting or assisting with investigations involving allegations of misconduct, policy violations, harassment, discrimination, retaliation, or other workplace concerns.
- Employee Separation – Advising managers regarding resignations, retirements, reductions in force, terminations, and other employment separations.

The Manager's Responsibility

While HR provides guidance and support, managers are responsible for managing their employees. This includes:

- Establishing clear expectations and communicating job responsibilities.
- Providing regular feedback and coaching.
- Addressing performance and conduct concerns promptly.
- Maintaining appropriate documentation.
- Applying County policies consistently.
- Recognizing employee accomplishments and addressing areas for improvement.
- Communicating attendance and leave concerns to HR when appropriate.
- Contacting HR before taking significant disciplinary or employment actions when HR guidance is required.
- Maintaining confidentiality regarding employee and personnel matters.

When Managers Should Contact HR

Managers should consult with HR before taking action when a situation involves, or may involve:

- Potential termination or suspension

- Significant disciplinary action
- Allegations of harassment or discrimination
- Retaliation concerns
- ADA accommodations or medical restrictions
- FMLA or other protected leave
- Employee complaints or grievances
- Workplace investigations
- Significant attendance issues
- Performance issues that may result in disciplinary action
- Requests that may require an exception to County policy
- Questions regarding compensation or classification
- Any situation in which the manager is uncertain about the appropriate course of action

HR and Managers: A Partnership

HR and managers share responsibility for creating a professional, respectful, productive, and legally compliant workplace. HR does not replace the manager's responsibility to lead, supervise, coach, and manage employees. Instead, HR provides the expertise and support necessary to help managers make informed, consistent, and appropriate employment decisions.

Manager's Rule of Thumb: If you are unsure whether an employment situation requires HR involvement, contact HR before taking action. Early consultation can help prevent misunderstandings, ensure consistency, and reduce unnecessary risk to the County.

Recruitment, Selection, and Employment Procedures

It is the established policy of Florence County to select the best-suited person for the task to be performed with appropriate attention to such factors as:

- Previous work experience

- Education and training background
- Demonstrated skills and abilities
- Demonstrated reliability, honesty, and integrity

Recruitment Procedure

When a position becomes vacant, the Department Head completes a Request to Fill Vacant Position form and submits it to Human Resources. The request identifies the position to be filled and provides all other pertinent information that Human Resources may require for recruitment purposes. No position will be refilled until the Request to Fill Vacant Position form is received and available funds for the fiscal year are confirmed.

Openings will be posted and advertised on www.florencecountysc.gov for internal and external candidates at the same time, and applications are accepted for a minimum of three (3) workdays following the date of posting.

Background Checks

Human Resources conducts criminal background checks for all new hires. The background checks may include the following: criminal background check, National Sex Offenders Registry check, credit history, and drug screening. Drug screenings must be within thirty (30) days of hiring.

The Sheriff's Department conducts criminal background checks for all law enforcement positions. For positions within the Emergency Management Division and the Solicitor's Office, the respective departments will conduct the criminal background check. If a position is also required to handle money, has budgetary authority, and/or has access to confidential information, Human Resources will conduct a consumer credit check. The County Administrator may, as deemed necessary, authorize any additional checks on final candidates for any other position. Each applicant must complete the appropriate release form at the time of application for employment authorizing release of background information.

Decision to Initiate Hire

When all interviews, reference checks, and any applicable background checks are concluded, all required written certifications have been provided, and the selection has been made, the Department Head completes a Personnel Action Request form (PAR) and makes a conditional offer of employment. The selected candidate and the Department Head must each sign the PAR form. The PAR form and all accompanying paperwork, including the application, driving record where required, certifications, etc., must be submitted to Human Resources for review and approval by the County Administrator, Human Resources, and Finance. **No new hire will be added to Florence County's payroll without an approved PAR form and documentation of a negative drug test.**

In the case of officials appointed by a Board or other such body, the Chairman of the Board must sign the PAR as the Department Head, and a copy of the official minutes recording the majority vote of the hiring body or official resolution of the body must be attached to the PAR. This paperwork along with all other necessary documents including the application, driving record where required, certifications, etc. must be submitted to Human Resources for review by the County Administrator, Human Resources, and Finance before any change to the County's payroll.

After approval of the conditional offer of employment, indicated by the signatures of the Department Head and/or County Administrator, Human Resources Director, and Finance Director on the PAR Form, the Department Head must provide the selected candidate with a copy of the form and confirm the new employee's start date as recorded on the PAR. The approved candidate can then be placed on the County's payroll.

New Employee Orientation

All new employees will be given an orientation introducing them to employee and operational policies and procedures, to complete their I-9 form and to sign up for health and retirement benefits. Employees will be given informational material on benefits with Florence County. Orientation is held in the Human Resources Department at 9 a.m. on the first day an employee reports to work.

Position Classification and Compensation Plan

The County maintains an up-to-date Position Classification and Compensation Plan 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. The plan is revised and approved as needed to reflect budgetary and economic changes as well as staffing needs.

Job Descriptions

A job description has been developed for each position. Employees are required to read and sign their job description and furnish a copy at that time. A copy of the signed job description will be placed in the employee's personnel file. Employees will be required to perform the duties outlined in their job description. As positions change, job descriptions will be evaluated and updated. Employees are given a copy of the updated job description and asked to sign a new copy for their file.

Fair Labor Standards Act (FLSA) Classifications

Each position must be classified as "exempt" or "non-exempt" according to guidelines established under the provisions of the Fair Labor Standards Act. Those employees in positions classified as "exempt" are exempt from the overtime provisions of the Act. Those employees in positions classified as "non-exempt" are subject to the payment of overtime or comp time, according to wage and hour regulations.

New positions are established as follows:

1. The Department Director submits a written, comprehensive description of the position to Human Resources.
2. The Human Resources Director reviews the position information with the Finance Director and assigns a pay grade subject to the County Administrator's approval.
3. The Human Resources Director will contact the Department Director with the results of the evaluation.
4. County Council authorizes a permanent, new position on the county payroll when additional funding is required in current and future budget years.

Reclassification of Existing Positions:

1. The Department Director submits a written comprehensive description of the duties of the position to Human Resources. The request occurs when changes in duties and responsibilities are of a permanent nature and not of the individual holding the position.
2. The Human Resources Director reviews the position information with the Finance Director and assigns a pay grade subject to the County Administrator's approval.
3. The Human Resources Director will contact the Department Director with the results of the evaluation.
4. Changing a position to a new classification and abolishing any existing classification may be authorized by County Council and/or the County Administrator.

The Department Director is to complete a Personnel Action Request (PAR) form and submit it to Human Resources for any change to be made to any employee's status within the Compensation and Classification Plan. PARs must be approved and executed by all signatories.

Starting Rates of Pay

The designated entry rate constitutes the actual starting rate and can be increased only by the County Administrator upon significant certifications or qualifications that make this position vital to the operations of Florence County.

Below the minimum: If an applicant's training and experience does not meet the minimum qualifications, the County Administrator may hire the applicant as a "Trainee" at a rate of pay below the minimum of the pay range until the "Trainee" meets the minimum qualifications established for the position. Trainee appointments do not normally exceed 12 months in duration.

Certification Pay

Employees hired in or promoted to a position requiring the completion of the South Carolina Criminal Justice Academy (SCCJA) are to be paid at 14% below the entry level of the pay grade. The employee will be hired into a training status until the employee has attained the appropriate certification.

Law Enforcement, Detention, Central Dispatch and Animal Services employees are required to attend the SCCJA. Upon successful completion of the course of study and certification by the SCCJA, the employee will receive an increase in pay to the entry level of the respective position.

Fire employees are required to attend the National Fire Protection Association (NFPA). Upon successful completion of the course of study and certification by the NFPA and Medical First Responder, the employee will receive an increase in pay to the entry level of the respective position.

Training Status

Emergency Medical Services employees who are hired into a position with the EMT-Basic certification are to be paid 35% below the entry level of the pay grade until the employee has attained the EMT-Paramedic certification. Upon successful completion of the certification, the employee will receive an increase in pay to the entry level of the respective position.

Emergency Medical Services employees who are hired into a position with the EMT certification are to be paid 30% below the entry level of the pay grade until that employee has attained the EMT-Paramedic certification. Upon successful completion of the certification, the employee will receive an increase in pay to the entry level of the respective position.

Fire personnel who are hired into a position without the NFPA Firefighter 1 and Medical First Responder certifications are to be paid 8% below the entry level of the pay grade until that employee has attained the required certifications.

Change in Employee Status

Promotion

Promotional increases are normally made to 5% above the minimum of the new pay grade range or 5% above the employee's current rate of pay, whichever is greater. A promotional increase above 5% and budget neutral may be approved by the County Administrator. The promoted employee will be placed in an evaluation period of six (6) months.

Voluntary Demotion

The salary of an employee voluntarily demoted may be adjusted in accordance with the job responsibilities. In no event will the new salary be in excess of the current salary of the demoted employee. The demoted employee will be placed in an evaluation period of six (6) months. An employee who accepts a voluntary demotion and later returns to their former position within six (6) months may be considered for reinstatement at the same pay they were receiving at the time of the demotion.

Involuntary Demotion

The salary of an employee who is involuntarily demoted will be adjusted to a lower salary in the new grade as it relates to the employee's former salary, but in no event will the new salary be in excess of the prior salary of the demoted employee. The new salary of the demoted employee will not exceed the maximum of the new grade. The employee is to be placed in an evaluation period of six (6) months.

Reclassification

The salary of an employee whose current position is reclassified and allocated to a lower grade by County Council is calculated within the range of the new grade based on the percentage of their current salary above the minimum for the current position.

The salary of an employee whose current position is reclassified and allocated to a higher grade by County Council is normally eligible for 5% above the minimum of the new pay grade range or 5% above the employee's current rate of pay, whichever is greater. The County Administrator may consider an appointment above 5% and other reclassifications that are budget neutral for the current and future fiscal years.

Working out of Classification

Higher Classification

If an employee is temporarily assigned to work in a position with a higher pay grade designation for fifteen (15) calendar days or less, there will be no change in the employee's salary. If the employee works more than fifteen (15) calendar days, the employee may receive a pay increase to the minimum rate of the higher classification or 5% above his/her current salary, whichever is greater. This rate change would be retroactive to the date of the position assignment. When the temporary assignment is concluded, the employee will revert to his/her salary prior to the assignment. Temporary assignments will not exceed six (6) months.

Lower Classification

If an employee is assigned to work temporarily in a position with a lower pay grade, the employee's hourly rate will not be reduced during the assignment. If the temporary assignment exceeds thirty (30) calendar days, the County Administration will review the needs of the operational unit. Any such assignment must be approved by the County Administrator.

Wages During Daylight Saving Time Transition

Non-exempt employees who are scheduled to work a shift when daylight savings time goes into effect (2 a.m.) will be paid as follows:

Spring: An employee may work 1 hour less on their scheduled shift. The hour will not be deducted from an employee's time and will be paid accordingly for that hour and other hours worked on that shift.

Fall: An employee may work 1 hour more on their scheduled shift. This hour will be considered as hours worked and will be paid accordingly for that hour and other hours worked on that shift.

Payroll Submission

The timesheet/payroll record for the department, along with employee timesheets, must be submitted to Human Resources by 5:00 p.m. on the Friday of each payroll week for administrative offices. For all other offices, the submission deadline is 10 a.m. on the Monday of each payroll week. If holidays occur during the pay week, Human Resources will inform department heads of any necessary changes to the submission schedule for transmittal sheets.

Salary Progression

Merit System

In those years in which the County Council funds merit increases, procedures will be outlined in the budget ordinance as established by Council.

Across-the-Board Adjustment

Florence County may approve an Across-the-Board Adjustment (ABA) to the Compensation and Classification Plan's wage/salary schedule. The minimum, midpoint, and maximum wage/salary for each grade level would be increased by the approved ABA percentage. Such ABA applies to elected/appointed/exempt position as directed by County Council.

Performance Evaluation

Each regular employee shall be evaluated by his/her immediate supervisor on his/her performance based on a prescribed evaluation process. Supervisors need to complete evaluations on a timely basis.

The purpose of a performance evaluation is:

1. To measure the employee's progress in achieving his/her potential in his/her position. The County's performance evaluation philosophy is to facilitate in any possible way the development and strengthening of each individual staff member's skills. The evaluation process is designed to help staff become more proficient in providing quality service to our constituencies and maintaining a positive and comfortable environment for everyone.
2. To provide a forum for the supervisor and the employee to share and discuss concerns, goals, and agreements/disagreements over the way the job should be performed or is being performed.
3. To document achievements, deficiencies or problems, and to provide a plan for corrective action. An evaluation is not a prerequisite to a request for corrective action or employment termination, but such a result may occur from an evaluation. Supervisors should not wait until the next formal evaluation to take action to correct a problem or deficiency. Such problems, if any, will be called to the employee's attention outside of the evaluation process, and there should be

no “surprises” in the annual review. Notation of how such problems were resolved shall be documented in the employee’s next evaluation.

Performance evaluations will take place on the following schedule:

1. Six (6) months from the employee’s date of hire;
2. Annual;
3. Six (6) months following a promotion;
4. Six (6) months following a demotion.

After a discussion and review of the evaluation report, the employee shall sign the evaluation. This indicates that a review took place but does not necessarily mean agreement with the evaluation. The employee may respond in writing to any or all portions of the evaluation.

The original signed performance evaluation will be filed in the employee’s personnel file.

Employee Assistance Program

All employees of Florence County, as well as, any member of their households, have access to services under the Employee Assistance Program through EAP.

Telephone: 800-252-4555/website: www.theEAP.com

Supervisors should encourage employees to utilize EAP services whenever there is a situation at work, outside of work, where the employee or a household member needs assistance. The types of services and support offered are very broad in nature and are free.

If any supervisor has a question about EAP or how to speak to an employee about EAP, the supervisor should contact Human Resources.

Performance Management/Disciplinary Action

Management's goal is to work with each employee to maximize his/her success and potential. We recognize that errors and oversights are an inevitable part of a busy business environment. As part of the training and development of an employee, the employee's supervisor will necessarily direct attention to these errors and oversights. Management does not necessarily consider such interaction to be disciplinary. It is more appropriately considered to be part of the continuing process of improvement which we expect from all employees.

On occasion, however, failure or refusal to correct errors and/or misconduct may lead to disciplinary action. The paragraphs below describe the County's policy on disciplinary action. Although management intends to follow the progressive approach described below, it reserves the right to skip any portion of the process. Considerations that might accelerate or change the process would include the seriousness of the misconduct or error and whether there have been previous attempts to train or counsel the employee.

Expectations and standards of performance will be communicated to each employee by his/her supervisor, and it is each employee's responsibility to be aware of the expectations and standards that apply to his/her particular job.

The application of the disciplinary policy must be consistent and equitable so that all employees receive like treatment for similar offenses.

The objective of any disciplinary warning is to correct problem behavior. When completing disciplinary warning notices, a supervisor must be specific, thorough, honest, and to the point. Supervisors must state the facts, but eliminate judgment and blame.

Human Resources is available to assist a supervisor with disciplinary action, as follows:

1. HR can help supervisors write a disciplinary warning so that it contains the appropriate information and is legal.

2. HR may review disciplinary warnings before they are presented to the employee.
3. HR may attend any disciplinary meetings when the warning is being presented to the employee. It is always a good idea to have a manager-level witness at these meetings.

A "Notice of Disciplinary Action" form is available for supervisors (see the Employee Intranet) or they may use a narrative/memo format that contains the same information.

The original signed documentation must be sent to Human Resources for the employee's personnel file.

Florence County's disciplinary policy is included in the Employee Handbook, and this is reviewed with employees at their initial orientation.

Types of Disciplinary Actions

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.

Activities Which May Warrant Disciplinary Action

The County may take disciplinary action when the County 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:

- (1) Failure to follow oral or written instructions;
- (2) Inefficiency, negligence, or lack of application in the performance of duties;
- (3) Careless, negligent, or improper use of Florence County property, vehicles, or equipment;
- (4) Thoughtless conduct which endangers others or results in minor property damage;
- (5) Failure to maintain satisfactory and/or harmonious working relationships with the public and fellow employees;
- (6) Misuse of Florence County time such as, but not limited to, the following:

Not starting work on time, tardiness;

Quitting or leaving work early;

Loitering;

Not keeping engaged in assigned work;

Interfering with other employees' work routine;

Reading books, magazines, social media, etc. not pertaining to work while on duty;

Engaging in personal business on County time or County property;

Soliciting business of any type from other employees or the public on County time or with County property.

- (7) Creating or contributing to unsanitary conditions;
- (8) Any action which reflects unfavorably on Florence County;
- (9) Failure to report an accident or personal injury in which the employee was involved while on duty;
- (10) Unauthorized working of overtime;
- (11) Unauthorized use of telephones, copiers, computers, or any other

Florence County owned equipment;

- (12) Immoral, unlawful, or improper conduct or indecency, either on or off the job, which would tend to affect the employee's relationship to his or her job, fellow workers, supervisor, reputation, or goodwill in the community;
- (13) Failure to use safety equipment, to comply with departmental safety rules, and/or the Florence County Safety Policy;
- (14) Use of excessive force, abusive or threatening language or gestures in dealing with the public or other employees;
- (15) Gambling on Florence County property, or anytime during working hours;
- (16) Thoughtless conduct which results in injury to others or in more than minor property damage;
- (17) Excessive absenteeism or any absence without notice and approval;
- (18) Habitual pattern of failure to report for work at the assigned time and/or place;
- (19) Improper use of paid leaves, i.e., sick, bereavement, etc.;
- (20) Boisterous or disruptive activity in the workplace;
- (21) Mistakes due to carelessness which affect the safety of Florence County personnel, equipment, tools, or property;
- (22) Sleeping or giving the appearance of sleeping while on duty;
(unauthorized - as is the case for Emergency Medical Services);
- (23) Solicitation of or accepting improper gratuities;
- (24) Falsification or misrepresentation of information to secure a Florence County position, or falsification or misrepresentation of information in other Florence County records such as time sheets, travel vouchers, etc.;
- (25) Making false claims or misrepresentations in an attempt to obtain sickness or accident benefits;
- (26) Unauthorized or improper use or disclosure of Florence County records, documents or customer information;
- (27) Misuse of Florence County or other public funds;
- (28) Willfully causing damage or destruction of equipment or property belonging to Florence County, to fellow workers, or to the public;

- (29) Reporting to work intoxicated or under the influence of intoxicants or non-prescribed drugs;
- (30) Bringing, possessing, consuming, or being under the influence of alcoholic beverages while conducting County business or during working hours, whether on County property or at off-site work locations. This prohibition also includes creating the appearance of alcohol use while performing County duties. An exception applies when an employee is attending a County Council-authorized event where alcoholic beverages are consumed solely as a guest or attendee and is not performing work-related duties on behalf of the County;
- (31) Possession, distribution, manufacture, sale, transfer, or use of intoxicants or illegal drugs while on duty or while operating Florence County owned vehicles or equipment;
- (32) Violating Florence County's non-discrimination, EEO, or Sexual Harassment policies; by engaging in sexual harassment, unwelcome harassment, or other unlawful discriminatory actions;
- (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 or Sexual Harassment policies witnessed or known to have occurred in a work environment or between employees in any environment when a supervisor is one of the participants;
- (34) Failure to return from an authorized leave or leave of absence;
- (35) Conviction of a felony or a misdemeanor of the first degree involving moral turpitude, while either on or off the job;
- (36) Gross misconduct or conduct unbecoming a Florence County employee;
- (37) Fighting or threatening violence in the workplace;
- (38) Theft or inappropriate removal or possession of Florence County property;
- (39) Stealing property from coworkers or customers of Florence County;
- (40) Possession of dangerous or unauthorized materials, such as explosives or firearms, in the workplace;
- (41) Wanton or willful neglect in the performance of assigned duties;
- (42) Working a second job while on absence due to job related bodily Injury/illness;
- (43) Insubordination by the refusal to accept a reasonable and proper

assignment, or failure to comply with written or verbal instructions of a supervisor;

(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 his or her official duties and/or any matter relating to any branch of County service or by giving untruthful or incomplete answers;

(45) Employee's refusal to be examined by a Florence County designated physician;

(46) Failure to report immediately for a drug or alcohol test;

(47) Solicitation of controlled substances, illegal drugs, or prescription medications;

(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;

(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;

(50) Failure to maintain job required certifications or licenses;

(51) Conducting personal or any non-County business through the County post office delivery systems or County post office boxes;

(52) Failure to wear a seatbelt in a county vehicle or while traveling to or from an official function or training activity;

(53) Any other reason, which Florence County believes, in its sole discretion, warrants disciplinary action.

Disciplinary Guidelines

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.

Employees must sign disciplinary notices, counseling memoranda, 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.

Termination Of Employment

Voluntary Termination of Employment Employees are asked for the professional courtesy of giving two weeks advance notice if they plan to resign; supervisors and other exempt employees are encouraged to provide at least thirty (30) days' notice. A lack of notice can be noted in an employee's personnel file and taken into consideration if he/she applies for future employment opportunities within the County. When a supervisor receives verbal notice of resignation from an employee, the supervisor should request the notice in writing and forward the written notice to Human Resources along with a Personnel Action Request (PAR).

Involuntary Termination of Employment Involuntary termination of employment is an involuntary separation of a regular employee resulting from disciplinary action or the employee's inability to perform the duties of his/her position, or other reason as determined by the employee's supervisor and/or Department Head, subject only to the Grievance Procedure, if applicable. If a supervisor reaches the decision to terminate employment, he/she should discuss the recommendation with the Human Resources Director. A PAR is to be received by Human Resources along with any supporting documentation.

Termination Due to Lack of Work

Elimination of job positions or reassignment of duties may result from lack of funds, changes in federal or state regulations, County or program reorganization, or other changes not related to job performance. Under these circumstances, every effort will be made to provide thirty (30) calendar days prior notice to the employee. In no case will less than fourteen (14) calendar days' notice be given prior to termination.

Contact (843) 665-3054 or email HRemail@florencecountysc.gov for assistance.

****All Human Resources Forms are located on the Employee Intranet under Human Resources.**

The Role of Procurement

The Procurement Department plays a vital role in supporting all county departments to ensure they have the supplies, equipment, and services they need to operate.

Procurement is responsible for ensuring compliance with relevant laws, regulations, and County policies throughout the purchasing process.

Purchasing Process

1. The user department determines a need for supplies or services.
2. The department head or his/her designee must ensure the funds are available within his/her department before the purchase can be made.
3. The following are the required purchase thresholds that must be followed. The department head must be aware of the thresholds that determine the procurement method.
 - a. Small purchases under \$2,000.00: For low-cost items, departments may be authorized to make the purchase without securing competitive quotes if the prices are fair and reasonable or can be purchased directly, often using a purchasing card if such is the customary practice.
 - b. Moderate purchases over \$2,000.00 but not exceeding \$10,000.00: The department will need to obtain and document two quotes from different vendors. This can be done by phone or email.
 - c. Formal purchases over \$10,000.00 but less than \$30,000.00: For high-cost purchases, the department needs to obtain and document three quotes from different vendors. This can be done by phone or email. * A no quote will count as an obtained quote if the date, company name, and individual contacted are documented on the face of the requisition.*
 - d. Purchases over \$30,000.00 will need to go out for competitive sealed bid solicitation. Contracts amounting to thirty thousand dollars (\$30,000) or more shall be awarded by competitive sealed bidding.

****NOTE: The Procurement Department must authorize all exceptions to this policy. Some exceptions include, but not limited to, State Contract Purchases, Cooperative Purchases, Emergency Purchases and Sole Source Purchases.**

4. Create and submit a purchase requisition via CitySuite to the Department Head.

5. Upon the Department Head's approval, the requisition will be reviewed and approved by the Procurement Department's designated buyer.
6. The Procurement Department will convert all requisitions to a Purchase Order via CitySuite.
7. The user department shall be responsible for the inspection of the goods or services to see if specifications have been met. If they have not been met, Procurement is to be notified.
8. Any product that needs to be returned is to be managed by the user with the assistance of the Procurement Department.
9. If the specifications and approved product inspections have been met, the user department shall submit the invoice to Finance.

****All Procurement Forms can be found on the Employee Intranet under Procurement.**

Procurement Methods

Request for Quotes: The user acquires the necessary quotes to satisfy the correct purchasing process.

Invitation to Bid: A competitive process where all qualified vendors can bid.

Request for Proposal: Used for complex services, where vendors propose solutions to specific County needs.

Request for Qualifications: Used to obtain the most successful firm to provide a specific task. The cost may not be a factor of this type of solicitation.

Single/Sole Sourcing: When there is only one vendor capable of providing the needed good or service.

Contact (843)665-3018 or email procurement@florencecountysc.gov for assistance.

The Role of Facilities

Florence County Facilities Department is responsible for maintaining, renovating and constructing County-owned buildings and properties to ensure they are safe, functional, and efficient for both citizens and County employees.

The key responsibilities of the Facilities Department:

1. Building Maintenance
2. Construction and Renovation
3. Custodial Services
4. Special Projects
5. Ensuring Safety and Compliance
6. Managing Utilities and Infrastructure
7. Supporting People
8. Strategic Planning
9. Managing Resources

A director or supervisor should contact the Facilities Manager by email with all requests for any building, custodial, or special projects. Special projects may involve a department's budget, so it is the director's responsibility to be aware of the funds that are available for such projects.

Contact (843) 679-0589 for assistance.

The Role of Information Technology

The Information Technology (IT) Department exists to support all County departments by ensuring that technology resources are secure, efficient, and compatible with the County's overall infrastructure. IT's mission is to assist departments in selecting, implementing, and maintaining technological solutions that enhance County operations.

The following procedures outline how departments should interact with IT regarding purchasing, systems evaluation, facilities infrastructure, and new hires.

Purchasing

Hardware

- IT will provide recommendations on hardware (e.g., computers, printers, peripherals) used by staff.
- IT can obtain vendor quotes upon request. These quotes must be reviewed and approved by the requesting department, then submitted to the Procurement Office for purchase. The department head must ensure the funds are available within his/her department before the purchase is made.
- At the requesting department's discretion, IT can:
 - Deploy the purchased hardware, or
 - Work directly with the vendor to ensure proper integration with County infrastructure.

Systems and Software

- Departments are responsible for evaluating whether a system or software solution meets their operational needs.
- IT's role is to confirm that any system or software integrates properly with the County's existing infrastructure.
- Departments are strongly encouraged to involve IT staff during vendor demonstrations and evaluations. IT staff will:
 - Ask technical questions on behalf of the County.
 - Provide recommendations regarding integration and required infrastructure adjustments.

Facilities Infrastructure

As the County continues to expand and upgrade facilities, IT must be notified of any projects that involve new or modified workspaces. While IT does not approve construction or renovation plans, advance coordination is essential to ensure that appropriate technology infrastructure is in place.

Examples include:

- Arranging internet connectivity.
- Installing and configuring network hardware.
- Planning wiring configurations based on the placement of technology (e.g., computers, printers, copiers, fax machines).

Departments initiating facility changes must notify IT early in the planning process to avoid delays and ensure a smooth implementation.

New Hires

Each new hire requires preparation by IT to ensure proper access to County systems and resources. This preparation includes creating network accounts, provisioning computers, and assigning software licenses. To streamline this process:

- Departments must provide advance notice to IT of all new hires.
- The Access Approval Form must be completed and submitted before the new hire's start date. (See County Intranet for form)
- Adequate lead time is crucial to enable IT to set up accounts, configure equipment, and meet departmental needs during the onboarding process.

Contact (843) 665-3002 or email helpdesk@florencecountysc.gov for assistance.

The Role of Finance

The Finance Department is responsible for maintaining the fiscal integrity of the County through accurate financial records, compliance with the budget, and other legal/regulatory provisions.

Functions and Responsibilities:

- Accounts Payable – Provides payment for invoices to County vendors.
- Budgeting – Creates and maintains the Annual Operating and Capital Budget.
- Fiscal Auditing – Prepares the Annual Comprehensive Financial Report and other financial reports as required or requested by federal and state agencies, County Council, and Administration.
- Payroll – Processes payroll for all County and Unified Fire employees.

Accounts Payable

Prior to submitting invoices to be paid (whether against Purchase Orders or along with Direct Pay forms), departments should verify availability of funds within their budgets and if necessary, submit a budget adjustment.

In addition to verifying availability of funds, departments should ensure appropriate account numbers are being used for the requested payment (for example, supplies should be charged to 501100, membership dues should be charged to 501300, etc.). This ensures accounts payable data is properly categorized both for internal and external data pulls, including during the yearly audit.

For payments on Purchase Orders, written authorization is required. This can either be a signed invoice or an email stating the attached invoices can be paid. For Direct Pay forms, appropriate backup is required (invoices, receipts, mileage logs, etc.) These items can be sent to Finance via email or office mail.

Departments should only request payments once items are received/work is completed. If items have been returned, credit memos should be sent along with invoices to Finance.

Once funds and account numbers have been verified, departments should submit all necessary documentation to Finance by 4 p.m. on Fridays. Payments will then be processed during the following week's AP check run.

Yearly Budgeting

At the beginning of each calendar year, the Finance Director will communicate to all department directors, appointed and elected officials the process for submitting their department's budget request for the upcoming new fiscal year, including the deadline to have their request submitted.

Department directors, appointed and elected officials should do their best to estimate their department's operating budget needs for the upcoming year by analyzing recent years' expenditures, evaluating travel/training needs for their department, taking into account increases on products/services/contracts, upcoming projects, etc. If new expense lines are needed, those should be part of the submitted budget request.

The requested budget for the entire County is presented to County Council for three (3) readings. The Finance Director will share the budget after it is approved in the first reading, at which time it is each department director's responsibility to review any changes and ask any necessary questions prior to the second reading of the budget. If changes occur at second reading, only departments with new changes will be notified. The department director will then have the opportunity to review prior to third reading.

Once County Council approved the budget at third reading, it is adopted for the upcoming fiscal year.

Personnel Action Requests (PAR)

The Personnel Action Request (PAR) forms are required for various HR/Payroll related functions, including establishing new positions, pay changes, grade changes, moves between departments, etc. This includes any pay increases that are approved by County Council which are part of the normal fiscal year budget. Cost-of-living increases do not require PAR forms. PAR forms can be found on the County Intranet, under Human Resources. While the forms are signed by both Human Resources and Finance, these forms are submitted to Human Resources.

County Purchasing Card

County employees may be issued purchasing cards in order to make authorized, necessary purchases for official County business.

Requests for new purchasing cards/users must be approved by County Council. It is the department director's responsibility to contact the Clerk to Council and Finance Director with this request at least three (3) weeks prior to the next scheduled County Council meeting. The request should include the following details:

- Department making the request
- Employee's name
- Employee's position
- Preferred daily and monthly credit limits for the requested purchasing card

Once approved by County Council, the purchasing card administrator within the Finance Department will order the card, set the appropriate spending limits, and will inform the new cardholder when the card has arrived.

Each new cardholder will receive their credentials to access the purchasing card online portal. It is each cardholder's responsibility to review and sign off on all purchases utilizing the online portal. Sign-offs should take place as transactions are posted online.

The County purchasing card bill is paid on a monthly basis and timely payments are crucial to allow continued use. Failure to approve one's purchases online or submit necessary receipts on time can cause a hold to be placed on the County's purchasing card account, preventing anyone from using their card.

Every month, each cardholder's receipts must be sent to the Finance Department within two (2) weeks of the statement closing date (the end of each month). This ensures that the Finance Department has everything necessary to pay the purchasing card bill on time, along with the necessary backup for auditing purposes.

Additionally, each cardholder's receipts should be sent to the Finance Department using the following guidelines.

- View the appropriate month's activity using the purchasing card website and compile a cardholder packet, consisting of all receipts for that given month.
- Cardholder packets can be sent via email or by inter-office mail. If emailing, please scan each cardholder packet as a single PDF.
- Please do not send original receipts - small receipts can be lost and thermal paper receipts can be damaged, causing them to be illegible. Please make a legible copy of original receipts.
- Missing a receipt? Please reach out to the vendor/business and request a receipt reprint or appropriate backup.
- What about recurring charges? Receipts will also be required for those. Most of the time, the service will send an email confirmation each time a payment is scheduled or made, including the payment dates and the amount.
- Please label the first page of the packet with the cardholder's full name for easy identification.
- Please indicate on each receipt, which departmental account that charge should be expensed from. Please include the entire account number. (ex: 10-411-xxxxxx-501100, etc.)

Fuel Cards

Fuel cards are issued in order to purchase fuel for County vehicles for official County-business use. Fuel cards are vehicle specific and, as a general rule, should remain inside the vehicle. Fuel may be purchased at participating gas stations.

In order to obtain a fuel card, emailed consent from the department director must be sent to the fuel card administrator in the Finance Department. Once the fuel card has been received, the employee will be contacted and fuel card procedures will be shared.

Occasionally, vehicles are transferred between County departments. It is the department director's responsibility to inform both the Risk Manager (for vehicle record updates) and the fuel card administrator (for fuel card purposes). Failure to do so may result in expenses being charged to the incorrect department.

Employees who drive County vehicles are issued a fuel PIN number. Cardholders should not share their individual PIN with another employee or share their fuel card PIN with others. If this card is lost or the employee forgets their PIN, they can contact the fuel card administrator to retrieve that information.

If a fuel card is lost or stolen, it is important to report this as soon as possible, so the card can be disabled and a replacement ordered.

Fuel cards do have an expiration date. Replacement cards will be automatically mailed to the fuel card administrator before the expiration date. Departments will be contacted when the new card has been received.

Failure to adhere to the fuel card policies may prevent future participation in the fuel card program.

Travel Policies and Procedures

Travel Forms

Two (2) travel forms are used for the Florence County travel process: The Travel Pre-Authorization Form and the Travel Reimbursement Form. Both forms can be found on the Employee Intranet under Finance.

A Travel Pre-Authorization Form must be completed and fully approved before travel plans are made and before travel occurs. This includes registration, hotel reservations, airline reservations, etc. Travel Pre-Authorization forms must be submitted at least fourteen (14) days prior to the desired travel departure date. It is the employee's (traveler's) responsibility to complete the form with travel cost estimates and accompanying backup/documentation, including any registration information. This form also allows the employee to request a travel advance for allowable, anticipated expenses. (More information regarding travel advances can be found below).

Upon return from travel, the employee (traveler) must submit any request for reimbursement within fourteen (14) days of the travel return date using the Travel Reimbursement Form. Reimbursement requests must be accompanied by all necessary backup and/or documentation (hotel receipts, transportation receipts, conference agendas, etc.)

Failure to follow these procedures may result in delayed or denied travel requests and/or reimbursements.

Travel Advances

Employees may request a travel advance for allowable, anticipated expenses using the Travel Pre-Authorization Form including mileage and certain per diem amounts. Travel advances for meals do not include per diem for the departure and return travel days, as those are issued following the employee's return and receipt of their Travel

Reimbursement Form. For mileage advances, the traveler must submit backup of the trip route using Google Maps or similar routing services.

Mode of Transportation and Lodging

Transportation for official County business may be accomplished by utilizing common carrier, private carrier, or County-issued vehicles. In no instance should such travel expenses exceed the cost of common air carrier/coach fare.

When lodging is required for multiple-day travel, employees are expected to utilize standard, medium-priced hotels whenever possible. For conferences and training, discounted rates are often set for attendees and employees should utilize those hotels and rates whenever possible, minimizing the cost to the County.

Typically, registration and lodging costs are paid directly to the hotel and hosting entity by check through the Finance Department's Accounts Payable process. Employees who have used their personal credit/debit card or check to pay these costs may receive reimbursement prior to travel with submission of appropriate documentation, including hotel reservation confirmation, registration confirmation, receipts, and proof of personal payment.

Subsistence and Per Diem Rates

Employees traveling outside of Florence County for official County business may receive a per diem following the outlined amounts.

Employees will receive \$25.00 for one (1) day travel outside Florence County following their return and the receipt of their Travel Reimbursement Form.

Employees traveling more than one (1) day will receive \$25.00 for the departure and return travel days, and \$40.00 for travel days in between.

Per diem amounts for the departure and return travel days will be paid to the employee following their return and receipt of their Travel Reimbursement Form.

As a general rule, meals are not reimbursed by receipt/amounts paid. Exceptions may be made for mandatory, business-related meetings if approved beforehand by the appropriate Deputy Administrator for the department.

Mileage

With prior approval from the department director, employees utilizing their personal vehicle for official County business may be reimbursed for mileage. The reimbursement rate per mile is established by the Internal Revenue Service (IRS). Any new or updated IRS mileage rates will be shared with County employees.

Mileage reimbursement forms must be completed detailing the day, time, justification for the trip, and miles driven. Both the employee and their supervisor must sign the form before submitting for reimbursement.

Contact (843) 665-3013 or email finance@florencecountysc.gov for assistance.

****All forms can be found on the Employee Intranet under Finance.**

The Role of Risk Management

Risk Management is designed to identify, assess, and mitigate potential risks that could impact County operations, employees, property, and the public.

The key functions that generally fall under Risk Management include:

- Workers' Compensation for County Employees
- Property Damage
- Property and Casualty Portfolio for Florence County
- Fleet Management
- Random Drug Screenings
- Liability Claims
- Ensuring compliance with state and federal laws and regulations

Workers' Compensation for County Employees

Injury on the Job – Filing a Workers' Compensation Claim

1. The injured employee is to seek proper medical attention
2. Notify the Risk Manager immediately. (Cell phone: 843-610-6934)
3. Photos are to be taken of the area where the employee was injured, to include any potential causes of the injury, as well as photos of the injury if possible.
4. An injured employee, as well as any witnesses, must complete the Employee/Witness statement.
5. An employee's supervisor must complete the Workers' Compensation Supervisor's Investigation Report.

All documentation and photos are to be submitted to Risk Management no later than 24 hours after injury.

Property Damage

Accident Involving a County Vehicle

1. Notify the Risk Manager immediately. (cell phone: 843-610-6934);
2. Employees are to go immediately for drug and alcohol testing (exceptions: approved use of force or one-car accident involving animals);
3. Photos are to be taken of all damage (all vehicle(s) involved, equipment, property, animals, etc.);
4. Complete the Vehicle Accident and Incident Report. Include police report.

Accident Involving a County Vehicle Resulting in Injuries

- a. Minor/No Injury
 - Employees should visit the Employee Clinic for evaluation if needed.
- b. Significant Injury
 - Employees should be transported to McLeod Emergency Room for evaluation

Post-accident Drug and Alcohol testing locations during business hours:

Florence County Employee Clinic

County Complex, 2nd Floor
180 N. Irby Street
Florence, SC 29501
Monday, Tuesday & Thursday – 8 a.m. to 4 p.m.
Friday – 8 a.m. to 12 p.m.

Wednesday – 8 a.m. to 4 p.m. @ Florence County Detention Center

McLeod Occupational Health

101 William H. Johnson St
Florence, SC 29501
Monday – Thursday: 4 p.m. to 5 p.m.
Friday: 12 p.m. to 2 p.m.

Post-accident Drug and Alcohol testing location after business hours and on weekends:

McLeod Regional Medical Center

Security (Do not check into the ER if no injury)

555 E. Cheves St.

Florence, SC 29501

Monday – Thursday after 5 p.m.

Friday after 2 p.m.

Weekends and Holidays

****Contact Risk Manager first if alcohol and drug testing are needed after hours prior to arriving to MPMC – ER**

Property and Casualty Portfolio

Asset Management

The Risk Manager is responsible for assigning asset numbers to all vehicles and equipment. Department directors and/or direct supervisors are responsible for notifying Risk Management as soon as a new vehicle or piece of equipment has been purchased to ensure proper tracking and insurance coverage.

Maintaining Insurance

Risk Manager is responsible for maintaining insurance coverage on all Florence County property, to include vehicles, equipment, and property. It is the responsibility of the department director and/or direct supervisors to contact the Risk Manager of any new vehicles, equipment, and property prior to the operation or new construction to ensure coverage is in effect.

Surplus

Any property approved for disposal by Council should be reported to Risk Management as soon as possible following approval. This notification is necessary to ensure the asset is removed from current asset records and insurance coverage can be updated or removed accordingly.

Vendors and Subcontractors

Vendors and subcontractors providing any type of labor services on County property are required to provide a certificate of insurance, to include general liability and workers' compensation. Florence County must be listed as an additional insured.

Fleet Management

Risk Management will issue new insurance cards each year for all county vehicles. For insurance renewal year, each supervisor should verify that registration and new insurance cards are in every vehicle fleet in their department.

Each quarter, the department supervisors are to send an updated vehicle and equipment list to Risk Management as well as names of all employee drivers and document anyone assigned to take home county vehicles.

If an employee is to be on medical, administrative, or any leave for an extended period of time, the take-home vehicle which the employee customarily drives must remain at the employee's department of work.

Windshield Replacement

Any cracks that interfere with visibility should be reported to Risk Management by completing and submitting the Windshield Damage Report and including a telephone number for the repair technician to contact and schedule a time for windshield repair. A picture of the damaged windshield should accompany the completed Windshield Damage Report.

Liability Claims

Non-Employee Incident

The Risk Manager is responsible for filing all liability claims on behalf of Florence County. Department heads and/or direct supervisors are responsible for ensuring that all incidents reported within their departments are promptly documented and reported.

An incident report, along with any available photographs or supporting documentation, must be submitted to Risk Management within twenty-four (24) hours of the incident being reported or discovered.

Random Drug Screening

Screening Notification

The Risk Manager is responsible for notifying department heads and/or direct supervisors of employees selected for random drug screening.

Department heads and/or direct supervisors are responsible for notifying the selected employee on the day of the screening and ensuring the employee reports to the designated location on the date and time the screening is scheduled.

Ensuring Compliance with State and Federal Laws and Regulations

Risk Management is responsible for reviewing operations to find compliance gaps with federal and state laws. Routine inspections for OSHA audits are conducted and documented, as well as hazard identification and control, regular facility/equipment inspections, driver record checks and new hire orientation safety training are just a few of the many responsibilities.

Contact (843) 292-7432 or email risk.management@florencecountysc.gov for assistance.

****All forms can be found on the Employee Intranet under Risk Management.**

The Role of Grants Management

The Grants Manager, within County Administration, coordinates grant activities across Florence County departments. This includes identifying funding opportunities, coordinating applications, supporting grant administration, monitoring compliance, and coordinating reporting and closeout.

The Grants Manager supports departments throughout the grant lifecycle, but the department benefiting from the grant remains responsible for implementing and operating the project. Grant management may also require coordination with Administration, Finance, Procurement, and other County departments.

The Grants Manager's responsibilities include:

- Identifying and sharing grant opportunities that support County and departmental needs.
- Reviewing grant guidelines for eligibility and application requirements.
- Coordinating preparation and submission of County grant applications.
- Assisting with narratives, budgets, timelines, and other application materials.
- Coordinating required approvals and signatures before submission.
- Serving as the primary administrative contact with funding agencies, when appropriate.
- Maintaining centralized records of awards, deadlines, reimbursements, amendments, and closeout requirements.
- Helping departments interpret grant requirements and allowable costs.
- Coordinating financial and programmatic reporting with appropriate departments.
- Monitoring deadlines and compliance with grant terms and conditions.
- Coordinating amendments, extensions, budget revisions, and other grant changes.
- Assisting with monitoring visits, audits, and funding agency requests.
- Coordinating grant closeout and required record retention.

Grant Opportunity and Application Procedures

Departments should notify the Grants Manager when they identify a project or need that may qualify for outside funding. Whenever possible, involve the Grants Manager before starting an application or making commitments to a funding agency.

Before pursuing a grant, the department director should consider whether the project:

1. Supports an identified County or departmental need.
2. Can be completed within the grant period.
3. Requires a local cash or in-kind match.
4. Creates ongoing operating, maintenance, staffing, or other costs.
5. Involves equipment, construction, property, professional services, or other activities requiring assistance from another County department.
6. Requires County Council approval, public hearing, agreement, or other formal action.
7. Requires permits, environmental reviews, easements, engineering, architectural services, or other pre-project work.

Grant Application Development

The Grants Manager will coordinate preparation and submission of the application with the requesting department.

Departments requesting application assistance should provide:

- A description and purpose of the proposed project.
- A current project cost estimate, prepared by a qualified professional when appropriate.
- The amount of grant funding requested.
- The required County match, if applicable.

- The proposed source of matching funds.
- The anticipated project schedule.
- Any staffing or operational impacts.
- The department contact responsible for implementing the project.
- Any ongoing costs or obligations after the grant ends.

Departments should allow enough time for the Grants Manager to review requirements, prepare materials, gather information, obtain signatures, and submit the application.

Approval to Apply

Departments should not submit grant applications or commit County funds, property, personnel, or other resources without appropriate approval on behalf of Florence County without notifying the Grants Manager and obtaining approval from County Administration and/or County Council.

If matching funds are required the requesting department should identify a proposed source for required matching funds and, when applicable, seek approval for the match before the application is submitted.

Grant Award Procedures

When the County receives a grant award, the Grants Manager will review the award and coordinate acceptance with Administration and the benefiting department. When needed, the County Attorney will review the contract before signatures are obtained.

Grant agreements, contracts, assurances, certifications, and other documents executed on behalf of Florence County must be signed by the County Administrator.

A grant award does not authorize purchasing or contracting outside normal County procurement procedures and in some cases is more stringent.

Grant Financial Management

Grant funds must be separately tracked in the County's financial system and used only for authorized purposes.

The Grants Manager will coordinate with Finance to establish financial tracking for each award. Once a grant-specific account is established, grant expenses should be charged to that account unless Finance and the Grants Manager approve otherwise.

Copies of POs, Direct Pay Forms, invoices, and supporting documentation should be provided to the Grants Manager before the payment request goes to Finance.

The Grants Manager will review grant-related documentation for compliance and provide grant approval during the County's weekly AP process. Complete documentation helps prevent payment delays.

Unspent grant funds may not be redirected without consulting the Grants Manager and obtaining any required funding agency approval.

Grant Procurement and Contracting

All grant funded purchases and contracts must follow Florence County procurement requirements and any additional requirements of the funding agency.

Departments should contact the Grants Manager before starting a purchase or solicitation using grant funds.

If federal, state, or grant specific procurement rules are more restrictive than County requirements, the more restrictive rules must be followed.

Grant funding does not waive competitive procurement, documentation, purchasing thresholds, or other County policies.

The requesting department is responsible for the technical scope and specifications. The Grants Manager may help ensure grant requirements are included in procurement documents.

Grant Reimbursement Requests

Many grants are reimbursement based, meaning the County pays eligible costs before requesting reimbursement.

Departments should promptly provide requested invoices, payment records, payroll information, procurement records, progress updates, and other supporting documentation.

The Grants Manager will prepare and submit reimbursement requests according to funding agency requirements.

Departments should submit grant related documentation throughout the grant period to avoid delays with reimbursement.

If a department receives grant reimbursement directly, they should immediately notify the Grants Manager. Grant revenues are deposited into accounts established for the applicable grant and should never be comingled with a department's general fund.

Grant Reporting

The Grants Manager will track known reporting deadlines and coordinate required reports.

Departments should provide accurate program information for reports, including, when applicable:

- Project status and percentage of completion.
- Activities completed during the reporting period.
- Performance measures and outcomes.
- Photographs or other evidence of project progress.
- An explanation of delays or issues.
- Anticipated activities for the next reporting period.
- Other information required by the funding agency.

