

Jason M. Springs
District 1

Andrew T. Rodgers, Jr.
District 2

Dr. Alphonso Bradley
District 3

Jerry W. Yarborough, Jr.
District 4

Kent C. Caudle
District 5

Stoney "Toney" C. Moore
District 6

Waymon Mumford
District 7

C. William Schofield
District 8

Willard Dorriety, Jr.
District 9

AGENDA
FLORENCE COUNTY COUNCIL
REGULAR MEETING
180 NORTH IRBY STREET,
COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, OCTOBER 15, 2026
9:00 A.M.

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

- I. CALL TO ORDER: JERRY YARBOROUGH, JR., CHAIRMAN**
- II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN**
- III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:**
C. WILLIAM SCHOFIELD, VICE-CHAIRMAN
- IV. WELCOME: JERRY YARBOROUGH JR., CHAIRMAN**
- V. MINUTES:**

MINUTES OF THE SEPTEMBER 17, 2026, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The September 17, 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. 25-2026/27

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.

VII. APPEARANCES:

1. PEE DEE COALITON

Ms. Denine Mitchell, Sexual Assault Program Director, Requests To Appear Before Council To Speak Briefly Regarding Domestic Violence Awareness Month.

2. RECOGNIZING COUNTY EMPLOYEES

Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 20, 30, And 40 Years In The Following Departments: The Public Defender’s Office, The Auditor’s Office, The Finance Department, The Tax Assessor’s Office, The Sheriff’s Office, And The Coroner’s Office.

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)
September 28, 2026

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

COUNTY ATTORNEY

A Resolution Of Recognition To Acknowledge The Retirement Of D. Malloy McEachin, Jr., And Recognize His Years Of Service To Florence County.

RESOLUTIONS:

1. RESOLUTION NO. 12-2026/27

A Resolution Authorizing Approval To Transfer CPST III Funds Pursuant To Section 3.8 (2) Of Ordinance 31-2019/20 From General County Projects- Recreation: Paving Of Parking Lots At Johnsonville Athletic Center To General County Infrastructure -Improvements To Dewitt Bluff Landing Great Pee Dee River \$45,300, Due To Cost Overruns.

2. RESOLUTION NO. 13-2026/27

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

3. RESOLUTION NO. 14-2026/27

A Resolution Acknowledging October 28, 2026, As National First Responders Day In Florence County, South Carolina And Other Matters Relating Thereto.

4. RESOLUTION NO. 15-2026/27

A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Increase The Monthly Limit And Remove The Daily Limit For One (1) Participant In The South Carolina Procurement Card Program.

X. ORDINANCES IN POSITION:

THIRD READING:

1. ORDINANCE NO. 09-2026/27

An Ordinance To Declare One Lot Of Land On South Dargan Street, Florence, S. C. Surplus Property And To Authorize The Sale Of The Property For One Hundred Thirty Thousand Dollars (\$130,000.00) And Other Matters Related Thereto.

2. ORDINANCE NO. 10-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Three Of The Highway 76 Corridor Project From Unzoned. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To The Properties Included In This Amendment That Lay Within Five Hundred Feet (500') Of The Corridor. Any Parcel That Extends Beyond 500' From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90117-08-003, 90117-08-004, 90128-05-001, 90128-05-002, 90128-05-003, 90128-05-004, 90128-05-005, 90128-05-007, 90128-05-012, 90128-05-013; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council)

3. ORDINANCE NO. 11-2026/27

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

4. ORDINANCE NO. 12-2026/27

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.

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. 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)

3. 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)

4. 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)

5. 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)

6. 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)

7. 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)

8. 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)

9. 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)

10. 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)

11. 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)

12. 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)

13. ORDINANCE NO. 24-2026/27

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.

14. ORDINANCE NO. 25-2026/27 (Deferral)

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.

INTRODUCTION:

1. ORDINANCE NO. 26-2026/27

An Ordinance To Change The Future Land Use And Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From Variable Development District 1 To Suburban District And The Zoning Designation 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 Road’s Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90160-01-032 And 90160-01-033; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

2. ORDINANCE NO. 27-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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: 90128-01-001, 90128-01-002, 90128-01-015, 90128-01-017, 90128-04-013, 90128-04-014, 90128-04-015, 90128-04-016; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

3. ORDINANCE NO. 28-2026/27

An Ordinance To Change The Zoning Designation For The Property In Group Four 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 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 90128-04-006; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