The Grants Manager will coordinate financial information with Finance as needed. Departments should provide requested information early enough for review and submission before the grantor's deadline.

Changes to Grant-Funded Projects

Departments should notify the Grants Manager before making a material change to a grant-funded project.

Changes that may require funding agency approval include:

- Changes to the approved project scope.
- Movement of funds between budget categories.
- Significant project cost changes.
- Changes to equipment or other approved purchases.
- Extensions of the completion date.
- Changes to matching funds.
- Changes to contractors or procurement methods when regulated by the award.

The Grants Manager will determine whether the funding agency must be contacted and coordinate required amendments or approvals.

Grant Records and Documentation

Complete grant documentation must be maintained from application through closeout.

Grant records may include:

- Grant applications and supporting documentation.
- Award letters and grant agreements.
- Executed contracts and amendments.

- Grantor correspondence.
- Procurement documentation and Purchase Orders
- Invoices and proof of payment.
- Reimbursement requests.
- Progress, performance, and financial reports.
- Photographs.
- Meeting records.
- Monitoring documentation.
- Property and equipment records.
- Match documentation.
- Closeout documentation.

The Grants Manager will maintain the County's central administrative grant file. Departments should maintain project implementation records and provide copies when requested.

Grant funded projects may be monitored, inspected, audited, or reviewed by the funding agency or other authorized entities.

Records must be retained according to grant requirements, County retention requirements, and applicable law.

Grant Closeout

When a grant funded project is complete, the Grants Manager will coordinate closeout with the department.

Before grant closeout, departments should ensure that:

- All approved project activities have been completed.
- All invoices and eligible expenditures have been submitted.
- Required performance information has been provided.
- Grant funded equipment and property have been properly documented.

The Grants Manager will coordinate final financial and programmatic reports and other required closeout documentation.

Department Responsibilities for Grant Funded Projects

The department benefiting from a grant is responsible for day-to-day project implementation and should designate a project contact when appropriate.

The benefiting department is responsible for:

1. Completing approved project activities.
2. Keeping work within the approved grant scope.
3. Monitoring contractors, consultants, vendors, and project activities.
4. Reviewing invoices and confirming goods or services were received and work was satisfactorily completed.
5. Providing required invoices, receipts, payroll records, photographs, progress updates, statistics, and other documentation to the Grants Manager on time.
6. Maintaining project records.
7. Promptly notifying the Grants Manager of delays, cost increases, scope or staffing changes, compliance concerns, or other issues affecting the grant.
8. Ensuring grant-funded property and equipment are used and maintained according to grant requirements.

The Grants Manager coordinates grant administration and compliance but does not replace the department's responsibility to manage the project, supervise work, approve performance, or determine whether goods and services meet departmental needs.

Contact 843-665-3035/843-292-1603

or email KWilson@florencecountysc.gov for assistance.

FLORENCE COUNTY COUNCIL MEETING
September 17, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration
 Economic Development

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Purchase Of Property Designated AAs Tax Map Number 00306-01-085, Containing 5 Acres Of Land In The Amount Of One Million Twenty Thousand Dollars (\$1,020,000.00), Needed For The Completion Of Industrial Park East From Economic Development Bond Funds, And Authorize The County Attorney To Execute The Appropriate Documents.

FUNDING FACTORS:

\$1,020,000 = Purchase price for parcel containing 5 acres as funded by Economic Development Bond Funds.

OPTIONS:

1. (Recommend) Approve as presented.
2. Decline.

ATTACHMENT:

Copy of Exhibit A legal description of the land.

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EXHIBIT "A"

Property Address: 5917 E. Palmetto Street, Florence, SC

Property Description: All that certain piece, parcel or Tract of land located in the County of Florence, State of South Carolina, being designated as Tract of 5.00 acres as shown on a plat prepared by Lind Surveying Company, Inc., dated June 14, 1978, and recorded in the office of the Clerk of Court for Florence County in Plat Book 17 at page 821.

TMS# 00306-01-085

FLORENCE COUNTY COUNCIL MEETING

September 17, 2026

AGENDA ITEM: Report to Council
Declaration of Surplus Property

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:

Declaration Of Two (2) John Deere Mowers, One (1) Caterpillar Mini Excavator, And One (1) Box Blade 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 Public Works 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:

Detailed List of Units

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SEPTEMBER 2026 SURPLUS EQUIPMENT

<u>UNIT</u>	<u>MAKE</u>	<u>MODEL</u>	<u>YEAR</u>	<u>MILEAGE</u>	<u>COMMENTS</u>	<u>VIN #'S</u>	<u>DEPARTMENT</u>
HE8122	JOHN DEERE	MX7 MOWER	Jul-05	N/A	REPLACED BY NEW ONE	1P00MX7XEDP029970	PUBLIC WORKS
HE8144	JOHN DEERE	FRONTIER MOWER	2023	N/A	REPLACED BY NEW ONE	GM2190R	PUBLIC WORKS
HE8134	CATERPILLAR	308 MINI EXCAVATOR	2015	4,181	ENGINE GOOD	FJX11578	PUBLIC WORKS
	UNKNOWN		1980's	N/A	BOX BLADE SCRAPER		PUBLIC WORKS

FLORENCE COUNTY COUNCIL MEETING
September 17, 2026

AGENDA ITEM: Report to Council

DEPARTMENT: Florence County Fire Rescue

ISSUE UNDER CONSIDERATION:

The Florence County Fire Rescue Department is requesting Council to authorize fifty-eight (58) new positions to be funded from Fund 37.

POINTS TO CONSIDER:

1. The Florence County Fire Rescue continues to advance in its consolidation efforts, and the personnel numbers are steadily increasing.
2. To support this growth and maintain operational efficiency, new positions need to be created.
3. To work toward closely meeting the recommendations of the ESCI Master Plan
4. Most of these positions are being created to absorb existing positions from the Unified Fire District as consolidation continues to move forward.

FUNDING FACTORS:

Funding from Fund 37

OPTIONS:

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

ATTACHMENTS:

A copy of a letter from Chief William Dillon requesting the positions.

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Florence County Fire Rescue

4395 S. Irby St.

Florence, SC 29505

Phone: (843) 669-4196

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



Sept. 1, 2026

Subject: Request for Creation of New Positions – Florence County Fire Rescue (Fund 37)

Mitch,

Florence County Fire Rescue continues to advance in its consolidation efforts, and our personnel numbers are steadily increasing. To support this growth and maintain operational efficiency, I am requesting that the following positions be created. These positions will be funded through Fund 37.

Requested Positions

- (18) Driver/Firefighter – Grade 31
- (23) Driver/Firefighter P/T – Grade 31
- (1) Office Manager – Grade 30
- (5) Lieutenant – Grade 33
- (2) Captain – Grade 35
- (1) Logistics Officer – Grade 35
- (1) Instructor – Grade 35
- (4) Battalion Chiefs – Grade 37
- (1) Workforce Development Coordinator – Grade 37
- (1) Training Officer – Grade 37
- (1) Deputy Fire Marshal – Grade 37

Thank you for your consideration and continued support as we work to strengthen and enhance the services provided by Florence County Fire Rescue.

Sincerely,

William Dillon

Florence County Council Meeting

September 17, 2026

AGENDA ITEM: Other Business
Council District #3

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed \$2,700.00 from District #3 Infrastructure funding allocations, for sidewalk replacement on Bellemeade Drive in Florence County.

FUNDING SOURCE:

Amount: \$2,700.00

 X Infrastructure 134-441-438-000-8763-

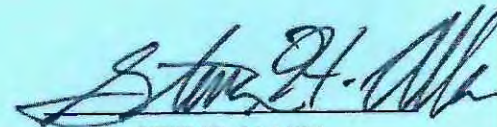
 Road System Maintenance

 Utility

SIGNED:

Requested by Council member: Dr. Alphonso Bradley
Council District #3

Date: _____



STEVE ALLEN
Public Works Director

Date: 8-13-26

ATTACHMENTS:

(2) Quotes

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

Hope M. Jones
Clerk to Council

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Josh Williamson
Operations Manager

 **843-992-3905**

 1315 Turnpike Road
Florence, SC 29501

 **843-229-0913** Cell

 palmettomining82@gmail.com

QUOTE

Prepared For: Florence County Public Works

Date: August 12, 2026

Concrete Sidewalk Demolition & Repour

- Demolish and remove approximately 91 sq. ft. (26 linear ft. x 3.5 ft.) of existing sidewalk.
- Haul away and dispose of demolished concrete.
- Prepare area, form, place, finish, and cure replacement concrete sidewalk.
- Clean up work area upon completion.

Total Quote

\$2,700.00

Price includes labor, equipment, demolition, disposal, forming, concrete placement, finishing, and cleanup.

Accepted By: _____

Date: _____

Thank you for the opportunity to provide this quote.

LOCAL • RELIABLE • TOUGH



Post Office Box 5417
Florence, SC 29502
(843) 662-2142 Phone
(843) 662-2165 Fax
kael@chipleycompany.com
www.chipleycompany.com

August 11, 2026

Marion Joyner
FCPW
Florence, SC

No Testing, Inspection, or Permits
are included. Landscaping by others.

PROJECT Bellemeade Drive Sidewalk Replacement

Item 1 Our Price In Accordance With the Following Specifications is..... \$2,925.00
The following is included:

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>
Remove/Replace Concrete Sidewalk	60	SF

This proposal includes the labor, equipment, and materials necessary to remove and replace
the existing damaged sidewalk.

Total Price	\$2,925.00
-------------------	------------

We appreciate your request for our proposed work!

Accepted as authorization to perform work: _____

Kael Morris
Kael Morris
Chipley Company, Inc.
SCGC License 97504

Local Work References: Ervin Engineering,
Gilbert Construction, Five Star Auto of Florence,
QVC, ESAB, ABB, Carolina SupplyHouse, Duke Progress,
DSM, OM Ships International, Manheim of Darlington,
FMU, GE, JCI, Salty's, Florence County Library, McLeod Health.

FLORENCE COUNTY COUNCIL MEETING
September 17, 2026

AGENDA ITEM: Other Business
Infrastructure Project
Council District 4

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:

Approve The expenditure Of Up To \$30,000.00 From Council District 4 Infrastructure Funding Allocation To Repair The Roof On The Bracey Building Located In Timmonsville, SC.

FUNDING SOURCE:

XXXX Infrastructure
 Road System Maintenance
 Utility

SIGNED:

<u>Amount \$</u>	<u>Amount \$</u>	<u>Amount \$</u>
<u>Jason M. Springs</u>	<u>Andrew T Rodgers Jr.</u>	<u>Alphonso Bradley</u>
<u>Amount \$30,000.00</u>	<u>Amount \$</u>	<u>Amount \$</u>
<u>Jerry W Yarborough Jr.</u>	<u>Kent C. Caudle</u>	<u>Waymon Mumford</u>
<u>Amount \$</u>	<u>Amount \$</u>	<u>Amount \$</u>
<u>Willard Dorriety Jr.</u>	<u>C. William Schofield</u>	<u>Stoney C. 'Toney' Moore</u>

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
September 17, 2026

AGENDA ITEM: Other Business
Infrastructure Project
District 1

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Approve The Expenditure Of Up To \$20,000.00 From Council District 1 Infrastructure Funding Allocations To Purchase & Install A Fountain At The Lake City Park Located Off Of W Main St.

The Current Water Fountain Is Beyond Repair. Replacing This Fountain Is Important To Combat The Growth Of Alge From Taking Over The Pond.

FUNDING SOURCE:

XXX Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount: \$20,000.00 \$ _____ \$ _____

Signed: _____
Jason M. Springs Andrew T. Rodgers, Jr. Alphonso Bradley

Amount: \$ _____ \$ _____ \$ _____

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
SEPTEMBER 17, 2026

AGENDA ITEM: Other Business
 Council District

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Expenditure Of \$1,003.61 From Council Districts 3 & 7 Infrastructure Funding Allocations (\$501.81 From each District) to furnish and install sign material in the town of Quinby.

FUNDING FACTORS:

 X Infrastructure Road System Maintenance Fee Utility

Amount: \$ 501.81

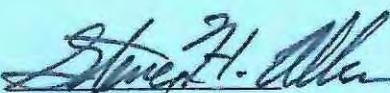
Signed: _____
 Dr. Alphonso Bradley
 Council District 3

Date: _____

Amount: \$ 501.81

Signed: _____
 Waymon Mumford
 Council District 7

Date: _____

Signed: 
 Steve H. Allen
 Public Works Director

Date: 8-31-26

ATTACHMENTS:

(1) Quote

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

Hope M. Jones, Clerk to Council

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Korman Signs, Inc

Headquarters for Transportation Safety and Fleet Graphics
3029 Lincoln Avenue
Richmond, Virginia 23228-4295
Ph 800-296-6050 Fax 804-261-1040

Quotation

Name FLORENCE COUNTY SOUTH CAROLINA Quote Number JS081226
Address _____ Your Number _____
City _____ St SC ZIP _____ Subject _____
Attn: Meghan Byrd Date August 12, 2026
Phone 843-665-3022

We are pleased to submit the following quotation:

QTY	Unit	Description	Unit Price	TOTAL
3	EA	36"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	30.32	90.96
3	EA	42"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides	35.37	106.11
1	EA	48"X9"X.080 COVERED SNS BLANK - GREEN HIP both sides NO HOLES IN THE SNS & ROUNDED CORNERS	40.42	40.42
10	EA	PU10X2GA 10'X2# U-CHANNEL POSTS - GALVANIZED	29.14	291.40
10	EA	H808FU180 U-CHANNEL POST CAP FOR FLAT BLADES 5 1/4"	9.35	93.50
5	EA	H808F90 90 DEG CROSSPIECE FOR FLAT BLADES 5 1/4"	9.15	45.75
1	EA	RG39306 6"X50YDS WHITE HIP SHEETING 3930	99.09	99.09
PRICING FROM SCDOT CONTRACT 4400032882				

Prices are F.O.B. Shipping Point

Payment Terms Net 30

Delivery A.R.O. 30 DAYS

Tax %

Plus

☐ Frt Taxed?

SUBTOTAL 767.23

SALES TAX **8% 61.38**

FREIGHT 175.00

TOTAL 942.23

total \$1,003.61

This quotation is subject to Korman Signs, Inc. final acceptance and Condition of Sale policy. All quotations are valid for 30 days from date of quote.

By: _____

Date

John Smith, Senior Account Manager
Korman Signs, Inc.

Florence County Council Meeting

September 17, 2026

AGENDA ITEM: Other Business
Council District #4

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed \$2,000.00 from Council District #4 Infrastructure funding allocations to clear the fence line at 818 E. Ervin Street located in District #2.

FUNDING SOURCE:

Amount: \$2,000.00

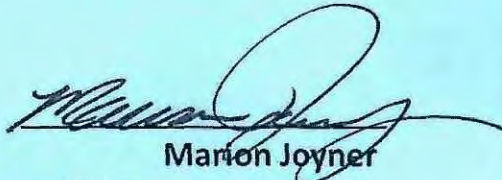
 X Infrastructure 132-441-438-000-8764-

 Road System Maintenance

 Utility

SIGNED:

Requested by Council member: Jerry Yarborough Jr.
Council District #4


Marion Joyner
Asst. Public Works Director

Date: _____

Date: 9/8/26

ATTACHMENTS:

(1) Quote

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

Hope M. Jones
Clerk to Council

back to top

Marion Joyner

From: ELMER DELARA <delaraelmer@yahoo.com>
Sent: Tuesday, September 8, 2026 9:05 AM
To: Marion Joyner
Subject: E Ervin St right of way

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 clear right of way on E Ervin St

Quote amount \$2000.00

Thank you Elmer DeLara

*MMJ IN DIST #2 FUNDS OUT OF DIST #4 INF
9/8/26*

[Yahoo Mail: Search, Organize, Conquer](#)