4. ORDINANCE NO. 29-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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: 90128-01-011, 90128-01-012, 90128-02-010, 90128-02-011, 90128-02-012, 90128-02-017, 90137-01-002, 90137-02-001, 90137-02-002, 90137-02-003, 90137-02-010, 90137-03-007, 90137-03-008, 90137-03-009, 90137-03-010, 90137-03-011, 90137-03-013, 90137-03-014, 90137-03-015, 90137-03-019, 90137-03-021; And Other Matters Related Thereto. (Planning Commission Approved 8

to 0; Council District 7)

5. ORDINANCE NO. 30-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90128-02-003, 90128-03-015, 90128-04-012, 90137-01-001; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

6. ORDINACNE NO. 31-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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: 90128-01-004, 90128-01-005, 90128-01-014, 90128-02-001, 90128-02-002, 90128-03-009, 90128-03-013; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

7. ORDINANCE NO. 32-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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 Road's Edge, Or Curb, And Extend Landwards. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90156-02-014, 90156-02-015, 90156-03-004, 90156-03-005; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

8. ORDINANCE NO. 33-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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: 90156-02-001, 90156-02-002, 90156-02-003, 90156-02-004, 90156-02-005, 90156-02-006, 90156-02-007, 90156-02-008, 90156-02-009, 90156-02-010, 90156-02-011, 90156-02-012, 90156-02-013, 90156-02-020, 90156-02-021, 90156-02-022, 90156-02-023, 90156-02-024, 90156-02-025, 90156-02-026, 90156-03-001, 90156-03-002, 90156-03-003, 90156-04-001, 90156-04-002, 90156-04-003, 90156-04-004, 90156-04-005, 90156-04-006, 90156-04-007, 90156-04-008, 90156-04-009, 90156-04-010, 90156-04-011, 90156-04-012, 90156-04-013, 90156-04-014, 90156-04-015, 90156-04-016, 90156-04-017, 90156-04-018, 90156-04-019, 90156-04-020; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

9. ORDINANCE NO. 34-2026/27

An Ordinance To Change The Zoning Designation For The Property In Group Four Of The Highway 76 Corridor Project From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Map As: 90160-01-030; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 6)

10. ORDINANCE NO. 35-2026/27

An Ordinance To Change The Zoning Designation For The Properties In Group Four 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: 00076-01-017, 00076-01-018, 00076-01-019, 00076-01-052, 00076-01-100; And Other Matters Related Thereto. (Planning Commission Approved 7 to 1; Council District 4)

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. MONTHLY REPORTS

Monthly Financial Reports Are Provided To Council For The Fiscal Year 2027 Through August 31, 2026, As An Item For The Record.

2. OPIOID COMMITTEE RECOMMENDATION

Council Is Requested To Approve The Recommendation Of The Opioid Review Committee.

B. HUMAN RESOURCES:

NEW POSITION- HR COORDINATOR

Request for Council To Approve A New Position (HR Coordinator) In The Human Resources Department Effective January 1, 2027 And For The First Six Months Salary To Be Funded From General Fund Contingency.

C. PROCUREMENT/PUBLIC WORKS:

BID NO. 05-26/27

Council Is Requested To Award Bid No. 05-26/27, West Egg Farm Road MCC To Gaster's Grading, Co. Inc. of Johnsonville, SC In The Amount Of \$1,030,021.43 To Be Funded From Capital Project Sales Tax III and III B Funds.

D. COUNTY LIBRARY/PROCUREMENT:

BID NO. 04-06-27

Council Is Requested To Award Bid No. 04-26/27, Cleaning and Janitorial Services For Various Florence County Libraries To Facility Service Janitorial DBA Facilities 360, Ann Arbor, MI In The Amount Of \$95,760.00.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

DISTRICT 9

Council Is Requested To Approve The Expenditure Not To Exceed \$25,900.00 From Council District 9 Infrastructure Funding Allocations To Elmer Delara To Cut & Clear The Ditches On The Following: Harriet Drive, Joyce Lane, Kitty Lane, Thicket Place, Stoney Brooke Terrace, Wedgefield Road, And Kelly Farm Road.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

1. MACK ROAD

Council Is Requested To Approve The Expenditure Not To Exceed \$34,680.00 From Council District 4 Road System Maintenance Fee Funding Allocations To Place MBC Stone On Mack Road.

2. COMMUNITY LANE

Council Is Requested To Approve The Expenditure Not To Exceed \$35,046.00 From Council District 5 Road System Maintenance Fee Funding Allocations To Place MBC Stone On Community Lane.

IVX. EXECUTIVE SESSION:

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

XV. ADJOURN: