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, NOVEMBER 19, 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 OCTOBER 15, 2026, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The October 15, 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. 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.

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:

ANGELA KETCHAM

Ms. Angela Ketcham, Lakewood Neighborhood Association, Requests To Appear Before Council To Thank The County For Their Continued Zoning Efforts Of Corridors And To Ask Council's Support Of Adding Hoffmeyer Road As A Corridor.

VIII. COMMITTEE REPORTS:

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

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

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

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

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

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

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTION OF RECOGNITION:

YEARS OF SERVICE
A Resolution Of Recognition To Recognize Jim Headley For The Many Years Of Service With The South Carolina Recreation And Parks Association.

RESOLUTIONS:

1. **RESOLUTION NO. 16-2026/27**
   A Resolution Providing For And Recommending That The Pre-Existing Boundary Line Between Florence County And Darlington County, Prior To The Survey Completed In The South Carolina Geodetic Survey County Boundary Program, Be The Current Boundary Between Said Counties And That There Be No Adjustment To The Pre-Existing Boundary.

2. **RESOLUTION NO. 17-2026/27**
   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. 18-2026/27**
   A Resolution Designating Specific Individual Projects To Be Funded From Interest Earnings Of The CPST III Fund Pursuant To Section 2.02 of Ordinance 13-2025/26.

4. **RESOLUTION NO. 19-2026/27**
   A Resolution To Commemorate The "One Light Day" Celebration At Mars Bluff BAMB Crater On November 18, 2026.

X. ORDINANCES IN POSITION:

THIRD READING:

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**
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.

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. 25-2026/27**

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

3. **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)

4. **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)

5. **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)

6. **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)

7. **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)

8. **ORDINANCE 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)

9. **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)

10. **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)

11. **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)

12. **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)

INTRODUCTION:

1. **ORDINANCE NO. 36-2026/27**
   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: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 6)

2. **ORDINANCE NO. 37-2026/27**
   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: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025; And Other Matters

Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

3. **ORDINANCE NO. 38-2026/27**
An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 011; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4)

4. **ORDINANCE NO. 39-2026/27**
An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4)

5. **ORDINANCE NO. 40-2026/27**
An Ordinance To Change The Zoning Designation From R-5, Multi-Family Residential District To B-3, General Commercial District For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 7)

6. **ORDINANCE NO. 41-2026/27** ***(By Title Only)***
An Ordinance To Change The Future Land Use From Suburban District To Urban District And To Change The Zoning Designation From R-2, Single-Family Residential District To B-3, General Commercial District For The Property Located Off Of Ashley Hall Drive, Florence, SC, As Shown On Florence County Tax Map Number 00100, Block 01, Parcel 004; And Other Matters Related

Thereto.

7. **ORDINANCE NO. 42-2026/27** ***(By Title Only)***
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30.9. – Unzoned Areas; ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-114. – Solar Energy Systems; And, ARTICLE X. – DEFINITIONS, Sec. 30-311. – Definitions; And Other Matters Related Thereto.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

PEE DEE MENTAL HEALTH CENTER BOARD
Council Is Requested To Approve The Appointment Of Lewis Holland, Representing District 5, To Serve On The Pee Dee Mental Health Center Board For The Remainder Of The Unexpired Term Previously Held By Franics Feagin, With The Term Expiring On December 31, 2029.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

MONTHLY REPORTS
Monthly Financial Reports Are Provided To Council For The Fiscal Year 2027 Through September 30, 2026, As An Item For The Record.

B. PROCUREMENT/GRANTS/ADMINISTRATION:

BID NO. 10-26/27
Council Is Asked To Award Bid No. 10-26/27 Timmonsville Vocational School Demolition to L.H. Stokes And Son, Inc. In The Amount Of $143,750.00 To Be Funded From The South Carolina Department of Commerce State Community Development Block

Grant Program - CDBG# 4CE-25-0009 Pending Approval By The South Carolina Department Of Commerce And Authorize The County Administrator To Execute A Contract Pending Successful Negotiations (***11 Compliant Bids***).

C. ADMINISTRATION/FINANCE:

CHRISTMAS BONUS

Council Is Asked To Authorize The FY2026/27 Christmas Bonus For County Employees In The Amount Of $400.

D. ADMINISTRATION/MUSEUM:

PURCHASE OF REAL PROPERTY

Council Is Requested To Approve The Purchase Of Real Property Designated As Track B, Tax Map # 00099-01-186, Containing Approximately 36.57 Acres More Or Less, Not To Exceed The Purchase Price Of Four Hundred Thousand Dollars ($400,000.00), And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney.

E. SHERIFF'S OFFICE:

OVERTIME ASSIGNMENTS

Council Is Requested To Approve Overtime Assignments On Lucas Street To Be Funded From The Local Accommodation Tax Funds.

F. LIBRARY:

POSITION RECLASSIFICATION

Council Is Requested To Approve The Reclassification Of A Building Superintendent Position Grade 27 To A Building Operations Supervisor Position Grade 29.

G. EMERGENCY MANAGEMENT:

MASTER COOPERATIVE AGREEMENT

Council Is Asked To Approve The Joinder And Third Amendment To Master Cooperative Agreement Among Coastal Area Counties Of Beaufort, Berkeley, Charleston, Dorchester, Horry County, The City Of Goose Creek, The Town Of Summerville (All In South Carolina), And Collier County Sheriff's Office (Located In The State Of Florida), And To Authorize The County Administrator To Execute The Agreement.

H. ADMINISTRATION/ECONOMIC DEVELOPMENT:

PURCHASE OF PROPERTY

Council Is Requested To Approve The Purchase Of Property Designated As A Portion Of Tax Map Number 00056-04-020, Containing +/-1.5 Acres Of Land In The Amount Of Three Hundred Seventy-Five Thousand Dollars ($375,000.00), Needed For The Construction Of A Road To Better Access Florence County Industrial Park West From Economic Development Bond Funds, And Authorize The County Attorney To Execute The Appropriate Documents.

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

1. **TOWN OF PAMPLICO**

   Council Is Requested To Approve The Expenditure Of Not To Exceed Thirty-Four Thousand, Nine Hundred And Six Dollars ($34,906) From Council District 2 Infrastructure Funding Allocation For The Town Of Pamplico To Assist With Water Repairs And Upgrades.

2. **YOUTH MENTORS OF THE PEE DEE**

   Council Is Requested To Approve The Expenditure Of Not To Exceed $3,806.00 From Council District 8 Infrastructure Funding

Allocations For Building Repairs For The Youth Mentors Of The Pee Dee.

3. **LEATHERMAN SENIOR CENTER**
   Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council Districts Infrastructure Funding Allocations To Assist With The Expansion Of The Leatherman Senior Center Regarding Landscaping, Audio/Visual And Electronics Equipment, Fitness Supplies, And Chairs.

ROAD SYSTEM MAINTENANCE FEE (RSMF):

1. **NORTH PERSIMMON BLUFF**
   Council Is Requested To Approve The Expenditure Not To Exceed $26,660.00 From Council District 2 Road System Maintenance Fee Funding Allocations To Place 620 Tons Of MBC Stone On North Persimmon Bluff To Palmetto Mining.

2. **KERRIS DRIVE**
   Council Is Requested To Approve The Expenditure Not To Exceed $26,660.00 From Council District 2 Road System Maintenance Fee Funding Allocations To Place 620 Tons Of MBC Stone On Kerris Drive To Palmetto Mining.

3. **EASTERLING CIRCLE**
   Council Is Requested To Approve The Expenditure Not To Exceed $24,432.00 From Council District 3 Road System Maintenance Fee Funds Allocations For Kirven Construction To Furnish And Deliver 800 Tons Of MBC Stone To Easterling Circle.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss An Employment Matter Related To Florence County Fire And Rescue.

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The October 15, 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 October 15, 2026, County Council meeting.

back to top

REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, OCTOBER 15, 2026, 9:00 A.M., COUNTY COMPLEX, 180 NORTH IRBY STREET, 8TH FLOOR, 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
Dr. Alphonso Bradley, Council Member
Stoney C. Moore, Council Member
Jason M. Springs, Council Member
Kent C. Caudle, Council Member
Willard Dorriety, Jr., Council Member
Kevin Yokim, County Administrator
Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ALSO PRESENT:
Carleton Snow, Director of Information Technology
Tenae Reeves, Director of Human Resources
Shawn Brashear, Director of Planning & Building & Code Enforcement
Steve Allen, Director of Public Works
Andrew Stout, Director of Museum
Ashley Davison, Director of Finance
Barrott Dowdy, Director of EMS
Nakeisha Wilkins, Director of Procurement
Shannon Munoz, Deputy Administrator of Administration
Mitch Fulmore, Deputy Administrator of Public Safety
Jamie Floyd, Tax Assessor
Nathan Dawsey, Director of Parks & Recreation
Chief Billy Dillon, Fire Chief
Deidre Weaver-Currier, Post & Courier Editor

A notice of the regular meeting of the Florence County Council appeared in the October 13, 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 video is archived on the County website.

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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 SEPTEMBER 17, 2026, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The September 17, 2026, Regular Meeting Of The County Council. Councilman Dorriety made the motion and Vice-Chair Schofield seconded which was approved by the members present.

Chairman Yarborough stated there will not be a public hearing on the listed item due to not receiving the full text of the Ordinance.

PUBLIC HEARINGS:
Council Did Not Hold A Public Hearing On 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**.**

APPEARANCES:

PEE DEE COALITON
Ms. Denine Mitchell, Sexual Assault Program Director, Requests To Appear Before Council To Speak Briefly Regarding Domestic Violence Awareness Month. Ms. Mitchell appeared before Council and gave a brief update and shared information on Domestic Violence Awareness Month.

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. Mr. Yokim made the presentations to the employees.

COMMITTEE REPORTS:

Agriculture, Forestry, Military Affairs & Intergovernmental Relations (City-County Conference): Vice-Chairman Schofield stated City-Council Conference met Monday, September 28, 2026. The Committee discussed the City-County Memorial Stadium

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Commission, which County Council an ordinance on the third reading to dissolve the Commission at the County Council meeting held on September 17, 2026. The Committee also discussed Highway 52/ Lucas Street.

RESOLUTION OF RECOGNITION:

COUNTY ATTORNEY

The Clerk published the Resolution of Recognition in its entirety. A Resolution Of Recognition To Acknowledge The Retirement Of D. Malloy McEachin, Jr., And Recognize His Years Of Service To Florence County. Councilman Caudle made the motion and Councilman Dorriety seconded. The motion was approved by the members present. Councilman Caudle presented the framed Resolution of Recognition to the County Attorney, D. Malloy McEachin, Jr.

RESOLUTIONS:

RESOLUTION NO. 12-2026/27

The Clerk published the title of the Resolution. 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. Councilman Rodgers made the motion and Councilman Dorriety seconded. Mr. Yokim stated that Florence County adopted Ordinance 31-2019/20 on July 16, 2020. Any proceeds of the Bonds allocated to any of the Projects described in Sections I through III of the Project List remaining after such Project is complete shall be applied, to the extent necessary, to any other Project described in Sections I through III of the Project List for which funding is inadequate due to cost overruns. Allocation of Bond proceeds to Projects with cost overruns shall be in the sole discretion of Council, and shall be made from time to time by Resolution of Council. This resolution approves the transfer of funds from one recreation project totaling $45,300, to a recreation project with cost overruns. The motion was approved by the members present.

RESOLUTION NO. 13-2026/27

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 Moore made the motion and Councilman Dorriety 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 extra funds to a CPSTIII-A project

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($30,000) and one new CPSTIII-B project ($150,000). The motion was approved by the members present.

RESOLUTION NO. 14-2026/27

The Clerk published the title of the Resolution. A Resolution Acknowledging October 28, 2026, As National First Responders Day In Florence County, South Carolina And Other Matters Relating Thereto. Vice-Chair Schofield made the motion and Councilman Dorriety seconded. Mr. Yokim stated Congress designated October 28th as National First Responders Day in 2017. First responders include 911 dispatchers, law enforcement officers, correctional officers, firefighters, emergency medical technicians, paramedics, emergency management, and others in public safety. First responders risk their own lives and safety in the execution of their duties to protect the public on a daily basis and are the first line of defense for the public against threats, both domestic and foreign. The motion was approved by the members present.

RESOLUTION NO. 15-2026/27

The Clerk published the title of the Resolution. 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. Councilman Dorriety made the motion and Councilman Rodgers seconded. Mr. Yokim stated that Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program. Since the inception of the County's participation in the Program, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10. The motion was approved by the members present.

ORDINANCES IN POSITION:

ORDINANCE NO. 09-2026/27 THIRD READING

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 For One Hundred Thousand Dollars ($130,000.00) And To Authorize The Sale Of The Property And Other Matters Related Thereto. 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.

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ORDINANCE NO. 10-2026/27 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 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). Councilman Dorriety made the motion and Councilman Springs seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 11-2026/27 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 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). Councilman Bradley made the motion and Councilman Dorriety seconded. The motion was approved on the third reading of the ordinance by the members present.

ORDINANCE NO. 12-2026/27 THIRD READING

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

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

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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. 13-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated this zoning map amendment was requested by Moore Farms Botanical Garden, LLC. The applicant desires to change the future land use designation and zoning designation for the subject property. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 2 land use and a RU-2, Rural Resource District zoning designation. The surrounding properties are zoned RU-1, Rural Community District and R-1, Single-Family Residential District. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 14-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Caudle made the motion and Councilman Springs seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are currently zoned B-3, General Commercial District with vacant and commercial uses. The surrounding properties are zoned R-1, Single-Family Residential, B-

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3, General Commercial District, and R-4, Multi-Family Residential District, Limited. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 15-2026/27 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are currently zoned B-3, General Commercial District with vacant and commercial uses. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General/Commercial District, and R-4, Multi-Family Residential District, Limited. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 16-2026/27 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To 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). Councilman Springs made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are zoned R-1, Single-Family District with vacant and residential uses. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and RU-1, Rural Community Districts. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 17-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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

DRAFT

Approved 6 to 0; Council District 1). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are zoned R-4, Multi-Family District, Limited with vacant and residential uses. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 18-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for this property is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. A portion of the subject property is zoned R-1, Single-Family District with commercial uses. The surrounding properties are zoned R-1, Single-Family Residential and B-3, General Commercial Districts. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 19-2026/27 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are zoned B-3, General Commercial Districts with residential, commercial, and vacant uses. The surrounding properties are zoned R-1, Single-Family Residential, RU-1, Rural Community, and B-3, General Commercial Districts. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 20-2026/27 SECOND READING

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

DRAFT

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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated 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 zoned R-1, Single-Family Residential District with commercial and vacant uses. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 21-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are zoned R-1, Single-Family Residential District and vacant. The surrounding properties are zoned R-1, Single-Family Residential and B-3, General Commercial Districts. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 22-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for these properties is B-4, Central Commercial District. This request is made by Florence County and recommended by the Planning Commission. The subject properties are zoned B-3, General Commercial District with commercial uses. The surrounding properties are zoned R-1, Single-Family Residential, B-3, General Commercial, and R-4, Multi-Family Residential Districts, Limited. The motion was approved on the second reading of the ordinance by the members present.

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ORDINANCE NO. 23-2026/27 SECOND READING

The Clerk published the title of the Ordinance. 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). Councilman Springs made the motion and Councilman Dorriety seconded. Mr. Yokim stated the recommended zoning for this property is R-4, Multi-Family Residential District, Limited. This request is made by Florence County and recommended by the Planning Commission. The subject property is zoned B-3, General Commercial District with residential uses. The surrounding properties are zoned B-3, General Commercial and R-4, Multi-Family Residential Districts, Limited. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 24-2026/27 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 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. Councilman Bradley made the motion and Councilman Caudle seconded. Mr. Yokim stated the State of South Carolina adopted, by reference and amendment, the latest editions of the building codes nationally recognized for regulation of construction. These codes are mandated by the State of South Carolina, and are set to be effective January 1, 2027. The Florence County Code of Ordinances must comply with the South Carolina Code of Laws. The Planning Commission was notified of the text amendment of the state mandated code adoption at the Planning Commission meeting on August 25, 2026. This text amendment does not require Planning Commission action of the state mandated adoption. The motion was approved on the second reading of the ordinance by the members present.

ORDINANCE NO. 25-2026/27 SECOND READING DEFERRED

The Clerk published the title of the Ordinance. 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.

ORDINANCE NO. 26-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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

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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)

ORDINANCE NO. 27-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 28-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 29-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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-

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021; And Other Matters Related Thereto. (Planning Commission Approved 8 to 0; Council District 7)

ORDINANCE NO. 30-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 31-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 32-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 33-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For The Properties In Group Four Of The Highway 76 Corridor Project From

DRAFT

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)

ORDINANCE NO. 34-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

ORDINANCE NO. 35-2026/27 INTRODUCTION

The Clerk published the title of the Ordinance. 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)

Chairman Yarborough declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

ECONOMIC DEVELOPMENT PARTNERSHIP BOARD

Council Is Requested To Approve The Appointment Of Dr. Fred Carter, Representing District 5, To Serve On The Florence County Economic Development Partnership Board With The Appropriate Expiration Term. Councilman Caudle made the motion and Councilman Bradley seconded. The motion was approved by the members present.

Mr. Yokim provided updates on projects.

CPST III:

District 1 – 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 on the

DRAFT

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 – Holloway Lane drainage is still in the design phase. Kuker St. is being completed by the City of Florence. Graham Street, Pettigrew Street, and Sunset Street were approved on Bid 02-26/27 and are scheduled to be completed. We need clarity on the scope of work for Bunch St. All other projects are complete.
District 4 – Bid 25-25/26 for Heyward Road and West Robinson Court is under construction. Deer Road water line extension project is complete, and ownership has been transferred to the City of Florence. 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 Drive, 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 Street to East 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. All other District 7 projects are complete.
District 8 – Garland Drive, South Calhoun Drive, Heatherwood Circle, Lawton Drive, West Adams Ave, South Brandon Drive, West Milton Street, Claremont Ave, Avondale Drive, and West Waldron Street, have all been approved for Bid 02-26/27 and are scheduled to be completed. The Third Loop Drainage project needs scope of work clarification.
District 9 – Bid 29-25/26 for resurfacing 15 roads is under construction. The CPST III roads in Bid 29 are West Lake Drive, West Emery Lane, South Sandy Lane, Lake Oakdale Drive, South Swan Circle, West Spencer Lane, and South Lady Street. White Hall subdivision drainage needs scope of work clarification. All other District 9 projects are complete or waiting on the final pay application.

Other CPST III Construction Projects:
CPSTIII Timmonsville: All Timmonsville roads have been completed except for Cooper Lane.
CPST III Johnsonville, Lake City, Pamplico, Coward - Complete
CPSTIII Quinby - Projects ongoing. $760,856.59 of $1.5m expended.
CPSTIII Scranton – Water Complete. $40,998.90 remains for Town Hall.
CPSTIII Olanta - $15,681.38 remains in sewer.

CPSTIII- A:
District 1 – N. Floyd Rd. and Hagan Street are complete. Remaining projects include Pine Street, Godwin Street, Peachtree Street, London Ave., Deep River Street, and Castle Drive.

DRAFT

District 2 – 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 Drive and Chapman Drive.
District 3 – Melon Street has been completed. Roughfork sidewalk drainage designs are complete, just need to meet with SCDOT before submitting encroachment permits. South Sunset Drive, Tennyson Court, Stafford Court, and Sopkin Ave. were approved in Bid 02-26/27 and are scheduled to be completed.
District 4 – The Cubie Rd Hydraulic Study is currently underway, with field work ongoing.
District 5 – We are still waiting for the final invoice for these projects. East Industrial Park Blvd. is under construction. FCSO Training Center Road has been completed and is now waiting for the final invoice. Edwards Lane is the only remaining project.
District 6 – Dempsy Road, 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. Sopkin Ave. was approved in Bid 02-26/27 and is scheduled to be completed. The remaining project to be completed is Harlee Blvd., which is out for bid.
District 8 – The only remaining project to be completed is Woods Road.
District 9 – Lindsey Drive, Tiffany Drive, Nantucket Drive, and Conner Drive are under construction. The only remaining project is Bedford Lane.

CPSTIII- B:
District 2 – Remaining projects include Chapman Drive.
District 5 – Remaining projects include Wheeler Road.
District 6 – Remaining projects include Hollybrook Cir. and Wreathwood Lane.
District 8 – Rainford, Trotter, Ascot, and Honor Cove are almost complete.
District 9 –Tiffany Drive, Mallard Lane, Watersedge Lane, Teal Lane, and Rodanthe Circle are about to begin. Projects remaining include Westwind Drive, Roda Drive, and Renee Court.
Montclair Way Extension: Project remains on schedule, with curb and guttering being completed this month as well as rip rap outlet protection for drainage. The graded aggregate base course will be added as soon as curb and guttering are completed**.**

According to CPST III Engineer Todd Warren, 298 of 375 CPST III & IIIA Road District projects have been completed, and 48 roads are under construction.

Departments:
Information Technology: Implementation of Harris CitySuite **(**including other departments that assisted: Finance & Human Resource).

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Parks & Recreation: Lights4Paws Phase II Electrical Extension – all meter bases/outlets have been installed. The FM transmitter installed; started installing aerial lights on 9/28.

EMS:
- Station 10, Medic 10-1 responded to 171 calls for service. This recently added unit has been steady at absorbing 6% of the total call volume during the busy hours of each day.
- Medic 5-2 is back in service operating out of the Lake City base as a 12-hour unit. For the month of September, this unit handled 142 calls for service, which equated to over 5% of the total call volume for the month.

Museum:
Burch's Mill: Pear trees removed and land cleared for upcoming oyster roast.

Fire & Rescue:
- Battalion Chief Anthony Britt, Captain Isiah Cooper, and Captain Walker Drummond attended and successfully completed the SC Battalion Chief's Academy sponsored by the SC Fire Chief's Association.
- Fire Chief Billy Dillon graduated from the 4th Annual SC Chief Officer Program hosted by the SC Fire Chief's Association.

REPORTS TO COUNCIL:

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

OPIOID COMMITTEE RECOMMENDATION
Council Is Requested To Approve The Recommendation Of The Opioid Review Committee. Councilman Caudle made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated Florence County currently has $1,494,168.86 available in the Opioid fund and is estimated to receive approximately $8,600,000 by 2038. Florence County has been awarded $4,413,182.40, and has awarded $2,919,013.54. With Council's approval in 2023, the County Administrator created a seven-member Opioid Review Committee to review applications received for Florence County's portion of the funding and to make recommendations to County Council. Florence County advertised and received fourteen applications for funding. The motion was approved by the members present.

NEW POSITION- HR COORDINATOR
Council Is Requested 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. Vice-Chair Schofield made the motion and Councilman Moore seconded. Mr. Yokim stated Florence County policy has always

DRAFT

been to request approval from county council for any new positions that occur outside of the new fiscal year budget. The HR Coordinator position will assist with major projects, digitizing employee files, creating a Manager's training program, and supporting other HR representatives. Over the past two years, Florence County's employee headcount has grown from 856 to 968 employees — a 13.08% increase. Staff-to-employee ratio: HR is currently supporting a ratio of approximately (1) human resource staff: (194) employees, which exceeds recommended industry benchmarks, typically 1:100 for general support. The motion was approved by the members present.

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. Councilman Rodgers made the motion and Councilman Caudle seconded. Mr. Yokim stated the Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on August 05, 2026. The bid opening was held on September 08, 2026. One (1) bid was received; one (1) bid was compliant. Gaster's Grading Co. Inc. is the lowest responsible, responsive bidder. Steve Allen, Director of Public Works recommends awarding the bid to Gaster's Grading Co. Inc. The bid expires on December 08, 2026. The motion was approved by the members present.

BID NO. 04-26/27

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 $107,760.00. Councilman Moore made the motion and Vice-Chair Schofield seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on August 7, 2026. The bid opening was held on August 19, 2026. Eight (8) bids were received; eight (8) bids were compliant. Facility Service Janitorial DBA Facilities 360 was the lowest responsible, responsive bidder. Allen P. Smith, the Florence County Library Director, recommends awarding Facilities 360 with the contract. The bid expires on November 7, 2026. The motion was approved by the members present.

BID NO. 08-26/27

Council Is Requested To Award Bid No. 08-26/27 Pee Dee Commerce Park Resurfacing To Palmetto Corp Of Conway In The Amount Of $1,033,390.29 (Base Bid Of $596,248.04 And Alternate A For $125,468.70, Alternate B For $137,864.65, Alternate C For $111,186.90, and Alternate D For $62,622.00) To Be Funded From CPSTIII-A, District 7 RSMF, And District 7 Infrastructure Funds. Councilman Bradley made the motion and Councilman Springs seconded. Mr. Yokim stated the bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on October 24, 2026. The bid opening was held on October 8, 2026. Six (6) bids were received; six (6) bids were compliant. Palmetto Corp of Conway is the lowest responsible, responsive bidder. J. Mike Simpson Jr., PE of Davis and Floyd, recommends awarding the lowest

DRAFT

bid. Adam Jacobs, Florence County Project Manager, recommends awarding the bid to Palmetto Corp of Conway. The bid expires on December 3, 2026. The motion was approved by the members present.

RFQ 32-25/26 REVIEW PANEL

Council Is Requested To Approve The Following Professional Engineering Services Firms To The On-Call Engineering Firm List As Recommended By the RFQ 32-25/26 Review Panel: Davis & Floyd, Stantec, Bolton Menk, Inc., F&ME Consultants Inc., Thomas & Hutton, Kimley Horn, GMK Associates, ECS Southeast LLC, Toole Design Group, LLC, Seamon Whiteside, Boman Consulting Group, MRB Group, Axis Infrastructure, JMT, And Alliance Consulting Engineers. Councilman Dorriety made the motion and Councilman Bradley seconded. Mr. Yokim stated the Request for Qualifications was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and on Bidnet May 5, 2026. Evaluations were completed and submitted to the Procurement Office on October 2, 2026. Fifteen (15) statements of qualification were received for consideration. The Review Panel consisted of Shannon Munoz, Mitch Fullmore, Steve Allen and Adam Jacobs. The panel recommends that the fifteen (15) engineering firms be approved for the county's on-call engineering list for future projects. This on-call engineering list will replace the on-call engineering list approved by council in June 2019. The motion was approved by the members present.

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

ROAD SYSTEM MAINTENANCE FEE (RSMF):

MACK ROAD

Council Is Requested To Approve The Expenditure Not To Exceed $34,608.00 From Council District 4 Road System Maintenance Fee Funding Allocations To Place MBC Stone On Mack Road. Councilman Dorriety made the motion and Councilman Bradley seconded. The motion was approved by the members present.

COMMUNITY LANE

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

ADJOURN:

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

COUNCIL MEETING ADJOURNED AT 10:14 A.M.

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

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FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 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. 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.

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**.**

back to top

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Appearances

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Ms. Angela Ketcham, Lakewood Neighborhood Association, Requests To Appear Before Council To Thank The County For Their Continued Zoning Efforts Of Corridors And To Ask Council's Support Of Adding Hoffmeyer Road As A Corridor.

ATTACHMENTS:
Copy of email request.

back to top

Hope M. Jones

From: A Ketcham <ketchamart@gmail.com>
Sent: Monday, November 2, 2026 2:07 PM
To: Hope M. Jones
Subject: Request for meeting and to be included in agenda for Nov 19 meeting

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

Dear Hope,
Chaundra helped me a great deal today in navigating the process for getting help from our Councilman regarding development , protection of residential areas, and public safety/emergency services access for our neighborhood.

I am respectfully requesting a meeting with Councilman Schofield regarding Lakewood Subdivision and zoning protections/ access to/development impacts on all residents in Lakewood as well as Foxfire and the duplex community connected to Lakewood. (portions of the area are inside city limits and portions are strictly county; I want to discuss County jurisdiction addresses.)

I am also requesting to be put on the agenda to briefly address Council about this issue.

Chaundra has more detailed information, and If you have further questions or suggestions,please contact me via this email or by calling (843)687-4948.

Thank you, and best regards,
Angela Ketcham , Secretary
Lakewood Neighborhood Association

(if relevant, I am Certified through Clemson in Comprehensive Planning and Design)

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Resolution of Recognition- Jim Headley

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution Of Recognition To Recognize Jim Headley For The Many Years Of Service With The South Carolina Recreation And Parks Association.

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

ATTACHMENTS:
A copy of the Resolution of Recognition.

back to top

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

RESOLUTION OF RECOGNITION

WHEREAS, Jim Headley began his service as the first full-time Executive Director of the South Carolina Recreation and Parks Association (SCRPA) in April 1987 and has devoted thirty-nine years to advancing the parks and recreation profession throughout the State of South Carolina SCRPA; and

WHEREAS, throughout his distinguished tenure, Mr. Headley has provided leadership, advocacy, professional development, guidance, and support to generations of parks and recreation professionals and agencies across South Carolina, while representing the profession before state and national leaders of SCRPA; and

WHEREAS, Mr. Headley's commitment to parks and recreation has extended far beyond the responsibilities of his position, as he has consistently made himself available as a trusted resource, adviser, advocate, and friend to the professionals and communities served by SCRPA; and

WHEREAS, Florence County Parks & Recreation has been a direct beneficiary of Mr. Headley's leadership and steadfast support throughout his tenure, as his assistance, encouragement, professional guidance, advocacy, and willingness to help have strengthened the Department and contributed to its ability to better serve the citizens of Florence County; and

WHEREAS, the impact of Mr. Headley's thirty-nine years of service can be seen not only in programs, policies, professional opportunities, and the growth of parks and recreation throughout South Carolina, but also in the countless professionals he has encouraged, connected, mentored, and supported along the way; and

WHEREAS, Florence County recognizes that strong parks and recreation systems improve quality of life, strengthen communities, create opportunities for people of all ages, and leave a lasting legacy for future generations, and Mr. Headley's career has been dedicated to advancing those ideals; and

NOW, THEREFORE, BE IT PROCLAIMED, that the Florence County Council, on behalf of Florence County Parks & Recreation and the citizens of Florence County, hereby recognizes and honors JIM HEADLEY for thirty-nine years of distinguished service as Executive Director of the South Carolina Recreation and Parks Association, and expresses its sincere gratitude for his extraordinary commitment to the parks and recreation profession and for the many years of support, friendship, and service he has provided to Florence County.

BE IT FURTHER PROCLAIMED, that Florence County extends its deepest appreciation to Jim Headley for a career defined by service, leadership, advocacy, and an unwavering belief in the value of parks and recreation and recognizes that his contributions have left a lasting impact upon Florence County and communities throughout the State of South Carolina.

Done in a meeting duly assembled on this 19th day of November, 2026.

_____

Jerry W. Yarborough, Chairman

_____

C. William Schofield, Vice-Chairman

_____

Waymon Mumford, Secretary/Chaplain

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Resolution No. 16-2026/27

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

A Resolution Providing For And Recommending That The Pre-Existing Boundary Line Between Florence County And Darlington County, Prior To The Survey Completed In The South Carolina Geodetic Survey County Boundary Program, Be The Current Boundary Between Said Counties And That There Be No Adjustment To The Pre-Existing Boundary.

POINTS TO CONSIDER:

1. Florence County and Darlington County have provided fire protection services to the residents of their respective counties pursuant to the existing boundaries between the counties.

2. Florence County and Darlington County have provided law enforcement services to the residents of their respective counties pursuant to the existing boundaries between the counties.

3. Florence County and Darlington County have provided emergency services such as medical services and disaster preparedness services to residents of their respective counties pursuant to the existing boundaries between the counties.

4. Florence County desires and requests for the pre-existing boundary prior to the survey completed by the South Carolina Geodetic County Boundary Program between Florence County and Darlington County to remain unchanged so as to facilitate efficient and recognized services for law enforcement, fire protection and emergency services.

5. In the event the South Carolina Revenue and Fiscal Affairs Office attempts to implement a boundary between Florence County and Darlington County inconsistent with the boundary set forth herein, the County Attorney is authorized to initiate a court action against the South Carolina Revenue and Fiscal Affairs Office, or other appropriate state agency, to enjoin its implementation of a boundary contrary to the boundary set forth herein.

OPTIONS:

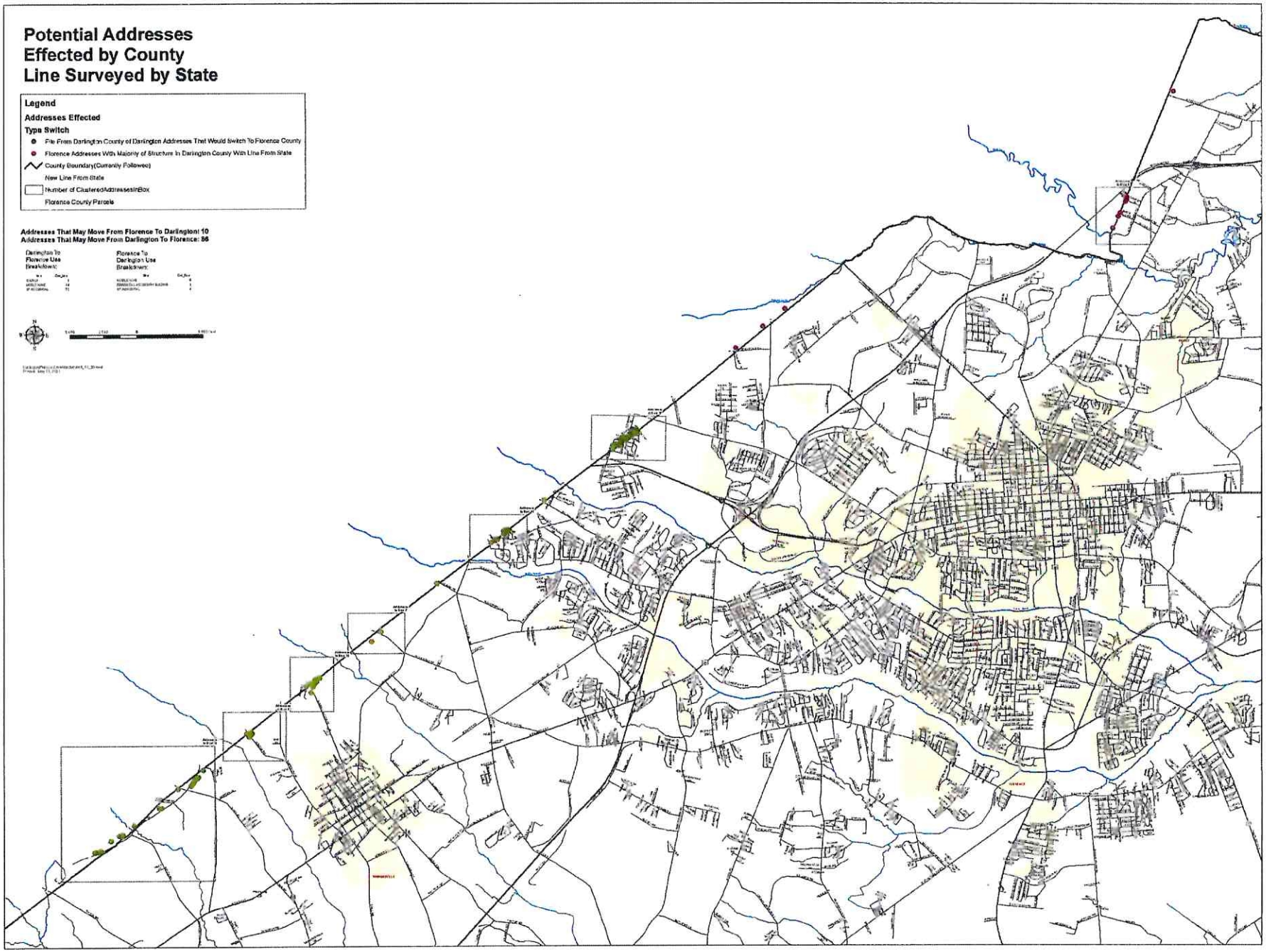
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

A copy of exhibit A, a map of the boundary between Florence County and Darlington County.

back to top

Potential Addresses Effected by County Line Surveyed by State



FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Resolution No. 17-2026/27

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-B projects totaling ($520,000).

FUNDING FACTORS:

1. CPSTIIIB Marksmanship Park: 342-471-456000-508600-3585
2. CPSTIIIB Marksmanship Park: 342-471-456000-508600-3585

back to top

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution No. 17-2026/27
2. Ordinance 16-2023/24

Sponsor(s)/Department	Administration
Adopted:	November 19, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 17-2026/27

(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:

Marksmanship Park (CPSTIII-B)

Florence County Progress	$500,000
Public Works	$20,000

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above CPSTIII-B projects totaling $520,000.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Benjamin Zeigler, 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.

TABLE OF CONTENTS

Page

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.....1

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.....3
Section 2.02 Designation of Specific Projects.....3
Section 2.03 Application of CPST III Excess to Projects.....3

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.....4
Section 3.03 Effective Date of Ordinance.....4

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

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

* * *

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.

As provided in Section 4-10-340(B)(3) of the Sales Tax Act, Council hereby directs the expenditure of $50,000,000 of CPST III Excess to the following projects:

(a) Road Improvements
(including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks or other resurfacing, routing, rerouting drainage, sidewalks, and other in each County Council District, to be allocated equally among County Council districts

(b) Infrastructure permitted by Section 4-10-330(A)(1) of the Sales Tax Act and serving economic development projects

(c) Cultural, recreational, and historic Facilities to include parks and public land

(d) Improvements to fire protection facilities

(e) Montague Road Extension

(f) General improvements to County facilities
Permitted by Section 4-10-330(A)(1) of the Sales Tax Act

(g) Municipal water and sewer improvements

Section 2.02 Designation of Specific Projects.

Within the project categories set forth in Section. 2.01(a)-(g) above, Council shall by resolution from time to time designate the specific individual projects to be funded from CPST III Excess.

Section 2.03 Application of CPST III Excess to Projects.

Council may fund the projects identified in Section 2.01 above either by direct expenditure of the CPST III Excess designated in such Section or by using such amounts to pay debt service on acquisition agreements with respect to such projects, including without limitation installment purchase agreements.

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 3.02 Further Action by Officers of County.

The proper officers of the County are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the Council herein authorized to take any act or make any decision, the County Administrator is hereby authorized to take any such act or make any such decision.

Section 3.03 Effective Date of Ordinance.

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

ATTEST:

Hope Jones, Clerk to County Council

Willard Dorriety, Jr., Chairman

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

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: (1) proxy - Bradley

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the Florence County Council (the "County Council"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by the County Council on November 16, 2023. The Ordinance was read at three public meetings of the County Council on three separate days, September 21, 2023, October 19, 2023, and November 16, 2023. An interval of at least seven days occurred between each reading of the Ordinance. At each such meeting, a quorum of the County Council was present and remained present throughout the meeting.

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

The original of the Ordinance is duly entered in the permanent records of County Council, in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the County, this 16th day of November, 2023.

(Seal)

Clerk, Florence County Council

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Resolution No. 18-2026/27

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
A Resolution Designating Specific Individual Projects To Be Funded From The Interest Earnings Of The CPST III Fund Pursuant To Section 2.02 of Ordinance 13-2025/26.

POINTS TO CONSIDER:

1. Florence County adopted Ordinance 13-2025/26 on October 16, 2025.

2. Section 2.02 of Ordinance 13-2025/26 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(b), Council shall by resolution from time to time designate the specific individual projects to be funded from interest earnings of the CPSTIII fund.

3. This resolution approves two new CPSTIII-B projects ($90,000).

FUNDING FACTORS:

1. CPSTIIIB Road Improvements & County Facilities District 1: 342-441-436100-509702-xxxx
2. CPSTIIIB Road Improvements & County Facilities District 2: 342-441-436200-509702-xxxx

OPTIONS:

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

ATTACHMENTS:

1. Proposed Resolution No. 18-2026/27
2. Ordinance 13-2025/26

back to top

Sponsor(s)/Department	Administration
Adopted:	November 19, 2026
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 18-2026/27

(A Resolution Designating Specific Individual Projects To Be Funded From Interest Earnings Of The CPST III Fund Pursuant To Section 2.02 of Ordinance 13-2025/26.)

WHEREAS:

1. Florence County adopted Ordinance 13-2025/26 on October, 2025; and

2. Section 2.02 of said Ordinance 13-2025/26 is for the designation of specific projects and within the project categories set forth in Section. 2.01(a)-(b), Council shall by resolution from time to time designate the specific individual projects to be funded from interest earnings from CPSTIII fund;

3. The specific projects designated are as follows:

Road Improvements & County Facilities District 1 (CPSTIII-B)	
Town of Olanta Improvements	$40,000
Road Improvements & County Facilities District 2 (CPSTIII-B)	
Johnsonville MCC	$50,000

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above CPSTIII-B projects totaling $90,000.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Benjamin Zeigler, County Attorney

SIGNED:

_____

Jerry Yarborough, Chairman

COUNCIL VOTE:

OPPOSED:

ABSENT:

Sponsor(s)	: Finance	I, Hope M. Jones,
First Reading	: August 21, 2025	Council Clerk, certify that this
Committee Referral	: N/A	Ordinance was advertised for
Committee Consideration Date	: N/A	Public Hearing on 9/2/2025..
Committee Recommendation	: N/A	
Second Reading	: September 18, 2025	
Public Hearing	: September 18, 2025	
Third Reading	: October 16, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 13-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

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

TABLE OF CONTENTS

Page

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings....1

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures....3
Section 2.02 Designation of Specific Projects....3
Section 2.03 Application of CPST III Excess to Projects....3

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions....4
Section 3.03 Effective Date of Ordinance....4

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

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

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

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

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

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

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

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

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on

June 1, 2028.

Section 3.4 of the Initial Ordinance provides earnings derived from the investment of proceeds of the Bonds may be applied by the Council in its discretion to defray the costs of Projects in accordance with Section 4.8 of the Initial Ordinance, or to pay debt service on the Bonds. Application of all such investment earnings shall be subject to the obligation of the County as issuer of the Bonds to rebate certain of such investment earnings to the United States Treasury pursuant to the provisions of §148(f) of the Internal Revenue Code of 1986, as amended, and the regulations pertaining thereto.

In consultation with the County, County administration has stated that the CPST III fund has collected over $9,000,000 in interest earnings. The County plans to allocate $9,000,000 from the interest earnings of its CPST III fund for road improvements, distributing $1,000,000 to each of the nine districts in the County, and to provide for improvements of County facilities.

Section 4-10-340(C)(3) of the Sales Tax Act, provides that, if funds 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 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(C)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of $9,000,000 of the interest earnings derived from the CPST III fund to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.

As provided in Section 4-10-340(C)(3) of the Sales Tax Act, Council hereby directs the expenditure of $9,000,000 from the interest earnings of the CPST III fund to the following projects:

(a) Road improvements, including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks and other improvements to roads and rights of way in each County Council District, to be allocated equally among County Council districts).

(b) Improvements of County facilities as permitted by Section 4-10-330(A)(1)(b) of the Sales Tax Act.

Section 2.02 Designation of Specific Projects.

Within the project categories set forth in Section. 2.01 above, Council shall by resolution from time to time designate the specific individual projects to be funded from the interest earnings of the CPST III fund.

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 interest earnings of the CPST III fund 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

C. William Schofield, Chairman

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

COUNCIL VOTE: approved
OPPOSED: Ø
ABSENT: 2 - Caudle & 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 October 16, 2025. The Ordinance was read at three public meetings of the County Council on three separate days, August 21, 2025, September 18, 2025, and October 16, 2025. 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 August 21, 2025, September 18, 2025, and October 16, 2025 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 October, 2025.

(Seal)

Clerk, Florence County Council

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Resolution No. 19-2026/27

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
A Resolution To Commemorate The One Light Day Celebration At Mars Bluff BAMB Crater On November 18, 2026.

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

ATTACHMENTS:

A copy of Resolution No. 19-2026/27.

back to top

Resolution No 19-2026/27

Commending the "ONE LIGHT-DAY" Celebration at Mars Bluff BAMB Crater by Henricus Colledge (1619)®.

Whereas, on **Wednesday, 18 Nov 2026,** just prior to daybreak, at **05:12:07 e.s.t**, out in eastern Florence County, SC, far above the historic 1958 Cold War Mars Bluff BAMBCrater, and, *for first time in all Creation*, a human-made object will have reached the threshold "**One-Light-Day**" (16.1 Billion-miles**)** from Earth; and

Whereas, *"One-Light-Day: Mankind's Most Monumental Measurement Moment",* is equivalent to 173 Astronomical Units (1 AU= 93 million miles from Sun to Earth, established in 2012), and now will take its place beside a number of smaller, established-over-history, length-units, e.g. Hand, Foot, Yard, Mile, etc.; and

Whereas, launched in 1977, NASA's tiny, complex, unmanned **Voyager I** spacecraft, expected to last 5 to 7-years, with photographic fly-bys of both the gigantic (with an accelerating-and-path-changing slingshot effect) Jupiter and then Saturn, has since been silently zipping on at **38,000 mph,** for a **total of 49-years**; and

Whereas, the mind-numbing **vastness of space** is highlighted by one space-travel itinerary: As Voyager I zips across One-Light-Day benchmark, it will continue on its silent, solitary way to the **next nearest star**: Gliese-445 = 1.6 light-years (5.900,000,000,000 *Trillion* miles), with both electric power and radio faded; and

Whereas, the spacecraft's array of instruments are powered // kept warm by a proven very-steady-decay-rate, 470-watt, ^{238}**Plutonium RTG** (Radio-Isotope Thermo-Electric Generator) that produces voltage by contact in a tube between two-dissimilar, affixed metals, one end hot (1,832˚F), the other end frigid (-451˚F); and

Whereas, in (1990), 13 Feb (Valentine's Day), 3.7 Billion miles, Voyager I camera took "Pale Blue Dot" photo of Earth; (2012), 12-billion miles, went through the Heliosphere boundary into outer-space; (2023), 15 Billion miles, NASA's remote repair of computer "Gibberish"; (2026) => 11-light days (!) to edge of Oort Cloud; and

Whereas, a twin, **Voyager II**, originally scheduled to launch Second, and at a slower velocity, and away from Voyager I, was recalibrated for an earlier blast-off to take advantage of sequential, close-up fly-bys of all four outer planets, including taking a bonus "**Family Portrait**" (Jupiter+Saturn+Uranus+Neptune); and

Whereas, contact between Earth and both Voyagers has been via the Deep Space Network (DSN) of three 230-foot dish antennas (California, Australia, Spain) broadcasting out, at full-strength (20-kiloWatts), at 2.1 MHz, and the spacecraft in return at 2.3 MHz, with a-much-attenuated 4-watts (about same as a key fob); and

Whereas, on the front of both spacecraft is the identical **Golden Record**: Containing greetings in 55-earth-languages (including Pres. Carter and the UN Secretary General), Creation verses from Genesis and Psalm 8, images and sounds of waterfalls, animals, birds, thunder, Chuck Berry, Opera, Blues, tractors, sirens, etc.; and

Whereas, Henricus Colledge (1619)® will have hosted an early-morning, public, ***FREE*** celebration of the ONE-LJGHT-DAY accomplishment (weather-permitting) **within**, the historic Mars Bluff BAMB Crater, with **Bible teachings** and **Shofar Soundings**, as Voyager I crosses benchmark "One Light Day".

Now, Therefore Be It Resolved by the Florence County Council, in meeting duly assembled that the Council Hereby commend Henricus Colledge (1619)® on occasion of the public, 18 November 2026 "One Light Day" commemoration of "*Mankind's Most Monumental Measurement Moment*" at the Mars Bluff BAMB Crater.

Adopted and approved, 19 November 2026,

ATTEST: _____, Council Clerk

SIGNED: _____, Chairman

Approved as to Form and Content

_____, County Attorney

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 13-2026/27
Third Reading

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 July 25, 2026
Committee Referral	: N/A	(PC) and August 6, 2026
County Council Public Hearing	: N/A	(PC).
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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

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#2026-64

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

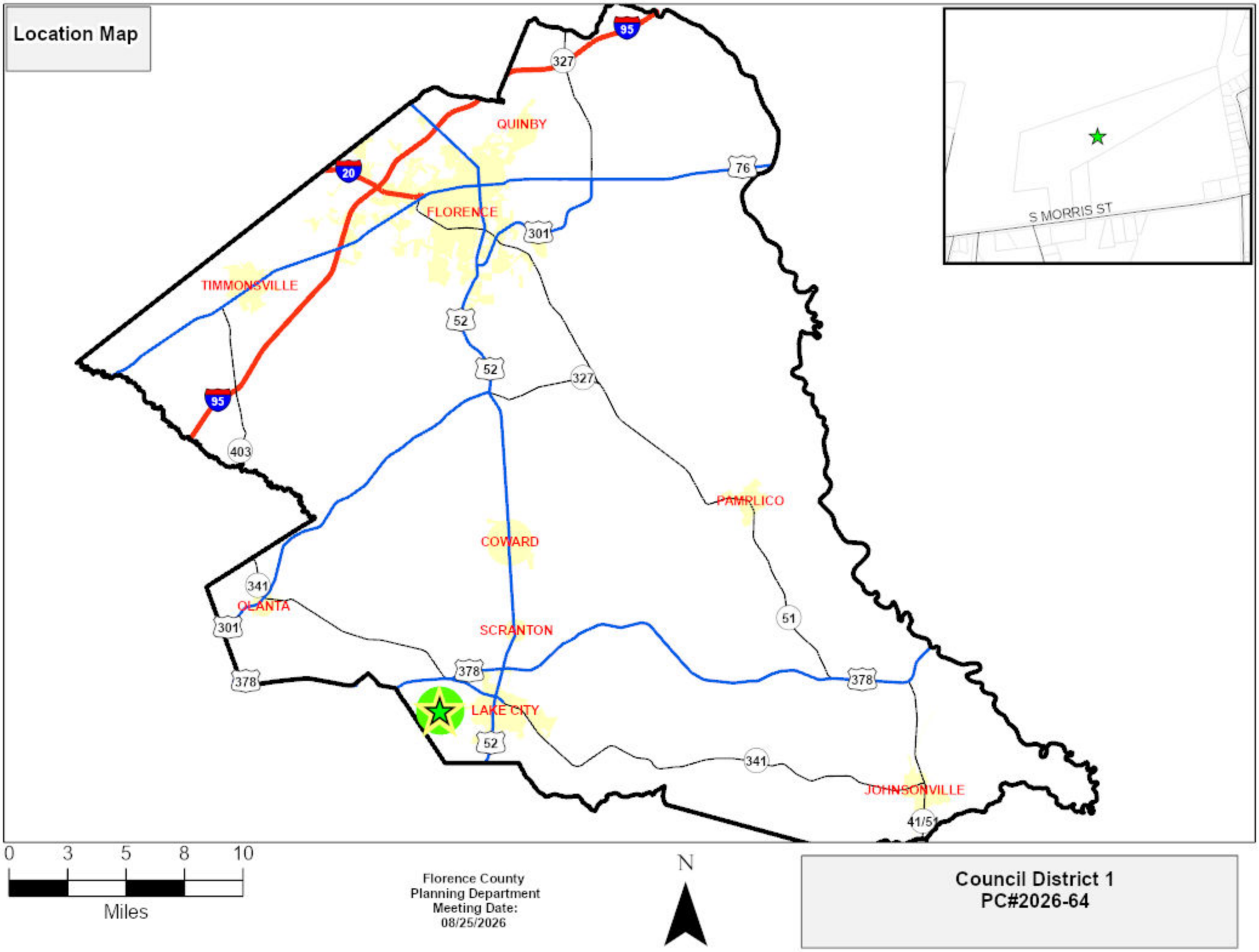
4. Transportation Access and Circulation:
   Present access to the property is by the way of South Morris, Lake City SC.

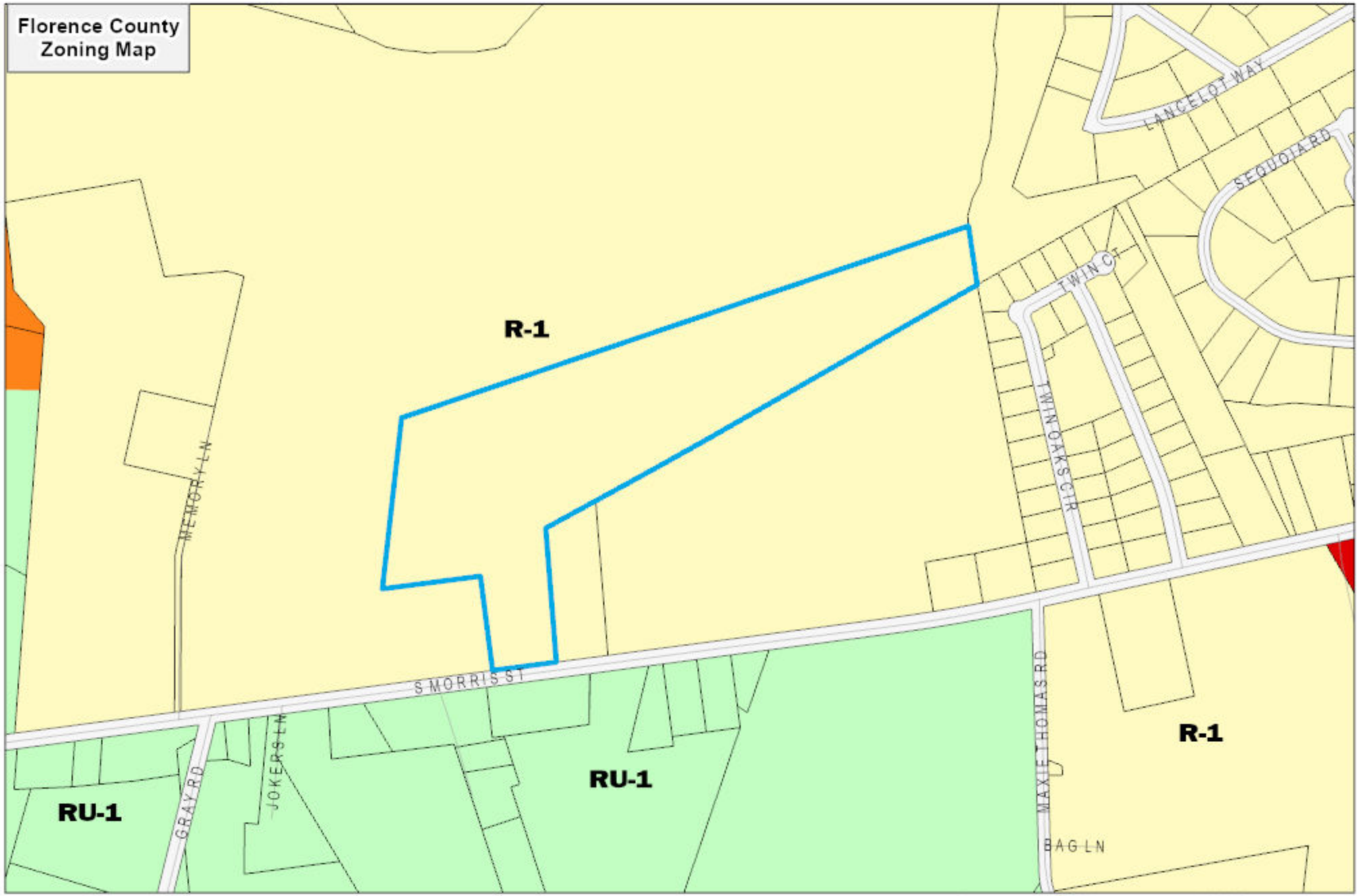
5. Traffic Review:
   The rezoning of this property from R-1, Single-Family Residential District to RU-2, Rural Resource District could have minimal impact on traffic.

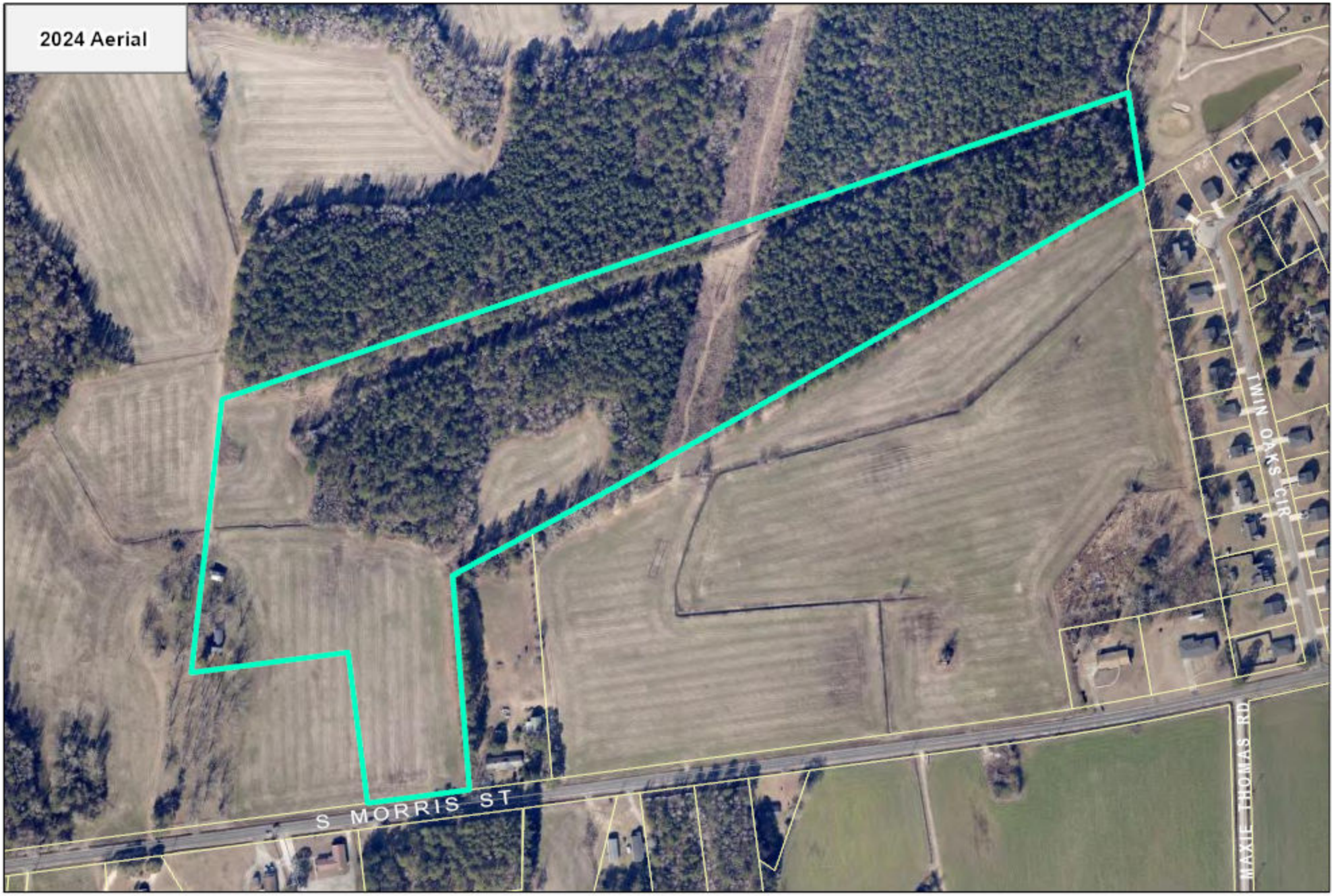
6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned property is currently Variable Development District 1 (VD1). The applicant has requested to change the future land use designation of this property to Variable Development District 2 (VD2). The requested 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
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
S MORRIS ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-64


Florence County
Zoning Map
R-1
RU-1
RU-1
R-1
S MORRIS ST
MEMORY LN
GRAY RD
JOKER ST LN
MAXIE THOMAS RD
BAG LN
TWIN CT
TWIN OAKS CIR
LANCELOT WAY
SEQUOIA RD
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
0
530
1,060 Feet
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-64



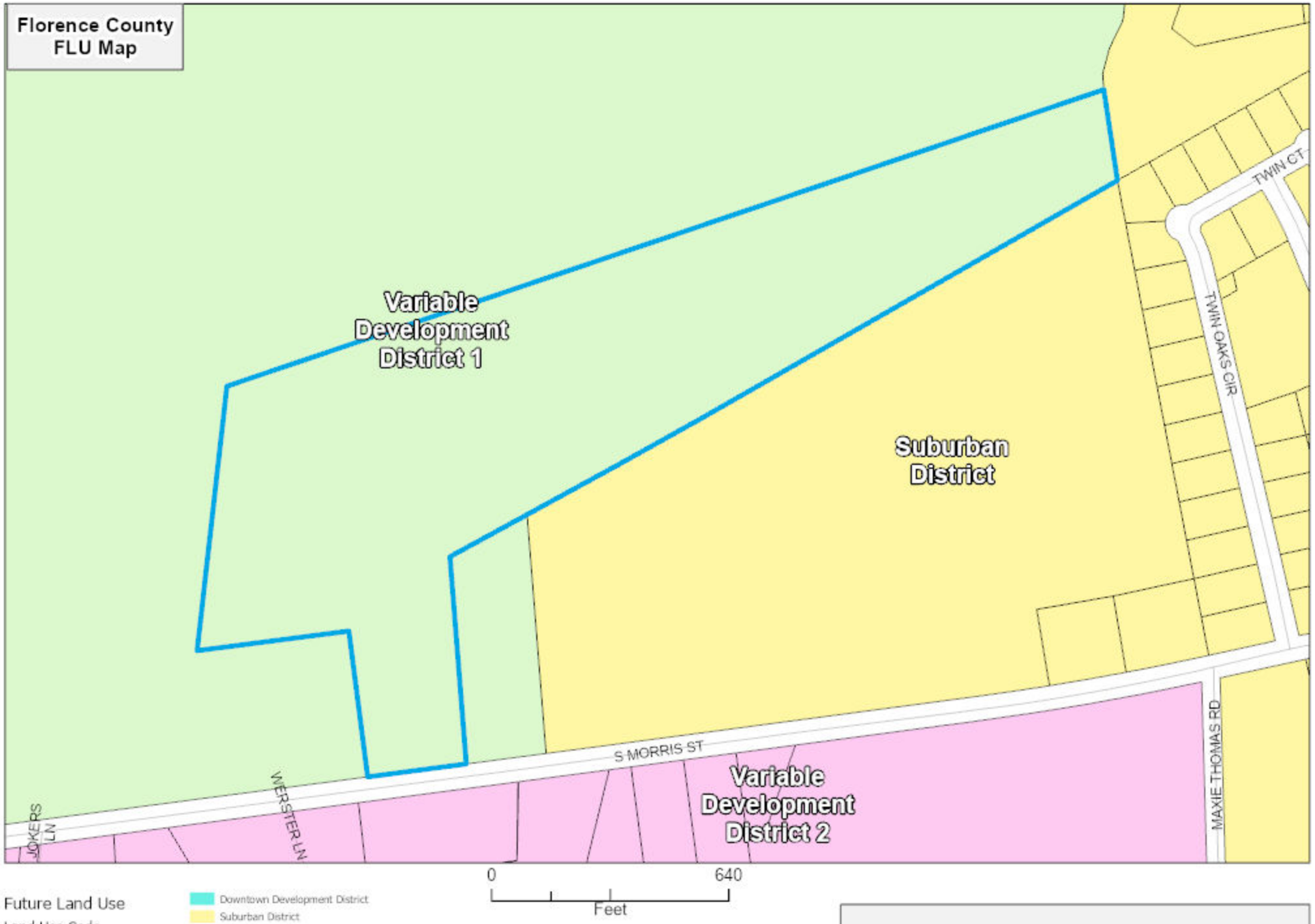
0 390 780

Feet

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

N

Council District 1
PC#2026-64


Florence County
FLU Map
Variable
Development
District 1
Suburban
District
Variable
Development
District 2
TWIN CT
TWIN OAKS CIR
MAXIE THOMAS RD
S MORRIS ST
WERSTER LN
JOKERS
LN
0
640
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-64
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 14-2026/27
Third Reading

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 this Ordinance was advertised for Public Hearing on July 25, 2026 (PC) and August 6, 2026 (PC).
Planning Commission Public Hearing	: August 25, 2026	
Planning Commission Action	: August 25, 2026 [Approved 6-0]	
First Reading/Introduction	: September 17, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 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; 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

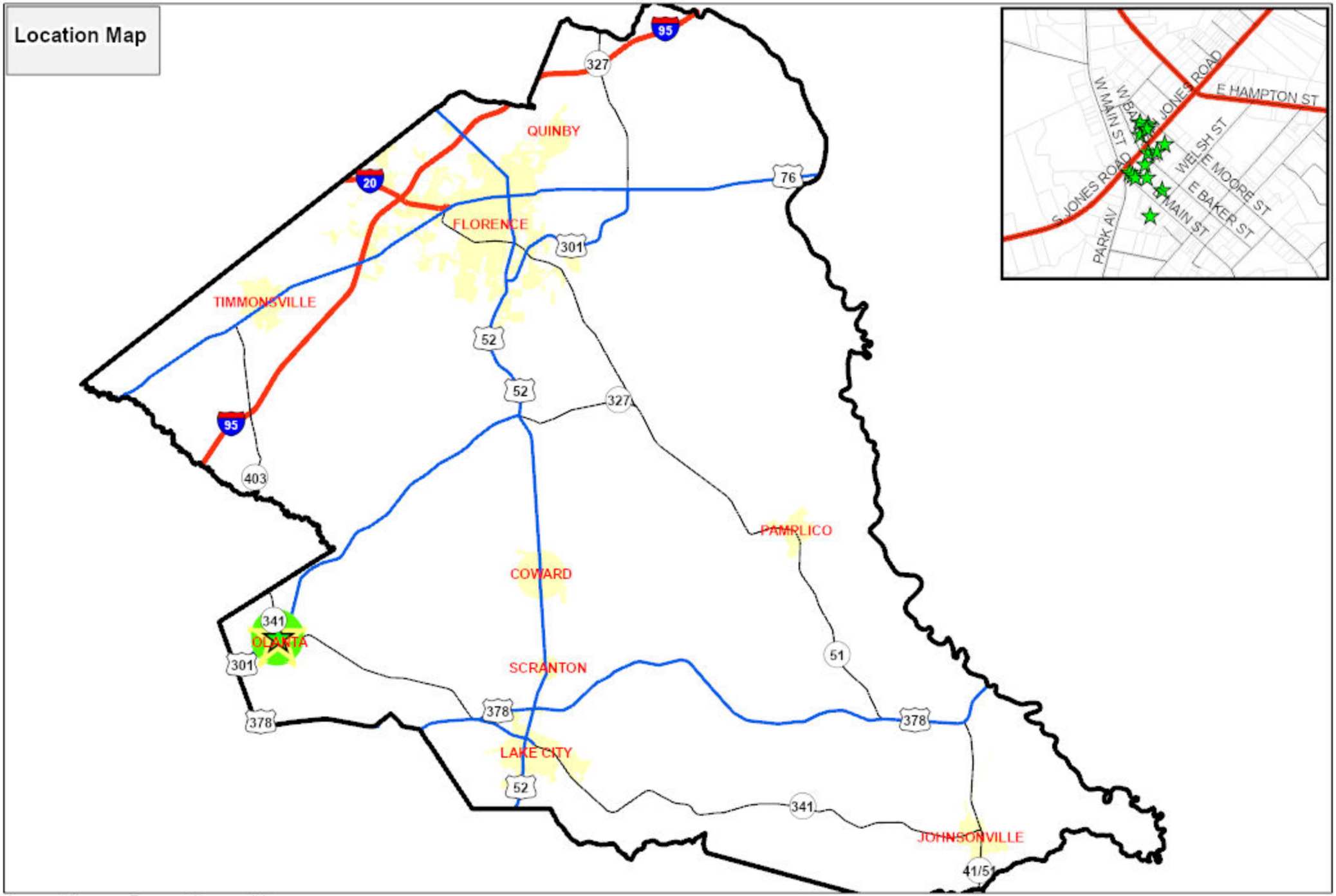
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District.**

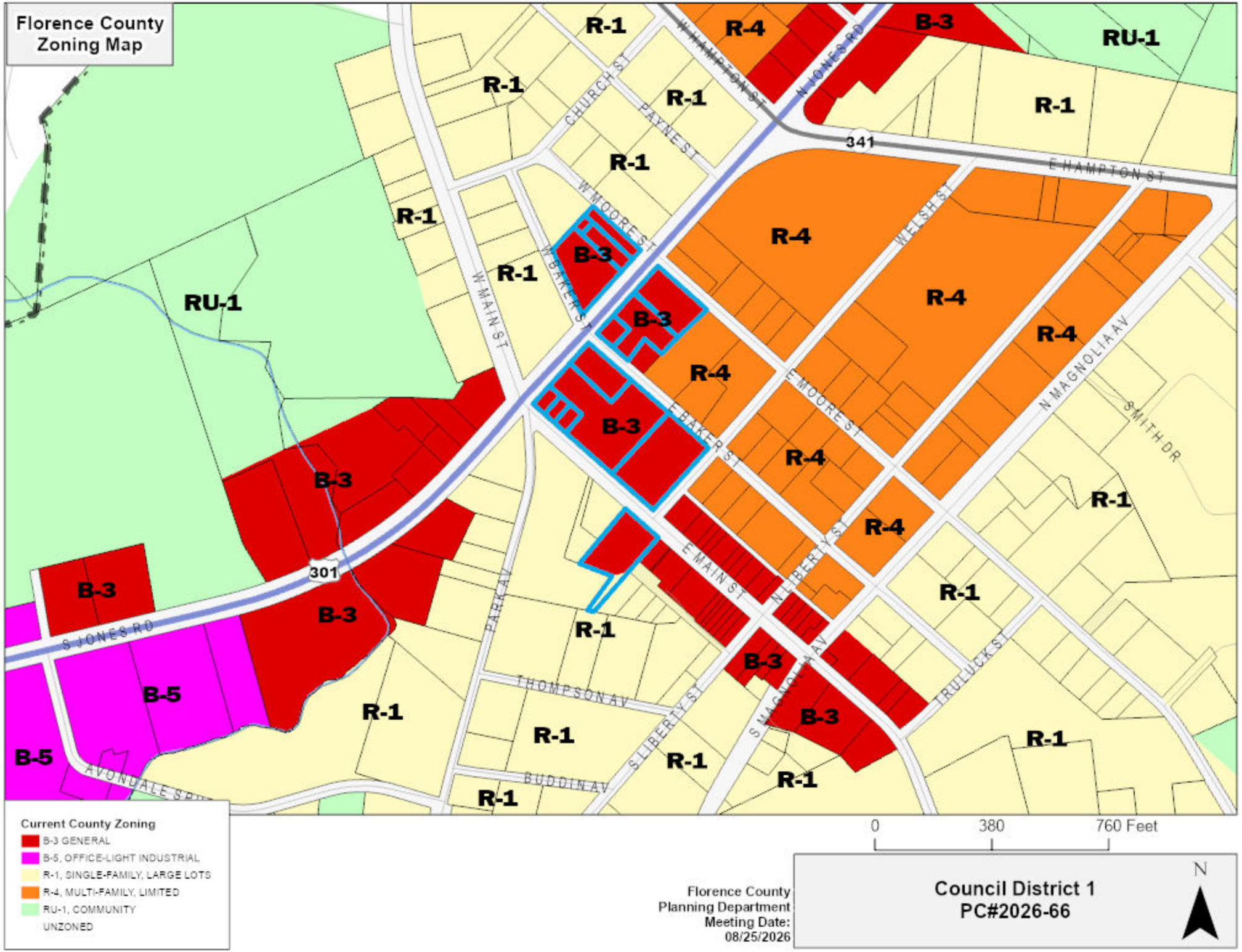
3. Surrounding Land Use and Zoning:
   All surrounding properties are zoned R-1, R-4, and B-3.

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
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W MAIN ST
W BAKER ST
JONES ROAD
E HAMPTON ST
WELSH ST
E MOORE ST
E BAKER ST
S JONES ROAD
PARK AV
MAIN ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-66

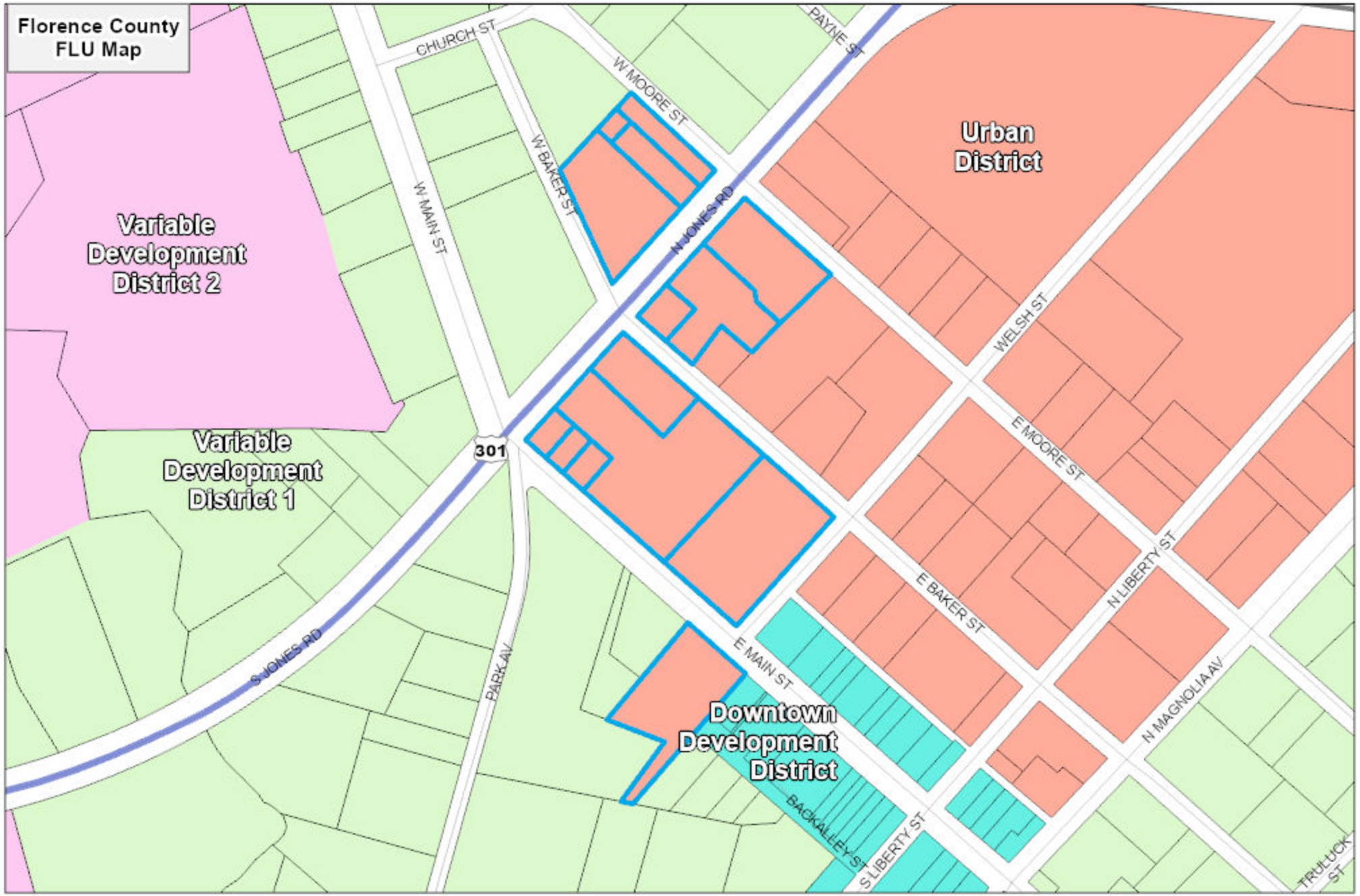

Florence County
Zoning Map
R-1
R-4
B-3
RU-1
B-5
N JONES RD
E HAMPTON ST
341
W MAIN ST
E MAIN ST
W MOORE ST
E MOORE ST
W BAKER ST
E BAKER ST
CHURCH ST
PAYNE ST
WELSH ST
N MAGNOLIA AV
S MAGNOLIA AV
N LIBERTY ST
S LIBERTY ST
PARK AV
TRULUCK ST
SMITH DR
S JONES RD
301
THOMPSON AV
BUDDIN AV
AVONDALE SPR
Current 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
380
760 Feet
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-66



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

N

Council District 1
PC#2026-66


Florence County
FLU Map
Variable
Development
District 2
Variable
Development
District 1
Urban
District
Downtown
Development
District
CHURCH ST
W MOORE ST
PAYNE ST
W MAIN ST
W BAKER ST
N JONES RD
WELSH ST
E MOORE ST
E BAKER ST
N LIBERTY ST
E MAIN ST
N MAGNOLIA AV
S JONES RD
PARK AV
BACKALLEY ST
S LIBERTY ST
TRULUCK ST
301
0
450
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-66
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 15-2026/27
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 2 To Variable Development District 1 And To Change 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 this Ordinance was advertised for Public Hearing on July 25, 2026 (PC) and August 6, 2026 (PC).
Planning Commission Public Hearing	: August 25, 2026	
Planning Commission Action	: August 25, 2026 [Approved 6-0]	
First Reading/Introduction	: September 17, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

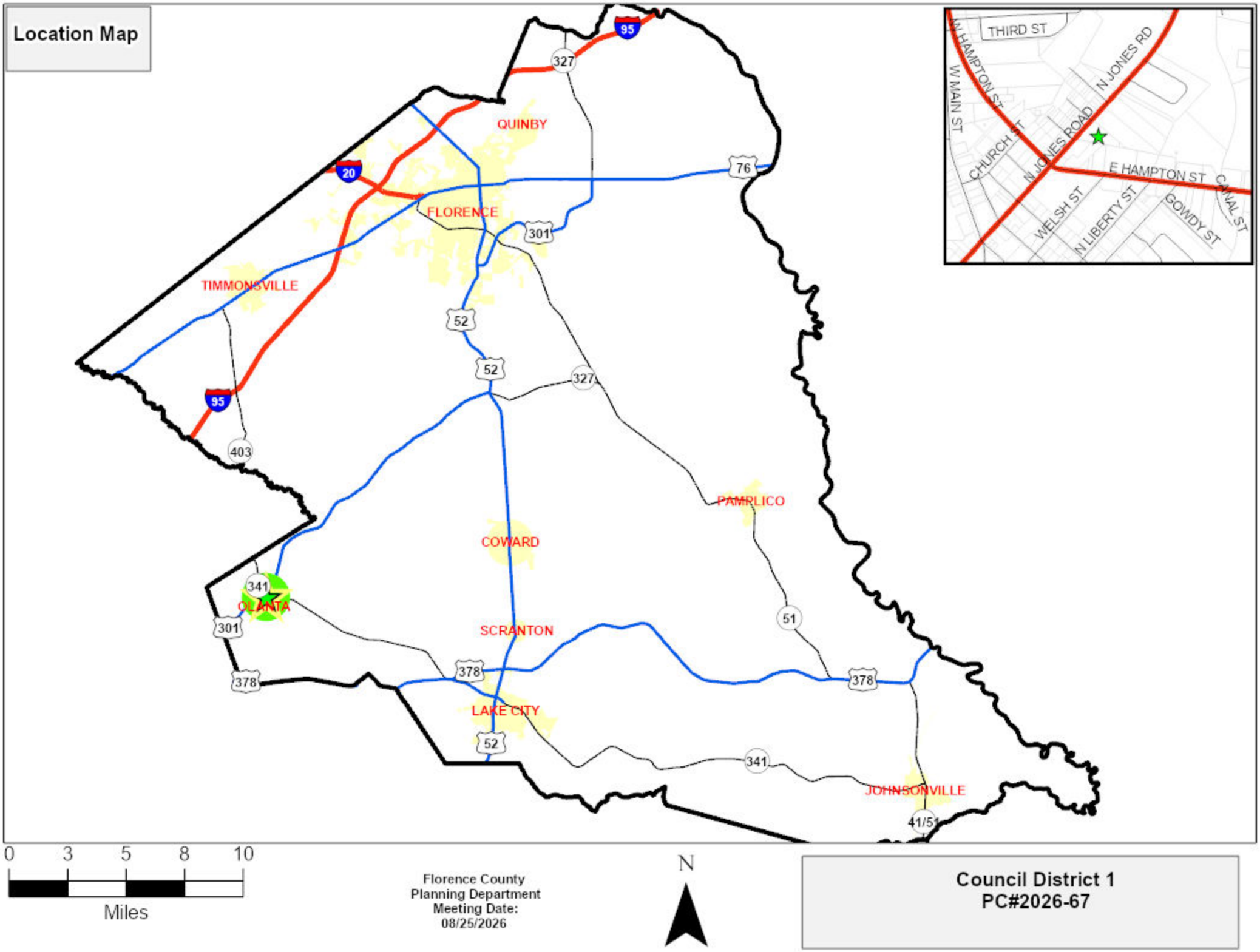
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for a portion of the subject property is **B-3, General Commercial District.**

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.

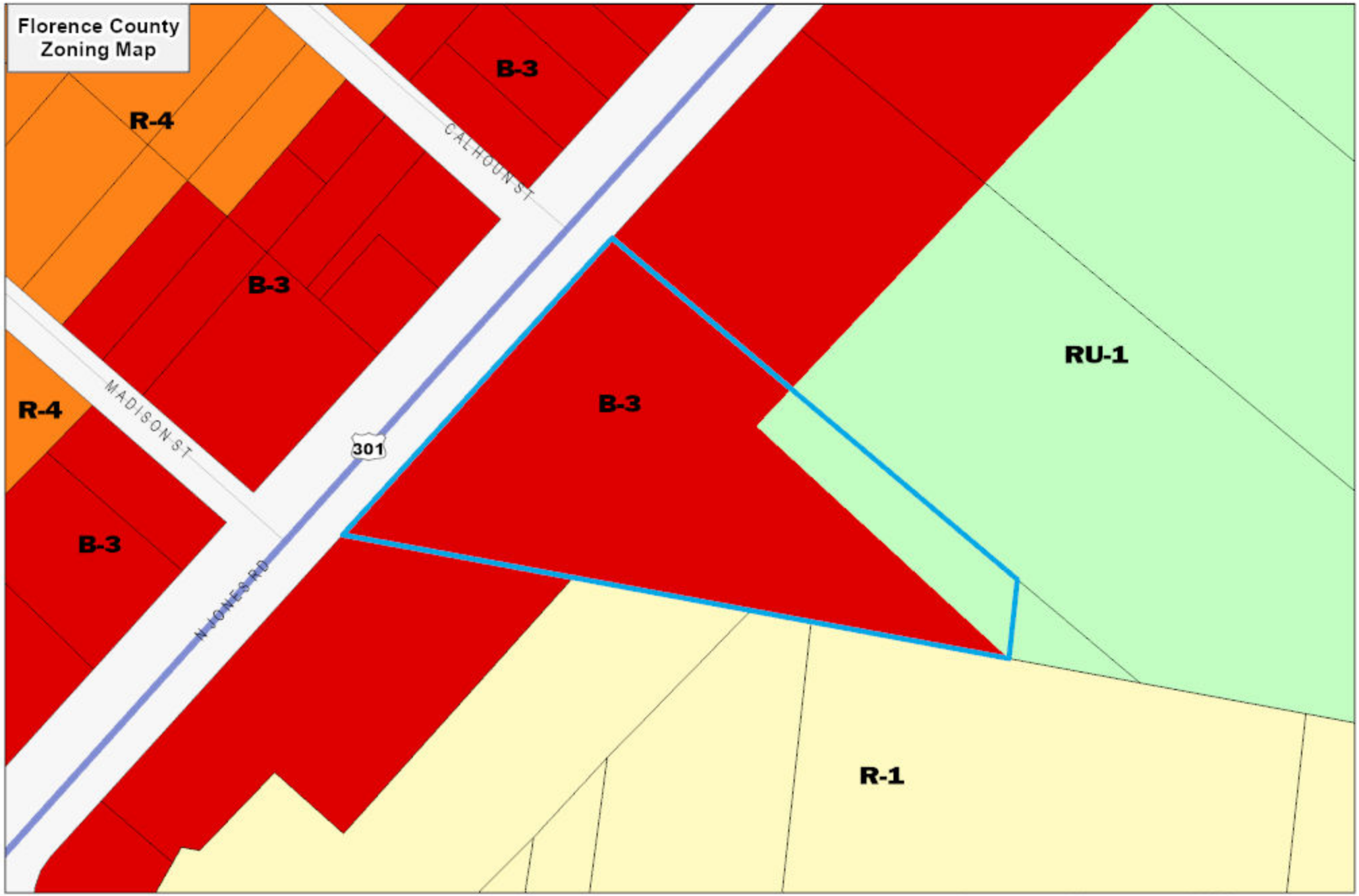
FLORENCE COUNTY PLANNING COMMISSION ACTION AUGUST 25, 2026:
Six Planning Commission members voted 6 to 0 to approve the requested comprehensive plan and zoning map amendment.

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.



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

Council District 1
PC#2026-67


Florence County
Zoning Map
B-3
R-4
CALHOUN ST
B-3
RU-1
R-4
MADISON ST
B-3
301
B-3
N JONES RD
R-1
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
0
90
180 Feet
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-67

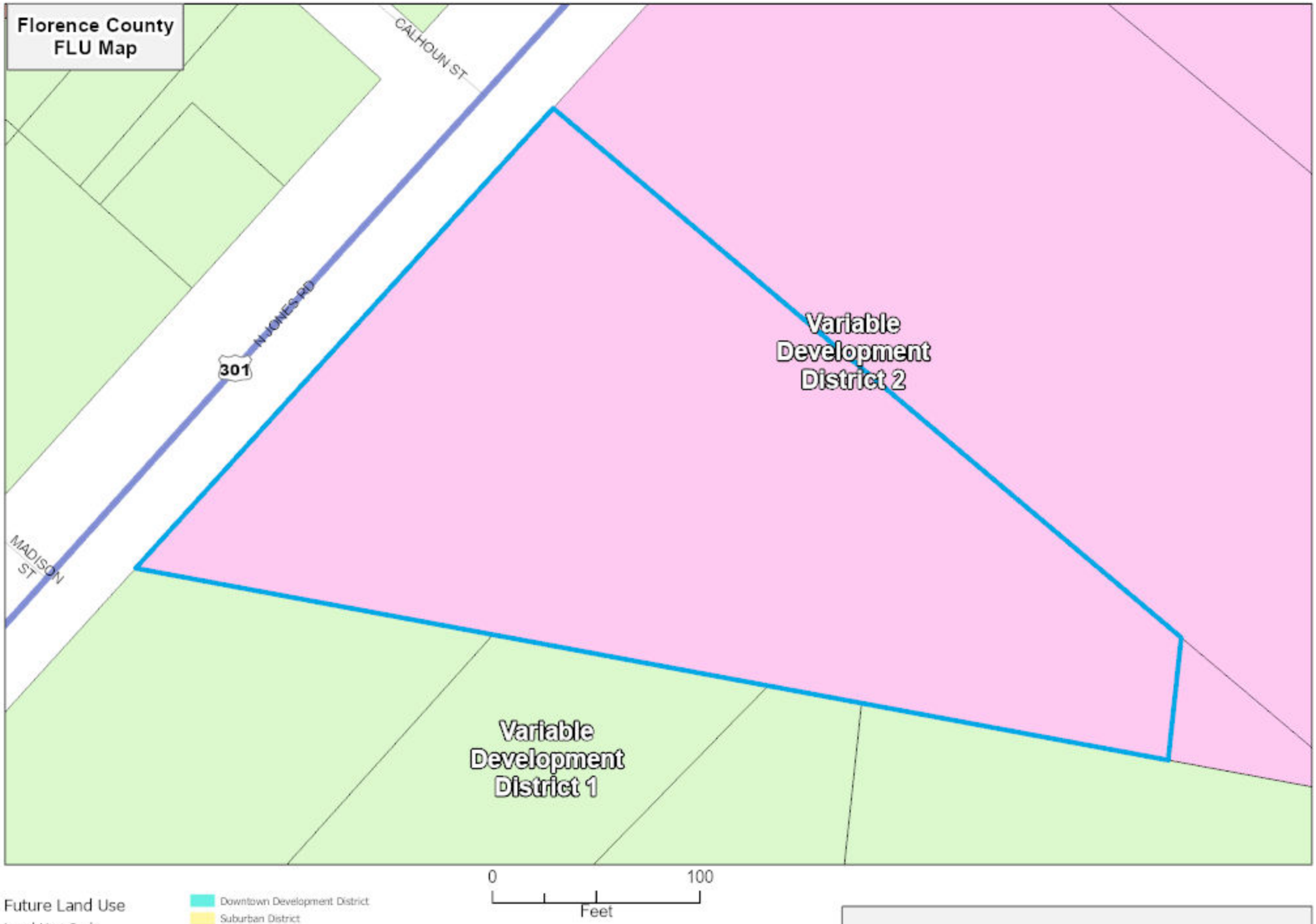


0 70 140
Feet

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

N

Council District 1
PC#2026-67


Florence County
FLU Map
CALHOUN ST
N JONES RD
301
MADISON ST
Variable
Development
District 2
Variable
Development
District 1
0
100
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-67
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 16-2026/27
Third Reading

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 this Ordinance was advertised for Public Hearing on July 25, 2026 (PC) and August 6, 2026 (PC).
Planning Commission Public Hearing	: August 25, 2026	
Planning Commission Action	: August 25, 2026 [Approved 6-0]	
First Reading/Introduction	: September 17, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 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; 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

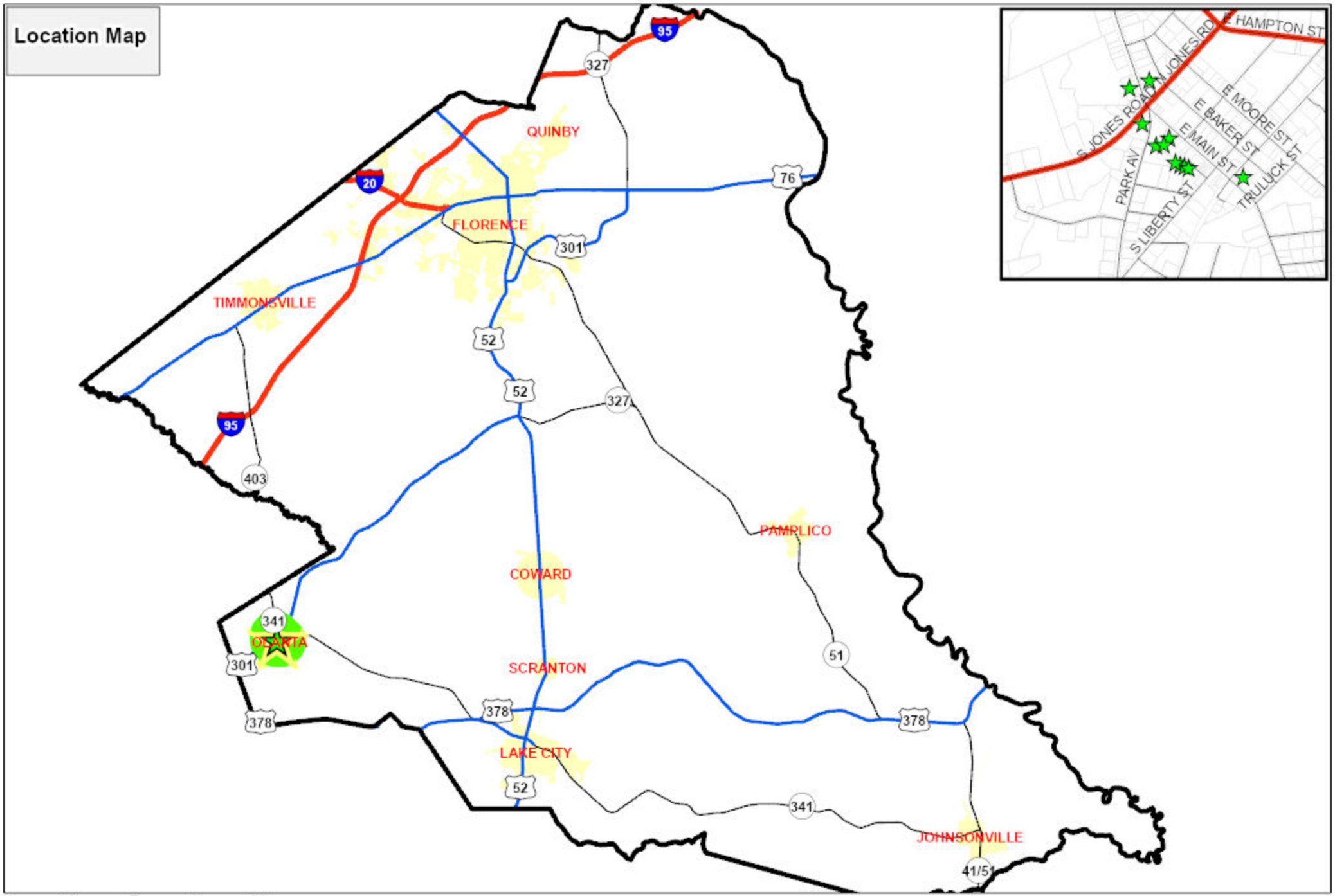
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District.**

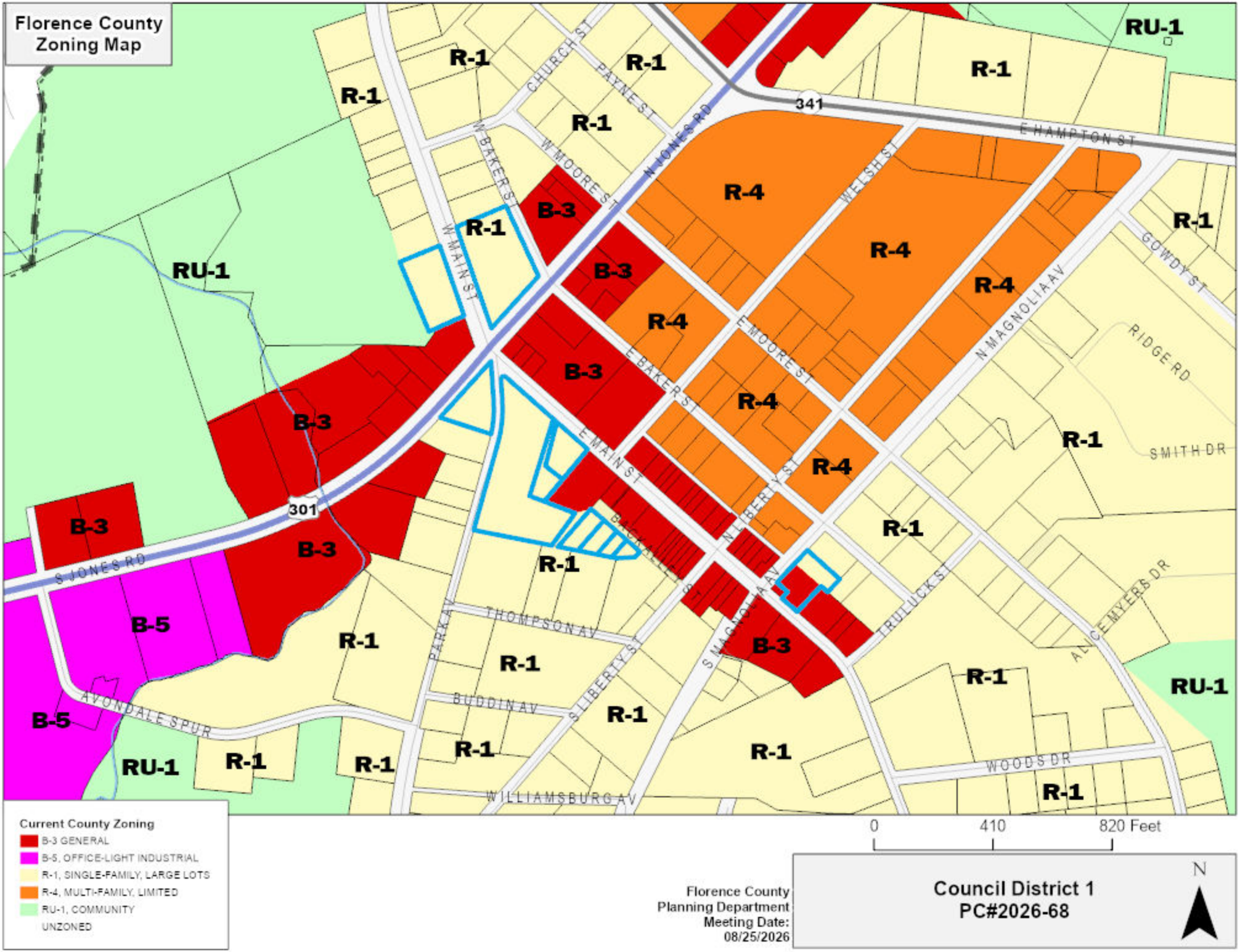
3. Surrounding Land Use and Zoning:
   All surrounding properties are zoned R-1, RU-1, and B-3.

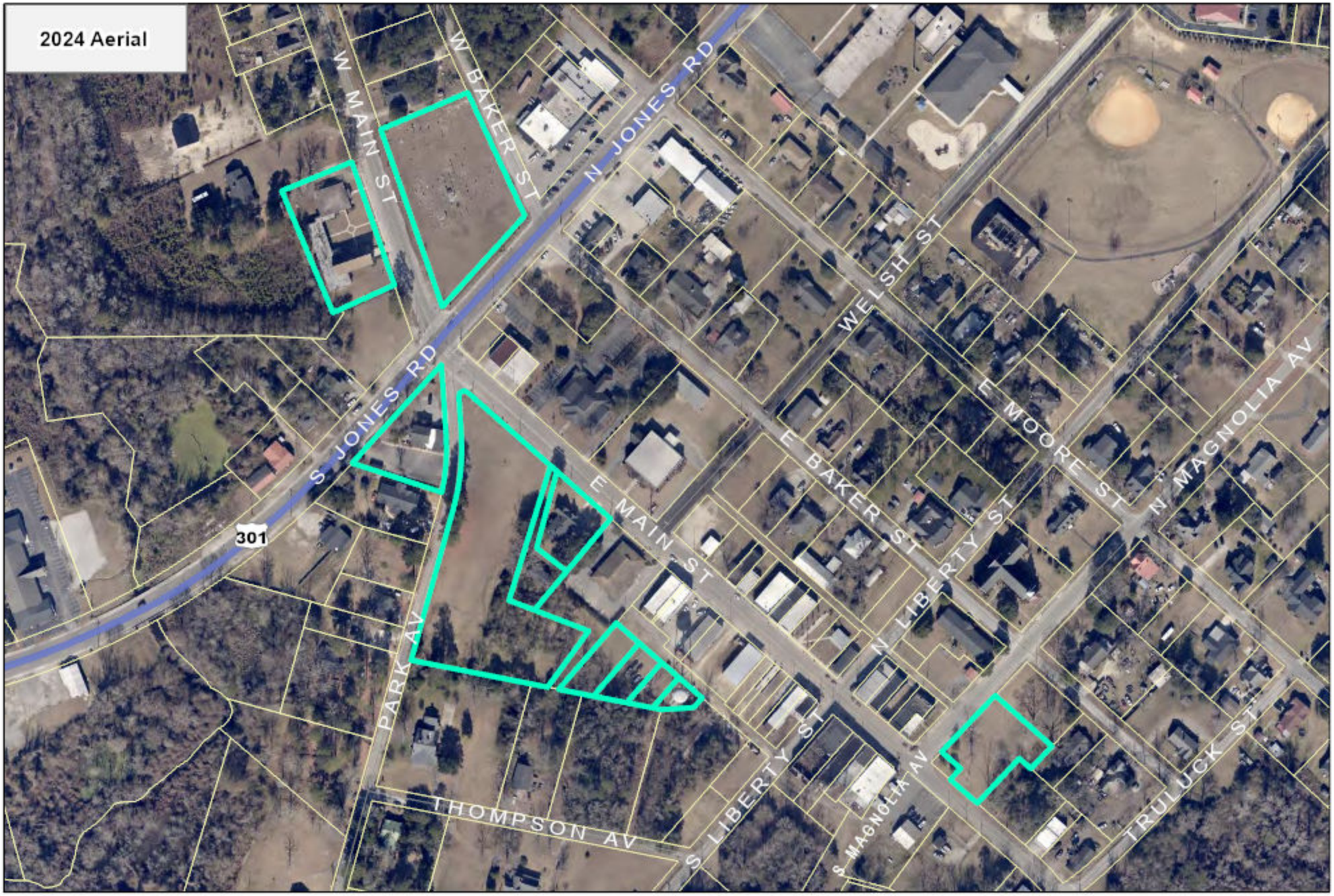
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning 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
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
SCRANTON
LAKE CITY
JOHNSONVILLE
OLANTA
95
20
76
301
52
327
403
341
51
378
41/51
E HAMPTON ST
S JONES ROAD
N JONES RD
E MOORE ST
E BAKER ST
E MAIN ST
PARK AV
S LIBERTY ST
TRULUCK ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-68


Florence County
Zoning Map
R-1
RU-1
B-3
B-5
R-4
341
E HAMPTON ST
N JONES RD
S JONES RD
301
W MAIN ST
E MAIN ST
W BAKER ST
E BAKER ST
W MOORE ST
E MOORE ST
CHURCH ST
PAYNE ST
WELSH ST
N MAGNOLIA AV
S MAGNOLIA AV
N LIBERTY ST
S LIBERTY ST
BACK ALLEY
GOWDY ST
RIDGE RD
SMITH DR
TRULUCK ST
A C MYERS DR
PARKA
THOMPSON AV
BUDDIN AV
AVONDALE SPUR
WILLIAMSBURG AV
WOODS DR
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
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-68



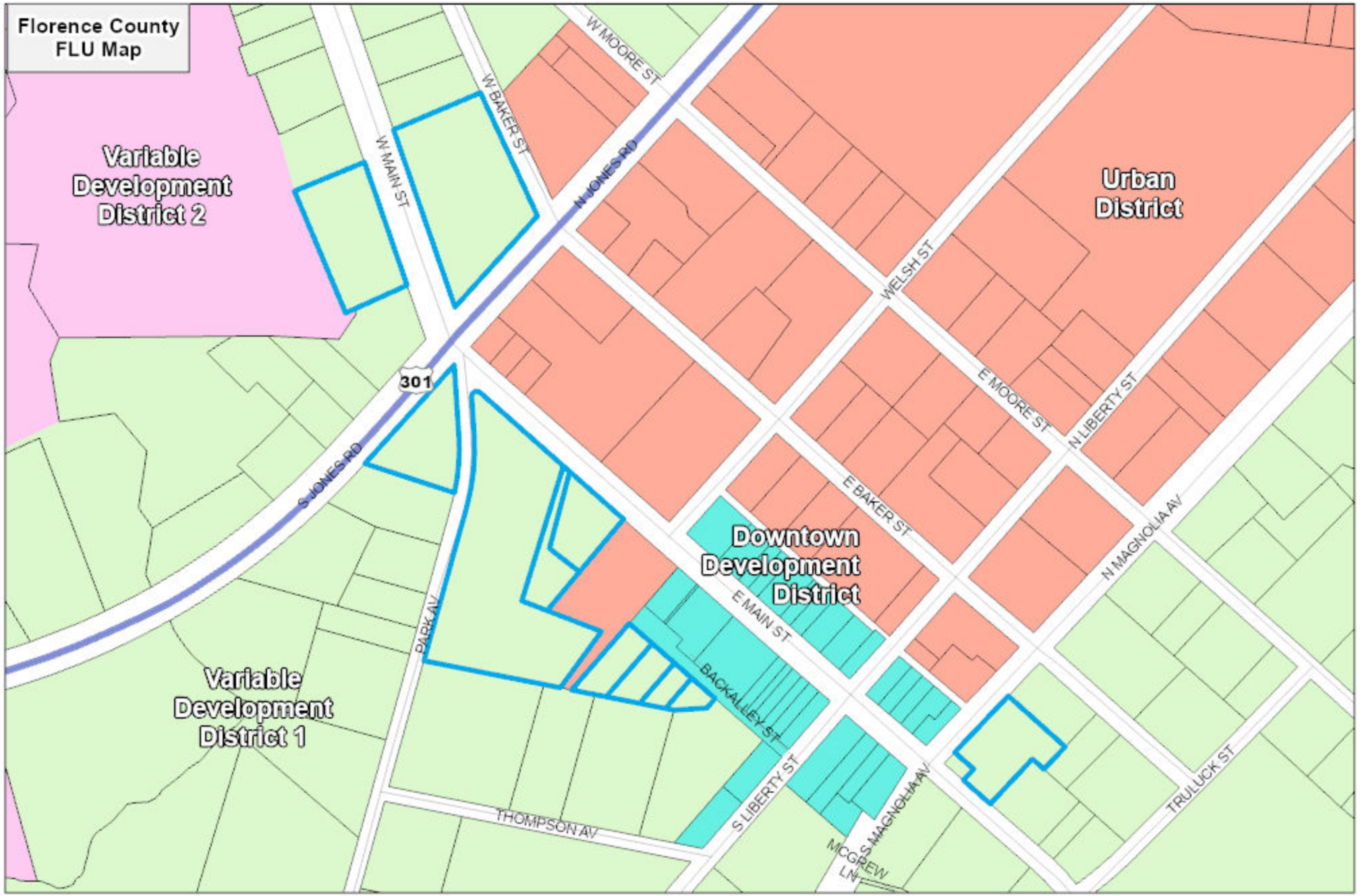
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Feet

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

N

Council District 1
PC#2026-68


Florence County
FLU Map
Variable
Development
District 2
Urban
District
Downtown
Development
District
Variable
Development
District 1
W MOORE ST
W BAKER ST
W MAIN ST
N JONES RD
WELSH ST
E MOORE ST
N LIBERTY ST
E BAKER ST
N MAGNOLIA AV
E MAIN ST
S JONES RD
301
PARK AV
BACKALLEY ST
S LIBERTY ST
S MAGNOLIA AV
THOMPSON AV
MCGREW LN
TRULUCK ST
0
480
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-68
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 17-2026/27
Third Reading

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 this Ordinance was advertised for Public Hearing on July 25, 2026 (PC) and August 6, 2026 (PC).
Planning Commission Public Hearing	: August 25, 2026	
Planning Commission Action	: August 25, 2026 [Approved 6-0]	
First Reading/Introduction	: September 17, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 Maps 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

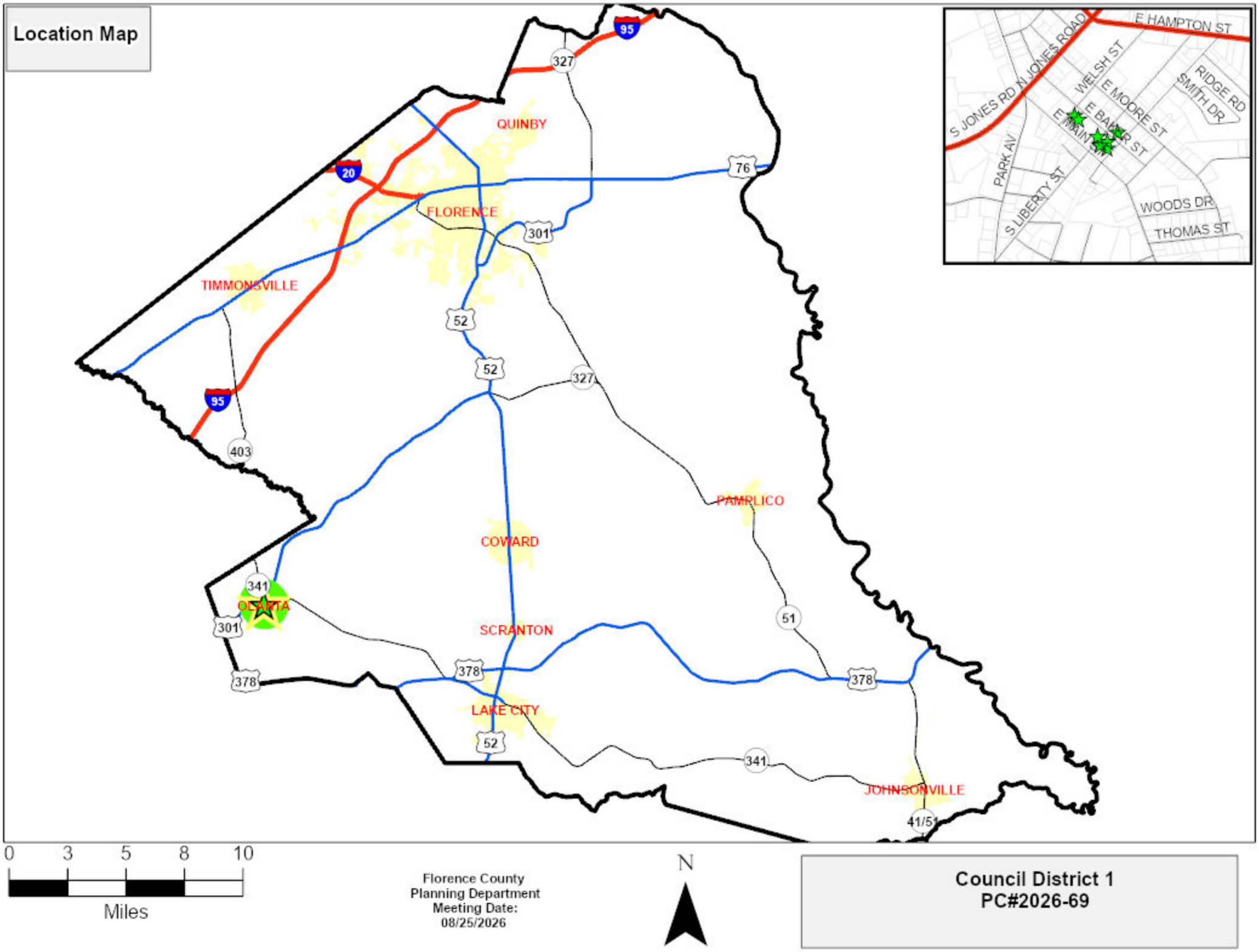
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District.**

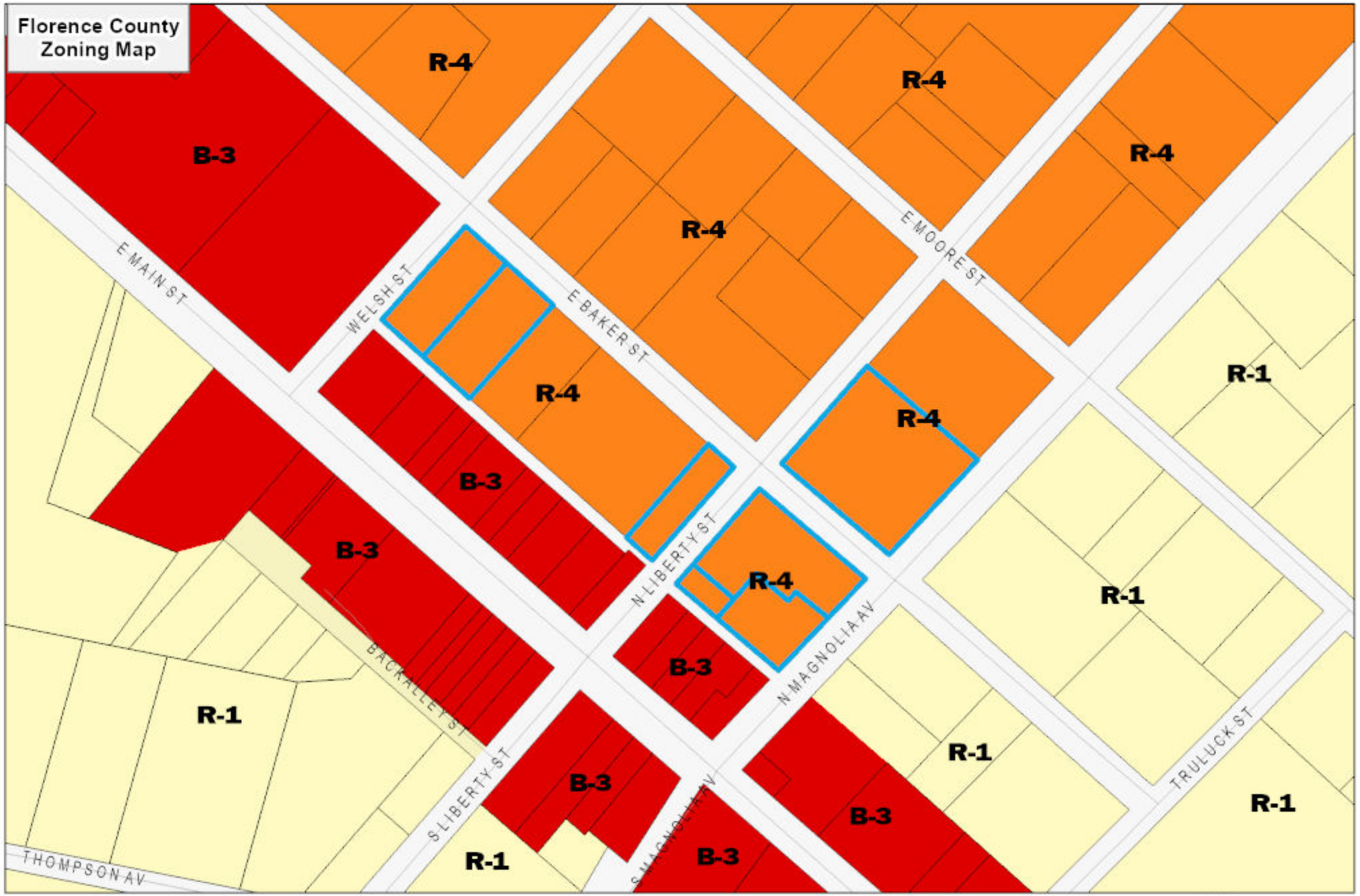
3. Surrounding Land Use and Zoning:
   All surrounding properties are zoned R-1, R-4, and B-3.

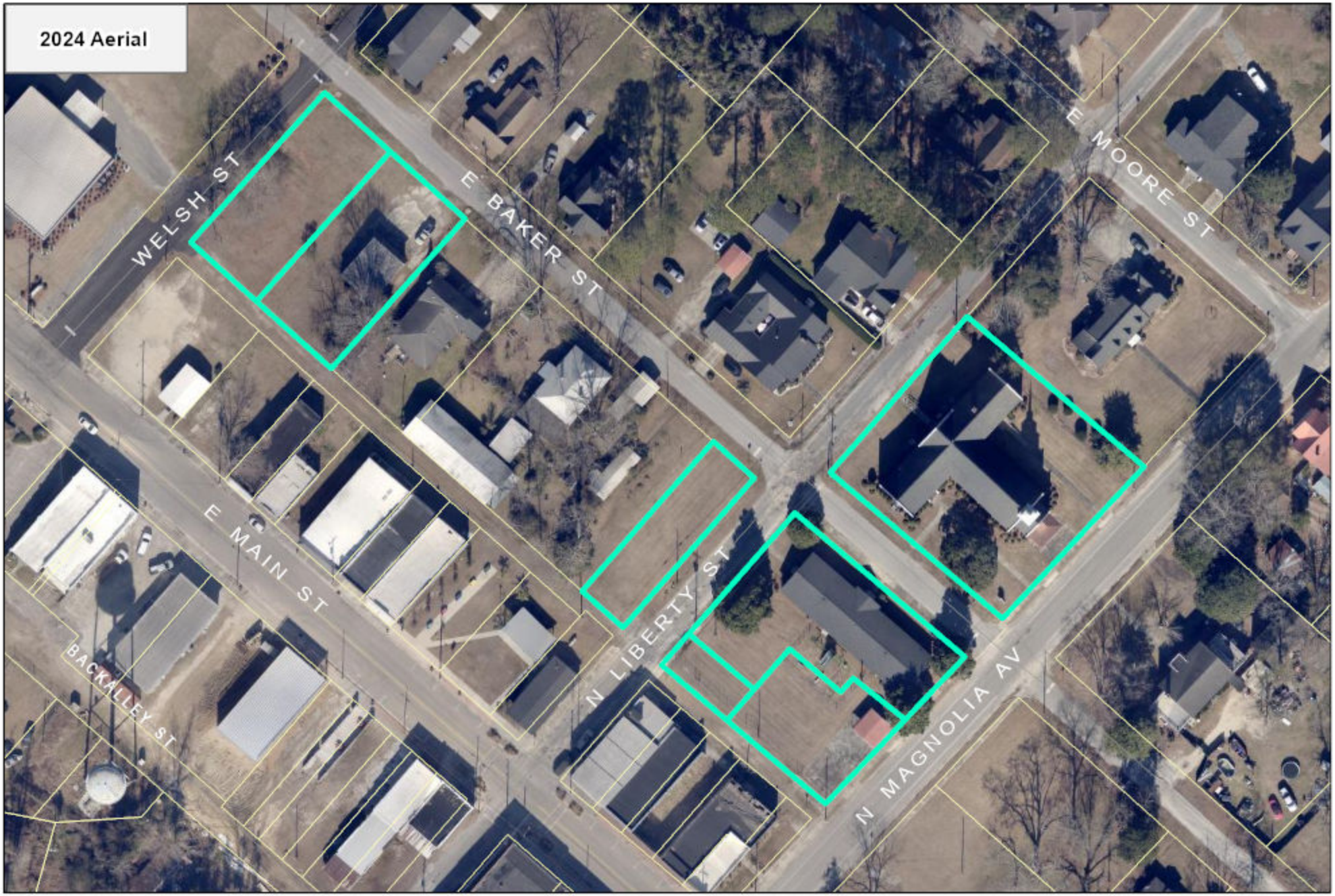
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning of these properties 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
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
SCRANTON
LAKE CITY
JOHNSONVILLE
OLANTA
95
20
76
301
52
327
403
341
51
378
41/51
E HAMPTON ST
S JONES RD
N JONES ROAD
WELSH ST
E MOORE ST
E BAKER ST
E MAIN ST
RIDGE RD
SMITH DR
PARK AV
S LIBERTY ST
WOODS DR
THOMAS ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-69

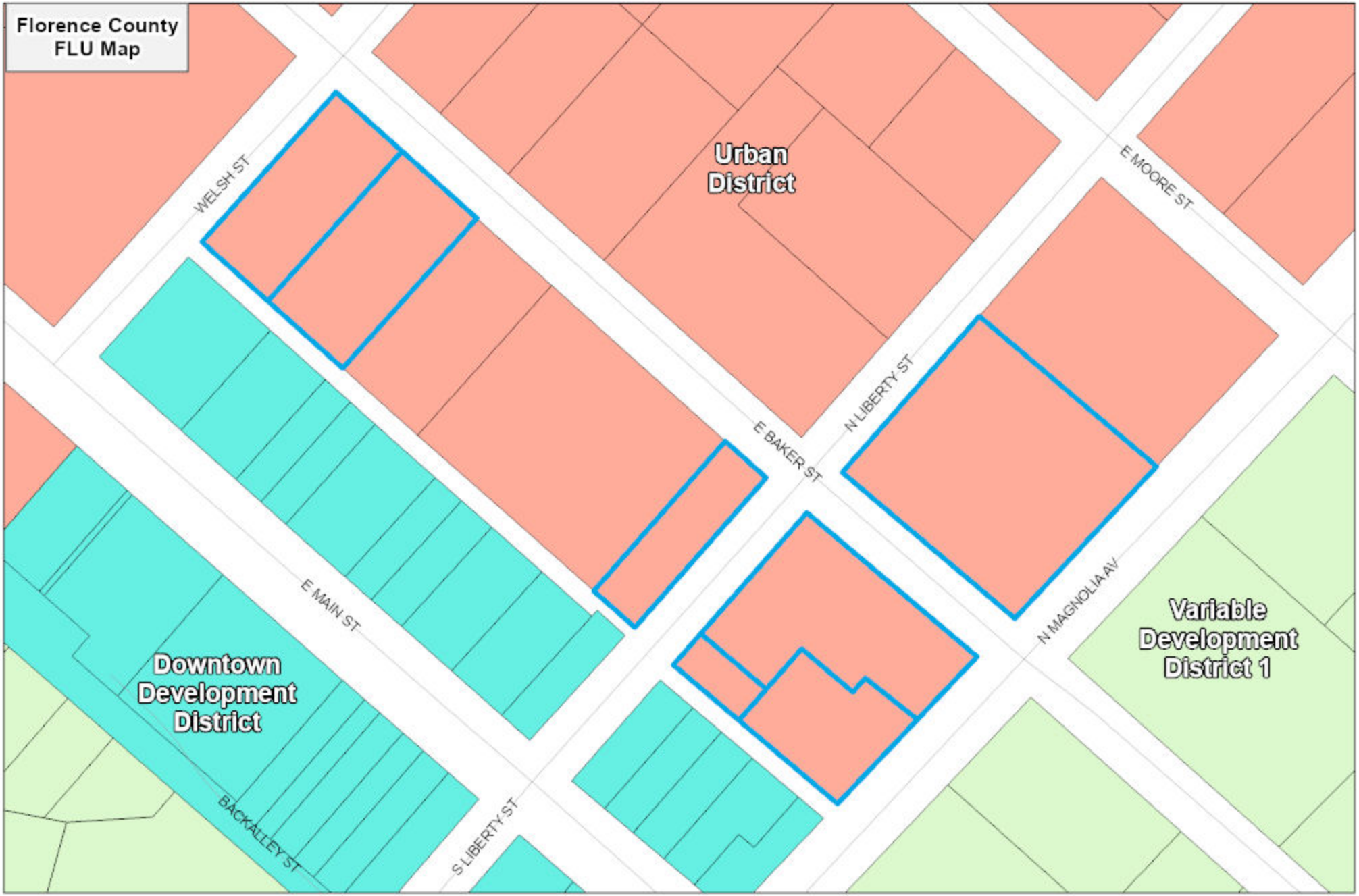

Florence County
Zoning Map
R-4
R-4
R-4
R-4
B-3
E MAIN ST
WELSH ST
E BAKER ST
E MOORE ST
R-4
R-4
R-4
R-1
B-3
B-3
N LIBERTY ST
R-4
R-1
B-3
N MAGNOLIA AV
BACK ALLEY ST
R-1
B-3
R-1
S LIBERTY ST
B-3
R-1
TRULUCK ST
R-1
THOMPSON AV
S MAGNOLIA AV
B-3
B-3
0
150
300 Feet
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-4, MULTI-FAMILY, LIMITED
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-69
N



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

N

Council District 1
PC#2026-69


Florence County
FLU Map
Urban
District
WELSH ST
E MOORE ST
E BAKER ST
N LIBERTY ST
E MAIN ST
N MAGNOLIA AV
Downtown
Development
District
Variable
Development
District 1
BACKALLEY ST
S LIBERTY ST
0
180
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-69
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 18-2026/27
Third Reading

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 July 25, 2026
Committee Referral	: N/A	(PC) and August 6, 2026
County Council Public Hearing	: N/A	(PC).
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

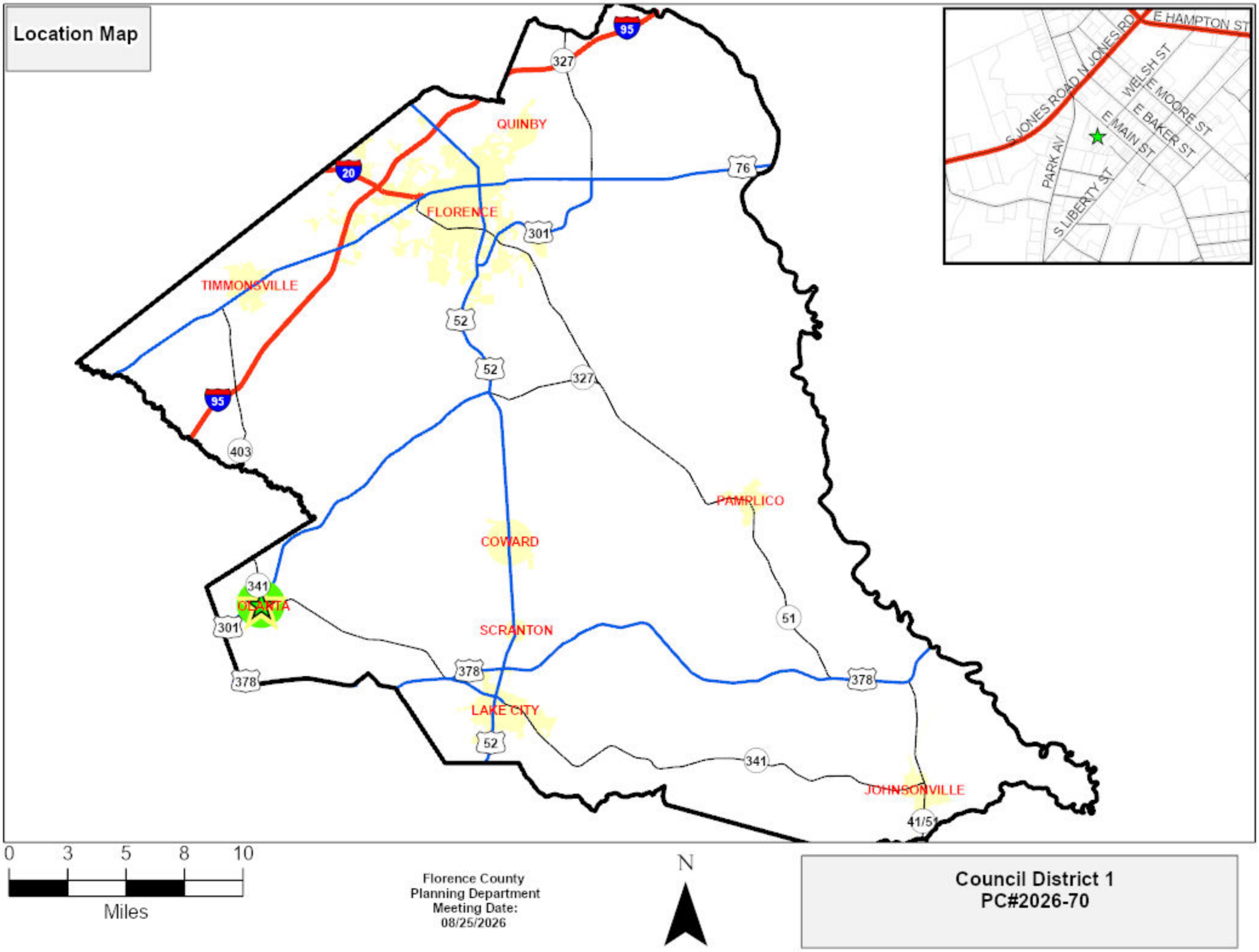
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **B-4, Central Commercial District.**

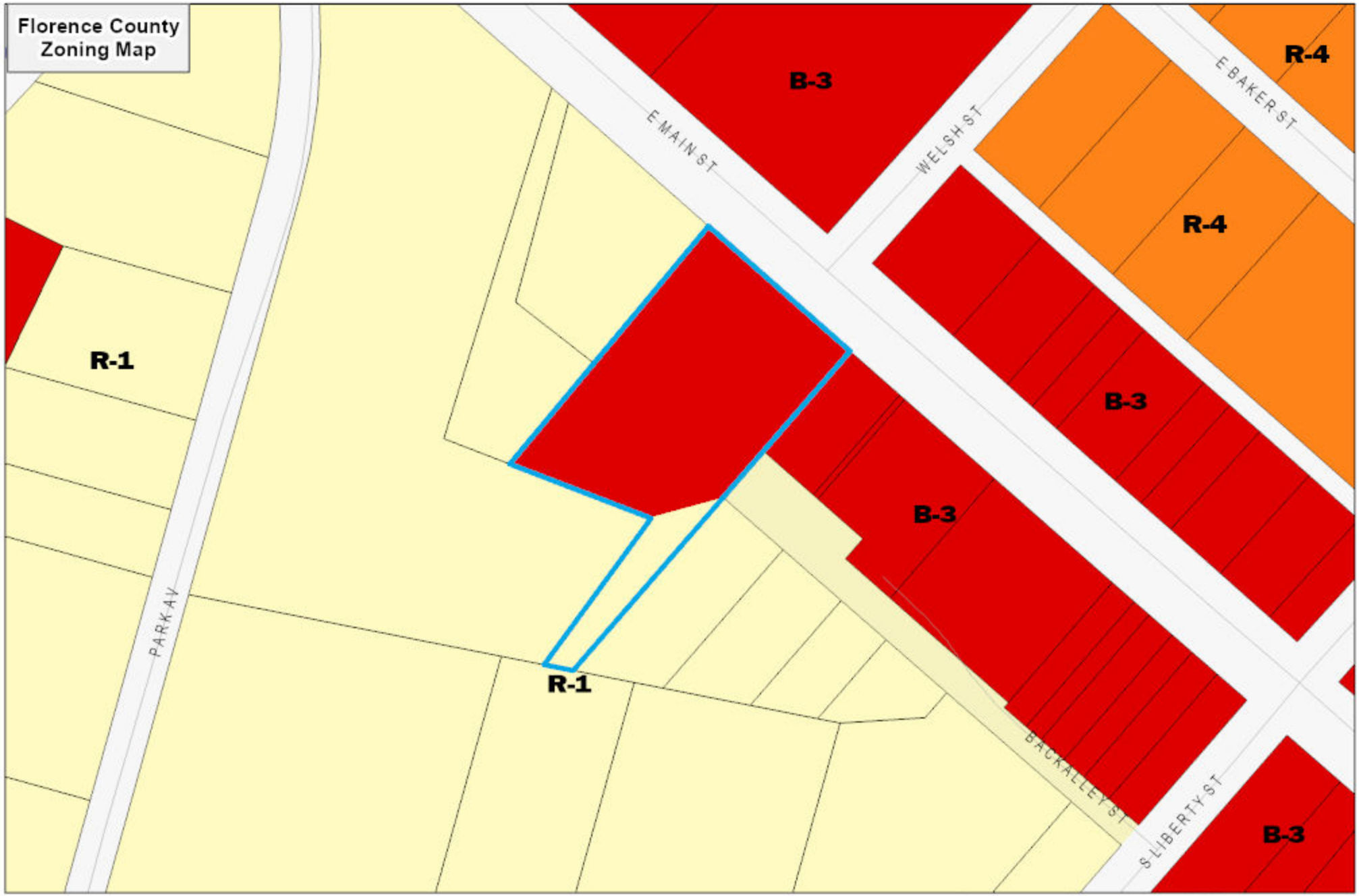
3. Surrounding Land Use and Zoning:
   All surrounding properties are zoned R-1 and B-3.

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
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
SCRANTON
LAKE CITY
JOHNSONVILLE
OLANTA
95
20
76
301
52
327
403
341
51
378
41/51
E HAMPTON ST
S JONES ROAD
N JONES RD
WELSH ST
E MOORE ST
E BAKER ST
E MAIN ST
PARK AV
S LIBERTY ST
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
08/25/2026
N
Council District 1
PC#2026-70


Florence County
Zoning Map
B-3
R-4
E MAIN ST
WELSH ST
E BAKER ST
R-4
R-1
B-3
B-3
PARK AV
R-1
BACK ALLEY ST
S LIBERTY ST
B-3
0
90
180 Feet
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
N



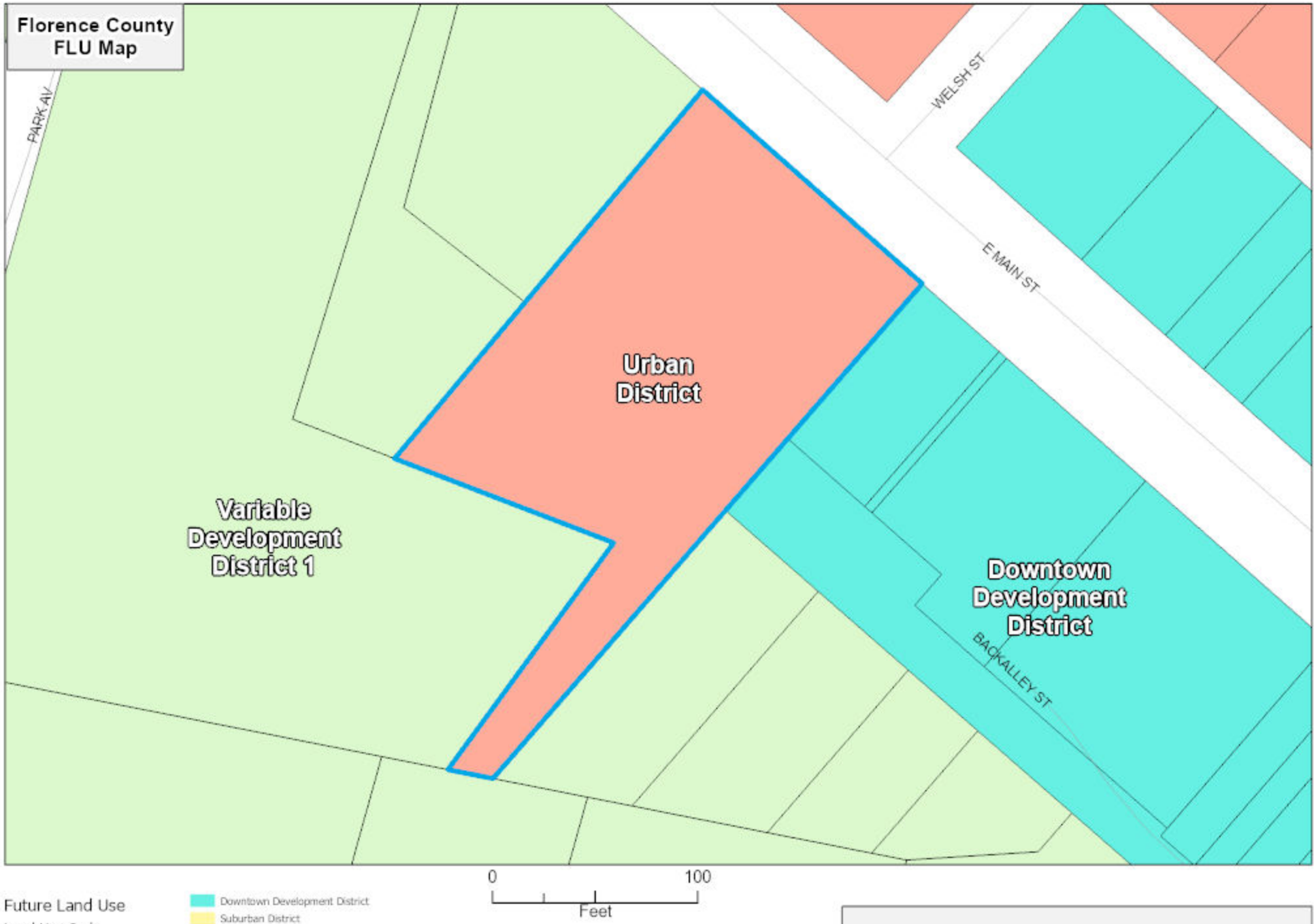
0 70 140

Feet

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

N

Council District 1
PC#2026-70


Florence County
FLU Map
PARK AV
WELSH ST
E MAIN ST
Urban
District
Variable
Development
District 1
Downtown
Development
District
BACKALLEY ST
0
100
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-70
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 19-2026/27
Third Reading

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 District 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 this Ordinance was advertised for Public Hearing on July 25, 2026 (PC) and August 6, 2026 (PC).
Planning Commission Public Hearing	: August 25, 2026	
Planning Commission Action	: August 25, 2026 [Approved 6-0]	
First Reading/Introduction	: September 17, 2026	
Committee Referral	: N/A	
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 District 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 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; 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

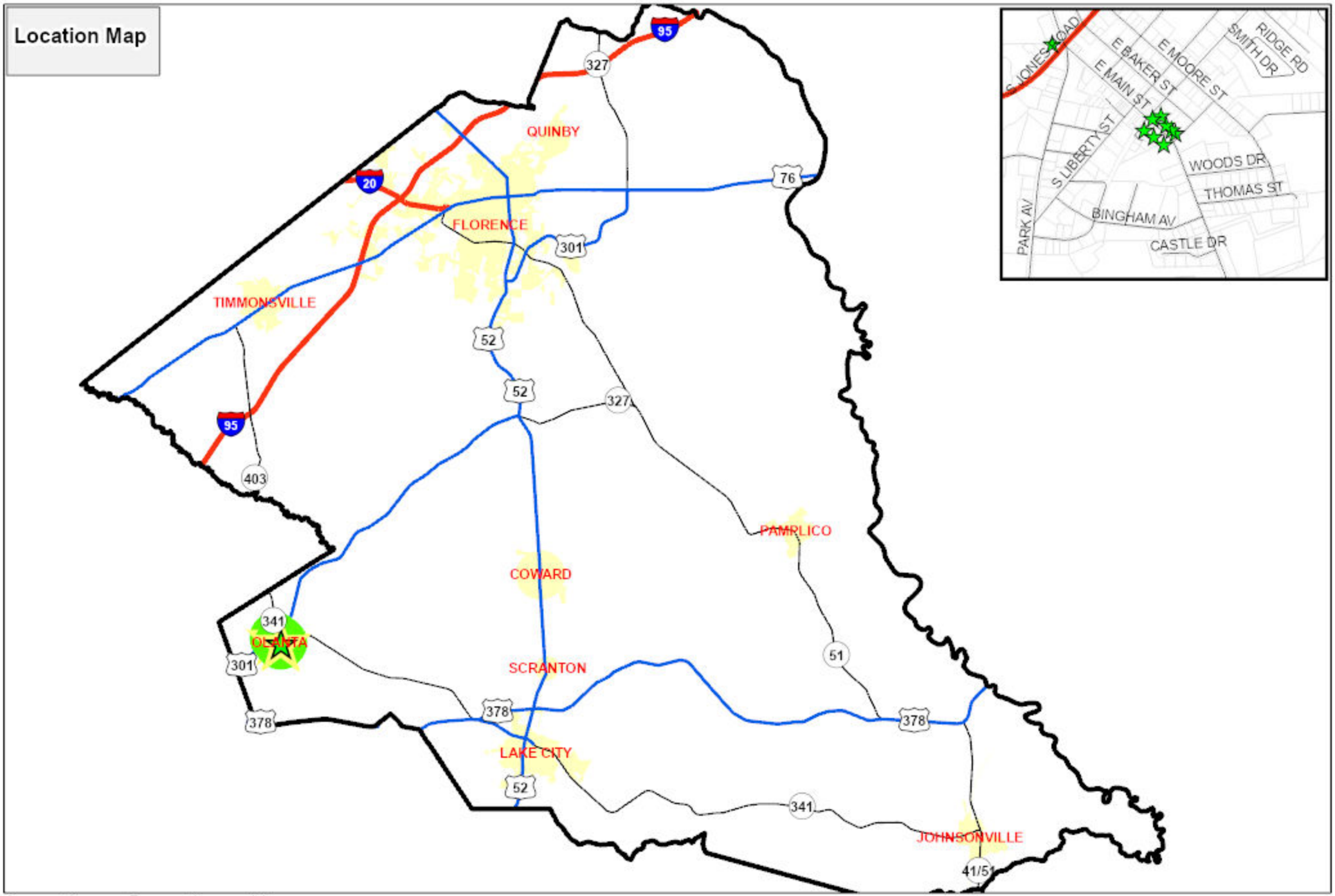
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-4, Central Commercial District.**

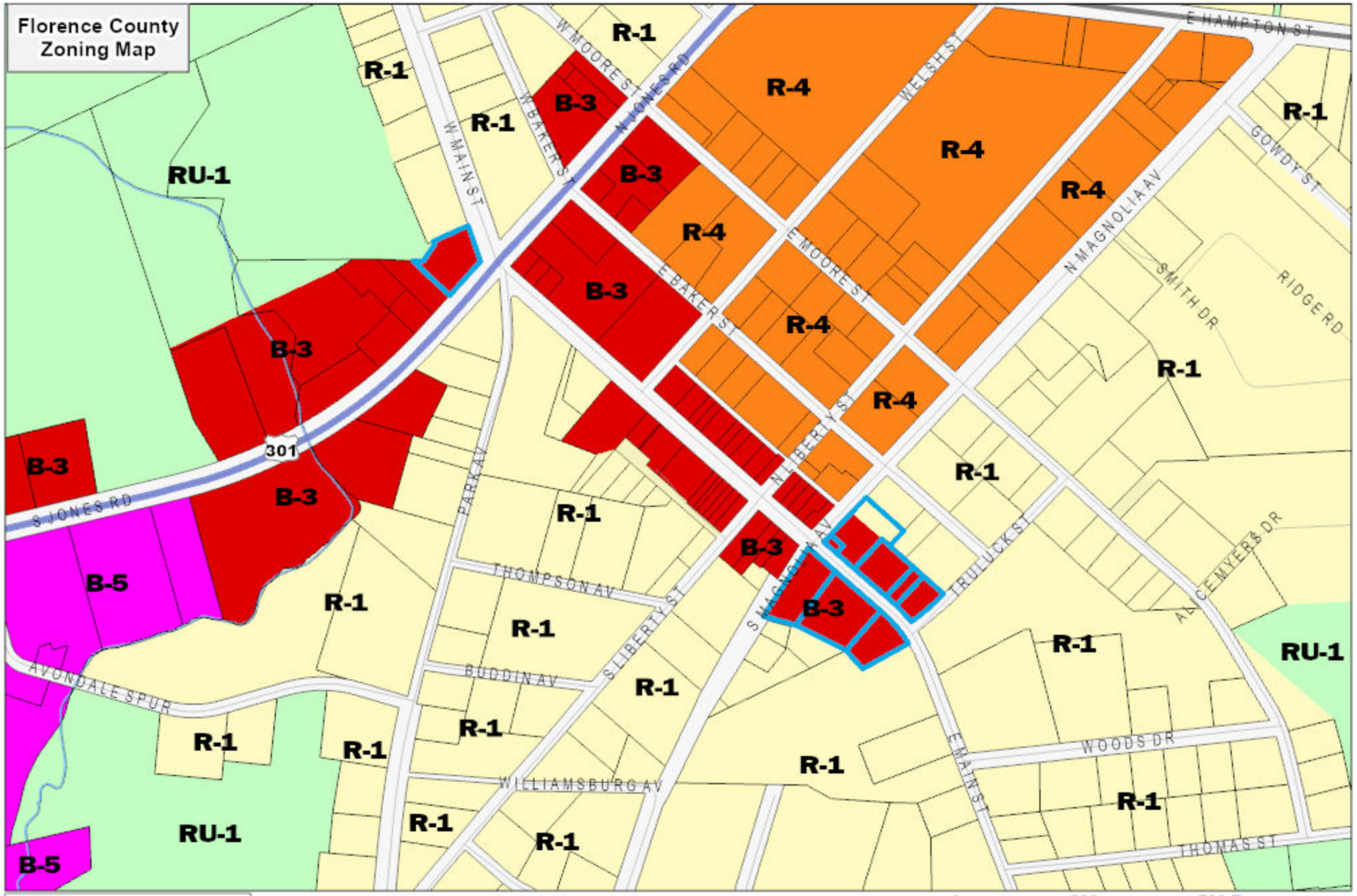
3. Surrounding Land Use and Zoning:
   All surrounding properties are zoned R-1, RU-1, and B-3.

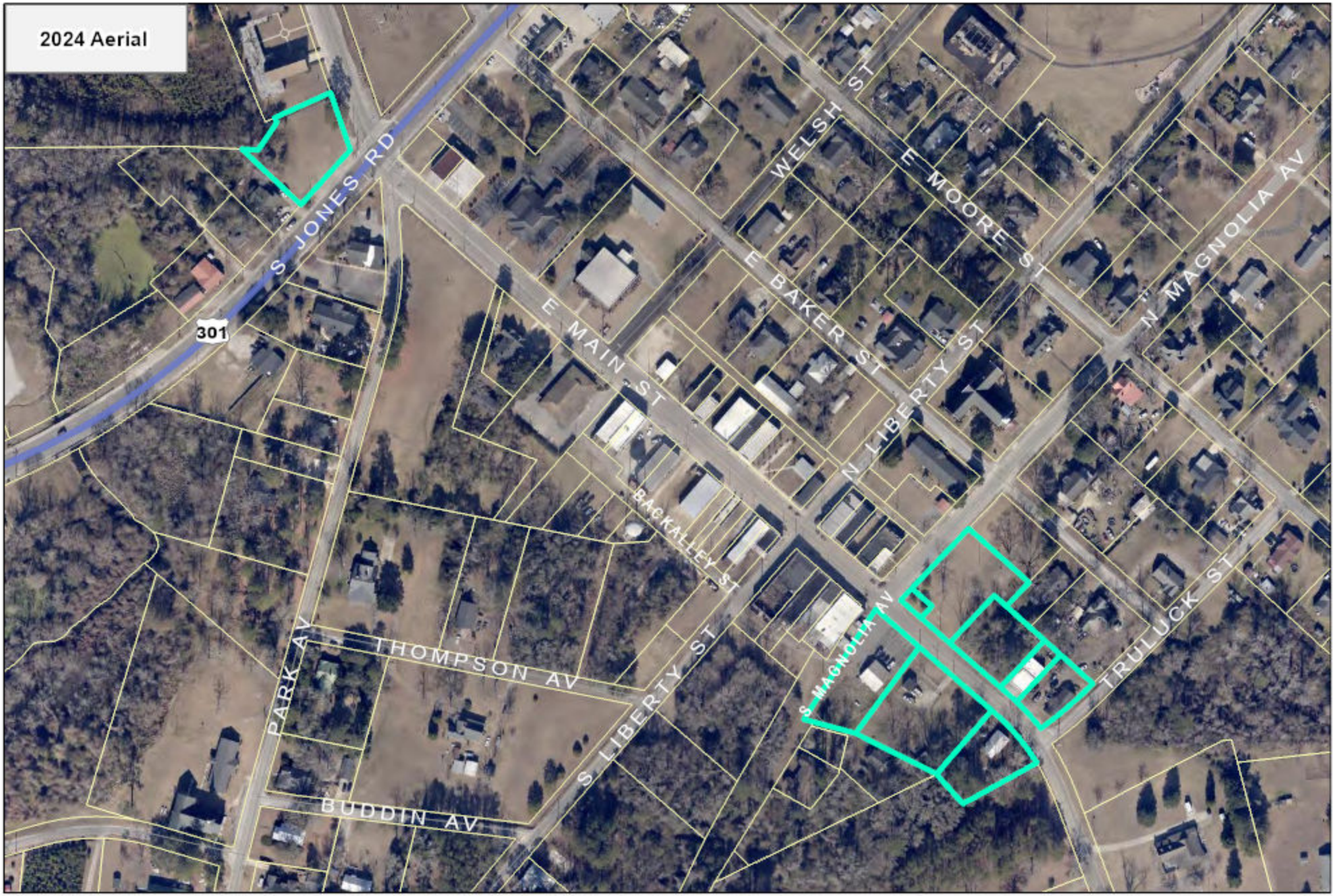
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). Florence County has requested to change the future land use designation of these properties to Downtown Development District (DDD). The requested rezoning 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
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
S JONES GAD
E BAKER ST
E MAIN ST
E MOORE ST
RIDGE RD
SMITH DR
S LIBERTY ST
WOODS DR
THOMAS ST
BINGHAM AV
PARK AV
CASTLE DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-71

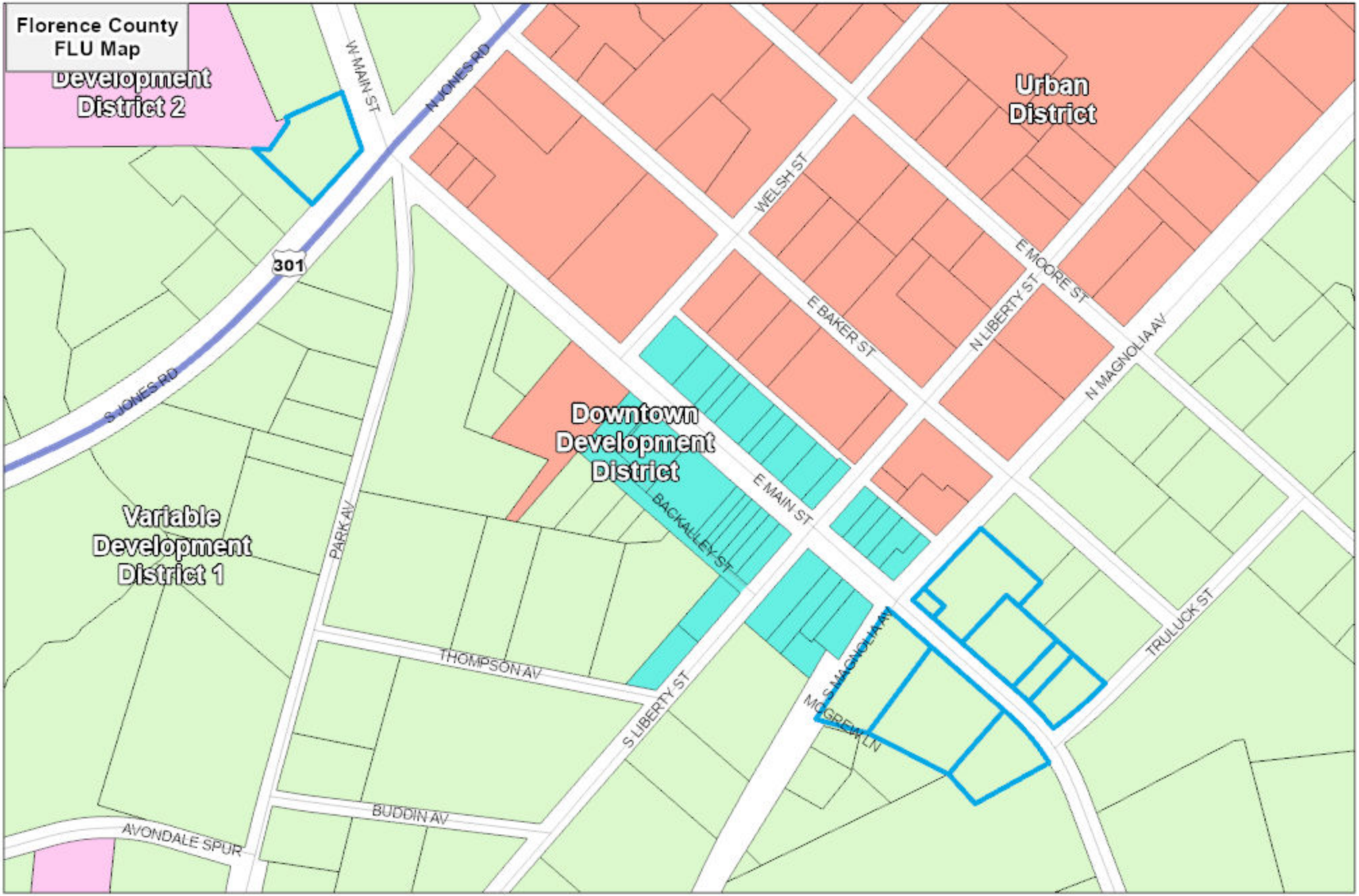

Florence County
Zoning Map
R-1
R-4
B-3
B-5
RU-1
301
W MAIN ST
N JONES RD
S JONES RD
W MOORE ST
W BAKER ST
E MOORE ST
E BAKER ST
E HAMPTON ST
WELSH ST
N MAGNOLIA AV
GOWDY ST
SMITH DR
RIDGE RD
PARK AV
N LIBERTY ST
S LIBERTY ST
S MAGNOLIA AV
TRULUCK ST
AL CEMYERS DR
THOMPSON AV
BUDDIN AV
AVONDALE SPUR
WILLIAMSBURG AV
WOODS DR
E MAIN ST
THOMAS ST
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
0
380
760 Feet
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-71



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

N

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

N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 20-2026/27
Third Reading

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 August 6, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 Maps 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

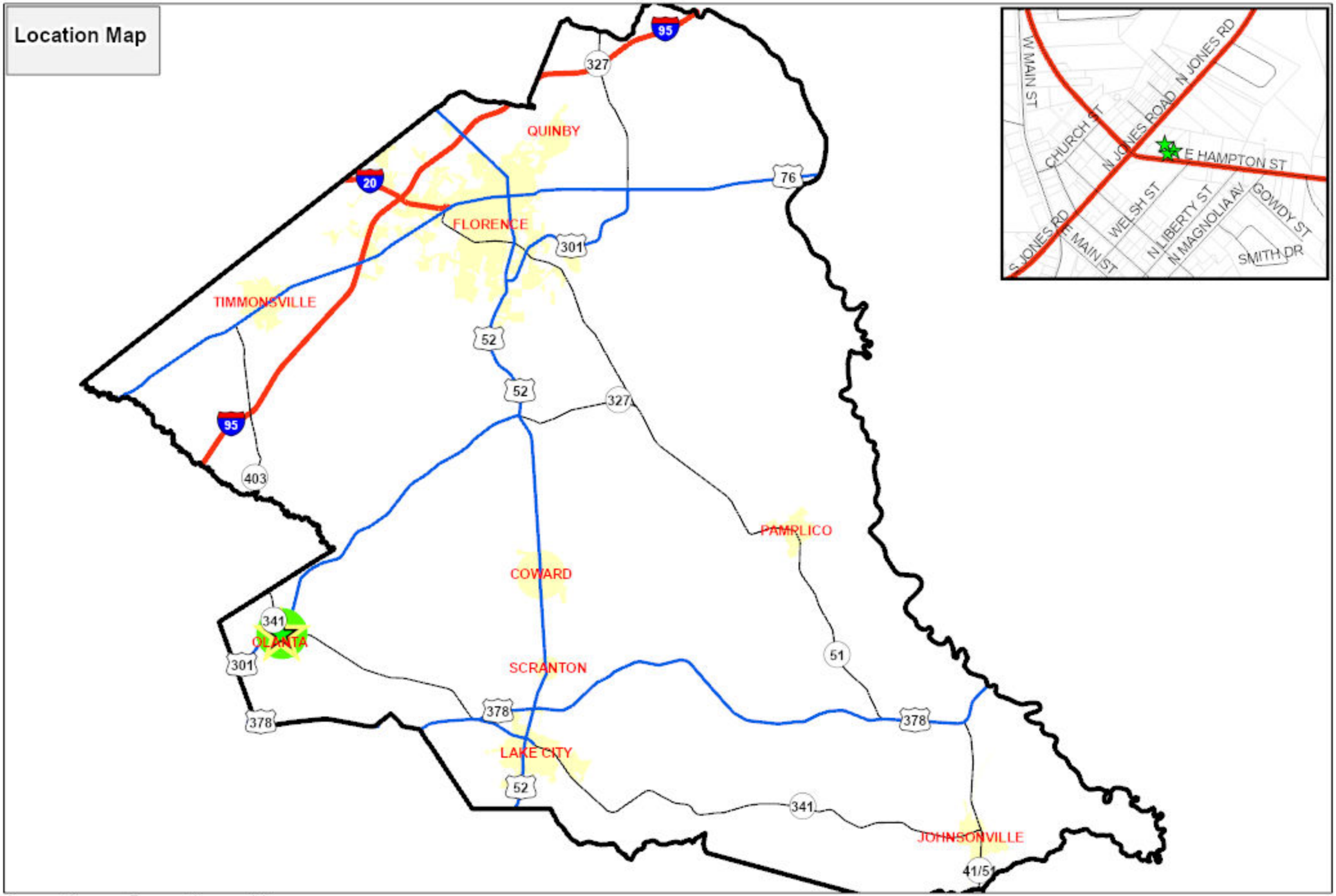
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

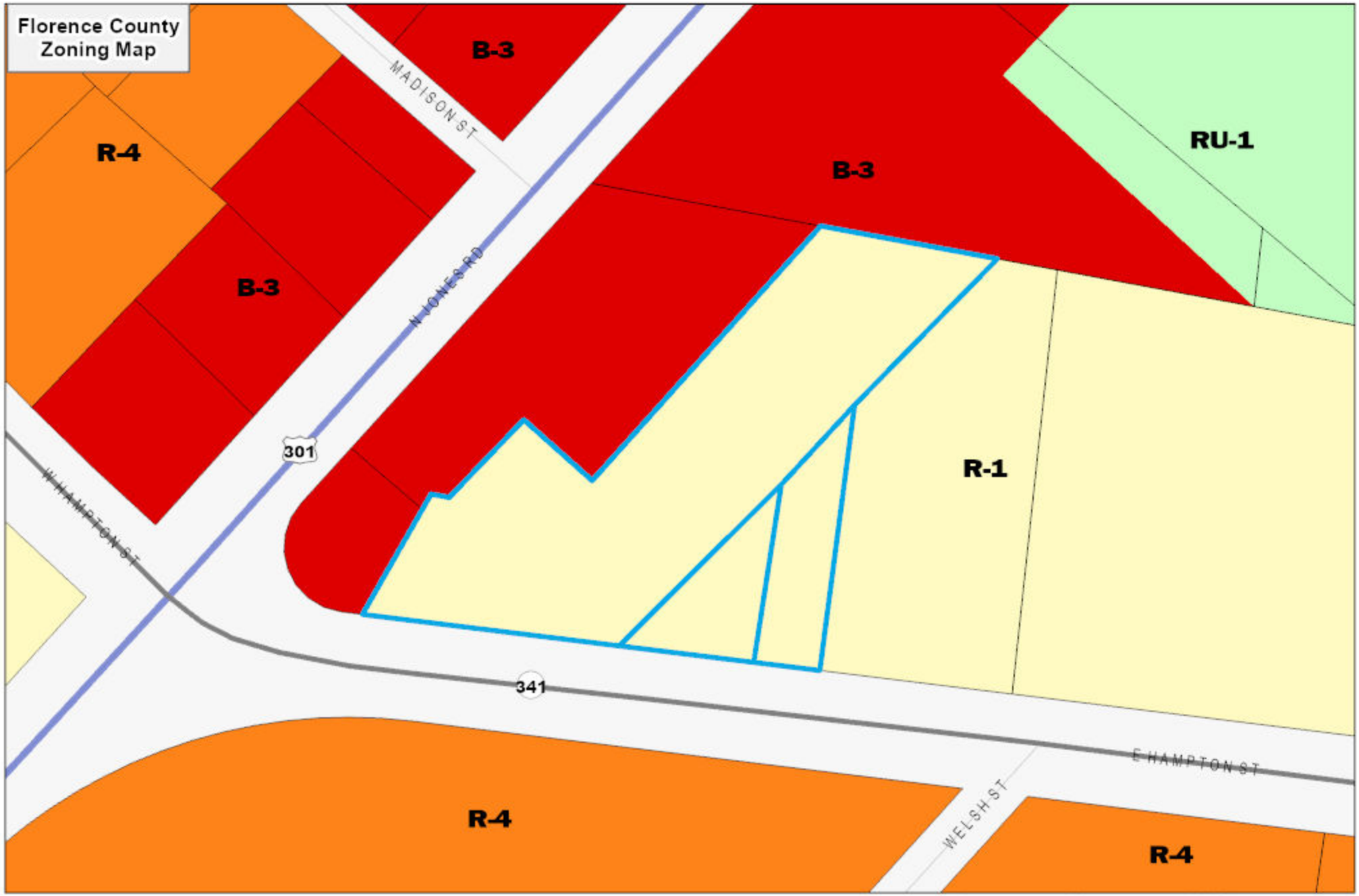
3. Surrounding Land Use and Zoning:
   The surrounding properties are zoned R-1, R-4, and B-3.

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
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W MAIN ST
CHURCH ST
N JONES RD
N JONES ROAD
E HAMPTON ST
WELSH ST
N LIBERTY ST
N MAGNOLIA AV
GOWDY ST
S JONES RD
E MAIN ST
SMITH DR
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
08/25/2026
N
Council District 1
PC#2026-72


Florence County
Zoning Map
B-3
MADISON ST
R-4
B-3
B-3
RU-1
N JONES RD
301
R-1
W HAMPTON ST
341
E HAMPTON ST
WELSH ST
R-4
R-4
0
90
180 Feet
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#2026-72
N



0 70 140

Feet

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

N

Council District 1
PC#2026-72

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 21-2026/27
Third Reading

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 August 6, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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 Maps 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

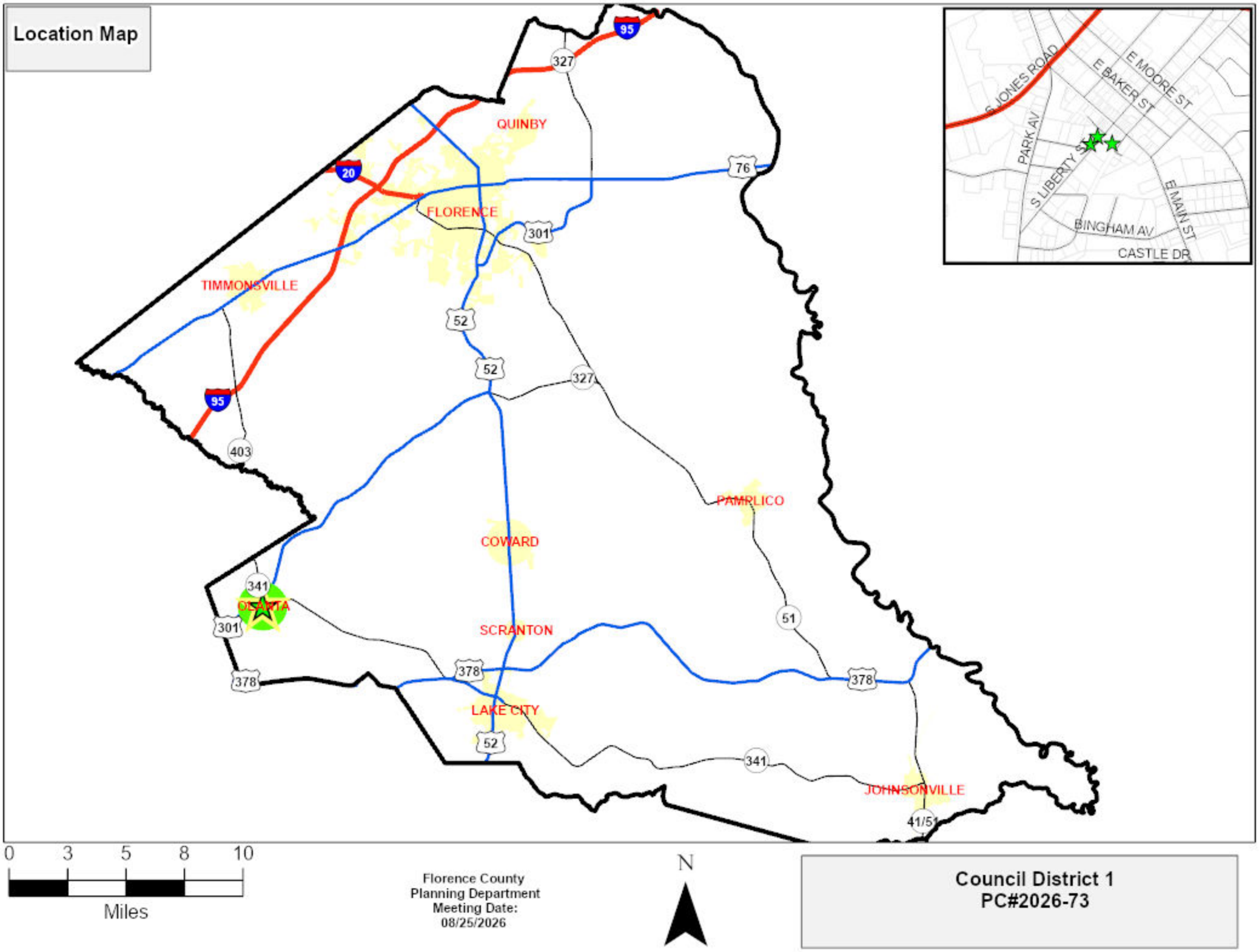
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.

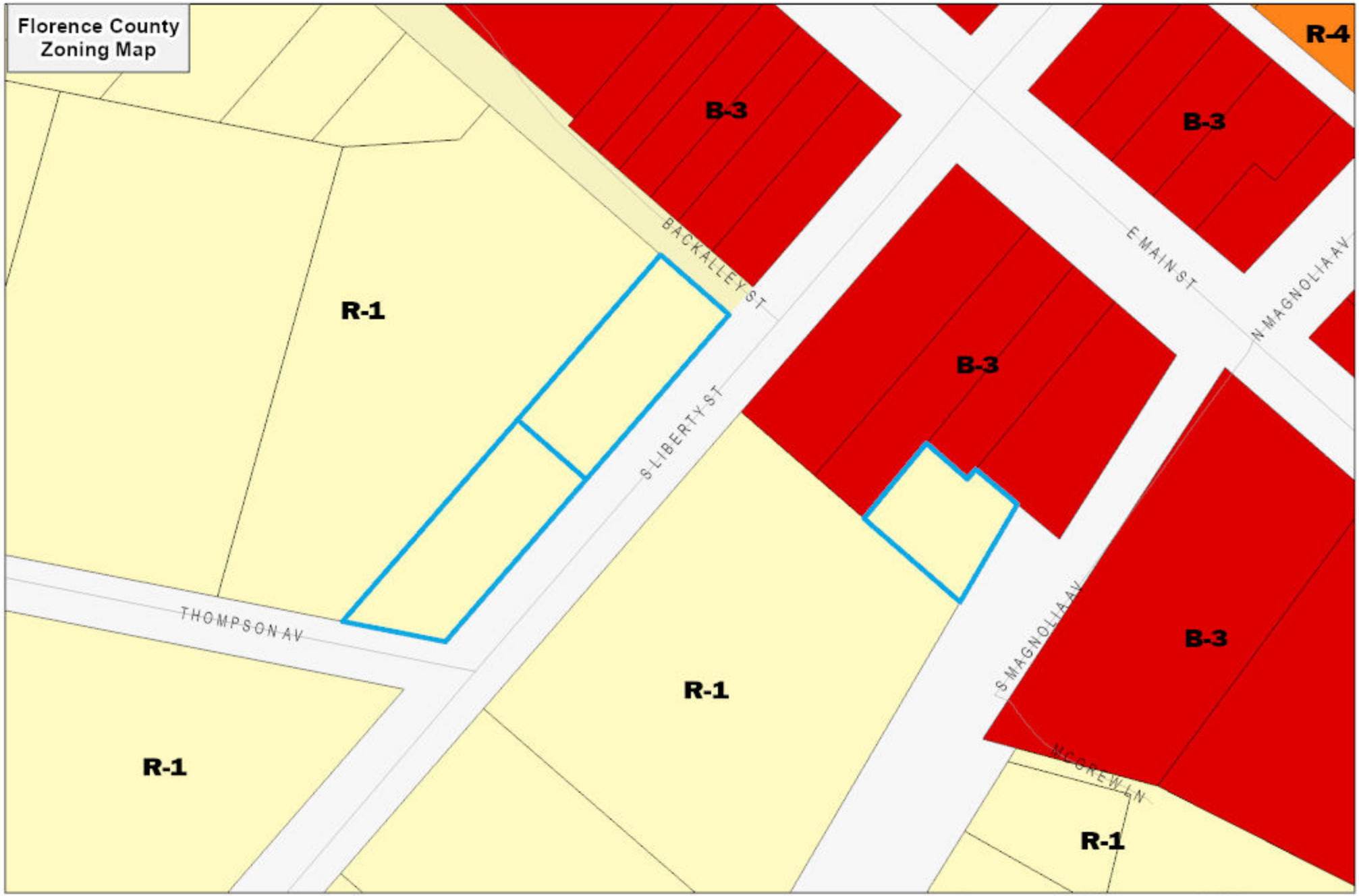
3. Surrounding Land Use and Zoning:
   The surrounding properties are zoned R-1 and B-3.

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
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
S JONES ROAD
E BAKER ST
E MOORE ST
PARK AV
S LIBERTY ST
E MAIN ST
BINGHAM AV
CASTLE DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-73


Florence County
Zoning Map
B-3
B-3
R-4
R-1
B-3
BACKALLEY ST
E MAIN ST
N MAGNOLIA AV
S LIBERTY ST
THOMPSON AV
S MAGNOLIA AV
B-3
R-1
R-1
MCCREW LN
R-1
0
70
140 Feet
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
N



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

Council District 1
PC#2026-73

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 22-2026/27
Third Reading

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 August 6, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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,
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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 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; 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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:

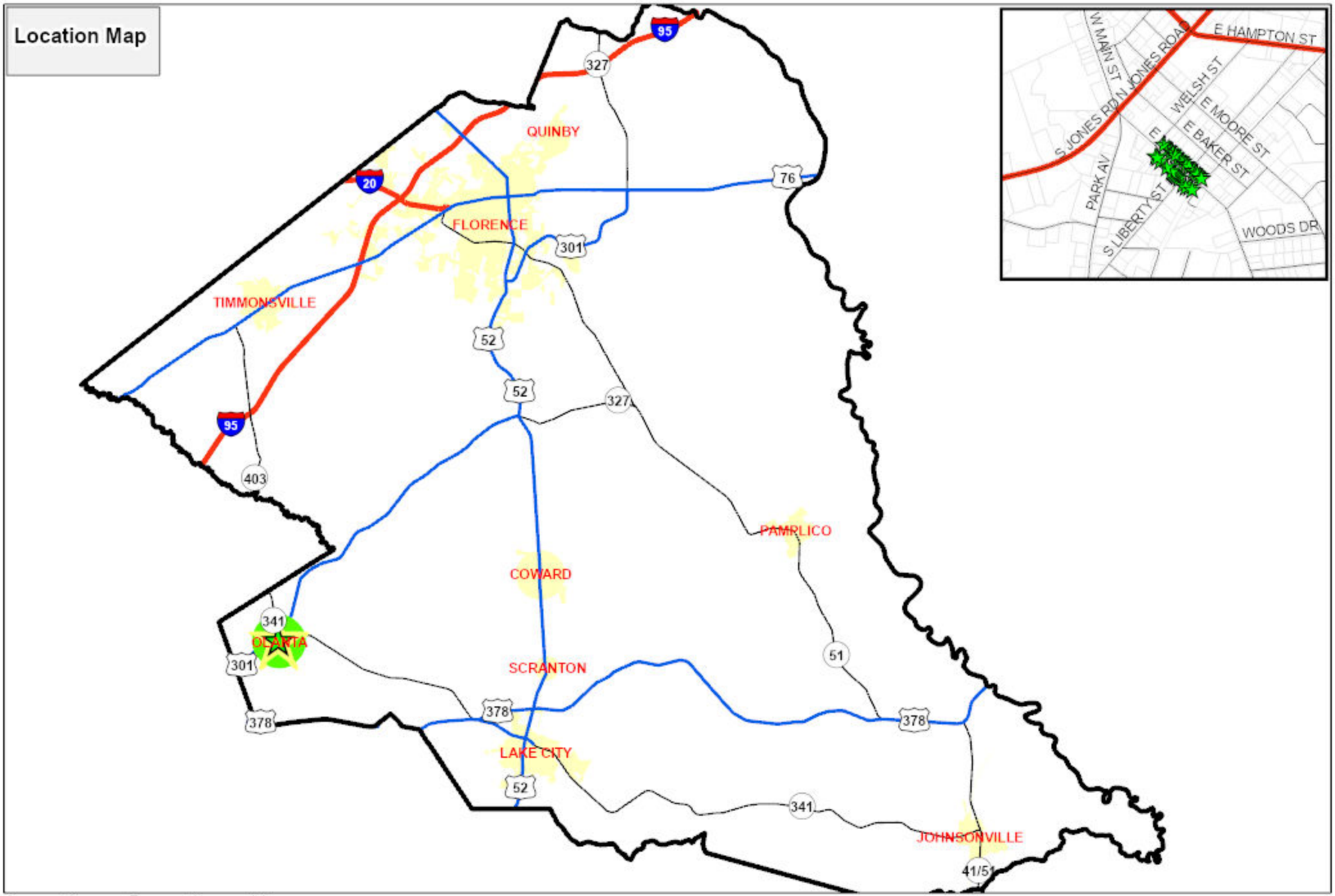
The proposed zoning recommendation for these subject properties is **B-4, Central Commercial District**.

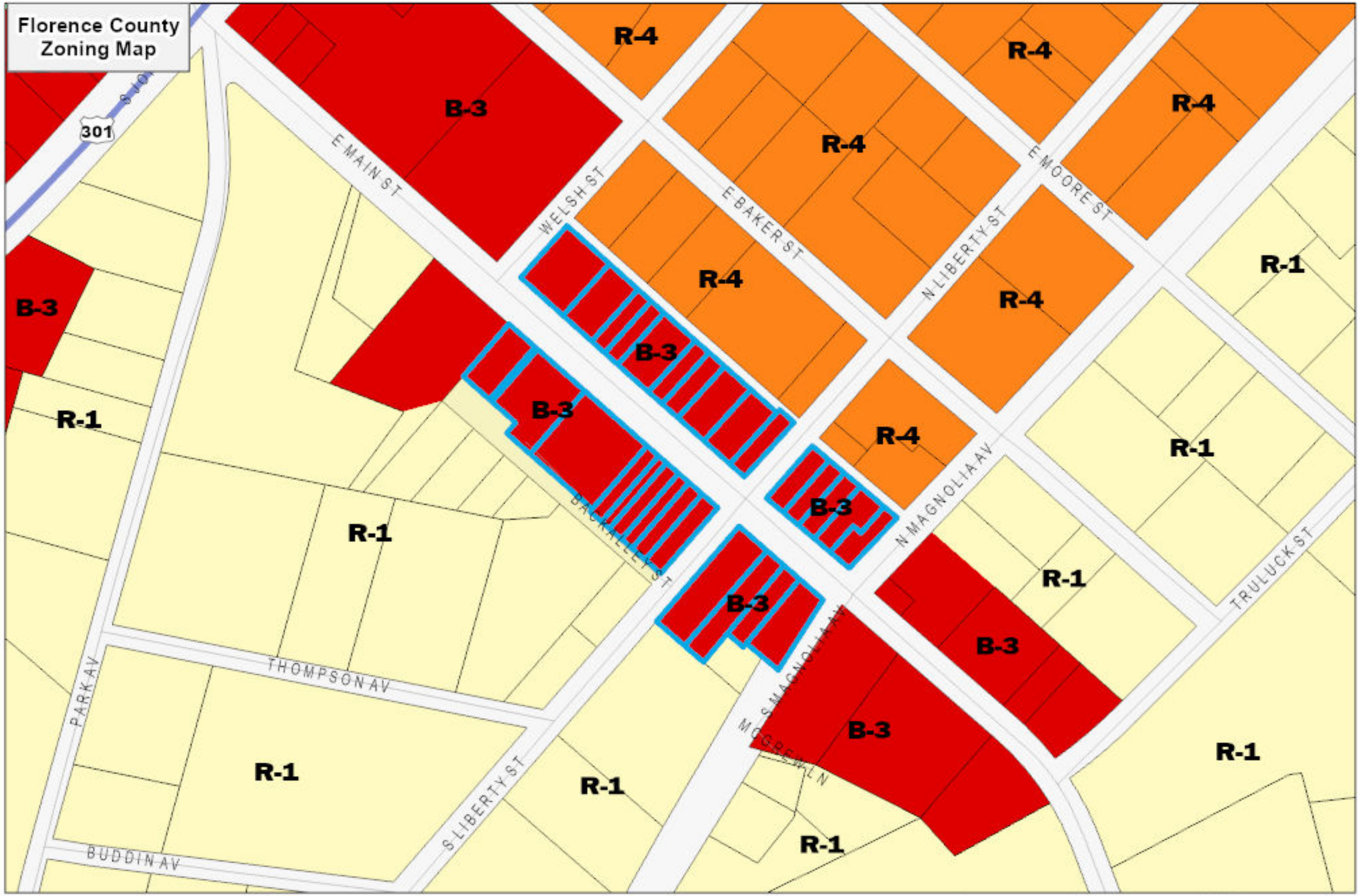
3. Surrounding Land Use and Zoning:
   The surrounding properties are zoned R-1, R-4, and B-3.

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.

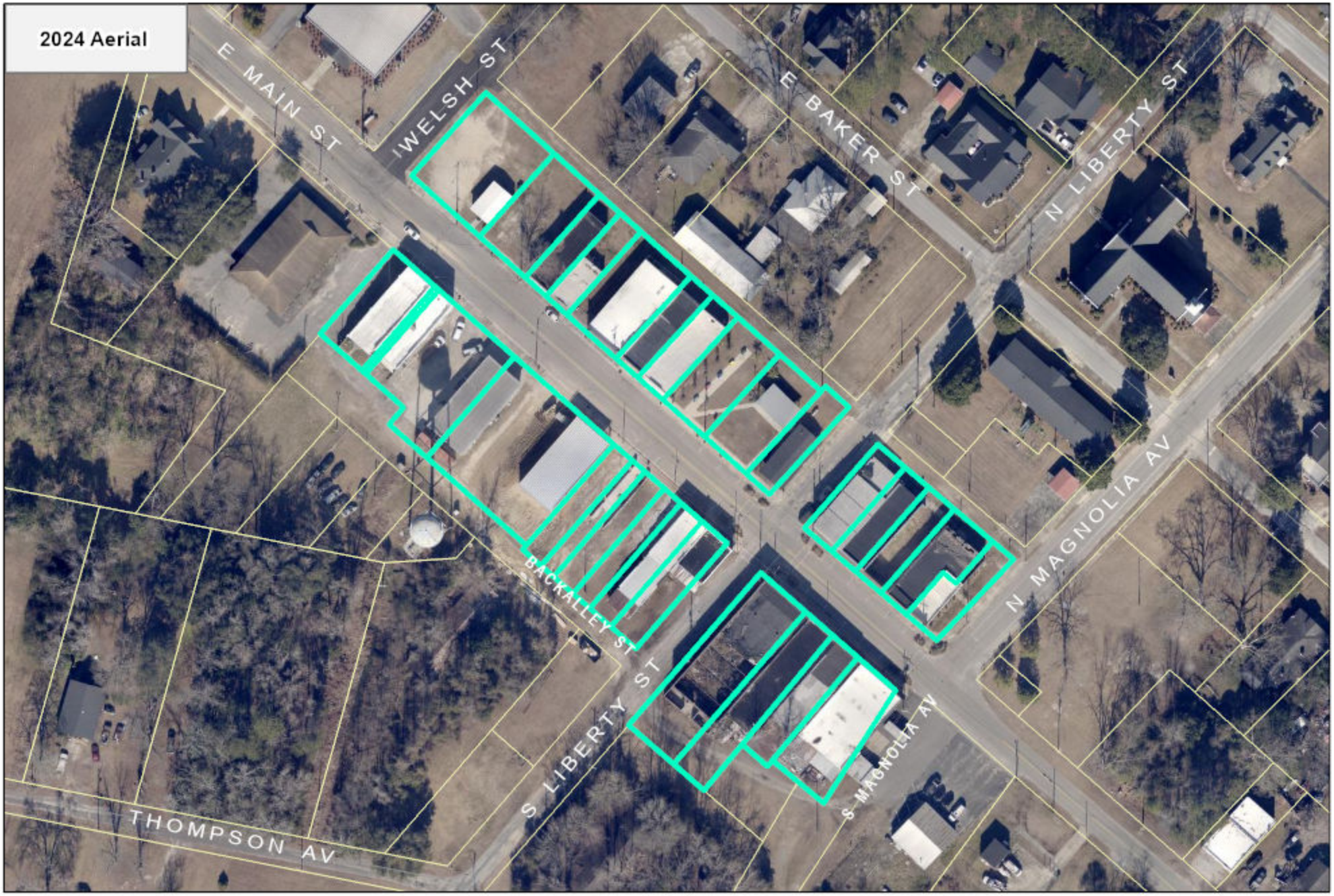

Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
SCRANTON
LAKE CITY
JOHNSONVILLE
DILLON
95
20
76
301
52
327
403
341
51
378
41/51
W MAIN ST
E HAMPTON ST
S JONES RD
N JONES ROAD
WELSH ST
E MOORE ST
E BAKER ST
PARK AV
S LIBERTY ST
WOODS DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
08/25/2026
Council District 1
PC#2026-74



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



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

Council District 1
PC#2026-74

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 23-2026/27
Third Reading

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 August 6, 2026
Committee Referral	: N/A	(PC).
County Council Public Hearing	: N/A	
Second Reading	: October 15, 2026	
Third Reading	: November 19, 2026	
Effective Date	: Immediately	

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,
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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 Maps 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:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, 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.

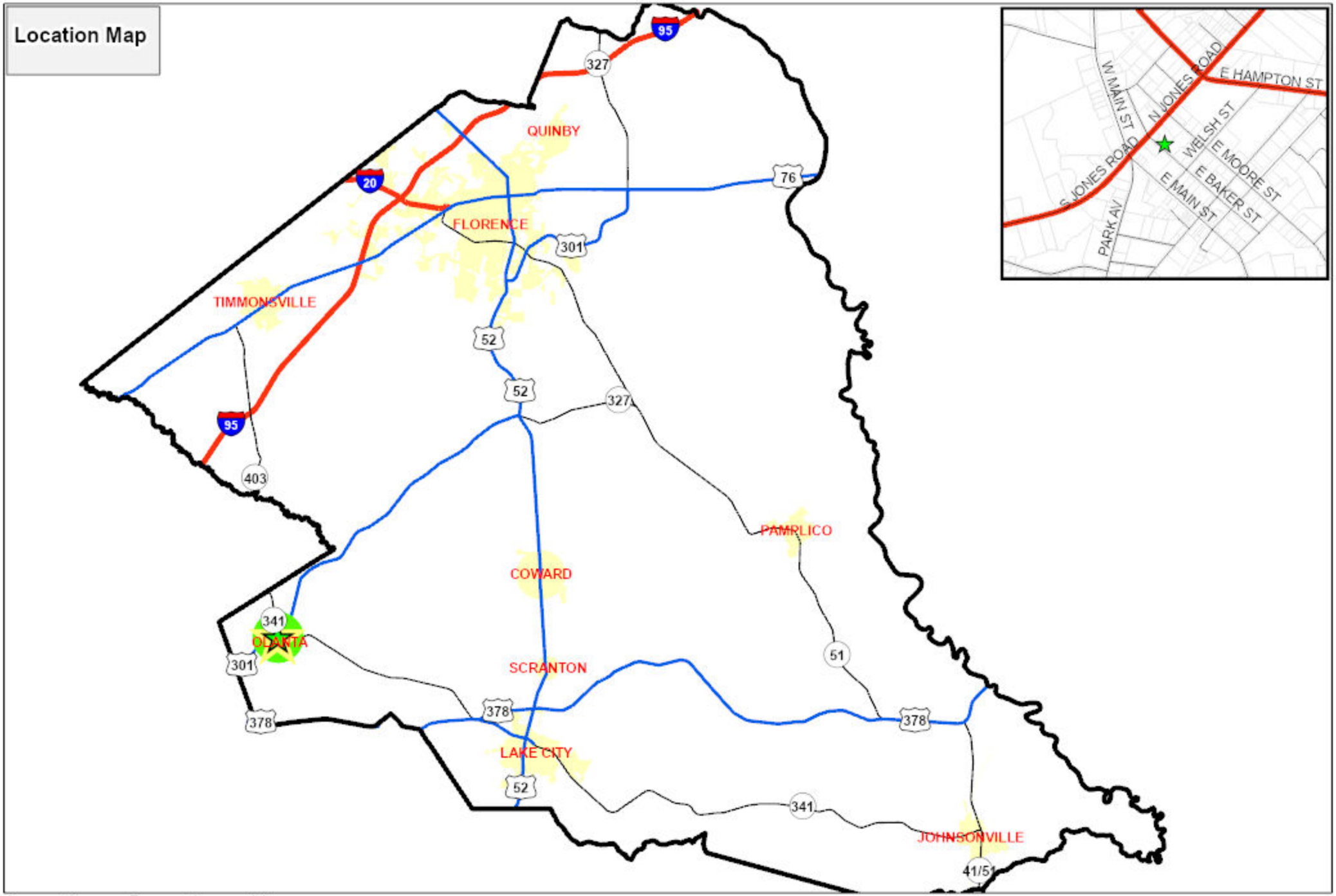
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for this subject property is **R-4, Multi-Family Residential District, Limited.**

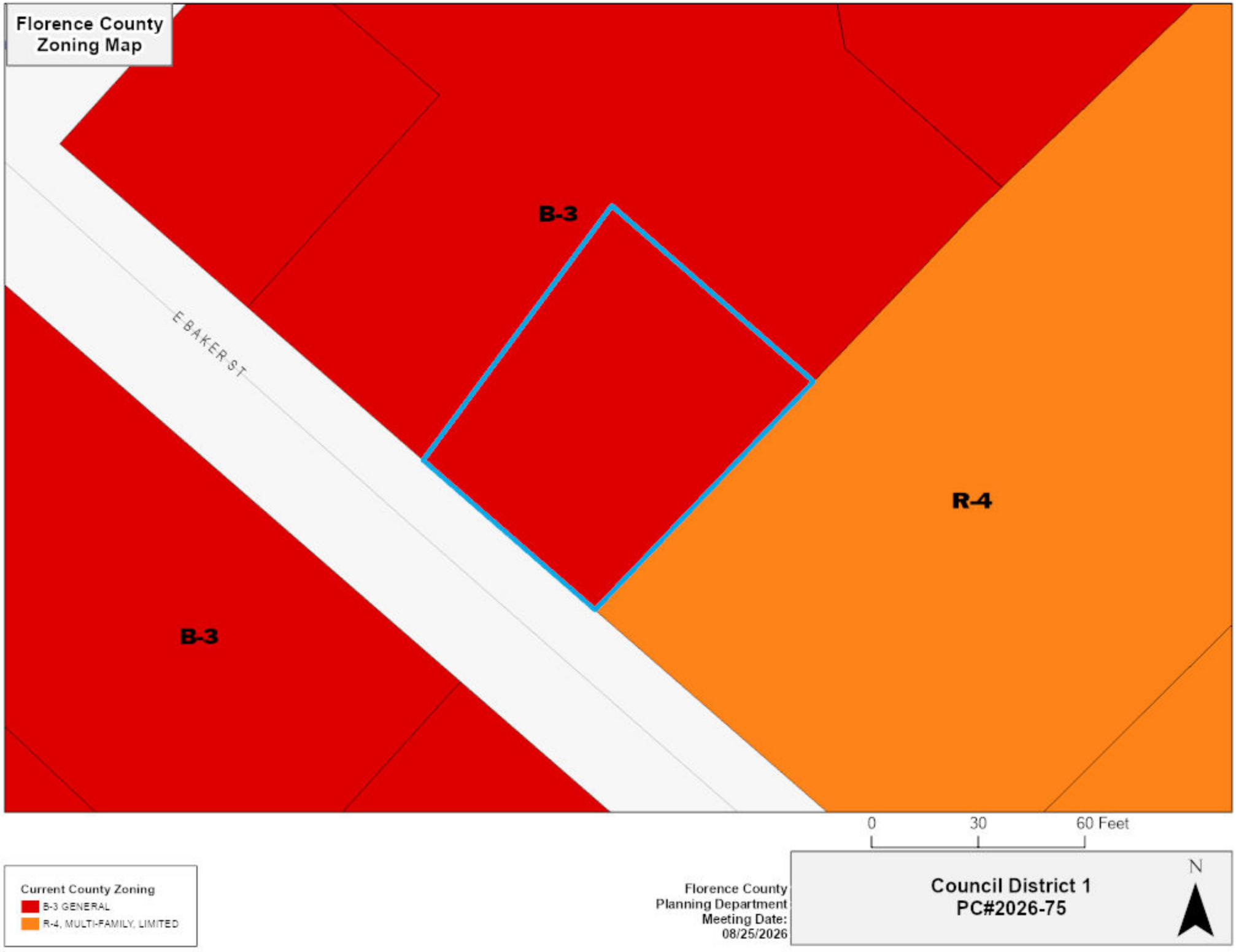
3. Surrounding Land Use and Zoning:
   The surrounding properties are zoned R-4, and B-3.

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
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327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
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403
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COWARD
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OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W MAIN ST
N JONES ROAD
E HAMPTON ST
WELSH ST
E MOORE ST
S JONES ROAD
E BAKER ST
E MAIN ST
PARK AV
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
08/25/2026
N
Council District 1
PC#2026-75


Florence County
Zoning Map
B-3
E BAKER ST
R-4
B-3
0
30
60 Feet
N
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



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

Council District 1
PC#2026-75

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 24-2026/27
Third Reading

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.]

POINTS TO CONSIDER:

1. The State of South Carolina adopted, by reference and amendment, the latest editions of the building codes nationally recognized for regulation of construction; and,

2. These codes are mandated by the State of South Carolina, and are set to be effective January 1, 2027; and,

3. The Florence County Code of Ordinances must comply with the South Carolina Code of Laws; and,

4. The Planning Commission was notified of the text amendment of the state mandated code adoption at the Planning Commission meeting on August 25, 2026. This text amendment does not require Planning Commission action of the state mandated adoption.

OPTIONS:

1. ***(Recommended)*** Approve as Presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

1. Ordinance No. 24-2026/27
2. Staff Report for Ordinance No. 24-2026/27

back to top

Sponsor(s)	: Planning Department
Planning Commission Consideration	: N/A
Planning Commission Public Hearing	: N/A
Planning Commission Action	: N/A
First Reading/Introduction	: September 17, 2026
Committee Referral	: N/A
County Council Public Hearing	: November
Second Reading	: October 15, 2026
Third Reading	: November 19, 2026
Effective Date	: January 1, 2027

I _____, Council Clerk, certify that this Ordinance was advertised for Public Hearing on October 31, 2026 (CC).

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.]

WHEREAS:

1. The State of South Carolina adopted, by reference and amendment, the latest editions of the building codes nationally recognized for regulation of construction; and,

2. These codes are mandated by the State of South Carolina, and are set to be effective January 1, 2027; and,

3. The Florence County Code of Ordinances must comply with the South Carolina Code of Laws.

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

1. 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, Be Amended To Read As Follows:

Chapter 7 – BUILDING REGULATIONS

ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE

DIVISION 1. - GENERALLY

Sec. 7-11. – Building Code Administration.

Administration of the International Building Code® and the National Electrical Code® shall be as set forth in the following referenced standards:

The 2024 South Carolina Building Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Residential Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Plumbing Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Mechanical Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Fuel Gas Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Fire Code®, Chapter 1, Scope and Administration

The 2024 South Carolina Existing Building Code®, Chapter 1, Scope and Administration

The 2009 International Energy Conservation Code®, Chapter 1, Scope and Administration

The 2023 National Electric Code®, Article 90, Introduction

The 2024 International Swimming Pool Code

The 2026 ICC/ANSI A117.1 Code

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY COUNCIL
October 15, 2026
Ordinance No. 24-2026/27

SUBJECT: **Request 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.**

APPLICANT: Florence County Planning and Building Department

STAFF RECOMMENDATION:
Approve as submitted

Staff Analysis:
Periodically, the State of South Carolina adopts, by reference, the latest editions of the following nationally recognized codes and the standards referenced in those codes, for regulation of construction within this State: South Carolina Building Code®, South Carolina Existing Building Code®, South Carolina Residential Code®, South Carolina Plumbing Code®, South Carolina Mechanical Code®, South Carolina Fuel Gas Code®, South Carolina Fire Code®, International Energy Conservation Code®, and the National Electric Code® as amended. The South Carolina Codes are promulgated, published or made available by the International Code Council, Inc. and the National Electrical Code is published by the National Fire Protection Association. These codes are referenced in the South Carolina Code of Laws, Title 6, Chapter 9, Section 6-9-50.

The South Carolina Code of Laws directs that all municipalities and counties in this State shall enforce the latest editions of the Building, Residential, Plumbing, Mechanical, Fuel Gas, Fire, Energy Conservation and Electric codes relating to the construction, livability, sanitation, erection, energy efficiency, installation of equipment, alteration, repair, occupancy, classification, or removal of enforcement. The municipality or county shall enforce only the national building and safety codes provided in the South Carolina Code of Laws.

The State of South Carolina, consistent with the aforementioned requirements, adopted the 2024 South Carolina Building Code® series, the 2023 edition of the National Electrical Code® and the 2009 International Energy Conservation Code® with an effective date of January 1, 2027.

Therefore, Compliance with the SC Code of Laws requires 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, be amended to read as follows:

Chapter 7 – BUILDING REGULATIONS

ARTICLE II. – STANDARDS FOR CONSTRUCTION, INSTALLATIONS AND MAINTENANCE

DIVISION 1. - GENERALLY

Sec. 7-11. – Building code administration.

Administration of the International Building Code® and the National Electrical Code® shall be as set forth in the following referenced standards:

The 2024~~1~~ South Carolina Building Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Residential Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Plumbing Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Mechanical Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Fuel Gas Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Fire Code®, Chapter 1, Scope and Administration

The 2024~~1~~ South Carolina Existing Building Code®, Chapter 1, Scope and Administration

The 2009 International Energy Conservation Code®, Chapter 1, Scope and Administration

The 2023~~0~~ National Electric Code®, Article 90, Introduction

The 2024 International Swimming Pool Code

The 2026 ICC/ANSI A117.1 Code

FLORENCE COUNTY PLANNING AND BUILDING STAFF RECOMMENDATION:
Staff recommends approval of the text amendment as presented and notified the Planning Commission of the adoption of the state mandated code at the Planning Commission meeting on August 25, 2026. This text amendment does not require Planning Commission action.

LEE ENTERPRISES

Advertising Affidavit

Account Number: 70003230
Date: 10/31/2026

Lee Enterprises Adv
PO Box 4690
Carol Stream, IL 60197-4690

FLORENCE COUNTY COUNCIL
Caroline M Dunlap 518 SOUTH IRBY STREET FLORENCE, SC 29501

Date	Category	Description	Ad Size	Total Cost
10/31/2026-10/31/2026	#SECTION Legal Notices	Legal Display PCI Rate	0.4340	135.00

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING PRIOR TO FINAL ACTION BY THE COUNTY COUNCIL OF FLORENCE COUNTY.

Notice is hereby given by the County Council of Florence County (the "County Council") that public hearings for the below-referenced Ordinance will be held at the County Complex, 180 North Irby Street, 8th Floor Room 803, Florence, South Carolina, on November 19, 2026, at 9:00 a.m. in conjunction with a regular scheduled meeting of the County Council. Such ordinance is described as follows:

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.

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.

Members of the public may appear at the meeting or submit written comments with regard to the matters for public hearing to the Clerk to Council at hicountyflorence@countync.gov, fax to 843.665.3042, or mail to 180 N. Irby St., MSC-G, Florence, SC 29501. All written comments submitted must be received in the Clerk's office by 5:00 p.m." on November 18, 2026, and will be provided to Council for consideration. All written comments must reference the item being addressed and will be incorporated into the minutes of the meeting for permanent record. The meeting will be live-streamed on the County website at www.florencecountysc.gov. Florence County accommodates individuals needing assistance to participate in programs, services, or activities sponsored by the County in compliance with ADA/Section 504.

ATTESTATION OF PUBLIC LEGAL NOTICE

Published by the

Florence Morning News

I, (the undersigned) an authorized representative of the **Florence Morning News** , a newspaper published in **South Carolina**, do certify that the legal notice:

was published in said newspapers on the following dates:

10/31/2026

The first insertion being given **10/31/2026**

Newspaper reference:
24395
0.4340

Sworn to and subscribed before me on
10/31/2026

Newspaper Representative

Notary Public

General Notary - State of Nebraska
UVA K. BOONE
My Comm. Exp. Jan. 31, 2029

State of
Nebraska
County of
Lancaster
My Commission expires
1.31.29

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 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.

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

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

back to top

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

ORDINANCE NO. 68-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO AUTHORIZE FLORENCE COUNTY TO ACQUIRE FROM THE CITY OF JOHNSONVILLE THE CURRENT JOHNSONVILLE CITY HALL LOCATED AT 117 EAST BROADWAY STREET IN THE CITY OF JOHNSONVILLE; TO ASSUME WITH RESPECT TO SUCH CITY HALL THE CITY'S OBLIGATIONS UNDER THE SECOND AMENDMENT TO FACILITIES PURCHASE AND OCCUPANCY AGREEMENT AS OF JUNE 1, 2023, BETWEEN THE CITY OF JOHNSONVILLE AND TRUIST BANK; TO AUTHORIZE THE CONVEYANCE TO THE CITY OF JOHNSONVILLE OF THE CURRENT COUNTY MAGISTRATE'S BUILDING LOCATED AT 111 WEST BROADWAY STREET IN THE CITY OF JOHNSONVILLE; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN FLORENCE COUNTY AND THE CITY OF JOHNSONVILLE WITH RESPECT TO THE FOREGOING; TO AUTHORIZE THE LEASE OF A PORTION OF THE AFORESAID JOHNSONVILLE CITY HALL TO FLORENCE COUNTY SCHOOL DISTRICT FIVE; TO AUTHORIZE THE FLORENCE COUNTY ADMINISTRATOR TO TAKE ALL SUCH ACTIONS AND DELIVER ALL SUCH DOCUMENTS AS MAY BE REQUIRED TO EFFECTUATE THE AFOREMENTIONED TRANSACTIONS; AND OTHER MATTERS RELATING THERETO.

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FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Ordinance No. 25-2026/27 Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:

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

POINTS TO CONSIDER:

1. The Company, Florence Global I, LLC, has proposed the development of a spec building of approximately 145,000 square feet on property owned by the County.
2. The County upon completion of certain items of diligence can enter into a Purchase and Sale Agreement with the company but subject to certain claw back rights if the Company does not satisfy certain criteria set forth.
3. The Development Agreement provides a set of mutually agreeable requirements binding on both the Company and the County, including but not limited to design of the Project, utility infrastructure, performance requirements, and minimum capital expenditure.
4. The Grant Agreement provides the Company shall be subject to potential claw back of, a portion or all, of the grant amount depending on capital investment and job creation of the End User.
5. The Option Agreement provides that subject to execution of, and closing, on the Purchase and Sale Agreement.

OPTIONS:

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

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	: November 19, 2026	
Second Reading	: November 19, 2026	
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 Purchase And Sale Agreement, Development Agreement, Economic Development Grant Agreement, and Option Agreement By And Between, Florence Global I, LLC, A Company Identified As "Project North Woods" (The "Company") And Florence County, South Carolina (The "County") And Other Matters Related Thereto.

WHEREAS, Florence County, South Carolina (the "County"), acting by and through its County Council (the "County Council") is authorized by Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended (the "Act"), and Article VIII, Section 13 of the South Carolina Constitution (i) to enter into agreements with qualifying companies to encourage investment in projects constituting economic development property through which the economic development of the State of South Carolina (the "State") will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State; and (iii) to make and execute contracts of the type hereinafter described pursuant to Section 4-9-30 of the Code of Laws of South Carolina 1976, as amended; and

WHEREAS, Florence Global I, LLC, a limited liability company organized and existing under the laws of the State of South Carolina, or its assignee, formerly known to the County as Project North Woods (referred to hereinafter as the "Company"), has proposed the development of a spec building of approximately 145,000 square feet on property currently owned by Florence County, South Carolina (the "County"), such property more fully described in the Purchase and Sale Agreement ("Property"), to include the expenditure of at least $10,000,000 (the "Project"); and

WHEREAS, the County has agreed to provide assistance to the Project under the terms and conditions set forth in a comprehensive Purchase and Sale Agreement, a copy of which is attached hereto as Exhibit A ("PSA"), Development Agreement, a copy of which is attached as Exhibit B ("Development Agreement"); Economic Development Grant Agreement, a copy of which is attached as Exhibit C ("Grant Agreement") and an Option Agreement attached as Exhibit D ("Option Agreement"); and.

WHEREAS, the PSA provides that upon completion of the certain items of diligence, the County is hereby authorized to enter into the PSA to sell the Property to the Company for a

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purchase price of Thirty Thousand dollars per acre ($30,000.00) (the "Purchase Price"), subject to certain clawback rights if the Company does not satisfy certain criteria set forth therein; and

WHEREAS, this Ordinance authorizes the conveyance of the Property following the holding of a public hearing in accordance with the requirements of Section 4-9-130 of the Code of Laws of South Carolina, 1976, as amended; and

WHEREAS, the Development Agreement provides a set of mutually agreeable requirements binding on both the Company and the County, including but not limited to design of the Project, utility infrastructure, performance requirements, and minimum capital expenditure; and

WHEREAS, the Grant Agreement provides the Company with One Million Dollars ($1,000,000.00) to incentivize the Company to develop the property and finding an end user, providing substantive benefit to the County; and

WHEREAS, the Grant Agreement provides the Company shall be subject to potential clawback of, a portion or all, of the grant amount depending on capital investment and job creation of the End User; and

WHEREAS, the Option Agreement provides that subject to execution of, and closing, on the PSA, the County is authorized to enter the Option Agreement to provide an option to purchase property adjacent to the Property for a price of Thirty Thousand dollars per acre ($30,000.00) (the "Option Price") and following expiration of the option period, provide a Right of First Refusal to purchase the property adjacent to the Property for a price equal to or greater than a bona fide offer to purchase from a third party; and

WHEREAS, it appears that the PSA, Development Agreement, Grant Agreement, and Option Agreement which is now before this meeting, are in appropriate form and are an appropriate instrument to be executed and delivered by the County for the purposes intended; and

WHEREAS, the parties recognize and acknowledge that the Company would not otherwise locate the Project in the County but for the delivery of the incentives.

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

Section 1. ***Findings.*** The County hereby finds and affirms, based on information provided by the Company: (i) the Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against its general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public; and (v) the Project will provide a substantial public benefit to the County.

Section 2. ***Authorization to Execute and Deliver Purchase and Sale Agreement.*** The form, terms, and provisions of the Purchase and Sale Agreement presented to this meeting and

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filed with the Clerk to County Council are hereby approved, and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Purchase and Sale Agreement was set out in this Ordinance in its entirety. The County Administrator, Chairman of County Council, and the Clerk to County Council are hereby authorized and directed to execute and deliver the Purchase and Sale Agreement to the Company and to take any and all such actions as may be necessary to cause the County to comply with its obligations thereunder. The Purchase and Sale Agreement is approved in the form presented to County Council, together with any changes not materially adverse the County, as determined by the County Administrator and County Attorney.

Section 3. ***Authorization to Execute and Deliver Development Agreement.*** The form, terms, and provisions of the Development Agreement presented to this meeting and filed with the Clerk to County Council are hereby approved, and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Development Agreement was set out in this Ordinance in its entirety. The County Administrator, Chairman of County Council, and the Clerk to County Council are hereby authorized and directed to execute and deliver the Development Agreement to the Company and to take any and all such actions as may be necessary to cause the County to comply with its obligations thereunder. The Development Agreement is approved in the form presented to County Council, together with any changes not materially adverse the County, as determined by the County Administrator and County Attorney.

Section 4. ***Authorization to Execute and Deliver Grant Agreement*** The form, terms, and provisions of the Economic Development Grant Agreement presented to this meeting and filed with the Clerk to County Council are hereby approved, and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Economic Development Grant Agreement was set out in this Ordinance in its entirety. The County Administrator, Chairman of County Council, and the Clerk to County Council are hereby authorized and directed to execute and deliver the Economic Development Grant Agreement to the Company and to take any and all such actions as may be necessary to cause the County to comply with its obligations thereunder. The Economic Development Grant Agreement is approved in the form presented to County Council, together with any changes not materially adverse the County, as determined by the County Administrator and County Attorney.

Section 5. ***Authorization to Execute and Deliver Option Agreement.*** The form, terms, and provisions of the Option Agreement presented to this meeting and filed with the Clerk to County Council are hereby approved, and all of the terms, provisions, and conditions thereof are hereby incorporated herein by reference as if the Option Agreement was set out in this Ordinance in its entirety. The County Administrator, Chairman of County Council, and the Clerk to County Council are hereby authorized and directed to execute and deliver the Option Agreement to the Company and to take any and all such actions as may be necessary to cause the County to comply with its obligations thereunder. The Option Agreement is approved in the form presented to County Council, together with any changes not materially adverse the County, as determined by the County Administrator and County Attorney.

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Section 6. ***Further Acts.*** The County Council authorizes the County Administrator, other County staff, and the County Attorney, along with any designees and agents who any of these officials deems necessary and proper, in the name of and on behalf of the County (each an "Authorized Individual"), to take whatever further actions, and enter into whatever further agreements, as any Authorized Individual deems to be reasonably necessary and prudent to effect the intent of this Ordinance and induce the Company to locate the Project in the County.

Section 7. ***General Repealer.*** All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 8. ***Severability.*** Should any part, provision, or term of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Ordinance or any part, provision or term thereof, all of which is hereby deemed separable.

This Ordinance takes effect and is in full force only after the County Council has approved this Ordinance following three readings and a public hearing.

FLORENCE COUNTY, SOUTH CAROLINA

_____
Jerry W. Yarborough, Chairman
Florence County Council

(SEAL)

ATTEST:

_____
Hope M. Jones, Clerk to Council
Florence County, South Carolina

APPROVED AS TO FORM AND CONTENT

_____
[_____]
Florence County Attorney

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EXHIBIT A

Purchase and Sale Agreement

[Attached]

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EXHIBIT B

Development Agreement

[Attached]

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EXHIBIT C

Grant Agreement

[Attached]

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EXHIBIT D

Option To Purchase Agreement

[Attached]

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FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 26-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

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

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

ATTACHMENTS:
1. Ordinance No. 26-2026/27
2. Staff report for PC#2026-79
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 26-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

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

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

1. The Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90160-01-032 And 90160-01-033; Are Hereby Rezoned Suburban District and R-2, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-79

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County 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.

LOCATION: The Highway 76 Corridor Project

TAX MAP NUMBERS: 90160-01-032, 90160-01-033

COUNCIL DISTRICT(S): 6; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

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

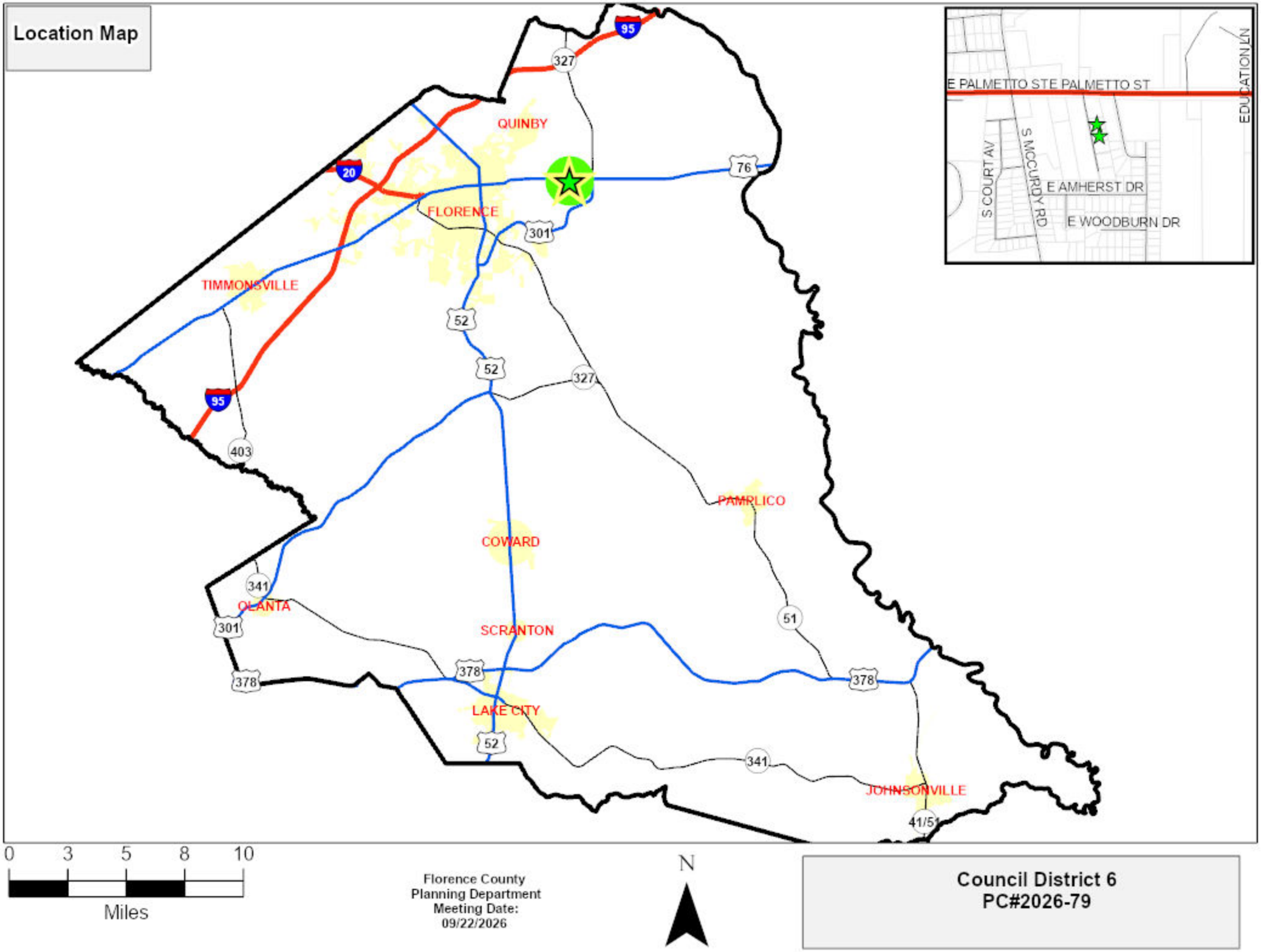
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District.**

3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned or zoned CMU.

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 Suburban District (SD). The requested rezoning of these properties to R-2, Single-Family Residential District is compatible with the requested Suburban District future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:
Eight Planning Commission members voted 8 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 Suburban District and to change the zoning designation from Unzoned to R-2, Single-Family Residential District.

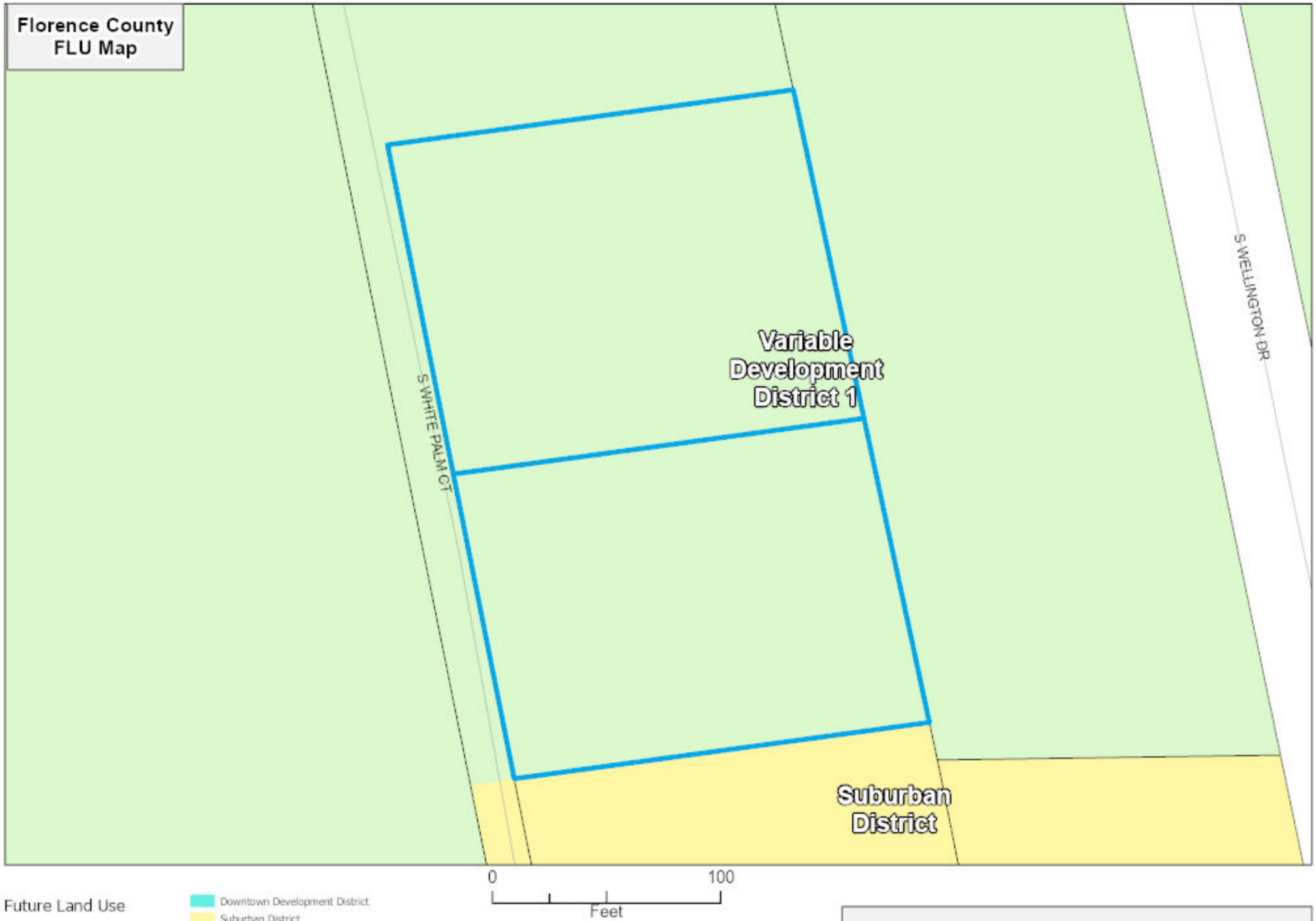

Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
E PALMETTO ST
E PALMETTO ST
EDUCATION LN
S COURT AV
S MCCURDY RD
E AMHERST DR
E WOODBURN DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 6
PC#2026-79


Florence County
Zoning Map
S WHITE PINE CT
S WELLINGTON DR
CMU
CMU
UNZONED
0
80
160 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 6
PC#2026-79
N



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 6
PC#2026-79


Florence County
FLU Map
S WHITE PALM CT
S WELLINGTON DR
Variable
Development
District 1
Suburban
District
0
100
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 6
PC#2026-79
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

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

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

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 commercial, residential, and vacant uses; and,
4. The surrounding properties are unzoned, zoned CMU, Commercial Mixed-Use and RU-1, Rural Community Districts, 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. 27-2026/27
2. Staff report for PC#2026-80
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 27-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

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 commercial, residential, and vacant uses; and,
4. The surrounding properties are unzoned, zoned CMU, Commercial Mixed-Use and RU-1, Rural Community Districts, 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 Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following 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; 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

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, September 22, 2026
PC#2026-80

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-01-001, 90128-01-002, 90128-01-015, 90128-01-017, 90128-04-013, 90128-04-014, 90128-04-015, 90128-04-016
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 vacant, residential, and commercial uses.

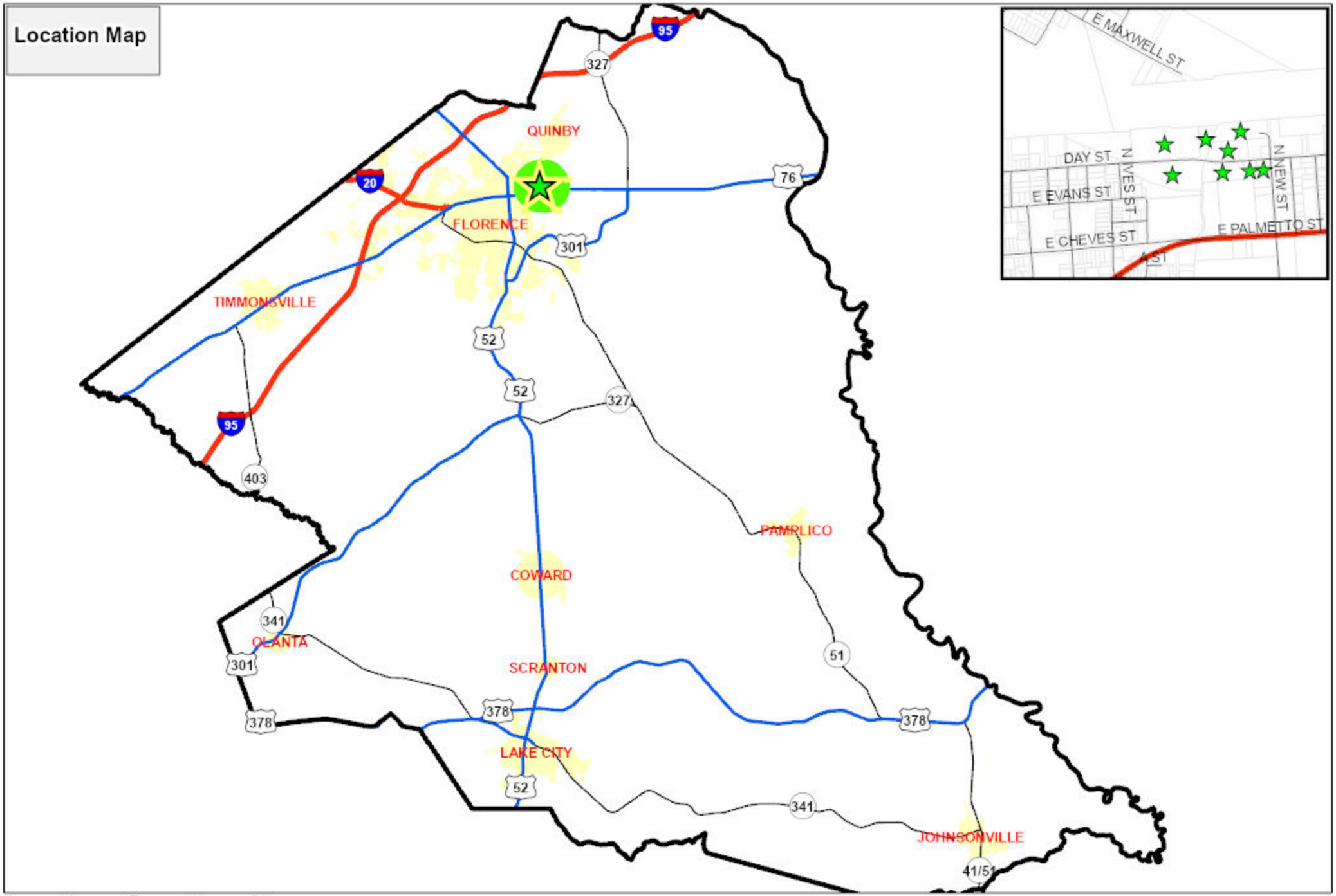
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

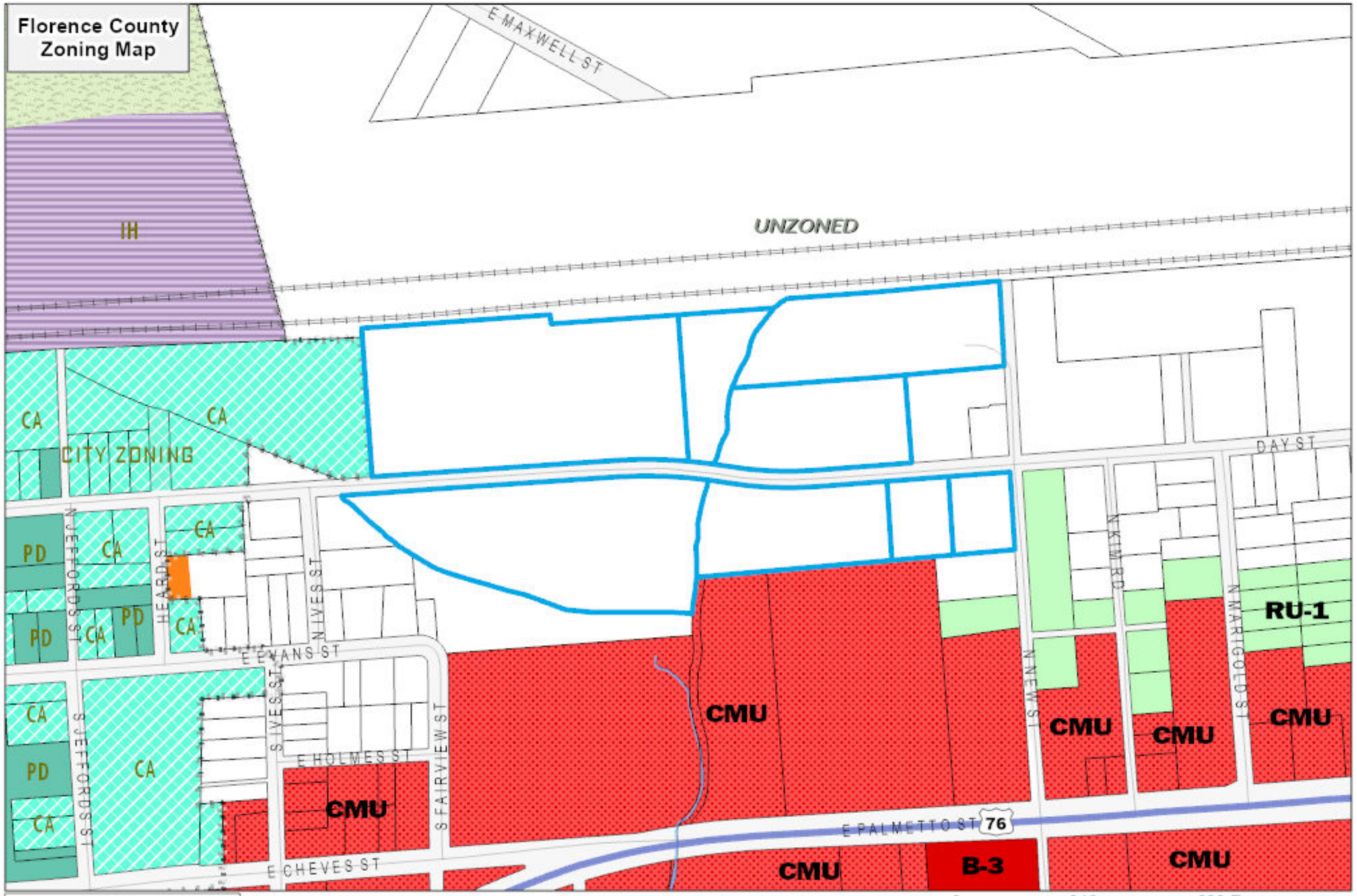
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, or subject to the City of Florence zoning.

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 to B-3, General Commercial District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
E MAXWELL ST
DAY ST
N IVES ST
N NEW ST
E EVANS ST
E CHEVES ST
E PALMETTO ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-80


Florence County
Zoning Map
E MAXWELL ST
UNZONED
IH
CA
CITY ZONING
PD
N JEFFORDS ST
HEARD ST
N IVES ST
E EVANS ST
S IVES ST
S FAIRVIEW ST
E HOLMES ST
S JEFFORDS ST
E CHEVES ST
CMU
B-3
RU-1
DAY ST
N KIM RD
N NEW ST
N MARIGOLD ST
E PALMETTO ST
76
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
R-4, MULTI-FAMILY, LIMITED
RU-1, COMMUNITY
UNZONED
0
310
620 Feet
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-80



Florence County
Planning Department
Meeting Date:
09/22/2026

N

Council District 7
PC#2026-80

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 28-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

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

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

ATTACHMENTS:
1. Ordinance No. 28-2026/27
2. Staff report for PC#2026-81
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 28-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

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

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

1. The Subject Property Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Map As: 90128-04-006; Is Hereby Rezoned R-3, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-81

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-04-006
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned and vacant.

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

3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned and CMU.

4. Florence County Comprehensive Plan:

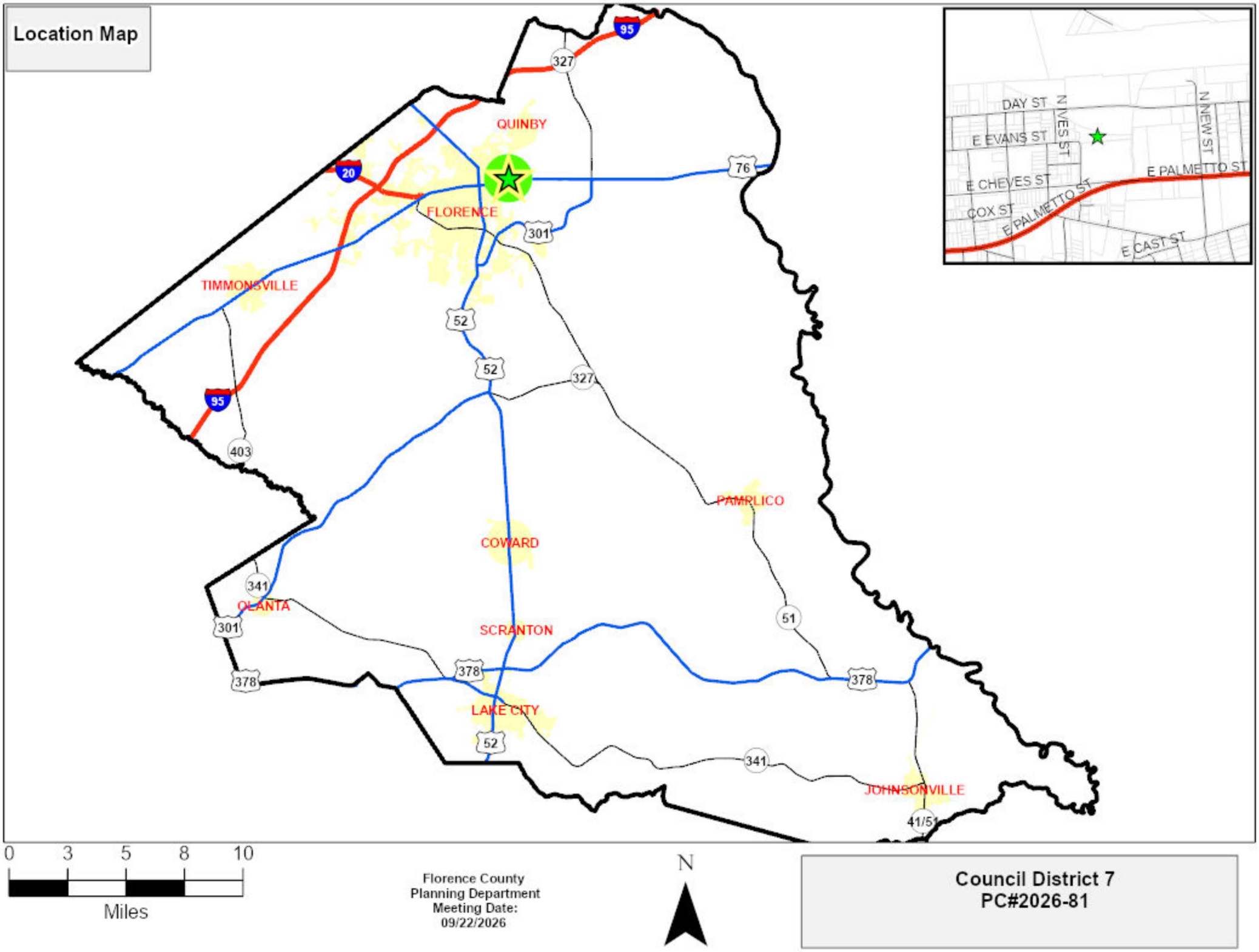
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of this property to R-3, Single-Family Residential District is compatible with the designated future land use.

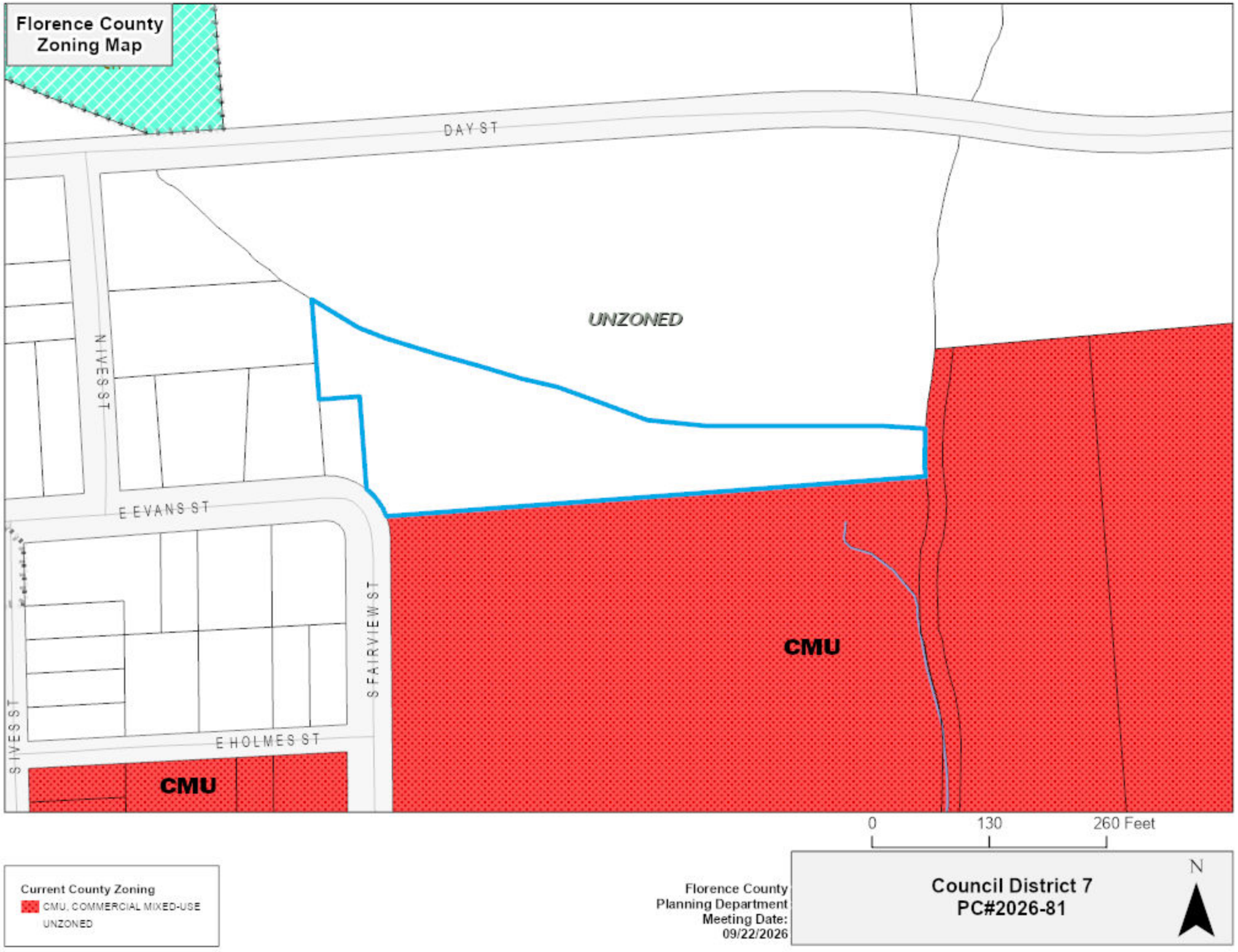
FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:

Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcel from Unzoned to R-3, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
DAY ST
E EVANS ST
E CHEVES ST
COX ST
E PALMETTO ST
N IVES ST
N NEW ST
E CAST ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-81


Florence County
Zoning Map
DAY ST
NIVES ST
UNZONED
E EVANS ST
S FAIRVIEW ST
CMU
SIVES ST
E HOLMES ST
CMU
0
130
260 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-81
N



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-81

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 29-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

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 vacant, residential, and religious assembly uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community 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. 29-2026/27
2. Staff report for PC#2026-82
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 29-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

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 vacant, residential, and religious assembly uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community 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 Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following 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; Are Hereby Rezoned R-3, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-82

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
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 vacant, residential, and religious assembly uses.

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 unzoned.

4. Florence County Comprehensive Plan:

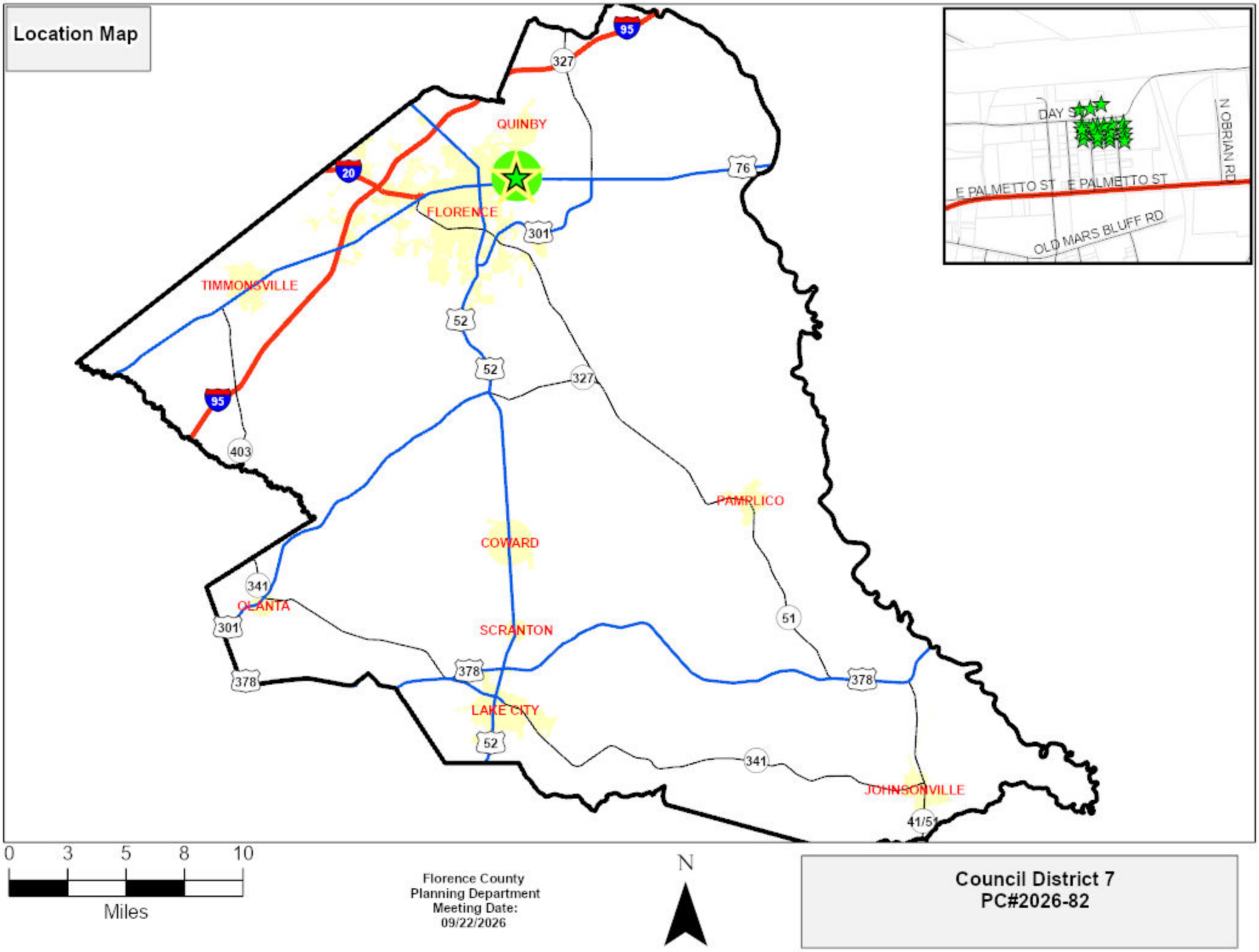
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties to R-3, Single-Family Residential District is compatible with the designated future land use.

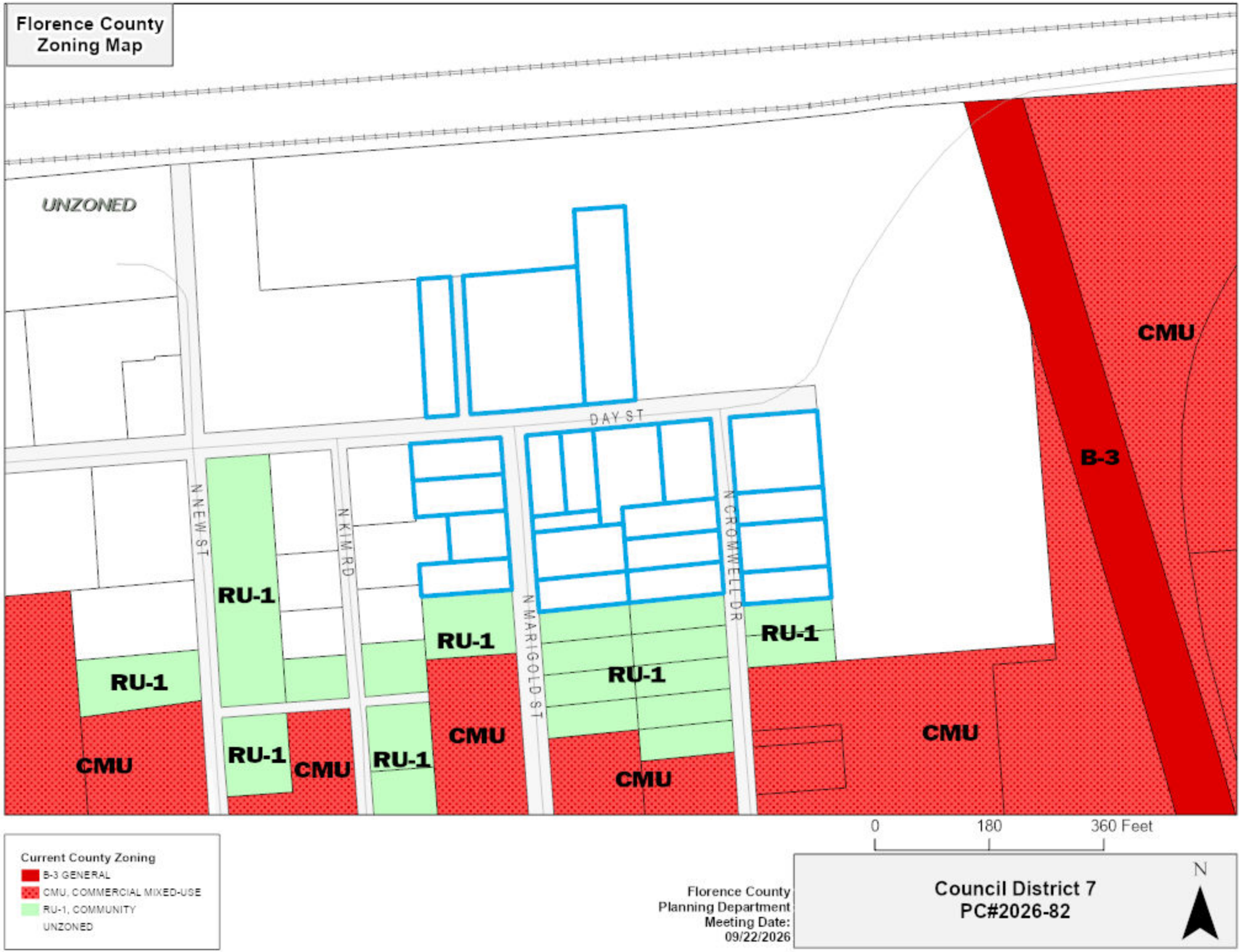
FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:

Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to R-3, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
DAY ST
E PALMETTO ST
E PALMETTO ST
N OBRIAN RD
OLD MARS BLUFF RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-82


Florence County
Zoning Map
UNZONED
DAY ST
N NEW ST
N KIM RD
N MARIGOLD ST
N CROMWELL DR
RU-1
CMU
B-3
0
180
360 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-82
N



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-82

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 30-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community and CMU, Commercial Mixed-Use 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. 30-2026/27
2. Staff report for PC#2026-83
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 30-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community and CMU, Commercial Mixed-Use 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 Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90128-02-003, 90128-03-015, 90128-04-012, 90137-01-001; Are Hereby Rezoned RU-1, Rural Community District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-83

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-02-003, 90128-03-015, 90128-04-012, 90137-01-001
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 vacant and residential uses.

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

3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned and CMU.

4. Florence County Comprehensive Plan:

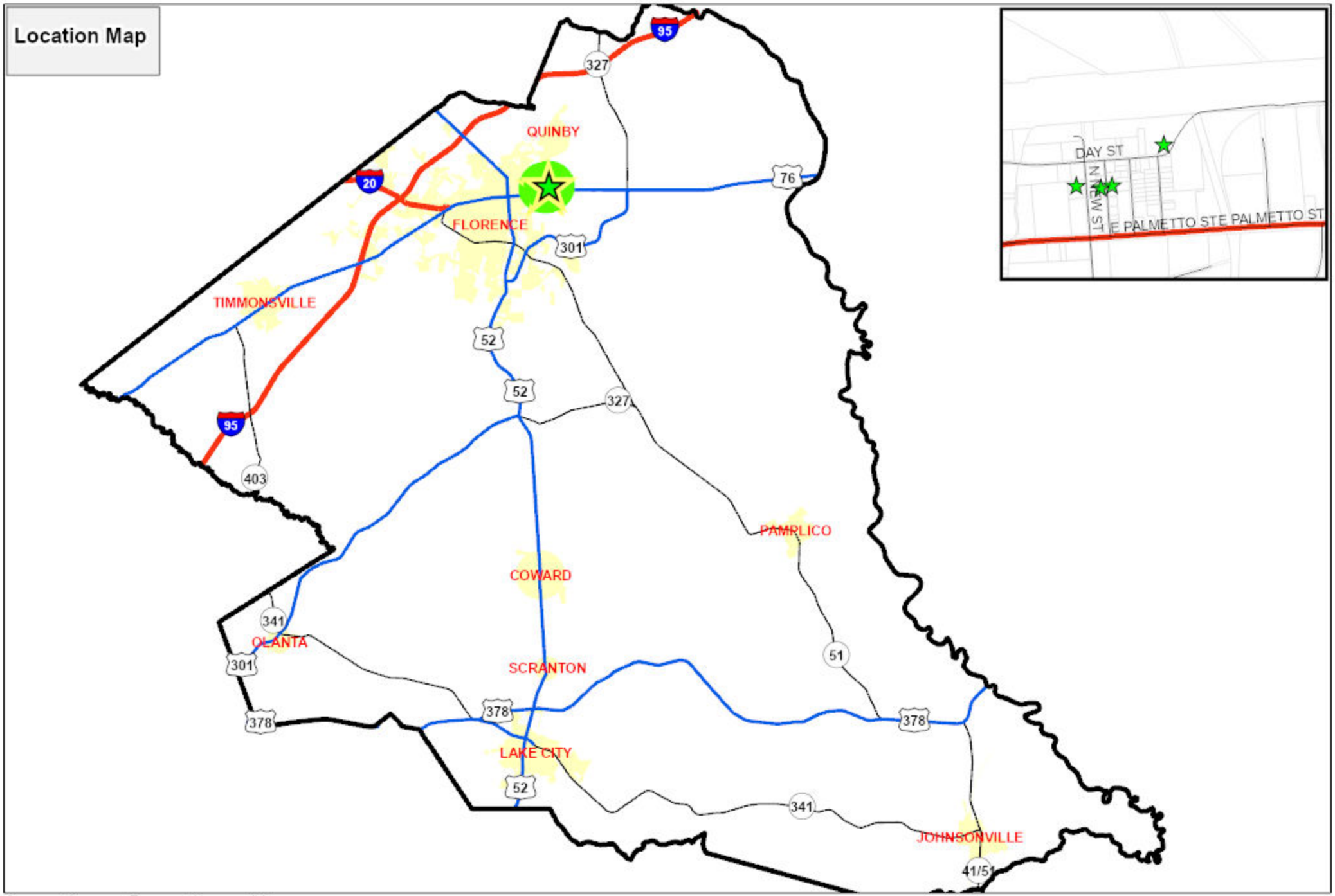
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of these properties to RU-1, Rural Community District is compatible with the designated future land use.

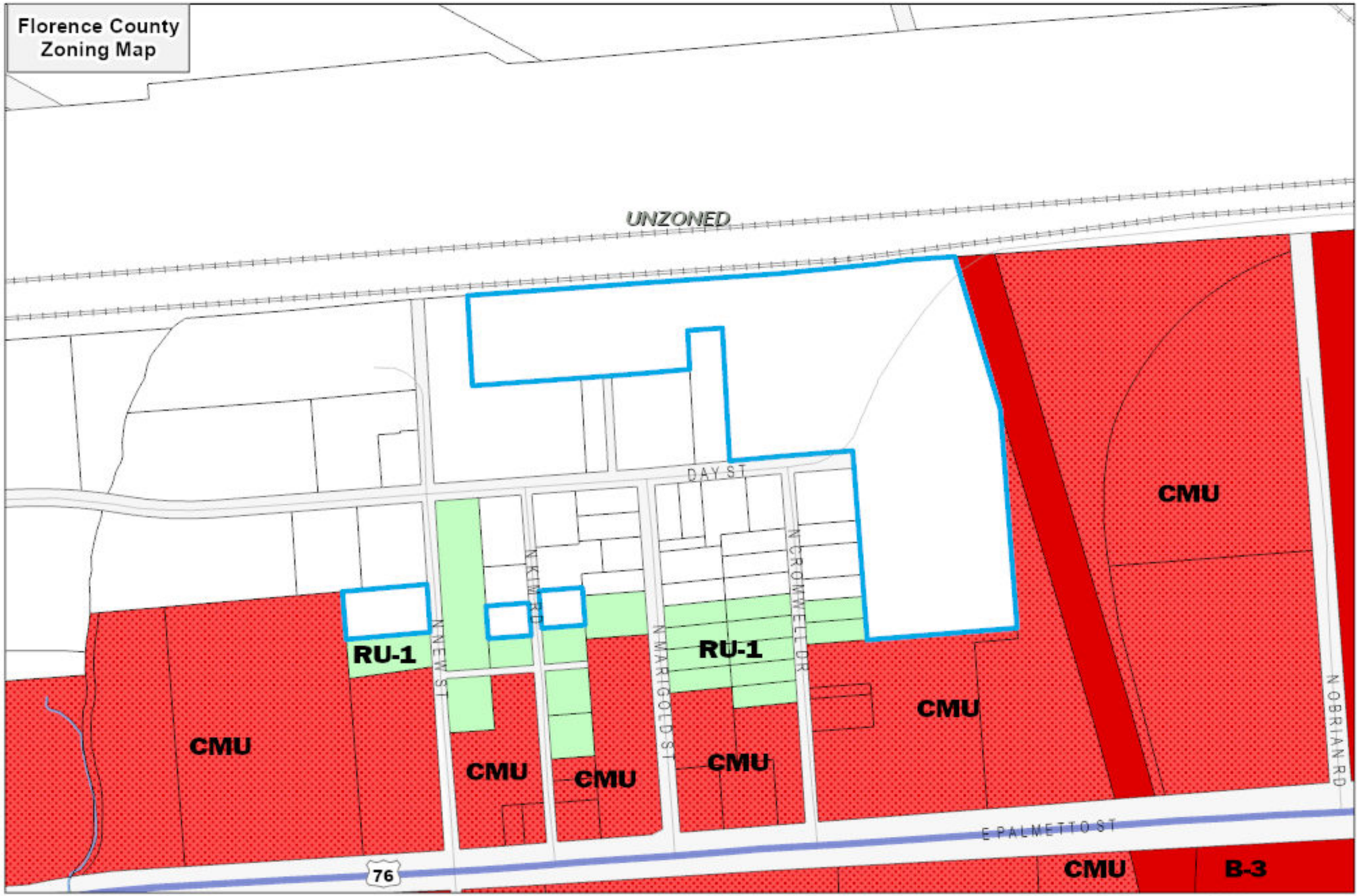
FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:

Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
DAY ST
S MAIN ST
E PALMETTO ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-83


Florence County
Zoning Map
UNZONED
DAY ST
N KIMBRELL
N NEW ST
N MARIGOLD ST
N CROMWELL DR
N OBRIAN RD
E PALMETTO ST
76
RU-1
RU-1
CMU
CMU
CMU
CMU
CMU
CMU
CMU
B-3
0
300
600 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-83
N



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-83

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 31-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and residential uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community 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. 31-2026/27
2. Staff report for PC#2026-84
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 31-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

1. The recommended zoning for these properties is RU-1, Rural Community District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, commercial, and residential uses; and,
4. The surrounding properties are unzoned or zoned RU-1, Rural Community 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 Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90128-01-004, 90128-01-005, 90128-01-014, 90128-02-001, 90128-02-002, 90128-03-009, 90128-03-013; Are Hereby Rezoned RU-1, Rural Community District.

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

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

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-84

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90128-01-004, 90128-01-005, 90128-01-014, 90128-02-001, 90128-02-002, 90128-03-009, 90128-03-013
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 vacant, residential, and commercial uses.

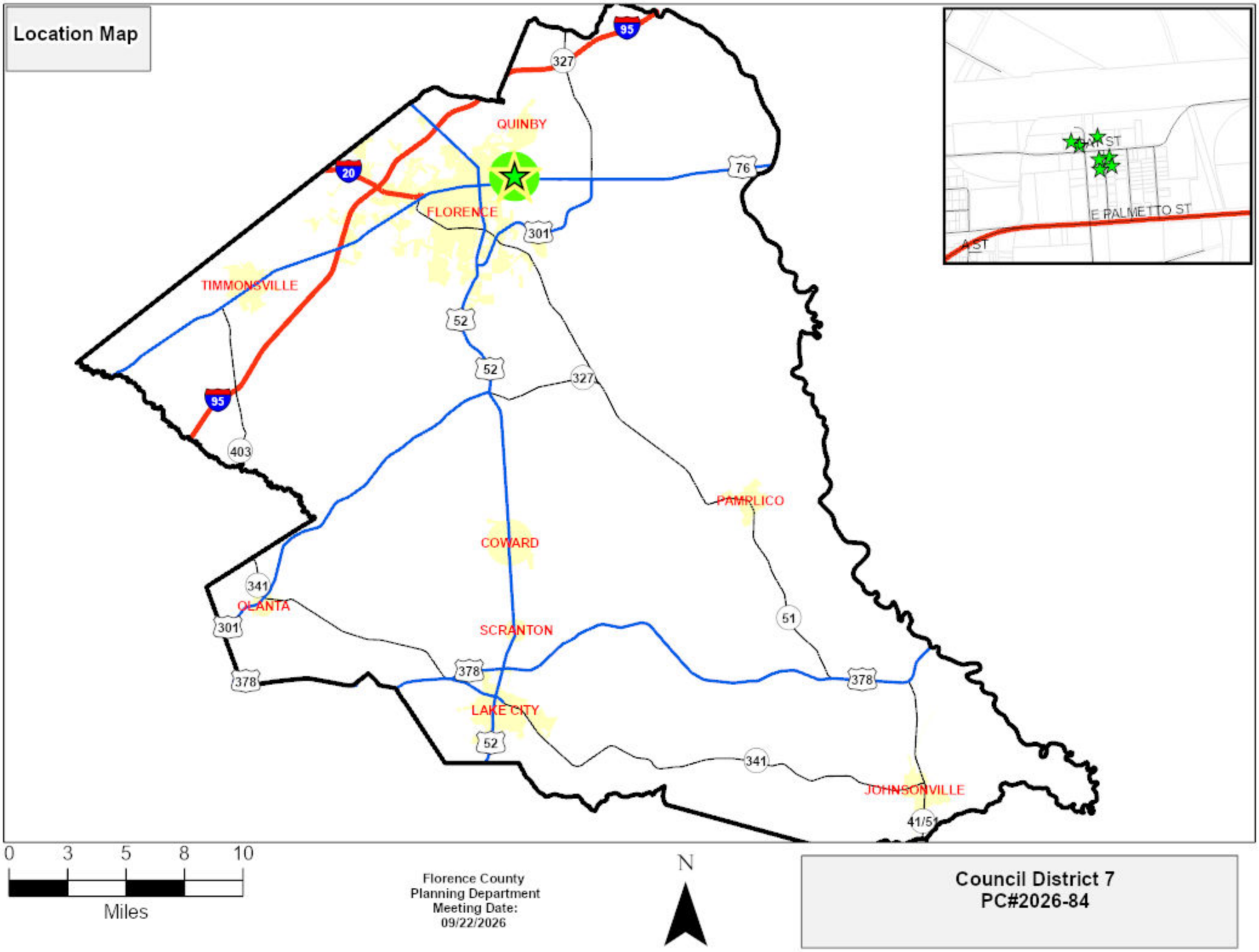
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **RU-1, Rural Community District**.

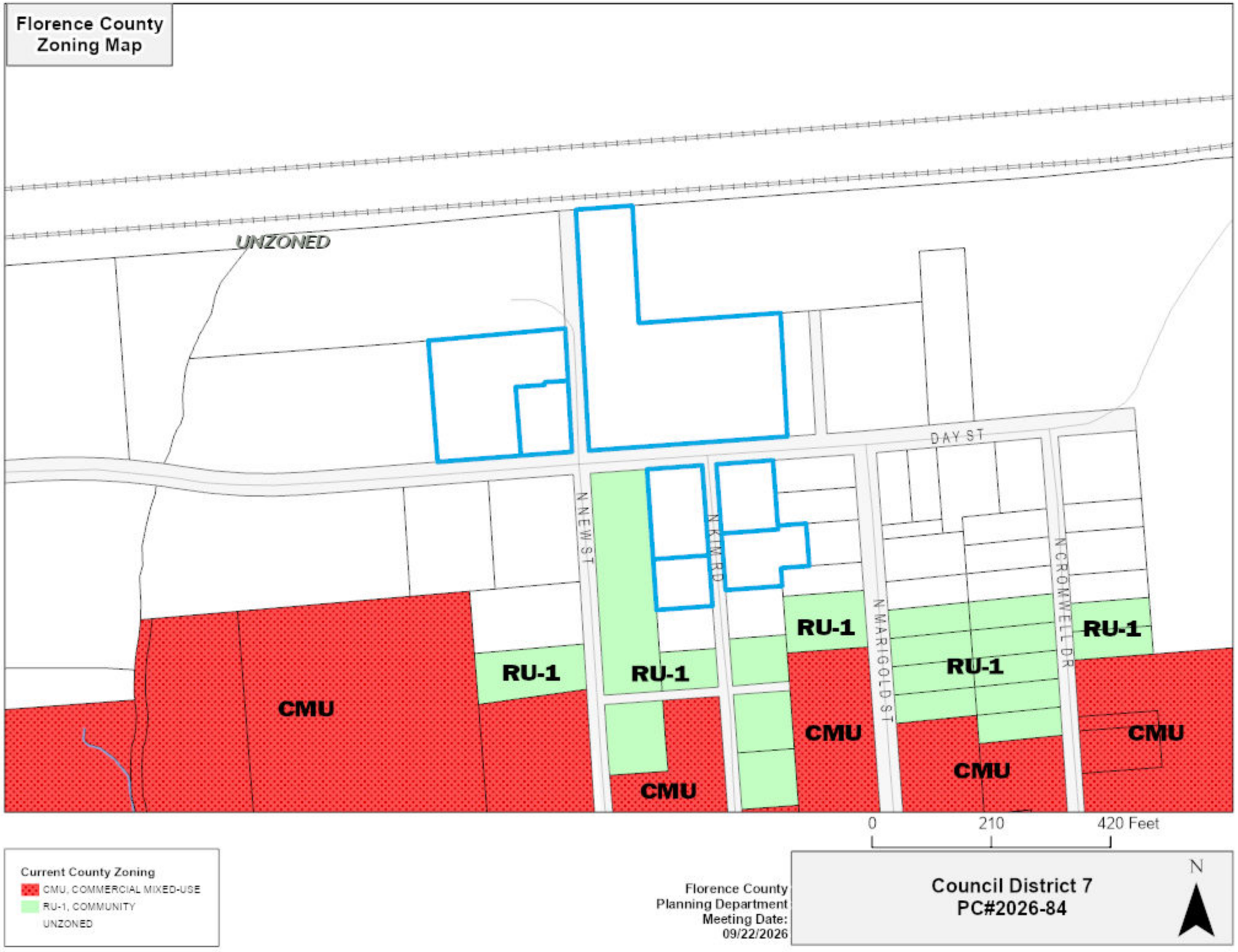
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned.

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 RU-1, Rural Community District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
E PALMETTO ST
A ST
95
20
327
76
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-84


Florence County
Zoning Map
UNZONED
DAY ST
N NEW ST
N KIM RD
N MARIGOLD ST
N CROMWELL DR
RU-1
RU-1
RU-1
RU-1
RU-1
CMU
CMU
CMU
CMU
CMU
0
210
420 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-84
N



0 140 280

Feet

Gateway Corridor Overlay District

Florence County
Planning Department
Meeting Date:
09/22/2026

N

Council District 7
PC#2026-84

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 32-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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. 32-2026/27
2. Staff report for PC#2026-85
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 32-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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 Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90156-02-014, 90156-02-015, 90156-03-004, 90156-03-005; Are Hereby Rezoned R-2, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-85

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90156-02-014, 90156-02-015, 90156-03-004, 90156-03-005
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 residential uses.

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

3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, and B-3.

4. Florence County Comprehensive Plan:

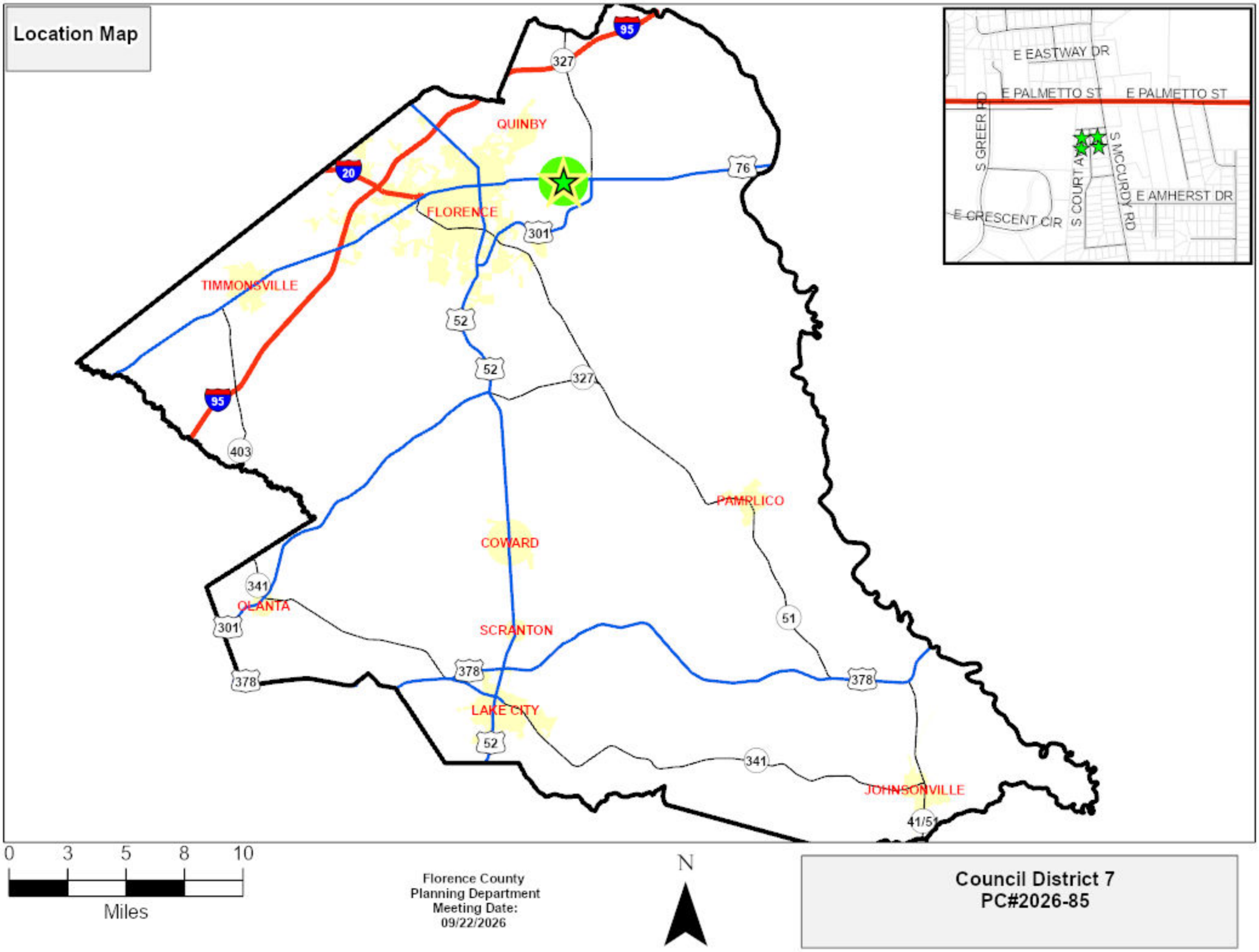
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties to R-2, Single-Family Residential District is compatible with the designated future land use.

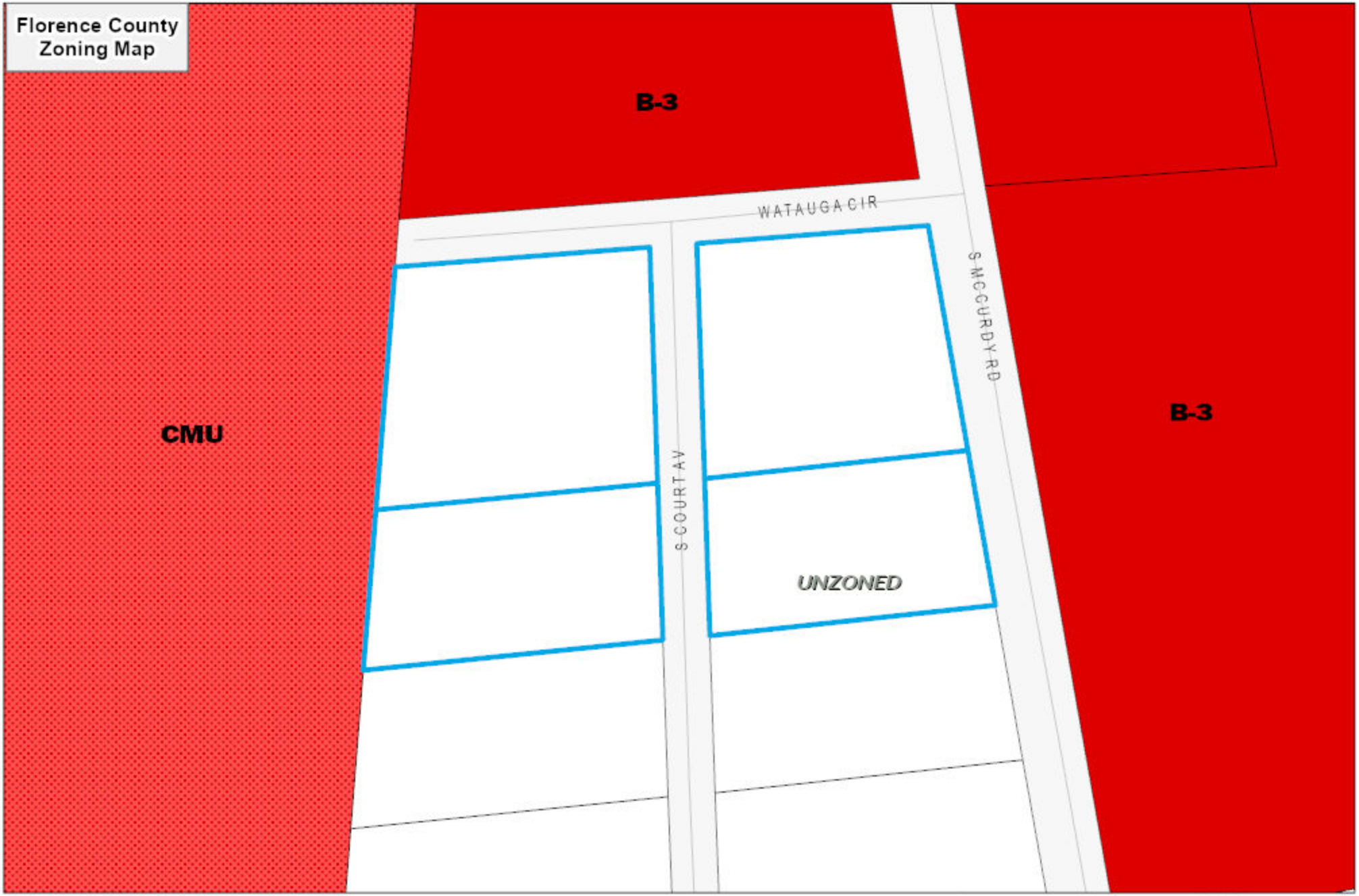
FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:

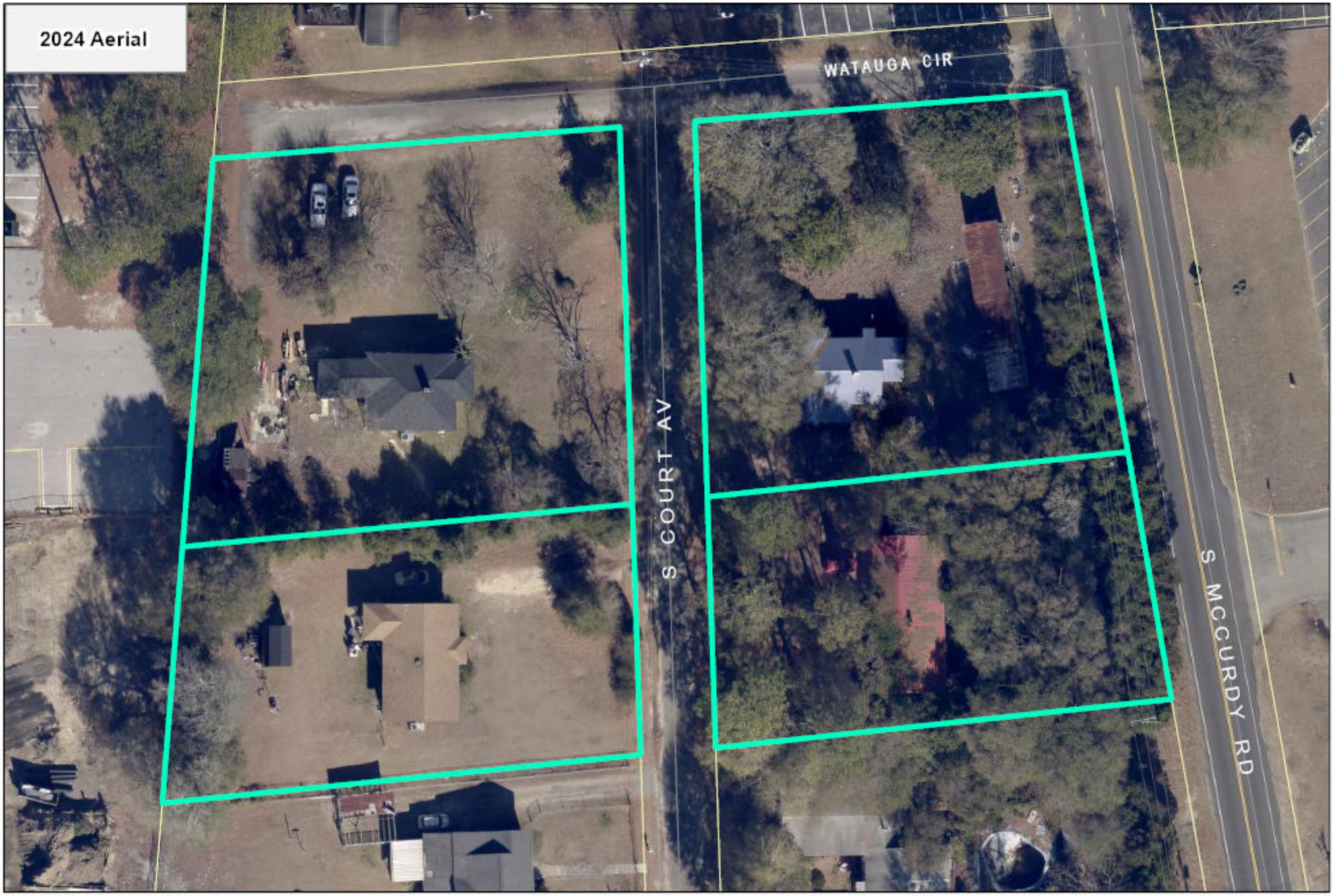
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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-2, Single-Family Residential District.


Location Map
E EASTWAY DR
E PALMETTO ST
E PALMETTO ST
S GREER RD
S COURTAY
S MCCURDY RD
E AMHERST DR
E CRESCENT CIR
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-85


Florence County
Zoning Map
B-3
B-3
CMU
WATAUGA CIR
S COURT AV
S MCCURDY RD
UNZONED
0
80
160 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-85
N



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 7
PC#2026-85

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 33-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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. 33-2026/27
2. Staff report for PC#2026-86
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 33-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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 Group Four Of The Highway 76 Corridor Project, As Shown On The Following 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; Are Hereby Rezoned R-2, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-86

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	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
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 residential uses.

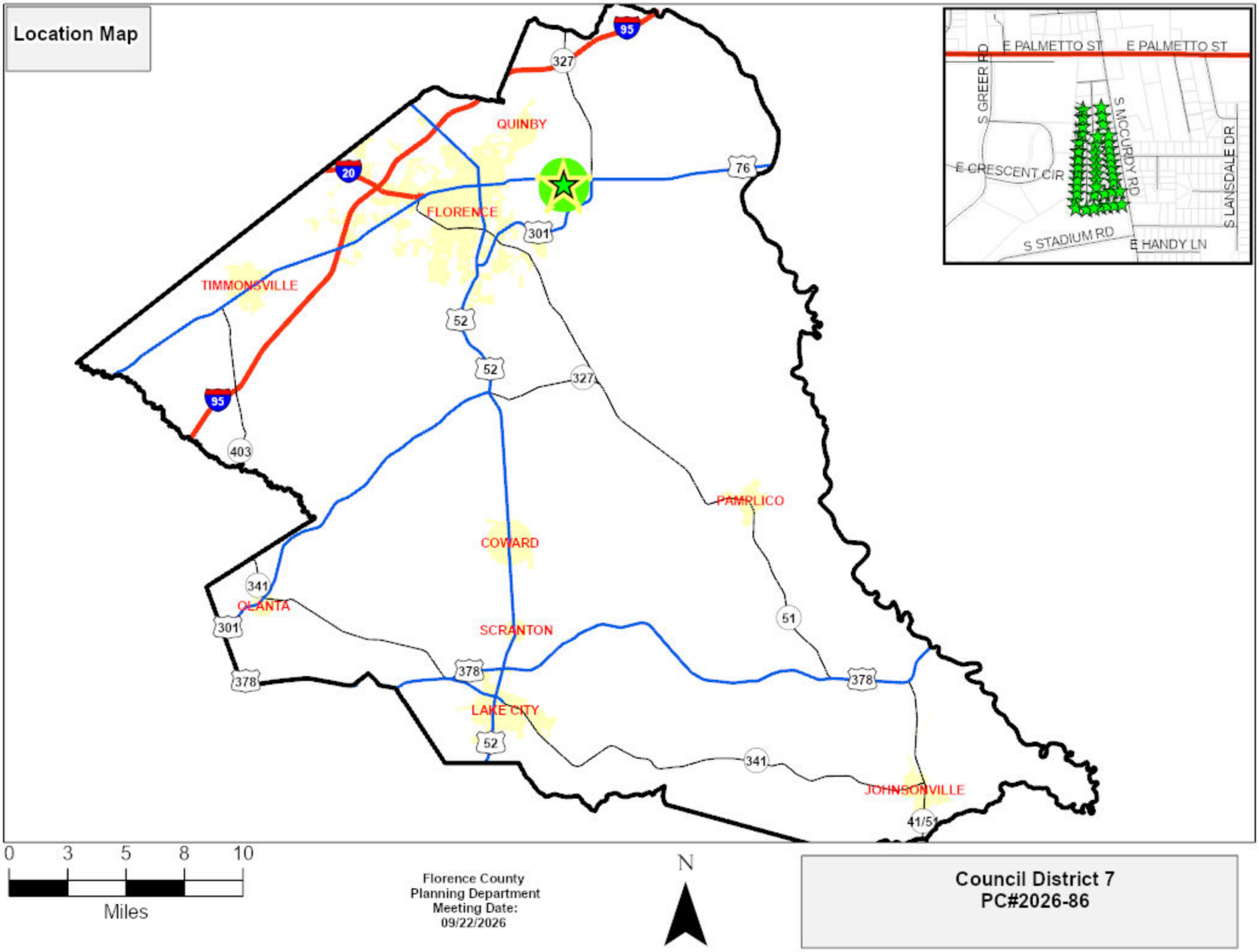
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

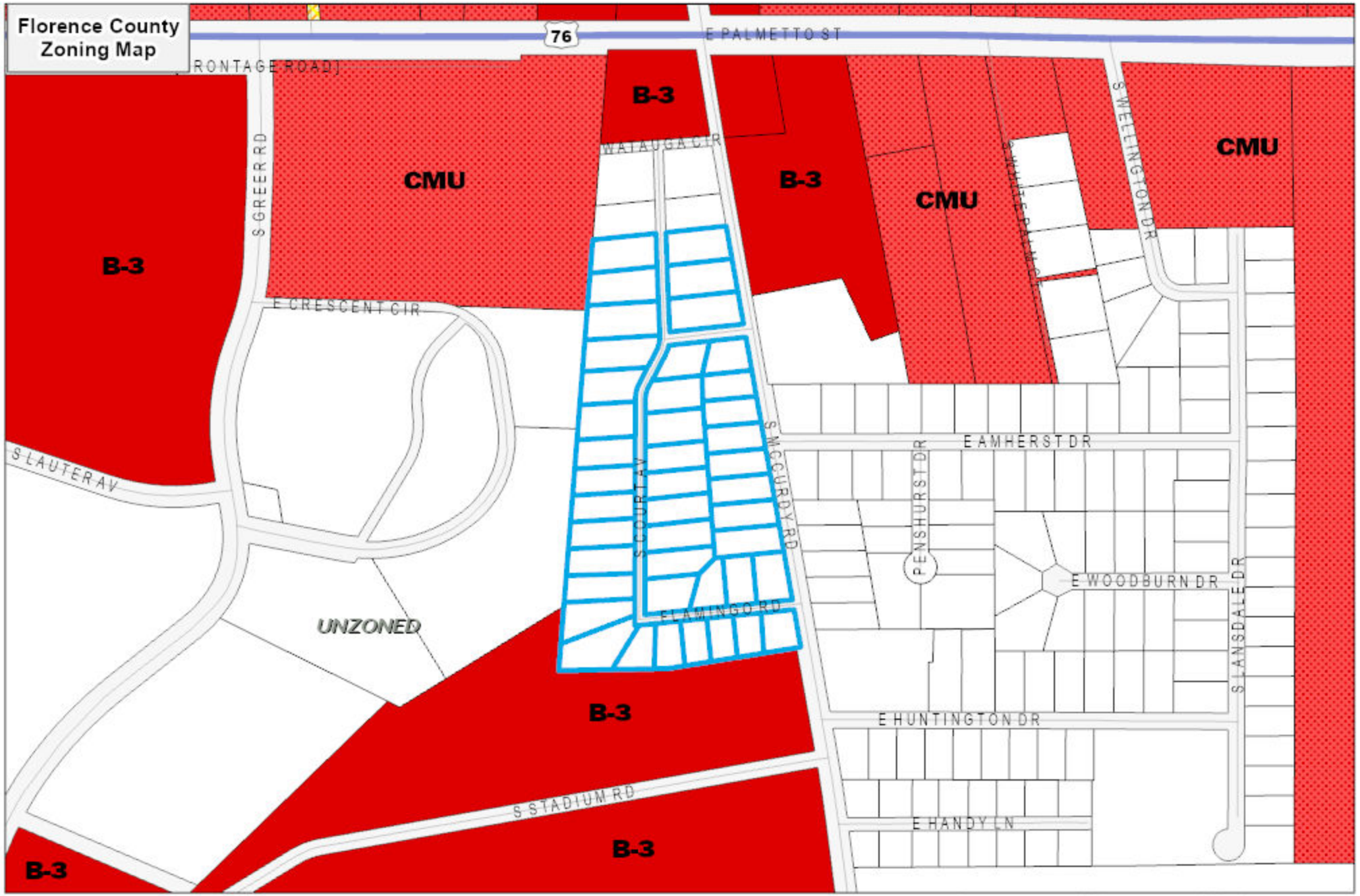
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, and B-3.

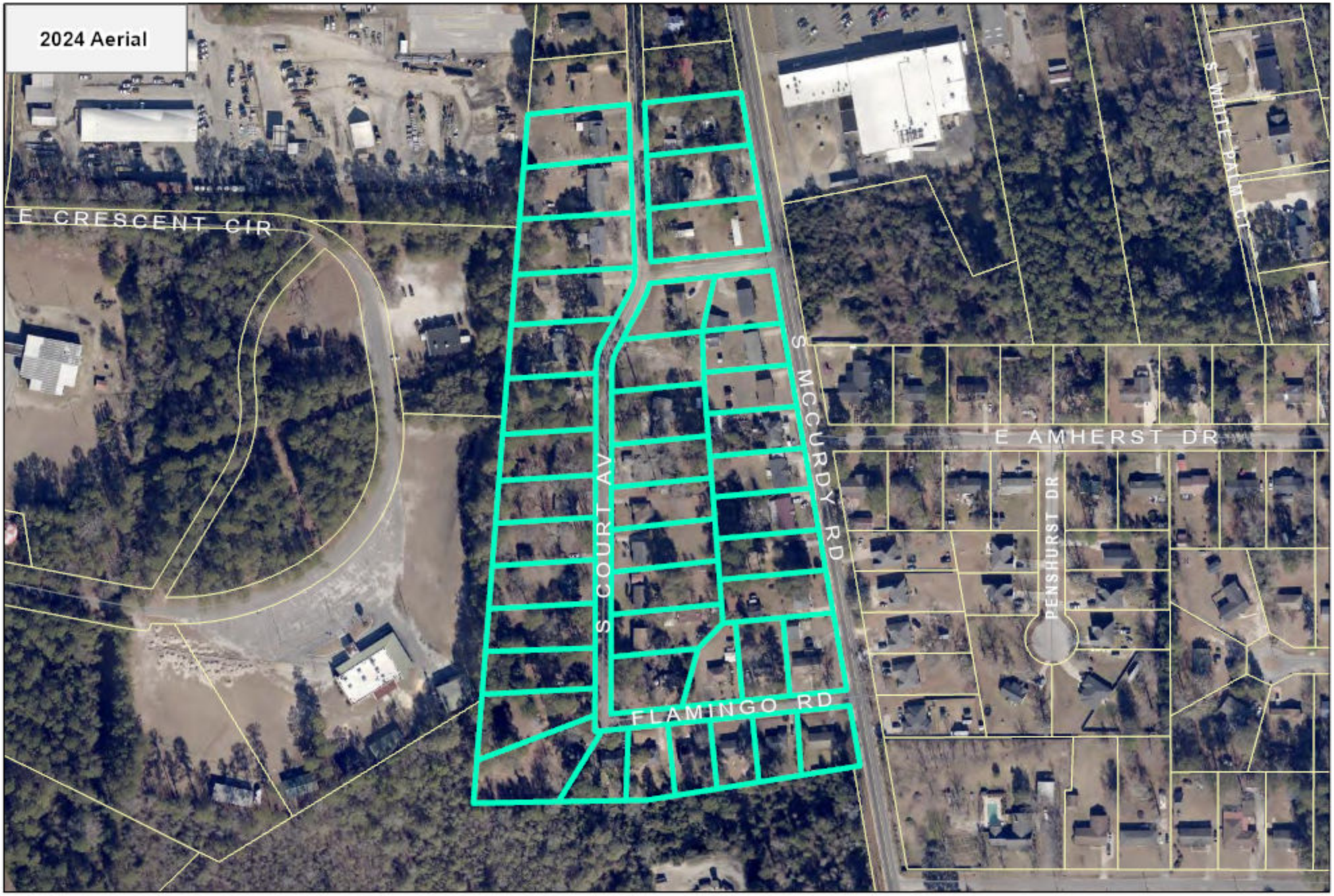
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties to R-2, Single-Family Residential District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 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-2, Single -Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
378
51
41/51
E PALMETTO ST
E PALMETTO ST
S GREER RD
S MCCURDY RD
E CRESCENT CIR
S LANSDALE DR
S STADIUM RD
E HANDY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-86


Florence County
Zoning Map
76
E PALMETTO ST
RONTAGE ROAD)
B-3
CMU
B-3
CMU
CMU
B-3
S GREER RD
WATAUGA CIR
S WELLINGTON DR
E CRESCENT CIR
S LAUTER AV
S COURT AV
S MCGURDY RD
E AMHERST DR
PENSHURST DR
E WOODBURN DR
S LANSDALE DR
UNZONED
FLAMINGO RD
B-3
E HUNTINGTON DR
S STADIUM RD
E HANDY LN
B-3
B-3
0
390
780 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MR, MIXED RESIDENTIAL, LOW DENSITY
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 7
PC#2026-86
N



0 280 560

Feet

Florence County
Planning Department
Meeting Date:
09/22/2026

N

Council District 7
PC#2026-86

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 34-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

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 unzoned and vacant; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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. 34-2026/27
2. Staff report for PC#2026-87
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 8-0]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 34-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

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 unzoned and vacant; and,
4. The surrounding properties are unzoned or zoned B-3, General Commercial and CMU, Commercial Mixed-Use 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 Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Map As: 90160-01-030; Is Hereby Rezoned B-3, General Commercial District.

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

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

ATTEST:

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, September 22, 2026
PC#2026-87

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90160-01-030
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned and vacant.

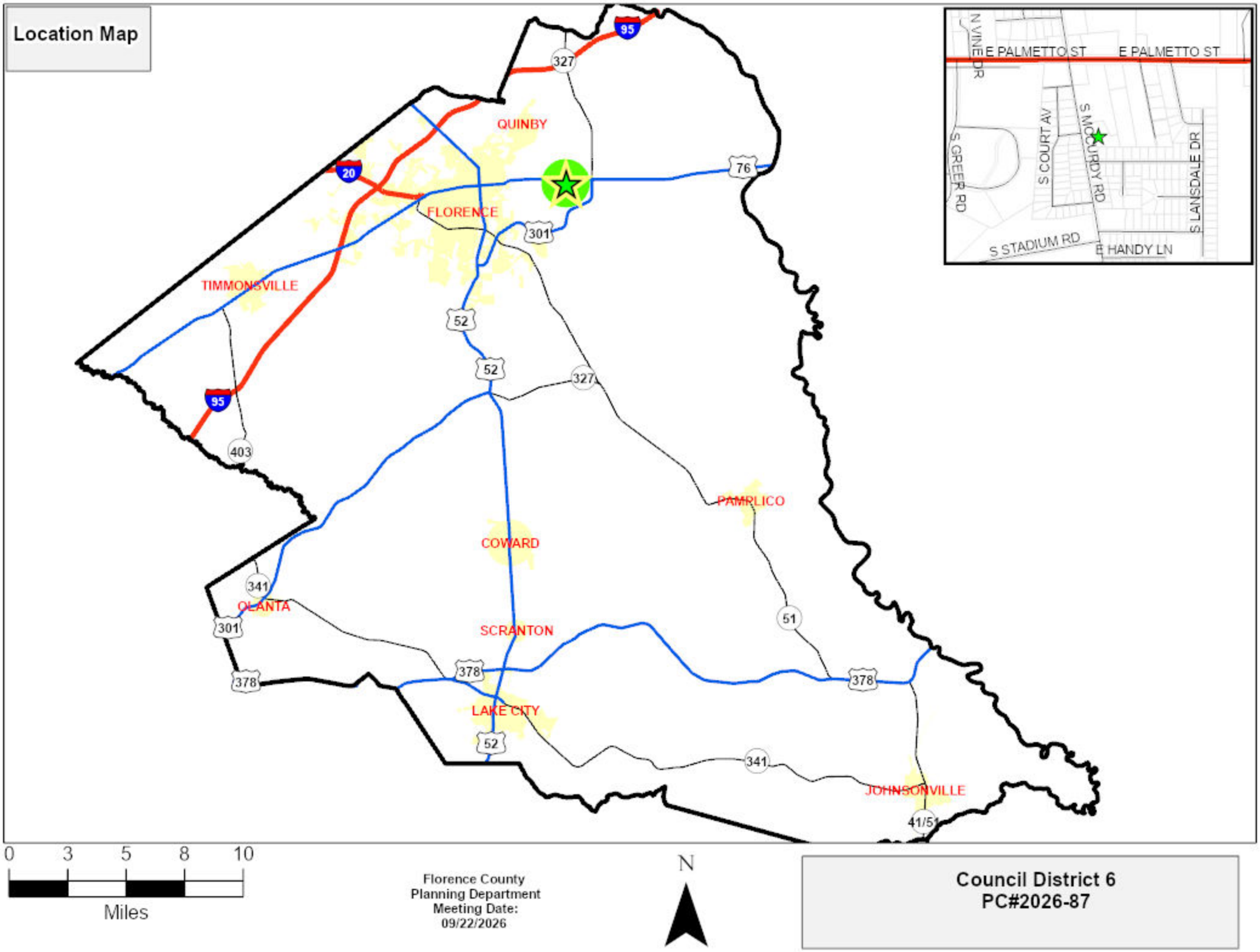
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for this subject property is **B-3, General Commercial District**.

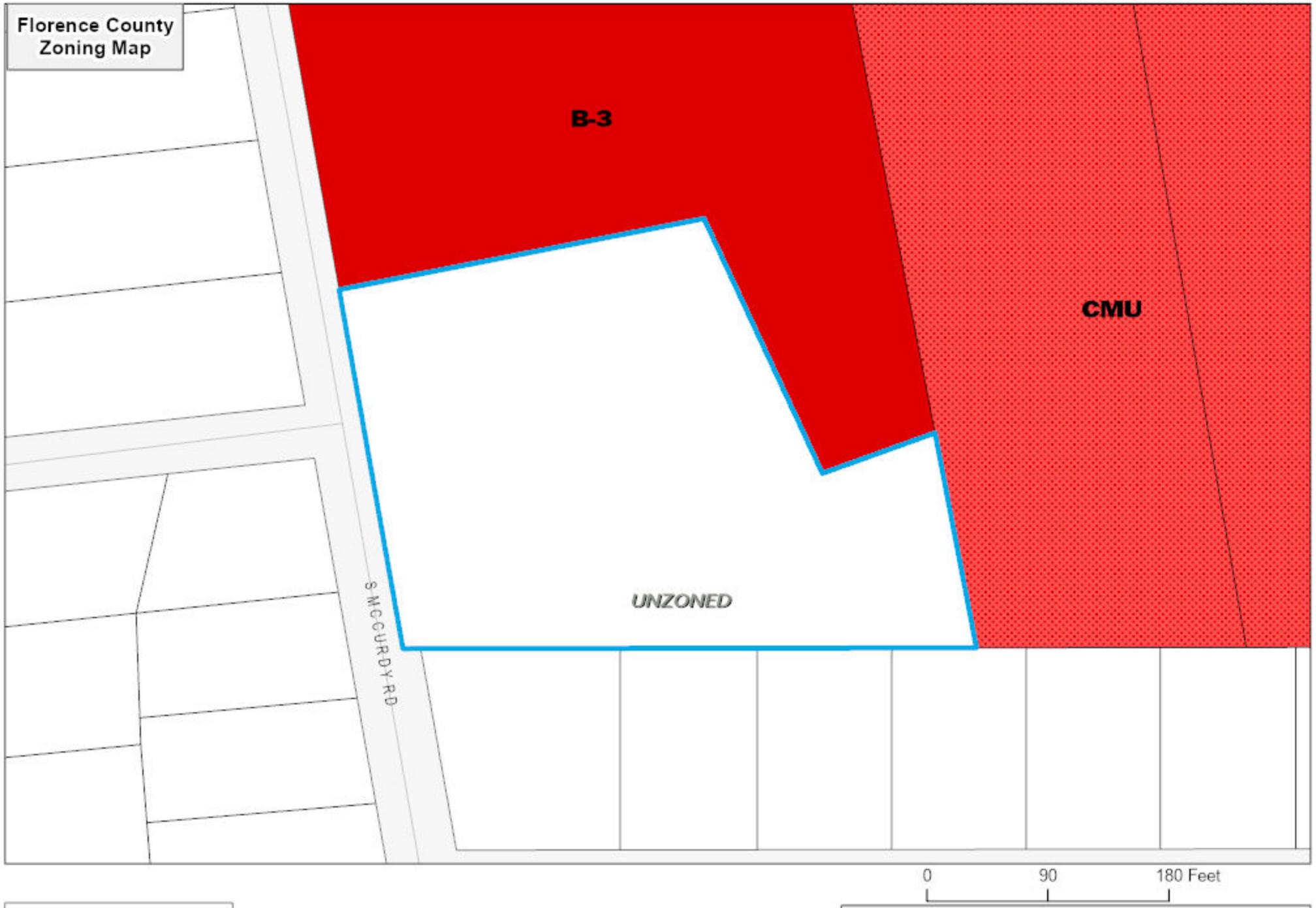
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, and B-3.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Variable Development District 1 (VD1). The requested rezoning of this property to B-3, General Commercial District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:
Eight Planning Commission members voted 8 to 0 to approve the requested zoning map amendment.

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


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
N VINE DR
E PALMETTO ST
S GREER RD
S COURT AV
S MCCURDY RD
S LANSDALE DR
S STADIUM RD
E HANDY LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 6
PC#2026-87


Florence County
Zoning Map
B-3
CMU
UNZONED
S MCCURDY RD
0
90
180 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
09/22/2026
Council District 6
PC#2026-87
N



Florence County
Planning Department
Meeting Date:
09/22/2026

N

Council District 6
PC#2026-87

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 35-2026/27
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-1, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned 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. 35-2026/27
2. Staff report for PC#2026-91
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 22, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: September 22, 2026	this Ordinance was
Planning Commission Action	: September 22, 2026 [Approved 7-1]	advertised for Public
First Reading/Introduction	: October 15, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: November 19, 2026	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 35-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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.]

WHEREAS:

1. The recommended zoning for these properties is R-1, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned 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 Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 00076-01-017, 00076-01-018, 00076-01-019, 00076-01-052, 00076-01-100; Are Hereby Rezoned R-1, Single-Family Residential District.

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

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

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 22, 2026
PC#2026-91

SUBJECT:	Map Amendment Requested By Florence County 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.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	00076-01-017, 00076-01-018, 00076-01-019, 00076-01-052, 00076-01-100
COUNCIL DISTRICT(S):	4; 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 residential uses.

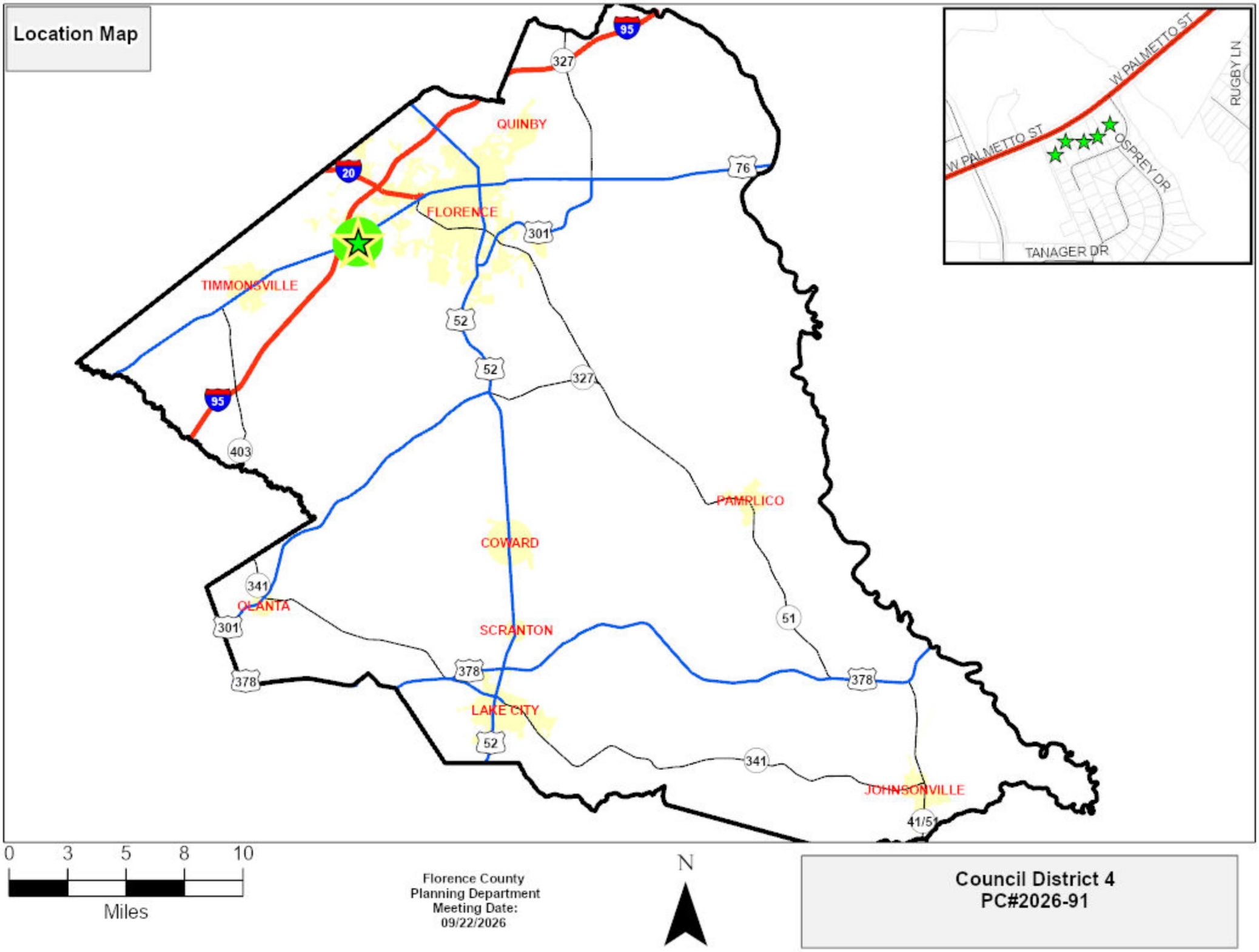
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.

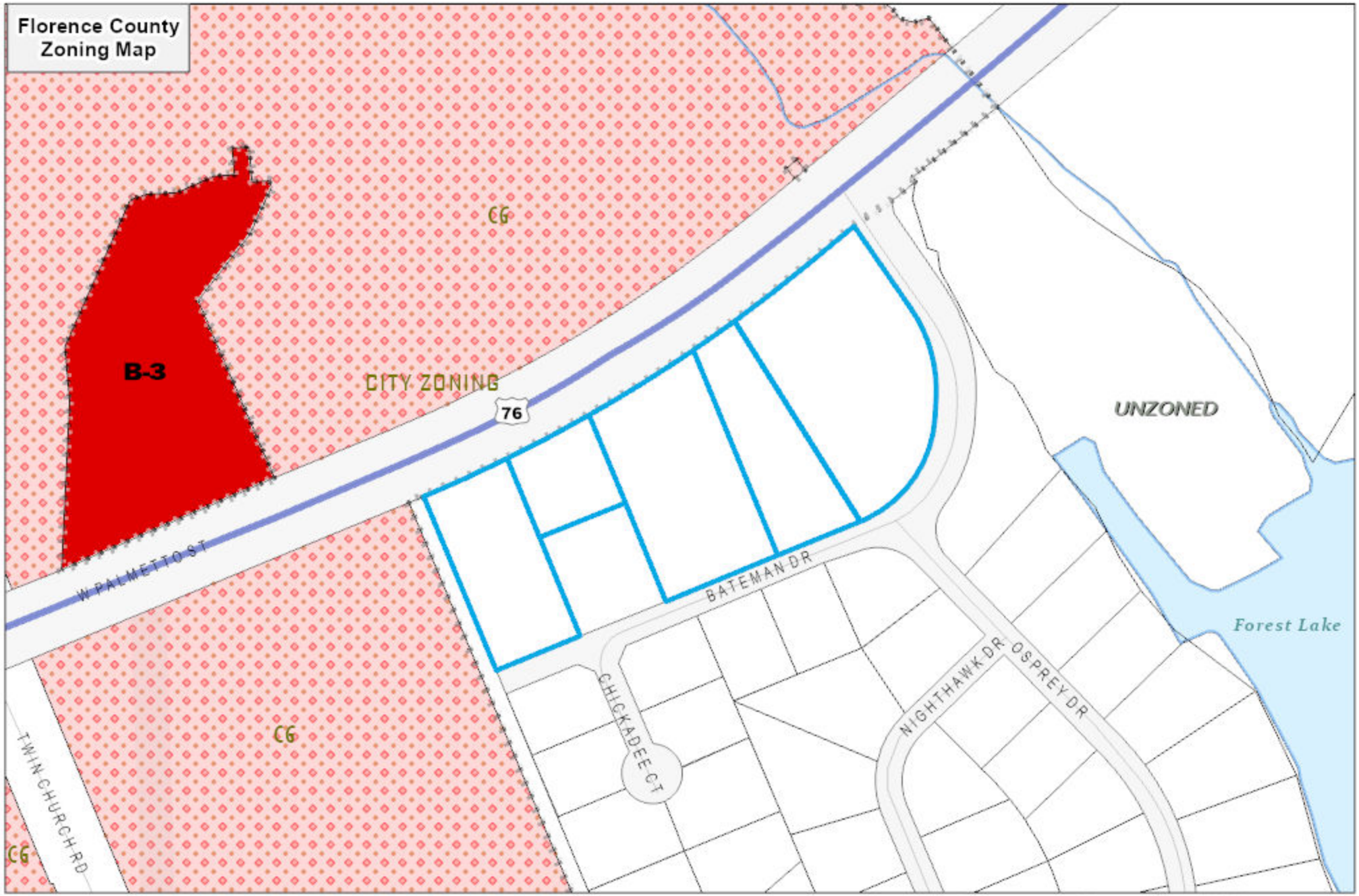
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned and subject to the City of Florence zoning.

4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Urban District (UD). The requested rezoning of these properties to B-3, General Commercial District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 22, 2026:
Eight Planning Commission members voted 7 to 1 to approve the requested zoning map amendment.

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


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W PALMETTO ST
W PALMETTO ST
RUGBY LN
OSPREY DR
TANAGER DR
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
09/22/2026
N
Council District 4
PC#2026-91



Current County Zoning
B-3 GENERAL
UNZONED

Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 4
PC#2026-91



Florence County
Planning Department
Meeting Date:
09/22/2026

Council District 4
PC#2026-91

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 36-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, 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 zoned CMU, Commercial Mixed-Use District, pending County Council's approval for rezoning, or unzoned; 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. 36-2026/27
2. Staff report for PC#2026-88
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 27, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: October 27, 2026	this Ordinance was
Planning Commission Action	: October 27, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: November 19, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 36-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, 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 zoned CMU, Commercial Mixed-Use District, pending County Council's approval for rezoning, or unzoned; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
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NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Subject Properties Located In Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031; Are Hereby Rezoned R-2, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 27, 2026
PC#2026-88

SUBJECT: Map Amendment Requested By Florence County 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: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016, 90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031.

LOCATION: The Highway 76 Corridor Project

TAX MAP NUMBERS: 90160-01-001, 90160-01-002, 90160-01-003, 90160-01-004, 90160-01-005, 90160-01-006, 90160-01-007, 90160-01-008, 90160-01-009, 90160-01-010, 90160-01-011, 90160-01-012, 90160-01-013, 90160-01-014, 90160-01-015, 90160-01-016, 90160-01-017, 90160-01-018, 90160-01-019, 90160-01-020, 90160-01-027, 90160-01-028, 90160-01-031, 90160-02-001, 90160-02-002, 90160-02-004, 90160-02-005, 90160-02-006, 90160-02-007, 90160-02-008, 90160-02-009, 90160-02-010, 90160-02-011, 90160-02-012, 90160-02-013, 90160-02-014, 90160-03-001, 90160-03-002, 90160-03-003, 90160-03-004, 90160-03-005, 90160-03-006, 90160-03-007, 90160-03-008, 90160-03-009, 90160-03-010, 90160-03-011, 90160-03-012, 90160-03-013, 90160-03-014, 90160-03-015, 90160-03-016,

	90160-03-017, 90160-03-018, 90160-03-019, 90160-03-020, 90160-03-021, 90160-03-022, 90160-03-023, 90160-03-024, 90160-03-025, 90160-03-026, 90160-03-027, 90160-03-028, 90160-03-031
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

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

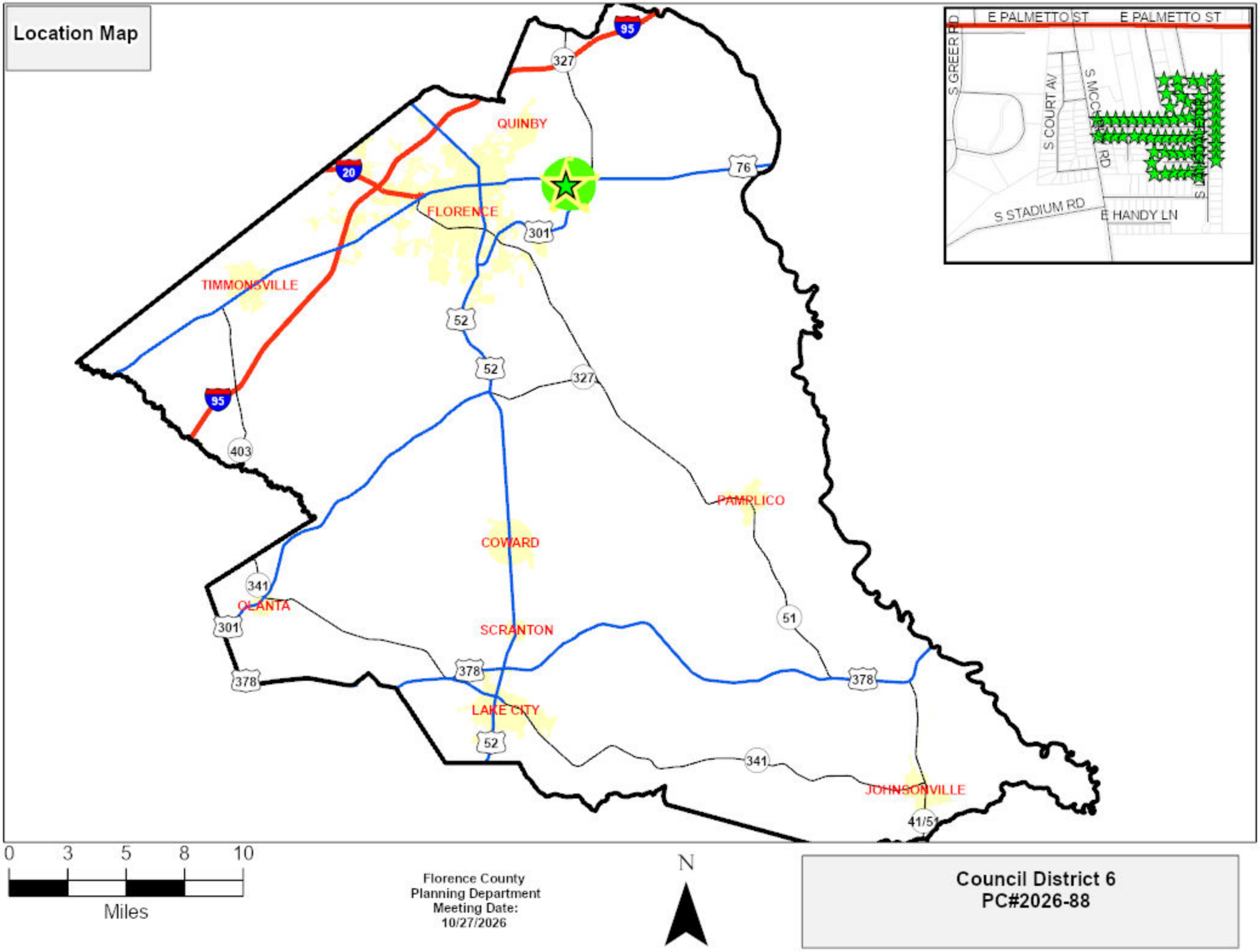
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

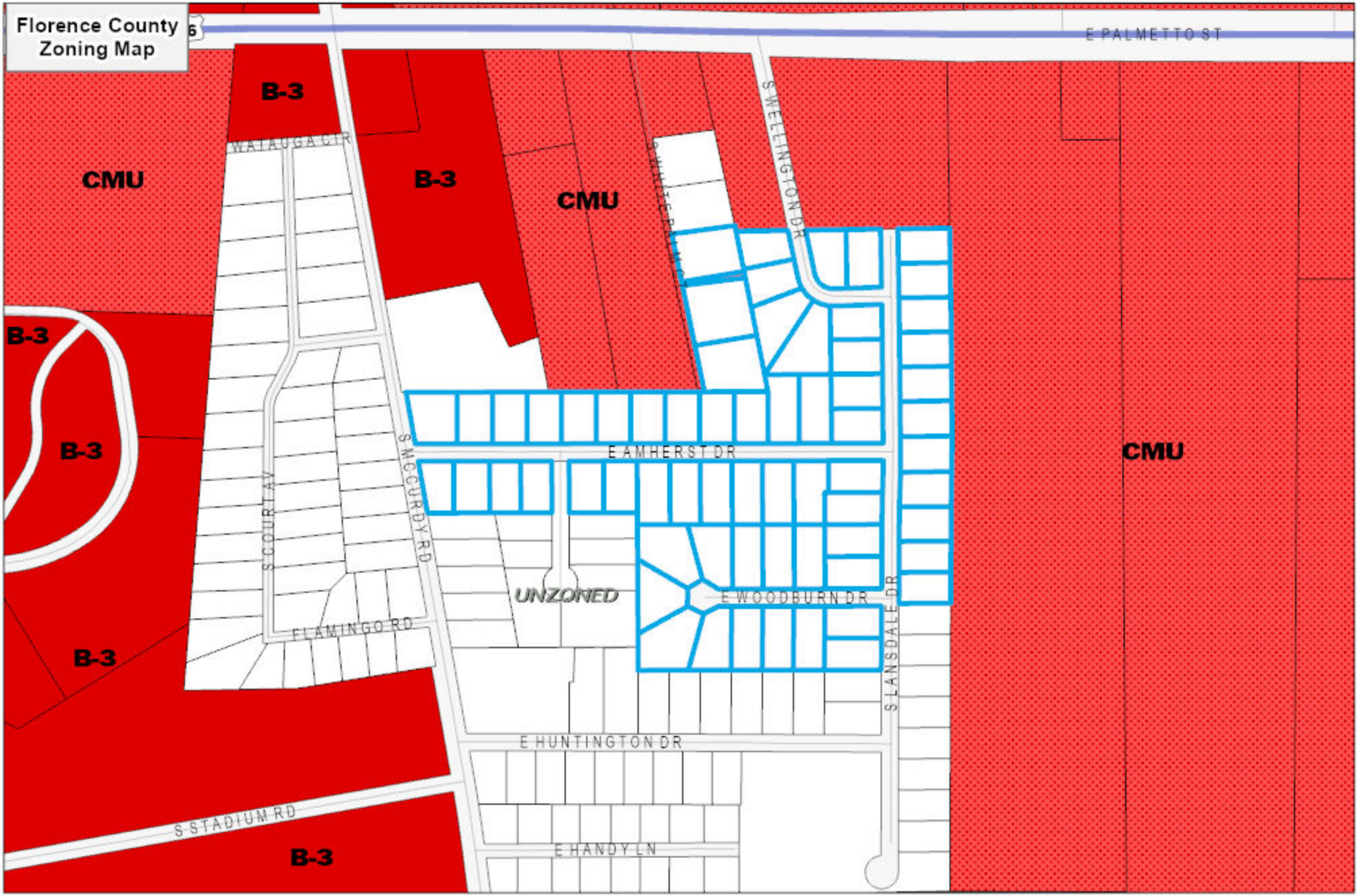
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, or pending County Council's approval for rezoning.

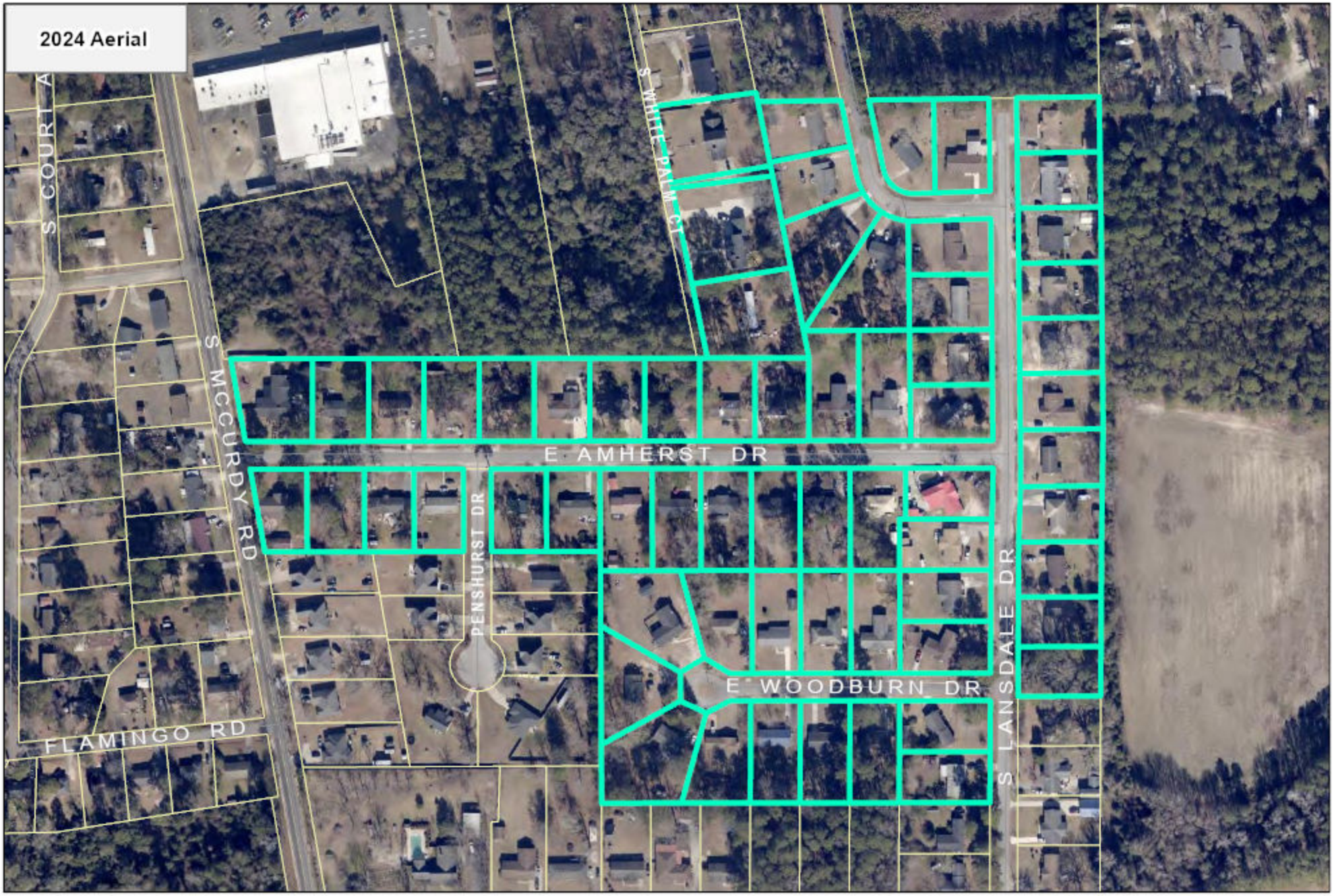
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties to R-2, Single-Family Residential District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 27, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
E PALMETTO ST
E PALMETTO ST
S GREER RD
S COURT AV
S MOCK RD
S STADIUM RD
E HANDY LN
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 6
PC#2026-88


Florence County
Zoning Map
E PALMETTO ST
WATAUGA CIR
S WELLINGTON DR
S WILLIE PL W
S WELLINGTON DR
B-3
CMU
B-3
CMU
B-3
B-3
B-3
CMU
E AMHERST DR
S CCURT AV
S MCCURDY RD
UNZONED
E WOODBURN DR
FLAMINGO RD
S LANSDALE DR
E HUNTINGTON DR
S STADIUM RD
E HANDY LN
B-3
0
380
760 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 6
PC#2026-88
N



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 6
PC#2026-88

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 37-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[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: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 6)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, 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 zoned CMU, Commercial Mixed-Use and B-3, General Commercial Districts, pending County Council's approval for rezoning, or unzoned; 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. 37-2026/27
2. Staff report for PC#2026-89
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 27, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: October 27, 2026	this Ordinance was
Planning Commission Action	: October 27, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: November 19, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 37-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[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: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, 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 zoned CMU, Commercial Mixed-Use and B-3, General Commercial Districts, pending County Council's approval for rezoning, or unzoned; 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 Group Four Of The Highway 76 Corridor Project, As Shown On The Following Tax Maps As: 90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025; Are Hereby Rezoned R-2, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 27, 2026
PC#2026-89

SUBJECT:	Map Amendment Requested By Florence County 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:90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025.
LOCATION:	The Highway 76 Corridor Project
TAX MAP NUMBERS:	90160-03-032, 90160-03-033, 90160-03-034, 90160-03-035, 90160-03-036, 90160-03-037, 90160-03-038, 90160-03-039, 90160-03-040, 90160-03-041, 90160-03-042, 90160-03-043, 90160-03-044, 90161-01-003, 90161-01-004, 90161-01-005, 90161-01-006, 90161-01-007, 90161-01-008, 90161-01-009, 90161-01-010, 90161-01-011, 90161-01-012, 90161-01-013, 90161-02-001, 90161-02-002, 90161-02-003, 90161-02-004, 90161-02-005, 90161-02-006, 90161-02-007, 90161-02-008, 90161-02-017, 90161-02-018, 90161-02-019, 90161-02-020, 90161-02-021, 90161-02-022, 90161-02-023, 90161-02-024, 90161-02-025.
COUNCIL DISTRICT(S):	6; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

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

2. Proposed Land Use and Zoning:

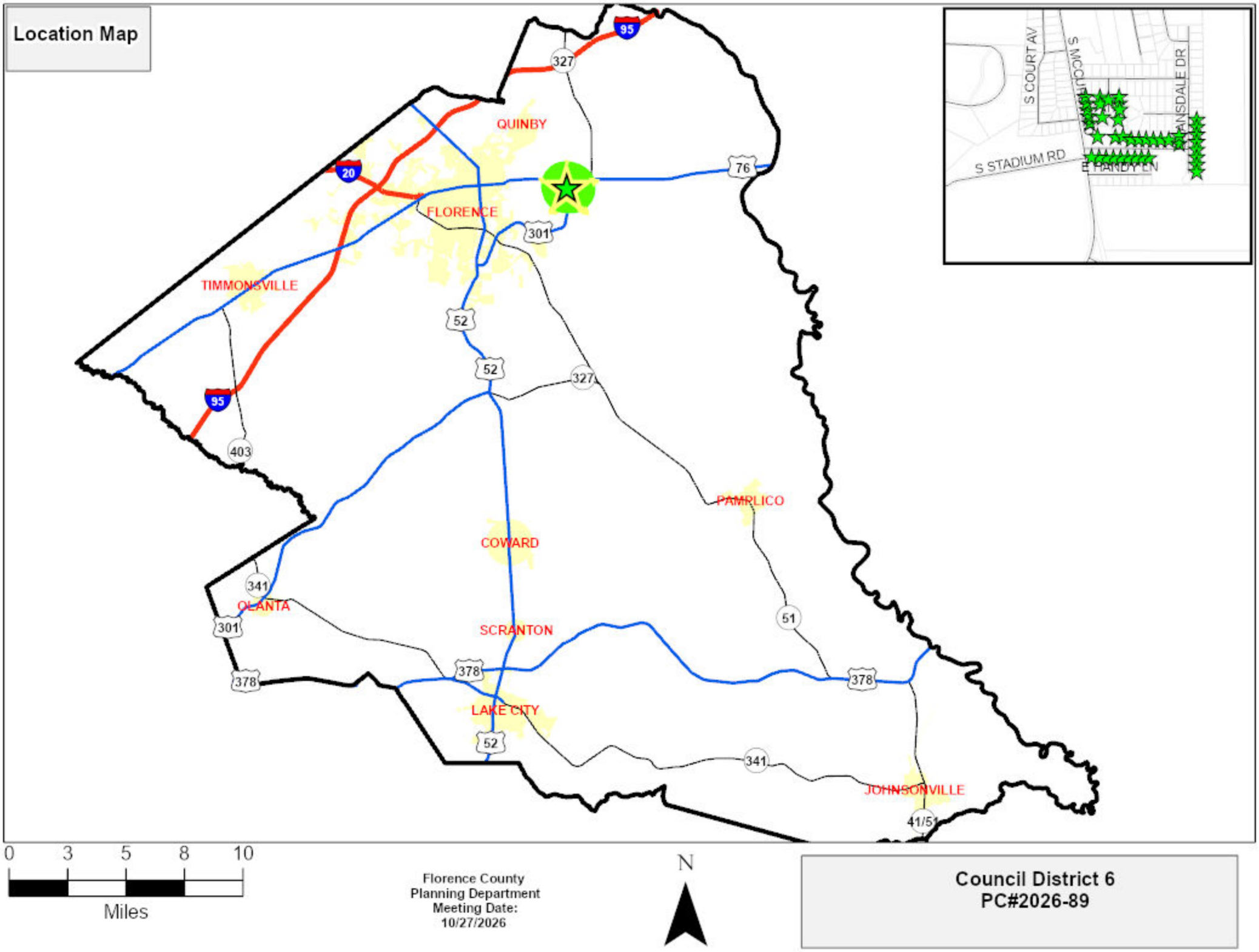
The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

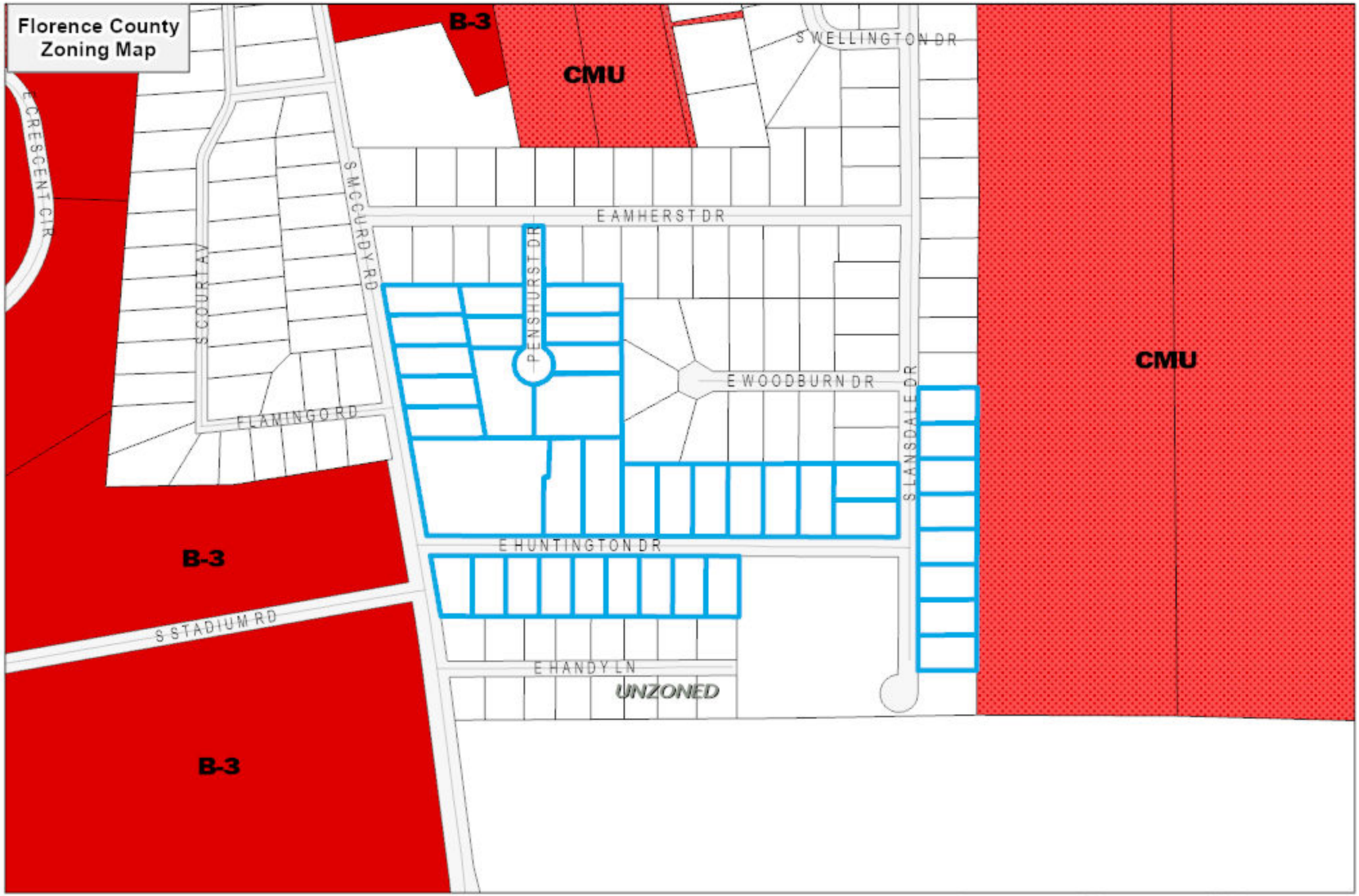
3. Surrounding Land Use and Zoning:
   The surrounding properties are unzoned, CMU, B-3, or pending County Council's approval for rezoning.

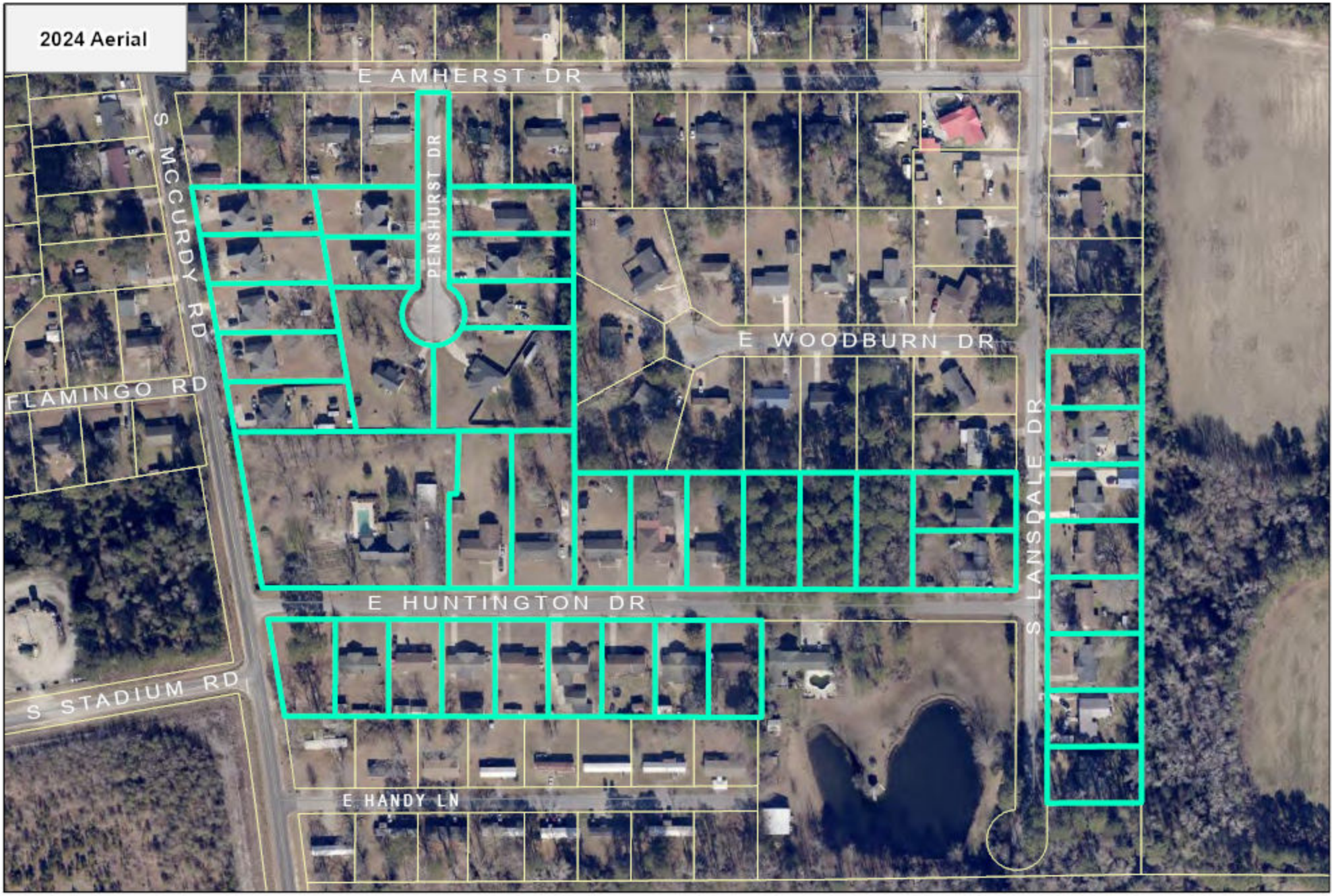
4. Florence County Comprehensive Plan:
   The future land use designation for these properties is currently Suburban District (SD). The requested rezoning of these properties to R-2, Single-Family Residential District is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 27, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
S COURT AV
S MCQUEEN ST
S STADIUM RD
E HANDY LN
ANSDALE DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 6
PC#2026-89


Florence County
Zoning Map
B-3
CMU
S WELLINGTON DR
E CRESCENT CIR
S COURT AV
S MCCURDY RD
E AMHERST DR
PENSHURST DR
E WOODBURN DR
S LANSDALE DR
CMU
E FLAMINGO RD
B-3
E HUNTINGTON DR
S STADIUM RD
E HANDY LN
UNZONED
B-3
0
330
660 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 6
PC#2026-89
N



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 6
PC#2026-89

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 38-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 011; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 4)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by George L. Strickland and Carla S. Greene; and,

2. The applicants desire to change the future land use designation and zoning designation for the subject properties; and,

3. The applicants' justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3, Single-Family Residential District zoning designation; and,

4. The surrounding properties are zoned B-6, Industrial, B-3 General Commercial, and R-3, Single-Family Residential Districts.

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

ATTACHMENTS:
1. Ordinance No. 38-2026/27
2. Staff report for PC#2026-93
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 27, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: October 27, 2026	this Ordinance was
Planning Commission Action	: October 27, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: November 19, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 38-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 011; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by George L. Strickland and Carla S. Greene; and,

2. The applicants desire to change the future land use designation and zoning designation for the subject properties; and,

3. The applicants' justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3, Single-Family Residential District zoning designation; and,

4. The surrounding properties are zoned B-6, Industrial, B-3, General Commercial, and R-3, Single-Family Residential Districts.

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

1. The Subject Properties Located at 217 and 219 S. Hill Street, Timmonsville, SC As Shown On The Following Tax Maps As: 70007-12-001 And 70007-12-011; Are Hereby Rezoned Variable Development District 1 and 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

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, October 27, 2026
PC#2026-93

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By George L. Strickland and Carla S. Greene To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From B-6, Industrial District to **R-3, Single-Family Residential District** For The Properties Located At 217 And 219 South Hill Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 001 And 011.
LOCATION:	217 and 219 S. Hill Street, Timmonsville, SC
TAX MAP NUMBERS:	70007-12-001, 70007-12-011
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	George L. Strickland and Carla S. Greene
APPLICANT:	George L. Strickland and Carla S. Greene
ZONING/LAND AREA:	B-6 / Approximately 0.69 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	B-6

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently zoned B-6, Industrial District with uses consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to **R-3, Single-Family Residential District**.

3. Surrounding Land Use and Zoning:
   North: City of Timmonsville / Vacant / B-6
   South: City of Timmonsville / Commercial Residential / B-6
   West: City of Timmonsville / Residential / R-3
   East: City of Timmonsville / Vacant / B-6

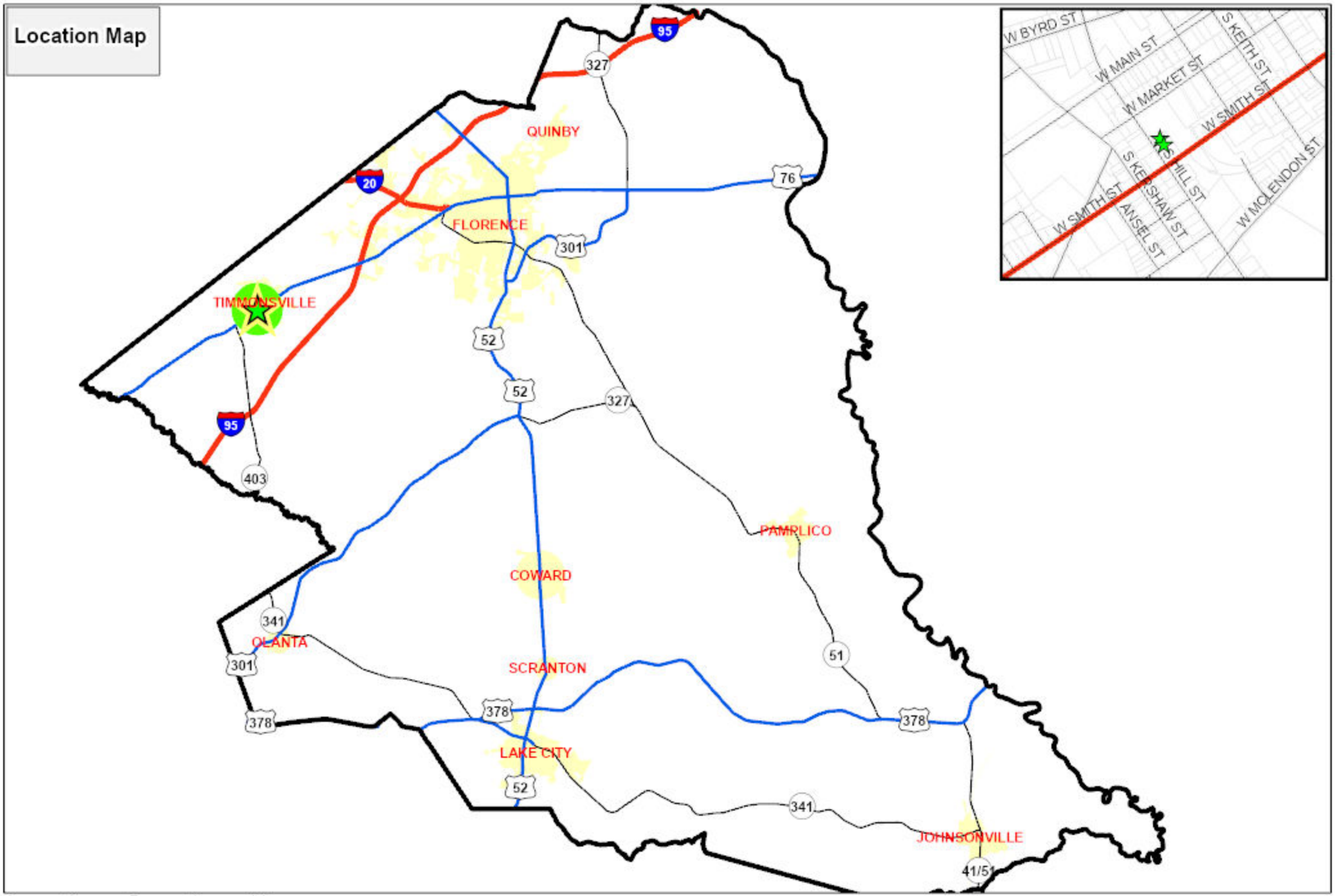
4. Transportation Access and Circulation:
   Present access to the property is by the way of South Hill Street, Timmonsville SC.

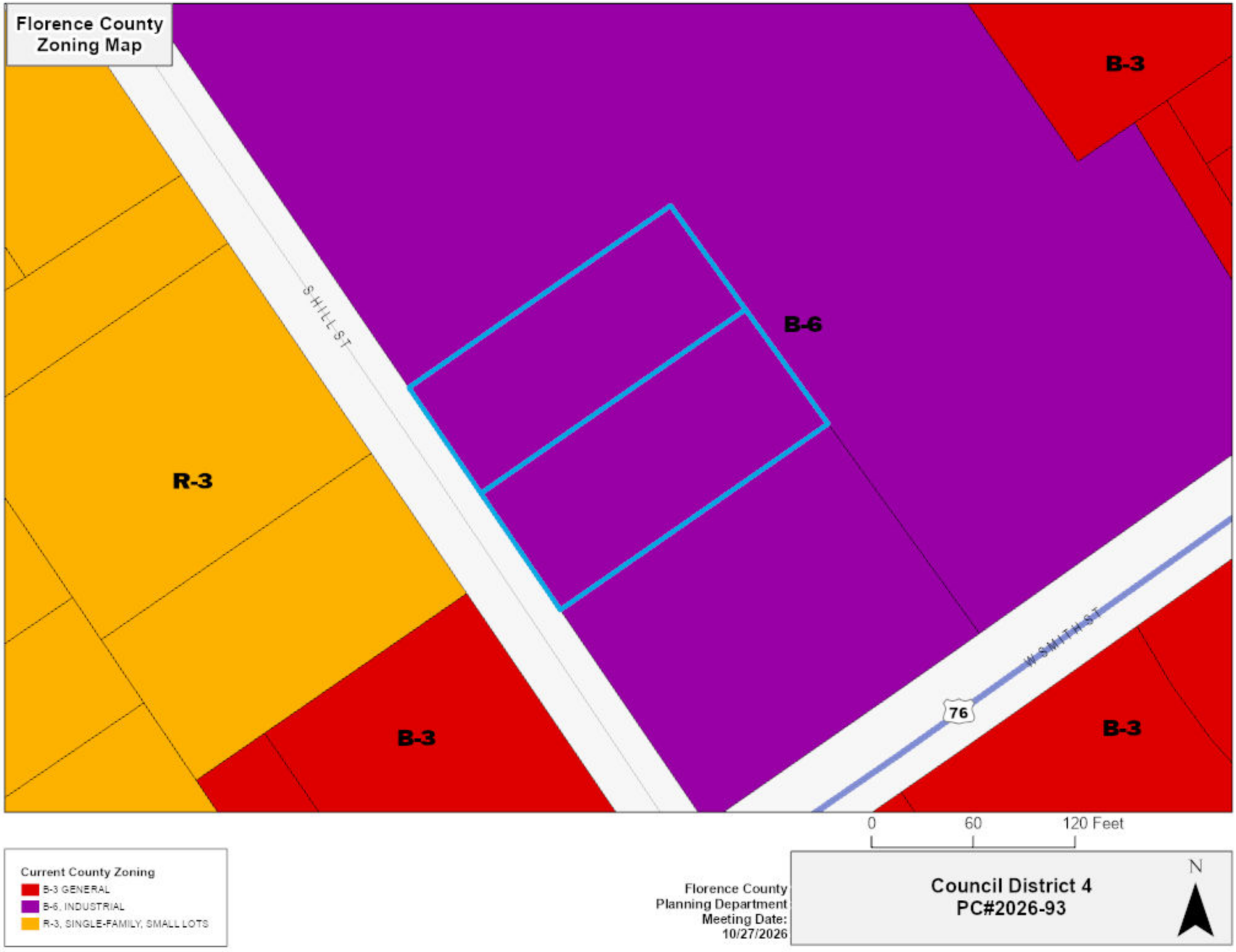
5. Traffic Review:
   The rezoning of these properties from B-6, Industrial District to R-3, Single-Family Residential District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned properties is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of these properties to Variable Development District 1 (VD1). The requested rezoning of these properties to R-3, Single-Family Residential District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 27, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendments.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendments to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 2 to Variable Development District 1 and to change the zoning designation from B-6, Industrial District to R-3, Single-Family Residential District.


Location Map
W BYRD ST
W MAIN ST
W MARKET ST
W SMITH ST
S KEITH ST
S KERSHAW ST
ANSEL ST
HILL ST
W MCLENDON ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-93


Florence County
Zoning Map
B-3
B-6
R-3
B-3
B-3
S HILL ST
W SMITH ST
76
0
60
120 Feet
Current County Zoning
B-3 GENERAL
B-6, INDUSTRIAL
R-3, SINGLE-FAMILY, SMALL LOTS
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-93
N



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 4
PC#2026-93


Florence County
FLU Map
S HILL ST
Variable
Development
District 2
Variable
Development
District 1
0
80
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-93
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 39-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 4)

POINTS TO CONSIDER:

1. This zoning map amendment was requested by Sammy Smith; and,

2. The applicant desires to change the future land use designation and zoning designation for the subject properties; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3, Single-Family Residential District zoning designation; and,

4. The surrounding properties are zoned B-6, Industrial, B-3 General Commercial, and R-3, Single-Family Residential Districts.

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

ATTACHMENTS:
1. Ordinance No. 39-2026/27
2. Staff report for PC#2026-94
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 27, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: October 27, 2026	this Ordinance was
Planning Commission Action	: October 27, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: November 19, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 39-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use From Variable Development District 2 To Variable Development District 1 And To Change The Zoning Designation From B-6, Industrial District to R-3, Single-Family Residential District For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Sammy Smith; and,

2. The applicant desires to change the future land use designation and zoning designation for the subject properties; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 1 land use and a R-3, Single-Family Residential District zoning designation; and,

4. The surrounding properties are zoned B-6, Industrial, B-3, General Commercial, and R-3, Single-Family Residential Districts.

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

1. The Subject Properties Located at 327 W. Smith Street and 322 W. Market Street, Timmonsville, SC As Shown On The Following Tax Maps As: 70007-12-002 And 70007-12-003; Are Hereby Rezoned Variable Development District 1 and R-3, Single-Family Residential District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

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

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 27, 2026
PC#2026-94

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Sammy Smith To Change The Future Land Use From Variable Development District 2 To **Variable Development District 1** And To Change The Zoning Designation From B-6, Industrial District to **R-3, Single-Family Residential District** For The Properties Located Off Of West Smith Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70007, Block 12, Parcels 002 And 003.
LOCATION:	327 W. Smith Street and 322 W. Market Street, Timmonsville, SC
TAX MAP NUMBERS:	70007-12-002, 70007-12-003
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Sammy Smith
APPLICANT:	Sammy Smith
ZONING/LAND AREA:	B-6 / Approximately 5.21 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	B-6

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently zoned B-6, Industrial District with uses consisting of residential.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to **R-3, Single-Family Residential District**.

3. Surrounding Land Use and Zoning:
   North: City of Timmonsville / Residential / R-3
   South: City of Timmonsville / Commercial / B-3
   West: City of Timmonsville / Commercial / R-3
   East: City of Timmonsville / Commercial / B-3

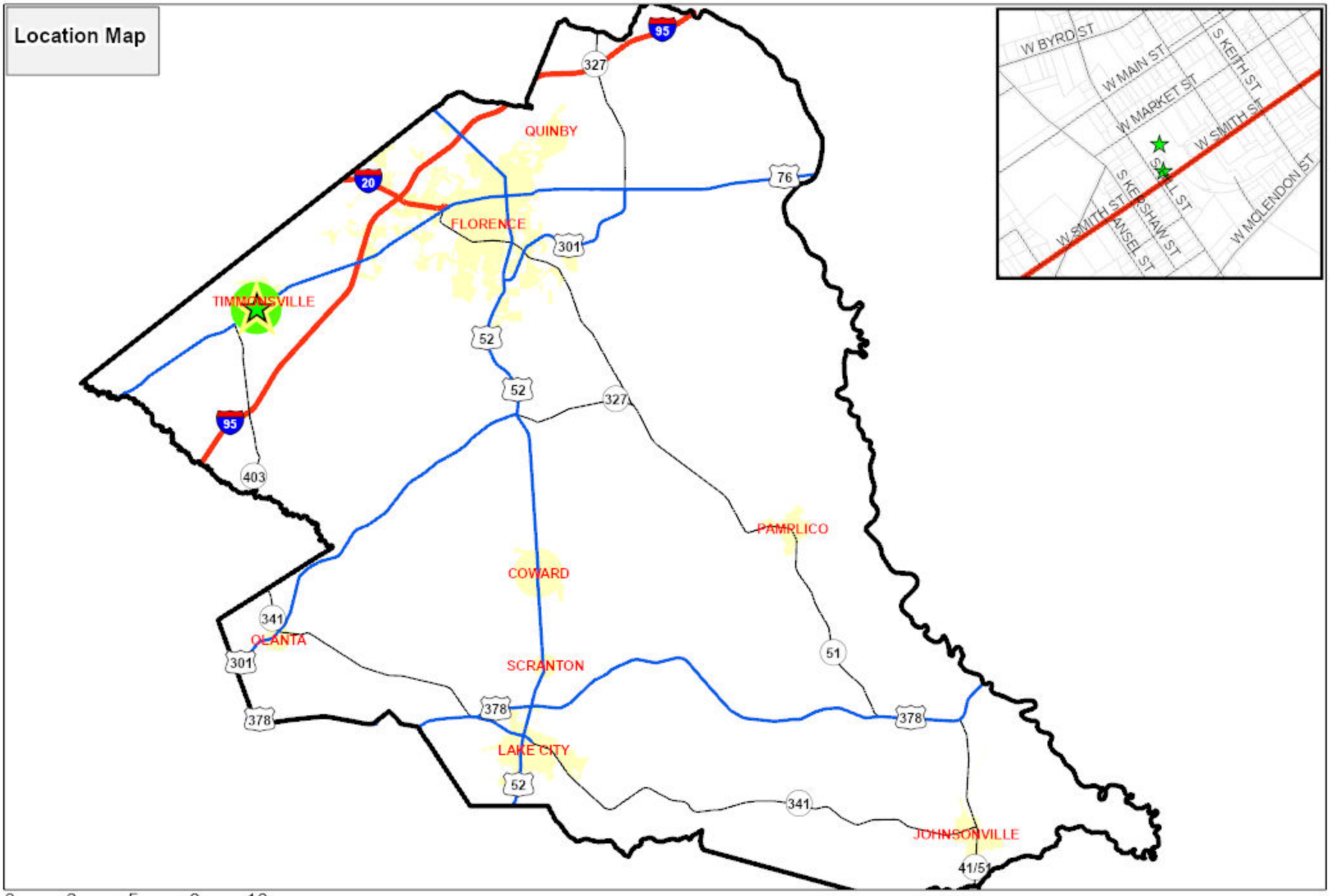
4. Transportation Access and Circulation:
   Present access to the properties is by the way of West Smith Street, West Market Street, and South Hill Street, Timmonsville SC.

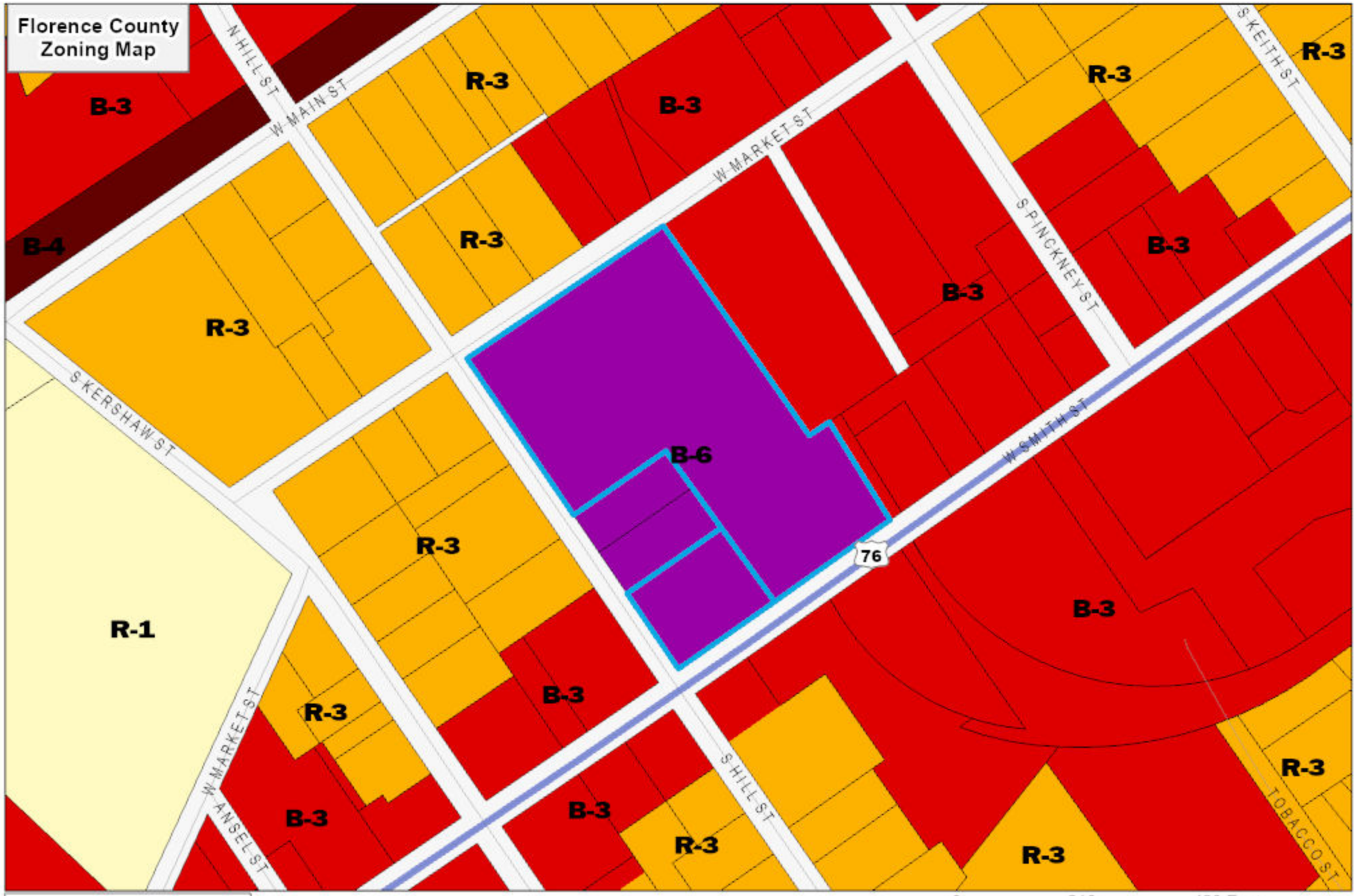
5. Traffic Review:
   The rezoning of the properties from B-6, Industrial District to R-3, Single-Family Residential District could have minimal impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the above-mentioned properties is currently Variable Development District 2 (VD2). The applicant has requested to change the future land use designation of the properties to Variable Development District 1 (VD1). The requested rezoning of the properties to R-3, Single-Family Residential District is compatible with the requested Variable Development District 1 (VD1) future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 27, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendments.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendments to the Florence County Council to change the future land use designation for the referenced parcels from Variable Development District 2 to Variable Development District 1 and to change the zoning designation from B-6, Industrial District to R-3, Single-Family Residential District.


Location Map
W BYRD ST
W MAIN ST
W MARKET ST
W SMITH ST
S KEITH ST
S KERSHAW ST
ANSEL ST
W MCLENDON ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-94


Florence County
Zoning Map
B-3
B-4
R-3
B-6
R-1
N HILL ST
W MAIN ST
W MARKET ST
S KERSHAW ST
S PINCKNEY ST
S KEITH ST
W SMITH ST
76
S HILL ST
W MARKET ST
ANSEL ST
TOBACCO ST
Current County Zoning
B-3 GENERAL
B-4, CENTRAL
B-6, INDUSTRIAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-3, SINGLE-FAMILY, SMALL LOTS
0
210
420 Feet
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-94



Florence County
Planning Department
Meeting Date:
10/27/2026

N

Council District 4
PC#2026-94


Florence County
FLU Map
Variable
Development
District 1
Variable
Development
District 2
W MARKET ST
S HILL ST
S PINCKNEY ST
W SMITH ST
76
W MARKET ST
S KERSHAW ST
0
250
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 4
PC#2026-94
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 40-2026/27
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation From R-5, Multi-Family Residential District To B-3, General Commercial District For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014; And Other Matters Related Thereto.] (Planning Commission Approved 7 to 0; Council District 7)

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

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

3. The surrounding properties are zoned R-1, R-2, R-3, Single-Family Residential, R-5, Multi-Family Residential, and B-3, General Commercial Districts.

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

ATTACHMENTS:
1. Ordinance No. 40-2026/27
2. Staff report for PC#2026-95
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 27, 2026	Council Clerk, certify that
Planning Commission Public Hearing	: October 27, 2026	this Ordinance was
Planning Commission Action	: October 27, 2026 [Approved 7-0]	advertised for Public
First Reading/Introduction	: November 19, 2026	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 40-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation From R-5, Multi-Family Residential District To B-3, General Commercial District For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Cori Swandal; and,

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

3. The surrounding properties are zoned R-1, R-2, R-3, Single-Family Residential, R-5, Multi-Family Residential, and B-3, General Commercial Districts.

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

1. The Property Located At 1400 E. Howe Springs Road, Florence, SC As Shown On The Following Tax Map As: 00181-01-014; Is Hereby Rezoned To B-3, General Commercial District.

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

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

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
Jerry Yarborough Jr., Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

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

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 27, 2026
PC#2026-95

SUBJECT:	Map Amendment Requested By Corinne Taylor To Change The Zoning Designation From R-5, Multi-Family Residential District To **B-3, General Commercial District** For The Property Located at 1400 E. Howe Springs Road, Florence, SC, As Shown On Florence County Tax Map Number 00181, Block 01, Parcel 014.
LOCATION:	1400 E. Howe Springs Road, Florence, SC
TAX MAP NUMBERS:	00181, Block, 01, Parcel 014
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	YES Southern Pines, LLC
APPLICANT:	Cori Swandal
ZONING/LAND AREA:	R-5 / Approximately 3.24 acres
WATER/SEWER AVAILABILITY:	City of Florence Water/ Limited Sewer
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-5

STAFF ANALYSIS:

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

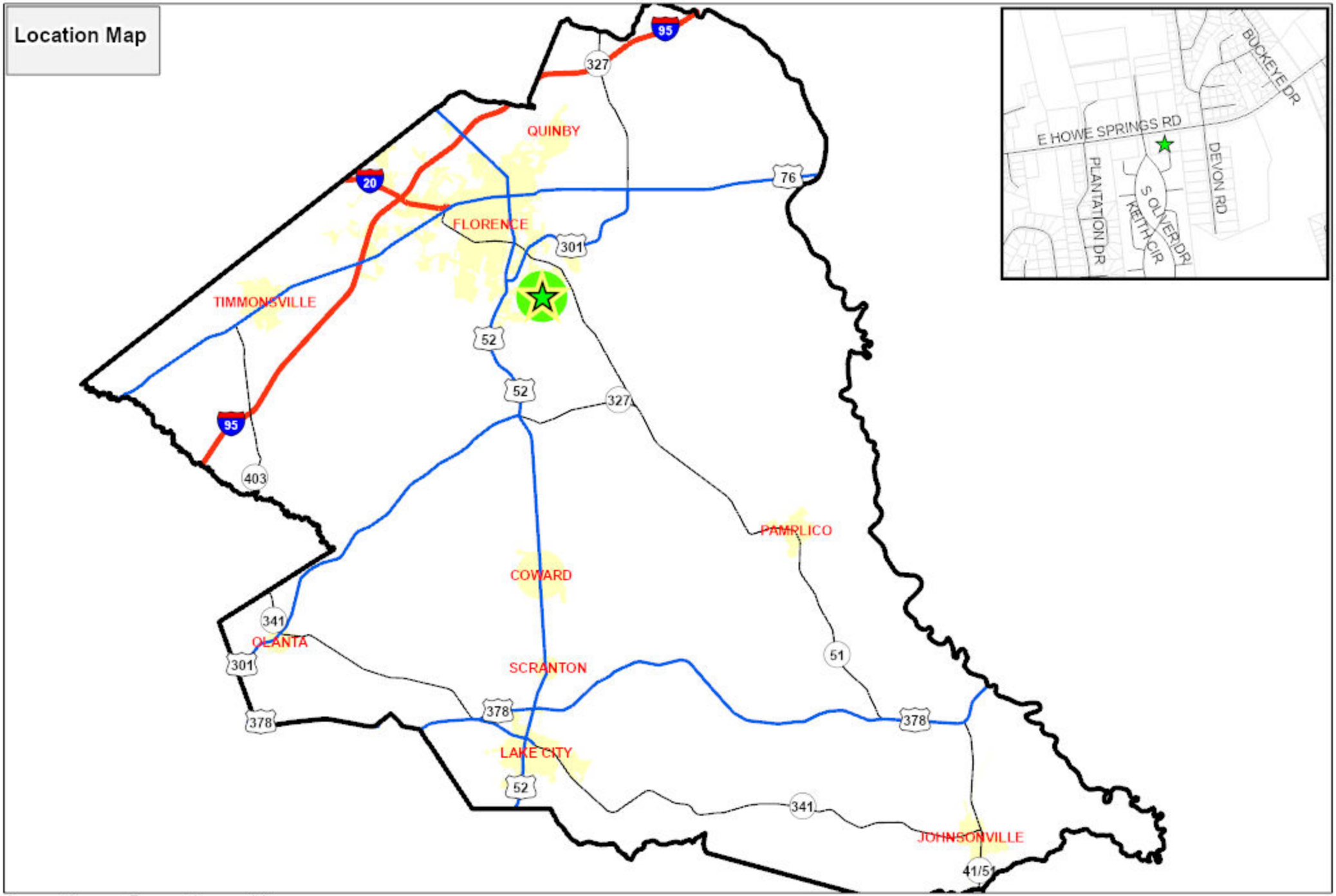
4. Transportation Access and Circulation:
   Present access to this property is by the way of East Howe Springs Road, South Dingle Drive and South Oliver Drive, Florence, SC.

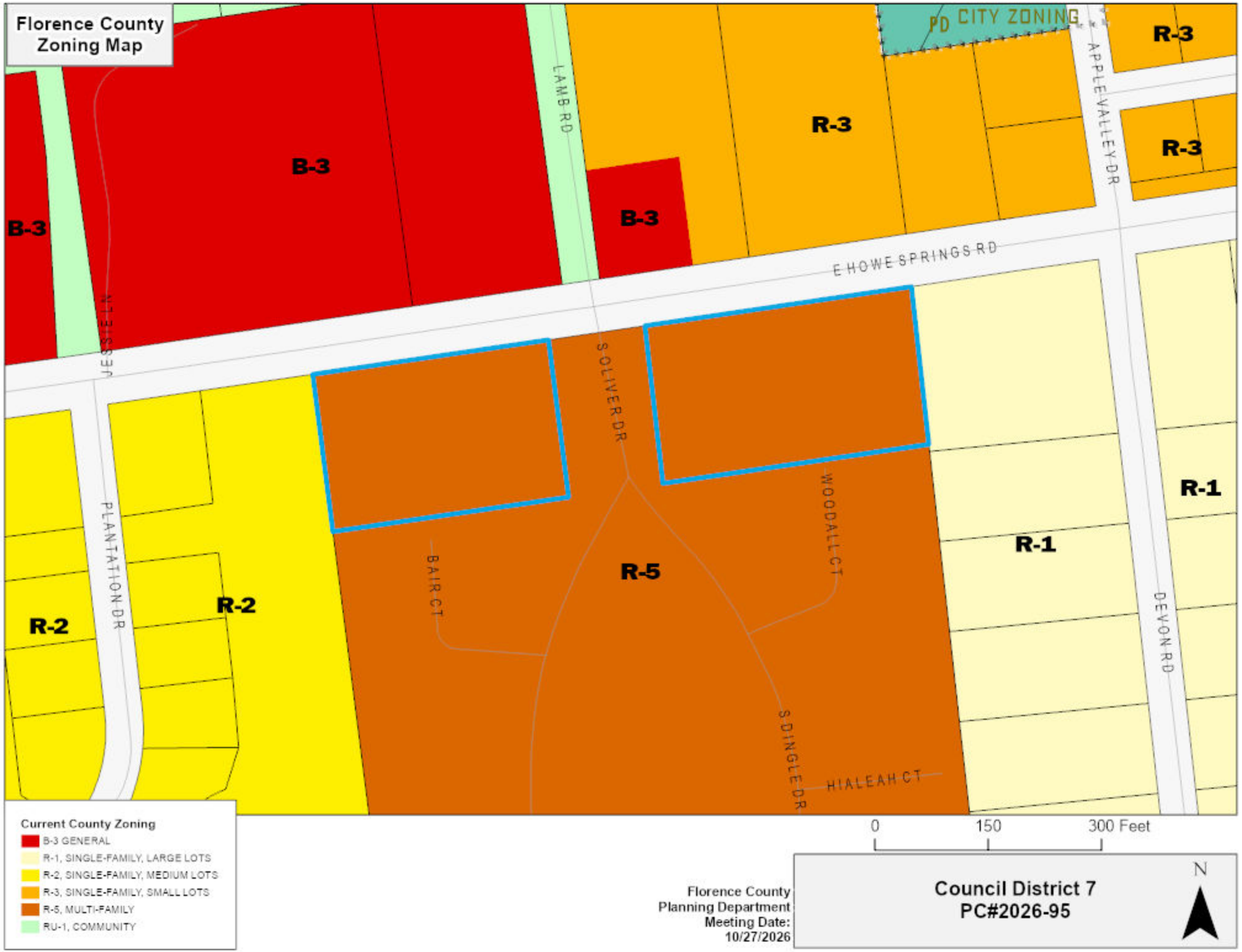
5. Traffic Review:
   The rezoning of this property from R-5, Multi-Family Residential District to B-3, General Commercial District could have minimum impact on traffic.

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 OCTOBER 27, 2026:
Seven Planning Commission members voted 7 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the above referenced parcel from R-5, Multi-Family Residential District to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
E HOWE SPRINGS RD
BUCKEYE DR
PLANTATION DR
S OLIVER DR
KEITH CIR
DEVON RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 7
PC#2026-95


Florence County
Zoning Map
PD CITY ZONING
R-3
R-3
R-3
B-3
B-3
B-3
LAMB RD
APPLE VALLEY DR
E HOWE SPRINGS RD
JESSIE LN
S OLIVER DR
WOODALL CT
BAIR CT
R-5
R-1
R-1
R-2
R-2
PLANTATION DR
DEVON RD
S DINGLE DR
HIALEAH CT
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3, SINGLE-FAMILY, SMALL LOTS
R-5, MULTI-FAMILY
RU-1, COMMUNITY
0
150
300 Feet
N
Florence County
Planning Department
Meeting Date:
10/27/2026
Council District 7
PC#2026-95



Florence County
Planning Department
Meeting Date:
10/27/2026

Council District 7
PC#2026-95

FLORENCE COUNTY COUNCIL MEETING

Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 41-2026/27 - Introduction
By Title Only

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance To Change The Future Land Use From Suburban District To Urban District And To Change The Zoning Designation From R-2, Single-Family Residential District To B-3, General Commercial District For The Property Located Off Of Ashley Hall Drive, Florence, SC, As Shown On Florence County Tax Map Number 00100, Block 01, Parcel 004; And Other Matters Related Thereto.]

ATTACHMENT:

1. Copy of Proposed Ordinance No. 41-2026/27

back to top

Sponsor(s)	: Planning Department	I _____,
Planning Commission Consideration	:	Council Clerk, certify that this
Planning Commission Public Hearing	:	Ordinance was advertised for
Planning Commission Action	:	Public Hearing on _____.
First Reading/Introduction	: November 19, 2026	
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 41-2026/27

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use From Suburban District To Urban District And To Change The Zoning Designation From R-2, Single-Family Residential District To B-3, General Commercial District For The Property Located Off Of Ashley Hall Drive, Florence, SC, As Shown On Florence County Tax Map Number 00100, Block 01, Parcel 004; And Other Matters Related Thereto.]

FLORENCE COUNTY COUNCIL MEETING

Thursday, November 19, 2026

AGENDA ITEM: Ordinance No. 42-2026/27 - Introduction
By Title Only

DEPARTMENT: Planning and Building

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30.9. – Unzoned Areas; ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-114. – Solar Energy Systems; And, ARTICLE X. – DEFINITIONS, Sec. 30-311. – Definitions; And Other Matters Related Thereto.]

ATTACHMENT:

1. Copy of Proposed Ordinance No. 42-2026/27

back to top

Sponsor(s)	:	Planning Department	I _____,
Planning Commission Consideration	:		Council Clerk, certify that this
Planning Commission Public Hearing	:		Ordinance was advertised for
Planning Commission Action	:		Public Hearing on _____.
First Reading/Introduction	:	November 19, 2026	
Committee Referral	:		
County Council Public Hearing	:		
Second Reading	:		
Third Reading	:		
Effective Date	:		

ORDINANCE NO. 42-2026/27

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 I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30.9. – Unzoned Areas; ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-114. – Solar Energy Systems; And, ARTICLE X. – DEFINITIONS, Sec. 30-311. – Definitions; And Other Matters Related Thereto.]

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Boards & Commissions- Pee Dee Mental Health Center Board

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Appointment Of Lewis Holland, Representing District 5, To Serve On The Pee Dee Mental Health Center Board For The Remainder Of The Unexpired Term Previously Held By Franics Feagin, With The Term Expiring On December 31, 2029.

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

ATTACHMENTS:
N/A

back to top

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Monthly Financial Reports Are Provided To Council For Fiscal Year 2027 Through September 30, 2026, As An Item For The Record.

ATTACHMENTS:
A copy of Financial Reports.

back to top

FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 09/30/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	70,940,250	53,040,142	17,900,108	25.23%
Licenses & Permits	1,619,600	84,639	1,534,961	94.77%
Fines & Fees	3,073,500	650,356	2,423,144	78.84%
Intergovernmental	9,813,483	1,088,916	8,724,567	88.90%
Sales and Other Functional	12,865,400	3,093,083	9,772,317	75.96%
Miscellaneous	5,563,500	100,044	5,463,456	98.20%
Operating Transfers	(553,150)		(553,150)	100.00%
Use of Fund Balance	5,377,417	-	5,377,417	
TOTAL	108,700,000	58,057,181	50,642,819	46.59%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
10-411-401	County Council	470,330	110,910	359,420	76.42%	0.43%
10-411-402	Administrator	1,699,049	333,789	1,365,260	80.35%	1.56%
10-411-403	Clerk of Court	2,275,787	419,448	1,856,339	81.57%	2.09%
10-411-404	Solicitor	2,316,321	462,903	1,853,418	80.02%	2.13%
10-411-405	Judge of Probate	1,104,456	224,416	880,040	79.68%	1.02%
10-411-406	Public Defender	1,589,809	304,021	1,285,788	80.88%	1.46%
10-411-407	Magistrates	3,742,828	744,785	2,998,043	80.10%	3.44%
10-411-408	Master In Equity	317,031	71,037	245,994	77.59%	0.29%
10-411-409	Legal Services	132,500	72,093	60,407	45.59%	0.12%
10-411-410	Voter Registration & Elections	1,730,335	442,664	1,287,671	74.42%	1.59%
10-411-411	Finance	1,257,645	253,210	1,004,435	79.87%	1.16%
10-411-412	Human Resources	855,880	136,779	719,101	84.02%	0.79%
10-411-413	Procurement & Vehicle Maintenance	2,750,684	652,502	2,098,182	76.28%	2.53%
10-411-414	Administrative Services	626,521	105,485	521,036	83.16%	0.58%
10-411-415	Treasurer	2,018,057	364,950	1,653,107	81.92%	1.86%
10-411-416	Auditor	1,004,377	196,731	807,646	80.41%	0.92%
10-411-417	Tax Assessor	2,008,898	422,138	1,586,760	78.99%	1.85%
10-411-418	Planning and Building	2,741,968	496,487	2,245,481	81.89%	2.52%
10-411-420	Facilities Management	3,850,073	960,347	2,889,726	75.06%	3.54%
10-411-427	Information Technology	4,887,789	1,446,109	3,441,680	70.41%	4.50%
10-411-430	Register of Deeds	576,685	115,075	461,610	80.05%	0.53%
10-411-446	Veteran's Affairs	424,402	77,728	346,674	81.69%	0.39%
10-411-450	Risk Management	295,025	48,801	246,224	83.46%	0.27%
10-411-480	Lake City Senior Citizens Center	160,500	21,313	139,187	86.72%	0.15%
10-411-482	Energy Savings Lease	497,884	117,089	380,795	76.48%	0.46%
10-411-485	General Direct Assistance	1,138,681	248,640	890,041	78.16%	1.05%
10-411-488	Contingency	746,435	68,003	678,432	90.89%	0.69%
10-411-489	Employee Non-Departmental	661,739	75,464	586,276	88.60%	0.61%
10-421-421	Sheriff's Office	34,298,163	8,733,710	25,564,453	74.54%	31.55%
10-421-422	Emergency Management	5,674,970	1,203,168	4,471,802	78.80%	5.22%
10-451-423	EMS	12,212,280	2,378,951	9,833,329	80.52%	11.23%
10-451-424	Rescue Squads	1,207,683	136,005	1,071,678	88.74%	1.11%
10-451-425	Coroner	840,214	151,024	689,190	82.03%	0.77%
10-451-429	On-Site Clinic	280,000	37,189	242,811	86.72%	0.26%
10-451-441	Health Department	77,014	33,148	43,866	56.96%	0.07%
10-451-442	Environmental Services	891,731	83,034	808,697	90.69%	0.82%
10-451-485	Health Direct Assistance	34,987	-	34,987	100.00%	0.03%
10-461-485	Welfare - MIAP & DSS	343,618	65,294	278,324	81.00%	0.32%
10-471-451	Recreation	5,544,247	1,201,536	4,342,711	78.33%	5.10%
10-471-455	County Library	5,408,404	1,110,479			4.98%
10-481-485	Literacy Council	5,000	-			0.00%
	TOTAL	108,700,000	24,126,455			100.00%

Percent of Fiscal Year Remaining = 75.00%

FLORENCE COUNTY GOVERNMENT
UNIFIED FIRE DISTRICT FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 09/30/26

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	7,250,000	5,942,477	1,307,523	18.03%
Fines & Fees	1,710,000	437,137	1,272,863	74.44%
Miscellaneous	274,000	7,588	266,412	0.00%
Operating Transfers	(38,000)	-	(38,000)	100.00%
Use of Fund Balance	168,407	-	168,407	100.00%
TOTAL	9,364,407	6,387,203	2,977,204	31.79%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
37-451-428-100	West Florence Fire Department	1,915,439	448,958	1,466,482	76.56%	20.45%
37-451-428-120	Windy Hill Fire Department	-	10,324	(10,324)	#DIV/0!	0.00%
37-451-428-130	Howe Springs Fire Department	-	8,214	(8,214)	#DIV/0!	0.00%
37-451-428-200	Hannah/Salem Fire Department	734,583	101,153	633,430	86.23%	7.84%
37-451-428-330	Olanta Fire Department	553,658	119,201	434,457	78.47%	5.91%
37-451-428-400	Sardis Timmonsville Fire Department	639,869	126,599	513,270	80.21%	6.83%
37-451-428-500	Johnsonville Fire Department	745,765	157,999	587,766	78.81%	7.96%
37-451-428-800	Non-Departmental	1,070,973	557,544	513,429	47.94%	11.44%
37-451-428-900	Administration	3,704,120	643,960	3,060,160	82.62%	39.56%
	TOTAL	9,364,407	2,173,952	7,190,455	76.78%	100.00%
			Percent of Fiscal Year Remaining=		75.00%	

FLORENCE COUNTY
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 09/30/26

		BUDGETED EXPENDITURE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT	BUDGETED REVENUE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT
45	County Debt Service Fund	$ 8,916,819	$ 879,247	$ 8,037,572	90%	$ 9,417,281	$ 5,550,137	$ 3,867,144	41%
112	Economic Development Partnership Fund	$ 1,263,254	$ 234,760	$ 1,028,494	81%	$ 998,682	$ -	$ 998,682	100%
123	Local Accommodations Tax Fund	$ 3,460,304	$ 1,356,904	$ 2,103,400	61%	$ 4,849,262	$ 709,258	$ 4,140,004	85%
124	Local Hospitality Tax Fund	$ 3,564,873	$ 925,461	$ 2,639,412	74%	$ 3,823,460	$ 582,221	$ 3,241,239	85%
131	District Utility Allocation Fund	$ 155,546	$ -	$ 155,546	100%	$ 155,546	$ -	$ 155,546	100%
132	District Infrastructure Allocation Fund	$ 4,319,025	$ 82,764	$ 4,236,261	98%	$ 4,319,025	$ -	$ 4,319,025	100%
151	Law Library Fund	$ 31,181	$ 9,558	$ 21,623	69%	$ 31,181	$ 3,733	$ 27,448	88%
153	Road System Maintenance Fee Fund	$ 5,950,981	$ 2,084,558	$ 3,866,423	65%	$ 3,800,000	$ 946,766	$ 2,853,234	75%
154	Victim/Witness Assistance Fund	$ 41,215	$ 9,530	$ 31,685	77%	$ 120,000	$ 20,113	$ 99,887	83%
421	Landfill Fund	$ 7,504,765	$ 1,329,652	$ 6,175,114	82%	$ 6,833,109	$ 301,265	$ 6,531,844	96%
431	E911 System Fund	$ 1,089,201	$ 402,312	$ 686,889	63%	$ 1,101,000	$ 27,511	$ 1,073,489	98%
	TOTALS:	36,297,164	7,314,745	28,982,419	80%	35,448,546	8,141,004	27,307,542	77%
			Percent of Fiscal Year Remaining=		75.00%				

Florence County Council
District Allocation Balances
Available Balances as of 9/30/26

Council District #	Type of Allocation	Beginning Budget FY27	Commitments & Current Year Expenditures	Current Available Balances
1	Infrastructure	272,538	28,640	243,899
	Paving	328,328	8,650	319,678
	Utility	34,975	-	34,975
	In-Kind	19,800	-	19,800
2	Infrastructure	192,733	27,000	165,733
	Paving	200,319		200,319
	Utility	2,656		2,656
	In-Kind	19,800		19,800
3	Infrastructure	333,411	61,602	271,809
	Paving	274,203		274,203
	Utility	35,136		35,136
	In-Kind	19,800		19,800
4	Infrastructure	252,568	72,044	180,525
	Paving	68,362	6,300	62,062
	Utility	7,808		7,808
	In-Kind	19,800		19,800
5	Infrastructure	187,726	29,900	157,826
	Paving	574,068	29,832	544,236
	Utility	3,620		3,620
	In-Kind	19,800		19,800
6	Infrastructure	343,556	28,900	314,656
	Paving	300,501		300,501
	Utility	2,173		2,173
	In-Kind	19,800		19,800
7	Infrastructure	557,068	420,097	136,971
	Paving	582,538	475,827	106,711
	Utility	33,289		33,289
	In-Kind	19,800		19,800
8	Infrastructure	429,553	14,400	415,153
	Paving	333,888		333,888
	Utility	763		763
	In-Kind	19,800		19,800
9	Infrastructure	311,673	33,050	278,623
	Paving	275,134	135,000	140,134
	Utility	10,745		10,745
	In-Kind	19,800		19,800

Infrastructure funds to be used for capital projects or equipment purchases. (See guidelines)
Paving funds to be used for paving or rocking roads. See guidelines in County code.
Utility funds to be used for water, sewer, stormwater, and any infrastructure fund projects.
In-Kind funds to be used for projects completed by the Public Works Department.

Florence County
CPST #2 Summary
As of 9/30/2026

Bond proceeds	$ 124,840,280.25		
Due from CPST #2 Debt Service Fund **	1,307,437.73		
West Florence Fire bond proceeds	$ 969,746.18		
Transfer from debt service fund	$ 15,170,553.00		
Transfer from Utility, General Fund and Infrastructure- WF Fire	$ 99,178.00		
Transfer from RSMF- Districts 1 and 6	$167,873.00		
Interest earnings through 9/30/2026	$ 3,173,100.86		
Ballfield lighting lease proceeds	$ 500,000.00		
Local contributions	$ 108,148.40		
Total available		$	146,336,317.42
Transfer funds back to General Fund	$ 604,500.00		
Expenditures through 9/30/2026	$ 145,731,817.42		
Outstanding purchase orders as of 9/30/2026	$ -		
Total expended/committed		$	146,336,317.42
Total remaining		$	-

* See detail report for expenditures and purchase orders by project

** The CPST #2 debt service fund remaining fund balance after all debt service requirements were met, totaled $12,361,716 per the June 30, 2022 audit report. After on-going CPST #2 projects are completed, remaining funds will be transferred to the CPST #3 capital project funds to be used on approved projects.

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
			Bond Issuance Costs			$ 500,000.00		$ 559,828.39	
			I. Public Safety-Fire						
1	Building		Johnsonville Rural Fire District	New Main Station	Highway 41/51	$ 1,800,000.00		$ 1,800,000.00	
2	Building		Johnsonville Rural Fire District	New Kingsburg station		$ 600,000.00		$ 600,000.00	
3	Building		Windy Hill Fire District	New Quinby Station		$ 1,800,000.00		$ 1,799,900.00	
4	Building		Howe Springs Fire District	New Main Station		$ 3,700,000.00		$ 3,695,434.97	
5	Building		South Lynches Fire District	Classroom, Logistics, & Maintenance Facility		$ 1,000,000.00		$ 1,021,307.83	
6	Building		South Lynches Fire District	Upgrades to Station One Facilities		$ 1,000,000.00		$ 998,437.67	
7	Buildng		South Lynches Fire District	Upgrades at Nine Fire Stations		$ 500,000.00		$ 499,807.16	
8	Building		West Florence Fire District	New Station on Hoffmeyer Road		$ 7,831,475.21		$ 1,500,000.00	
9	Building		West Florence Fire District	Addition to Station One	Pine Needles Road	$ 1,000,000.00		$ 2,599,442.79	
10	Building		Hannah Salem Friendfield Fire	New Stations at Friendfield & Flemingtown		$ 1,745,000.00		$ 1,743,771.28	
11	Building		Hannah Salem Friendfield Fire	Upgrade Stations One and Two		$ 1,400,000.00		$ 1,400,000.00	
12	Building		Hannah Salem Friendfield Fire	Upgrade Stations Three and Four		$ 900,000.00		$ 900,000.00	
13	Building		Olanta Rural Fire District	Upgrade Main Station		$ 520,000.00		$ 520,000.00	
14	Building		Sardis Timmonsville Fire	Station One addition Living & Training		$ 150,000.00		$ 147,924.53	
15	Building		Sardis Timmonsville Fire	New Cartersville Station		$ 750,000.00		$ 749,948.75	
16	Building		Sardis Timmonsville Fire	Timmonsville Rescue Squad Building		$ 80,000.00		$ 80,000.00	
			Category Total				$ 24,776,475.21		
			II. Public Safety - EMS						
17	Building	9/30/2026	Florence County	EMS Station Timmonsville		$ 740,000.00		$ 761,589.25	
18	Building		Florence County	EMS Station Florence	Schlitz Drive	$ 740,000.00		$ 740,000.00	
			9/30/2026				$ 1,480,000.00		
			III. Emergency Management						
19	Building/Equipment		Florence County	Radio Upgrades - all Emergency Mangement Facilities	Law Enforcement Complex	$ 15,000,000.00		$ 14,999,183.95	
20	Building/Equipment		Florence County	New Emergency Operations Center Building	Law Enforcement Complex	$ 4,955,251.00		$ 4,712,580.59	
			Category Total				$ 19,955,251.00		
			IV. Sheriff						
21	Equipment		Florence County	Replacement of Boilers & Water Heaters at County Jail	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
22	Equipment		Florence County	Flex Units & Safety upgrades at County Jail	Law Enforcement Complex	$ 189,600.00		$ 189,600.00	
23	Building		Florence County	New Storage Building	Law Enforcement Complex	$ 160,000.00		$ 160,000.00	
24	Building		Florence County	New K-9 Training Facility	Law Enforcement Complex	$ 20,000.00		$ 20,000.00	
25	Building		Florence County	Renovations at Law Enforcement Complex	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
			Category Total				$ 1,969,600.00		
			V. County Administration						
26	Building		Florence County	Renovation of Vacated Space at County Complex	County Complex Building	$ 5,200,000.00		$ 9,039,641.13	
			Category Total				$ 5,200,000.00		
			VI. Water & Sewer Improvements						
27	Water Line		Town of Coward	Salem Road/McAllister Mill Rd/Sand Hills Water Loop		$ 750,000.00		$ 510,584.09	
28	Water Line		Town of Coward	Union School Road Tie to Scranton Water System		$ 240,000.00		$ 240,059.75	
29	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Windy Hill Fire District		$ 250,000.00		$ 249,927.75	
30	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for West Florence Fire District		$ 250,000.00		$ 246,971.24	
31	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Howe Springs Fire District		$ 250,000.00		$ 249,773.76	
32	Water Line		City of Lake City	Indiantown Road/S. Cameron Road Water Loop		$ 690,000.00		$ 618,624.03	
33	Water Line		City of Lake City	Burch Rd/Old Georgetown Rd/Camerontown Rd Water Loop		$ 593,000.00		$ 280,033.65	
34	Water Line		City of Lake City	Frierson Road/O'Shay Road Water Loop		$ 250,000.00		$ 250,000.00	
35	Water Line		Town of Olanta	Central Road/Hood St. Water Loop		$ 440,000.00		$ 216,446.27	
36	Water Line		Town of Olanta	Butler Scurry Road/McKenzie Road Water Loop		$ 500,000.00		$ 496,781.46	
37	Water Line		Town of Olanta	Olanta Fire Station Water Extension		$ 65,000.00		$ 27,354.86	
38	Water Line		Town of Scranton	Anderson Bridge Road Water Extension		$ 140,000.00		$ 140,034.99	
			Category Total				$ 4,418,000.00		
			VII. Veteran Affairs						
39	Building		Florence County	Veteran Affairs County Administration Building	National Cemetery Road	$ 1,200,000.00		$ 1,199,881.58	
			Category Total				$ 1,200,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
			VIII. Municipalities						
	Roads		City of Florence					$ 100,990.76	
40	Corridor Enhancements		City of Florence	Dargan St.	Lucas St. to Cherokee Rd.			$ 5,157,585.18	
41	Corridor Enhancements		City of Florence	National Cemetery Road	Dargan St. To McCall Rd.			$ 107,079.43	
42	Corridor Enhancements		City of Florence	Vista St.	Dargan St. to Oakland Ave.			$ 395,329.23	
43	Corridor Enhancements		City of Florence	Sopkin St	Oakland Ave. to Crown Cir.			$ 35,422.32	
44	Corridor Enhancements		City of Florence	Park Ave.				$ 681,543.30	
45	Corridor Enhancements		City of Florence	Pine St.	Dargan St to McQueen St.			$ 56,962.09	
46	Corridor Enhancements		City of Florence	McQueen St.	Pine St. To Timrod Park Dr.			$ 50,969.88	
47	Corridor Enhancements		City of Florence	Cedar St.	McQueen St. to Park Ave.			$ 418,126.58	
48	Corridor Enhancements		City of Florence	Park Ave.	Cedar St. to Cherokee Rd.			$ 192,688.86	
49	Corridor Enhancements		City of Florence	E. Evans St.	N. Ravenel St. to Railroad Ave.			$ 370,000.00	
50	Corridor Enhancements		City of Florence	Irby St.	W. Cheves St. to Ashby Rd.			$ 1,737,342.86	
51	Corridor Enhancements		City of Florence	Darlington St.	Irby St. to Oakland Ave.			$ 131,834.57	
52	Corridor Enhancements		City of Florence	Oakland Ave.	Darlington St. to Norfolk St.	$ 9,216,875.00		$ 182,109.68	
53	Intersection Improvements		City of Florence	Damon Dr. and Ansley St.				$ 20,776.00	
54	Intersection Improvements		City of Florence	E. Palmetto St. Westbound at S. Church St.		$ 1,031,250.00		$ 700,503.20	
55	Resurfacing		City of Florence	Malloy St	Wilson Rd to ???			$ 213,806.94	
56	Resurfacing		City of Florence	Spruce St.	Park Ave. to McQueen St.	$ 340,625.00		$ 115,030.13	
719	Resurfacing		City of Florence	Celebration Boulevard				$ 566,909.92	
720	Resurfacing		City of Florence	Dozier Builevard				$ -	
721	Resurfacing		City of Florence	Pettigrew				$ -	
722	Resurfacing		City of Florence	Frank Monroe Drive				$ -	
723	Resurfacing		City of Florence	Rosewood Drive TCD				$ 11,464.50	
724	Corridor Enhancements		City of Florence	I20/I95 Interchange				$ 8,164.08	
57	Road Widening		City of Florence	Malloy St	Maxwell St. to ???			$ 114,879.79	
58	Road Widening		City of Florence	Roughfork St. & Maxwell St.	N. Irby St. to Malloy St.			$ -	
59	Road Widening		City of Florence	S. Cashua Dr.	Palmetto St. to Second Loop Rd.			$ 3,429.05	
60	Road Widening		City of Florence	W. Sumter St.	N. Irby St. to N. Alexander St.			$ 2,097,915.91	
61	Road Widening		City of Florence	W Radio Dr.	S. Ebenezer Rd. to David McLeod Blvd.			$ 2,149,843.41	
62	Road Widening		City of Florence	Woody Jones Blvd.	W. Radio Rd. to David McLeod Blvd.			$ 2,247,246.95	
63	Road Widening		City of Florence	Jarrott St.	Pine St. to National Cemetery Rd.			$ 439,606.29	
64	Road Widening		City of Florence	N. Alexander St.	Dixie St. To Darlington St.	$ 9,125,625.00		$ 1,031,025.31	
65	Building		Town of Timmonsville	New Community Center		$ 420,000.00		$ 607,031.88	
66	Building		Town of Timmonsville	Magistrate's Building Renovations		$ 180,000.00		$ 153,344.62	
67	Sewer		Town of Pamplico	Replace Pembrook Apt Pump Station		$ 154,400.00		$ 150,955.83	
68	Water		Town of Pamplico	New Water Tank		$ 873,280.00		$ 304,577.28	
69	Water		Town of Pamplico	Shirley Road Water Line		$ 154,697.00		$ 10,232.93	
70	Water		Town of Pamplico	Water System Extension		$ 1,706,720.00		$ 2,423,042.37	
71	Water/Sewer		Town of Olanta	Waterworks and Sewer System Improvements		$ 750,000.00		$ 1,059,973.49	
72	Building		Town of Olanta	Municipal Building Improvements		$ 130,000.00		$ 130,047.67	
73	Recreation improvements		City of Johnsonville	Prosser Recreation Complex		$ 800,000.00		$ 1,423,891.23	
74	Water		City of Johnsonville	Vox Water Line Project		$ 4,378,000.00		$ 4,378,000.00	
75	Water		Town of Coward	New Water Tank		$ 1,000,000.00		$ 1,239,415.91	
76	Recreation		Town of Coward	Expansion of Youth Baseball Field		$ 200,000.00		$ 230,782.20	
77	Building		Town of Quinby	New Town Hall		$ 360,000.00		$ 325,658.68	
78	Building		Town of Quinby	Recreation/Community Building		$ 720,000.00		$ 754,340.03	
79	Recreation		Town of Scranton	Improvements to Scranton Nature Park		$ 126,400.00		$ 73,211.14	
80	Recreation		Town of Scranton	Resurface Tennis Courts		$ 32,000.00		$ 31,666.00	
81	Building		Town of Scranton	New Maintenance Building		$ 349,600.00		$ 407,845.94	
82	Water & Sewer		City of Lake City	Water & Sewer Improvements		$ 2,360,000.00		$ 2,603,264.95	
83	Storm Water		City of Lake City	Storm Water System Improvements		$ 1,200,000.00		$ 1,349,971.89	
84	Water & Sewer		City of Lake City	New Water Tank		$ 800,000.00		$ 746,770.55	
85	Recreation		City of Lake City	New Multi Purpose Athletic Complex		$ 400,000.00		$ 469,000.00	
86	Building		City of Lake City	Renovate Lake City Owned Building (Chamber office)		$ 160,000.00		$ 158,087.07	
87	Road / Parking		City of Lake City	C J Evans Field road & parking improvements		$ 400,000.00		$ 426,717.18	
			Category Total				$ 37,369,472.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
			IX. Florence County Recreaction						
88	Roads/Water		Florence County	Roads & Infrastructure - New Soccer Complex		$ 1,040,000.00		$ 1,069,758.83	
	Recreation Improvements		Florence County	Various Park Improvements to include:		$ 400,000.00		$ 592.14	
89	Recreation Improvements		Florence County	Ebenezer Park Playground Fall Surface Upgrade				$ 96,812.00	
90	Recreation Improvements		Florence County	Lynches River Park Shade Structures				$ 44,187.49	
91	Recreation Improvements		Florence County	Lake City Community Park Road Paving				$ 57,016.63	
92	Recreation Improvements		Florence County	Lynches River Athletic Park Sardis Paving Entrance				$ 24,475.00	
93	Recreation Improvements		Florence County	Friendship Park Renovations				$ 5,950.00	
			Category Total				$ 1,440,000.00		
94	Building		**X. Lake City Community Hospital**	Improvements to Main Hospital		$ 888,000.00		$ 888,000.00	
			Category Total				$ 888,000.00		
95	Drainage		**XI. Lynches Lake-Camp Branch Watershed District**	Drainage Improvements		$ 80,000.00		$ 79,906.18	
			Category Total				$ 80,000.00		
			XII. Road Paving and Drainage						
96	Paving		Florence County	Cato Road		$ 2,500,000.00		$ 781,959.45	
97	Paving		Florence County	Moulds Road		$ 1,100,000.00		$ 488,278.70	
98	Paving		Florence County	Country Lane		$ 1,400,000.00		$ 483,715.66	
99	Paving		Florence County	Cherry Johnson Road		$ 1,900,000.00		$ 718,337.41	
100	Paving		Florence County	Ball Park Road		$ 1,500,000.00		$ 1,332,708.73	
101	Paving		Florence County	McLaurin Road		$ 600,000.00		$ 600,000.00	
102	Paving		Florence County	Highland Road		$ 250,000.00		$ 250,000.00	
103	Paving		Florence County	Laurel Circle		$ 600,000.00		$ 600,000.00	
104	Paving		Florence County	Law Road		$ 1,100,000.00		$ 1,100,000.00	
105	Paving		Florence County	Paving &/or relocate Koopers/Estate Road or Young Road					
106	Paving		Florence County	as determined by County Council for economic development		$ 4,000,000.00		$ 4,557,812.50	
107	Drainage		Florence County	Brookgreen		$ 1,000,000.00		$ 971,596.98	
108	Drainage		Florence County	Foxcroft		$ 300,000.00		$ 238,443.71	
			Category Total				$ 16,250,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
			XIII. General Road Improvements						
109		District 1		Swan Rd.	Park Ave. to last house	$ 4,033,853.00		$ 108,874.60	
110				Windright Rd.	Hwy 378 to Swann Rd.				
111				Hickson Rd.	S. Powell Rd. to S. Locklair Rd.			$ 40,553.09	
112				Widow St.	W. Camp Branch Rd. to Jordan Rd.			$ 19,469.50	
113				Old McAllister Rd.	Jordan Rd. to Chandler Mill Rd.			$ 317,713.48	
114				Chandler Mill Rd.	N. Matthews Rd. to Old McAllister Rd.			$ 33,258.99	
115				Maxie Thomas Rd.	Morris St. to Moore St.			$ 31,594.52	
116				Maxie Thomas Rd.	Hwy 52 to last house			$ 49,297.05	
117				W. O'Shay Rd.	N. Matthews Rd. to Frierson Rd.			$ 208,132.53	
118				W. O'Shay Rd.	Frierson Rd. to last house			$ 38,448.46	
119				Frierson Rd.	W. Camp Branch Rd. to W. O'Shay Rd.			$ 270,210.88	
120				Zola Rd.	McCutcheon Rd. to Hanna Rd.			$ 34,798.87	
121				Miles Rd.	Hwy 378 to First Oxtown Rd.			$ 31,162.71	
122				Donald Rd.	Caselman Rd. to Miles Rd.			$ 8,869.97	
123				Rodman Rd.	Cockfield Rd. to Dory Rd.			$ 28,759.17	
124				Rodman Rd.	Dory Rd. to Cow Pasture Rd.			$ 89,212.48	
125				Rodman Rd	McCutcheon Rd. to last house			$ 31,878.31	
126				Barr St.	Graham Rd. to end of road			$ 120,000.00	
127				Old Farm Rd.	Vox Hwy. to last house			$ 42,857.53	
128				Lance St.	Acline St. to Kelly St.			$ 27,676.41	
129				Thomas St.	S. Church St. to CSX RR			$ 22,985.48	
130				Gracelyn Cir.	N. Matthews Rd. to ???			$ 32,378.62	
131				Calvin St.	Gracelyn Cir. to ???			$ 6,660.29	
132				Tupelo Rd .	Moore St. to end of road			$ 48,163.67	
133				Retha Dr.	Kelly St. to end of road			$ 16,661.46	
134				King St.	Nesmith St. to Charles St.			$ 4,890.03	
135				Major Rd.	Gray Rd. to end of road			$ 13,347.39	
136				Slocum Ln.	Gray Rd. to end of road			$ 7,892.93	
137				Dennis Rd	Cooktown Rd. to Old South Rd.			$ 44,841.35	
138				Bayne Ln.	Beulah Rd. to E. Plantation Rd.			$ 3,077.07	
139				E. Plantation Rd.	portion of ???			$ 44,558.35	
140				S. Acline St.	Fairview St. to Graham Rd.			$ 137,745.33	
141				Baker Rd.	N. Camerontown Rd. to end of road			$ 13,072.39	
142				Barnwell St.	Bozy Rd. to Lee St.			$ 15,278.45	
143				Blanche St.	Northside Ln. to end of road			$ 6,646.79	
144				Windham Rd.	Owens Dr. to Blanche St.			$ 16,980.94	
145				Hurst St.	School Dr. to end of road			$ 8,566.91	
146				Judy Rd.	Hwy 378 to end of road			$ 19,836.94	
147				N. Pecan Rd.	Hwy 341 to N. Camerontown Rd.			$ 16,184.59	
148				S. Pecan Rd.	Hwy 341 to end of road			$ 21,318.00	
149				S. Locklair Rd.	Hwy 341 to Hickson Rd.			$ 61,988.22	
150				Sunburst Dr.	Cooktown Rd. to end of road			$ 7,705.46	
151				Thirty Rd.	Thirty Five Rd. to end of road			$ 2,721.62	
152				Thirty Five Rd.	Green Haven Ave. to Davis St.			$ 3,624.53	
153				Tranquility Rd.	Cockfiled Rd. to Tyler Rd.			$ 9,165.16	
154				W. Cole Rd.	Davis St. to Maxie Thomas Rd.				
155				Lake City Landfill/Manned Convenience Center Rd.	Hwy 341 to end of road			$ 180,030.48	
156				L/C Manned Conv. Service Area on Lake City Landfill Rd.					
157				Sequoia Rd.				$ 32,809.35	
158				Camelot Way	N. Country Club Rd. to Scotland Rd.			$ 28,983.16	
159				Dogwood Ln.	S. Morris St. to Middlecoff Rd.			$ -	
160				Lancelot Way	Scotland Rd. to end of road			$ 51,952.35	
161				Lockewood Rd.	Middlecoff Rd. to Dogwood Ln.			$ 33,913.36	
162				McFaddin St.	Wallace St. to Ida St.			$ 31,881.27	
163				Salter St.	Wallace St. to Ida St.			$ 28,613.22	
164				Byrd St.	School Dr. to end of road			$ 11,240.68	
165				Fountain St.	School Dr. to end of road			$ 18,011.38	
166				Hurst St.	Hwy 52 to End of road			$ 15,978.15	
167				Mill St.	N. Church St. to Ball Parkd Rd.			$ 30,672.08	
168				N. Church St. (Scranton)	Mill St. to Railroad Ave.			$ 13,918.16	
169				School Dr.	Byrd St. to end of road			$ 61,732.59	
170				Parking and Roads at Lake City Sports Complex	S. Blanding St. to Graham Rd.			$ 500,000.00	
475				S. Bethea Rd.				$ 41,207.26	
476				Butternut Lane				$ 14,571.31	
477				Carvin Rd.				$ 45,879.94	
478				Diamond Lane				$ 16,640.47	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
479				Driggers Lane				$ 10,597.25	
480				Elliott Road				$ 49,035.77	
482				Hanna Road				$ 96,426.12	
483				Park Avenue				$ 107,732.25	
486				Ripley Road				$ 33,793.99	
487				Rodgers Road				$ 19,422.30	
489				Scotland Road				$ 111,522.35	
490				Sylvan Street				$ 25,682.60	
694				Burnside Street				$ 38,925.20	
695				Brockwood Drive				$ 28,714.21	
696				Midlecoff Road				$ 19,798.77	
697				Sarazen Circle				$ 15,971.24	
698				Gaddu Street				$ 38,369.51	
699				Hazel Avenue				$ 26,552.54	
700				McClam Street				$ 22,858.65	
701				Samuel Street				$ 20,449.15	
702				John Street				$ 23,671.71	
750				CPST2 Phase II Engineering				$ 92,875.00	
171		District 2		Bluff Rd.		$ 4,033,853.00		$ 68,566.89	
172				Evans Rd.				$ 51,798.87	
173				Belle Thompson Rd.				$ 238,434.72	
174				Ervin Thomas Rd.				$ 92,114.78	
175				Franks Rd.				$ 23,205.41	
176				Law Rd.					
177				Ball Park Rd.				$ 51,198.14	
178				Old Springs Rd.				$ 72,285.13	
179				Freeport Rd.				$ 32,180.62	
180				Singletary Loop Rd.				$ 88,316.04	
181				Saddle Town Rd.				$ 48,746.85	
182				Mustang Rd.				$ 34,001.33	
183				Capitola Rd.				$ 155,886.68	
184				Dud Rd.				$ 65,575.65	
185				Lewis Ln.				$ 32,624.30	
186				Broken Branch Rd.				$ 113,013.76	
187				Wood Berry Rd.				$ 9,319.76	
188				Keith Rd.				$ 32,136.12	
189				Chestnut Rd.				$ 39,387.84	
190				Ashley Rd.				$ 123,613.39	
191				Glen Haven Rd.				$ 59,825.78	
192				Dulie Ln.				$ 10,988.61	
492				Albany Road				$ 75,564.09	
493				Apollo Circle				$ 38,696.49	
494				Azalea Road				$ 68,974.29	
495				Bayberry Road				$ 18,631.20	
496				Beckwood Road				$ 15,640.35	
497				Bennie Landing Road				$ 72,245.33	
498				Bethany Road				$ 25,809.89	
499				Bluff Road				$ 19,135.50	
500				Bridgeman Road				$ 23,796.78	
501				Campbell Road				$ 123,713.46	
502				Courtney Point				$ 25,414.60	
503				Clear Brook Road				$ 8,389.29	
504				Crab Apple Lane				$ 18,268.89	
505				Crouch Road				$ 8,627.56	
506				Dowdys Road				$ 27,527.78	
507				D T Lane				$ 18,829.82	
508				Dunk Road				$ 86,916.54	
509				Dwellings Drive				$ 21,265.79	
510				Eaddy Ford Cenetery				$ 17,888.58	
511				Farrell Road				$ 8,649.62	
512				Fowler Road				$ 154,933.59	
513				Fox Bay Road				$ 214,362.76	
514				Fox Hill Road				$ 24,792.94	
515				E Groom Road				$ 14,696.85	
516				Harvest Road				$ 65,496.34	
517				Hayes Branch				$ 59,202.15	
518				Henneghan Road				$ 65,566.16	
519				Hoyt Road				$ 69,414.94	
520				Indigo Landing Road				$ 80,365.28	
521				Jasmine Street				$ 8,287.72	
522				Lucas Road				$ 29,614.86	
523				Luke Circle				$ 20,846.32	
524				Macks Lane Road				$ 160,728.35	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
525				S Oak St				$ 9,091.00	
526				Old Landing Road				$ 32,285.94	
527				Par One Road				$ 9,434.83	
528				Plantation Road				$ 59,106.17	
529				Ralph Jones Road				$ 65,026.98	
530				Redgate Road				$ 34,323.48	
531				Rushtown Road				$ 128,523.23	
532				Shine Road				$ 62,654.15	
533				Tarte Road				$ 58,654.39	
534				Traco Circle				$ 46,149.06	
535				Tree Haven Road				$ 192,848.89	
536				W Turner Road				$ 51,063.53	
537				Twin Oak Road				$ 9,917.09	
538				Wingo Road				$ 75,383.47	
750				CPST2 Phase II Engineering				$ 60,000.00	
193		District 3		Athens St.		$ 4,033,853.00		$ 67,873.84	
194				Brunson St.				$ 44,955.57	
195				Dargan St.	Hwy 52 to Vista St.			$ 45,868.43	
196				Timmons St.				$ 19,275.22	
197				Bradford St.				$ 27,182.21	
198				Wilson St.				$ 38,005.01	
199				Liberty St.				$ 35,581.92	
200				Boyd St.				$ 30,403.83	
201				Commander St.				$ 43,271.33	
202				Vista St.					
203				Light St.				$ 7,959.06	
204				Stackley St.				$ 36,063.42	
205				Hemingway St.				$ 12,951.66	
206				Marlboro St.				$ 29,257.48	
207				E. Marion St.				$ 28,069.93	
208				Freemand St.				$ 9,576.09	
209				Dixie St.				$ 113,449.47	
210				Ingram St.				$ 45,857.64	
211				Alexander St.				$ 62,106.99	
212				Harmony St.				$ 52,960.16	
213				Harrell St				$ 31,672.28	
214				Lawson St.				$ 89,325.45	
215				Sanborn St.				$ 53,726.22	
216				N. McQueen St.				$ 50,530.33	
217				W. Marion St.				$ 120,444.78	
218				Pennsylvania St.				$ 54,008.59	
219				Carver St.				$ 48,383.12	
220				Gladstone St.				$ 40,185.89	
221				Fairfield Cir.				$ 41,874.71	
222				Waverly St.				$ 75,673.35	
223				Sidewalks on Irby St.	Wilson Road to Sam Harrell Rd.				
224				Sidewalks on Dargan St.	Hwy 52 to Vista St.			$ 1,472,446.09	
225				Sidewalkds on Roughfork St.					
226				Sidewalks on Sopkin Ave.				$ 625,960.07	
227				Widen Entrance road to County Complex & bury power lines				$ 26,947.20	
228				W. Louise Rd.				$ 13,688.62	
750				CPST2 Phase II Engineering				$ 106,330.00	
539				Cumberland Drive				$ 67,771.60	
540				Hickory Grove Circle				$ 160,051.08	
541				E Elmgrove Avenue				$ 24,624.54	
542				Patterson Street				$ 38,698.76	
543				E Waterman Avenue				$ 41,825.80	
544				E Westford Road				$ 56,073.48	
545				E Wingate Avenue				$ 38,675.29	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
229		District 4		Van Houton Dr.		$ 4,033,853.00		$ 145,403.58	
230				Alma Ln.				$ 12,638.96	
231				Willow Point Rd.				$ 227,932.04	
232				Pygate Rd.				$ 608,717.29	
233				Fork Rd.				$ 95,486.80	
234				Meadow Prong 2				$ 57,350.04	
235				Meadow Prong 1				$ 358,483.25	
236				Clyde McGee Rd.				$ 231,319.00	
237				Golden Gate Rd.				$ 22,143.48	
238				Ed James Rd.				$ 208,876.54	
239				Javelin Cir.					
240				Johnson Rd.				$ 11,786.12	
241				Joe Nathan Ln.				$ 15,088.46	
242				Buckshot Rd.				$ 18,926.70	
243				Sims Rd.				$ 41,005.78	
244				Cubie Rd. 1				$ 78,344.11	
245				Cubie Rd. 2				$ 83,937.21	
246				Jenkins Nowlin Rd.				$ 127,134.69	
247				Alvin Kirby Rd				$ 74,973.27	
248				Truck Route	Foxworth St. to Brockington St.				
546				Branch Road				$ 211,882.25	
548				Degroat Rd				$ 16,321.90	
549				Hayward Rd				$ 123,130.79	
551				Oliver Road				$ 153,200.50	
552				Sandspur Road				$ 217,783.02	
703				Myers Cemetery Road				$ 223,778.11	
704				Old Sansbury Road				$ 159,939.60	
705				Victor White Road				$ 63,126.23	
750				CPST2 Phase II Engineering				$ 76,000.00	
249		District 5		Horace Matthews Rd.		$ 4,033,853.00		$ 1,112,072.32	
250				Carnell Dr.				$ 72,804.12	
251				S. Canal Dr.				$ 91,780.35	
252				Circle Dr.				$ 83,289.58	
253				Margo Ln.				$ 7,605.71	
254				Milestone Rd.				$ 81,011.06	
255				C.W. Robinson Rd.				$ 371,897.85	
256				Trails End Rd.				$ 57,023.80	
257				Dunlap Rd.				$ 16,876.73	
258				Sam Lee Rd.				$ 95,469.60	
259				S. Railroad Ave.				$ 61,916.83	
260				Java Rd.				$ 92,078.90	
261				Round Tree Rd.				$ 68,032.97	
262				E. Eagerton Rd.				$ 44,672.85	
263				Doric Rd.				$ 29,109.74	
264				Ben Gause Rd.				$ 587,456.77	
265				Silver Leaf Rd.				$ 177,143.52	
266				Railroad Ave. (Scranton)				$ 143,318.30	
554				Bannockburn Road				$ 117,487.93	
556				CW Robinson Rd				$ -	
557				Dunlap Rd.				$ 19,325.06	
559				Hemlock Rd				$ 42,393.17	
562				Karisma Rd				$ 9,039.23	
564				Medford Road				$ 146,511.53	
566				Poston Road				$ 159,185.72	
567				Rainbow Road				$ 114,201.77	
571				Yellow Bluff Road				$ 42,992.68	
750				CPST2 Phase II Engineering				$ 92,875.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
267		District 6		Charlie Cade Rd.		$ 4,033,853.00		$ (11,314.04)	
268				Coleman Rd.				$ 14,839.00	
269				Spring Branch Rd.					
270				Willow Grove Rd.				$ 96,337.38	
271				Haven Rd.				$ 39,270.99	
272				Magic Dr.				$ 23,927.00	
273				Danieltown Rd.				$ 75,045.44	
274				Pepper Tree Rd.				$ 218,825.86	
275				Antique Cir.				$ 30,906.67	
276				Diamond Head Loop Rd.				$ 205,040.69	
277				Pecan Grove Rd.				$ 411,563.23	
278				Hosea Gibbs Rd.				$ 273,459.11	
279				Tabernacle Rd.				$ 151,187.73	
280				Boling Rd.				$ 188,487.36	
281				Cart Rd.				$ 54,463.96	
282				W. Turner Gate Rd.				$ 53,149.54	
283				Brick House Rd.				$ 23,252.50	
284				Eureka Rd.				$ 25,702.00	
285				Quail Harbor Cir.				$ 26,206.35	
286				Taylor Hill Cir.				$ 27,654.50	
287				James Town Rd.				$ 17,501.50	
288				Fleetwood Dr.				$ 1,118.10	
289				Ard St.				$ 7,455.00	
290				Wickerwood Rd.				$ 85,519.50	
291				Large Farm Rd.				$ 12,774.62	
292				Camp Wiggins Rd.				$ 13,296.53	
293				Horse Shoe Rd.				$ 170,555.31	
294				Benton Rd.				$ -	
295				Freeman Ln.				$ 20,268.44	
296				Nita Cain Rd.				$ 81,675.58	
297				South Wind Rd.				$ 27,460.75	
298				Gum Rd.				$ 81,657.88	
573				Blue Cap Road				$ 54,482.25	
575				Chisholm Trail				$ 240,470.52	
577				Dunaway Drive				$ 32,431.76	
583				Miles Road				$ 73,480.00	
584				Mill Branch Road				$ 85,321.74	
588				Pine Bluff Road				$ 93,604.82	
589				Pine Haven Drive				$ 100,664.05	
590				Quincy Road				$ 68,125.00	
591				E Stardust Road				$ 27,893.55	
592				Sam Grover Road				$ 33,187.15	
593				Sandbed Road				$ 4,749.42	
594				Sandwood Avenue				$ 156,406.51	
596				S Terrace Drive				$ 144,944.00	
572				Ben Hogan Circle				$ 81,192.14	
578				Freemont Street				$ 41,789.56	
579				E Handy Lane				$ 54,581.78	
582				Middlecoff Lane				$ 42,343.30	
585				Moore Road				$ 104,589.46	
750				CPST2 Phase II Engineering				$ 92,875.00	
299		District 7		Hughes Cir (off TV Rd.)		$ 4,033,853.00		$ 209,743.99	
300				Joan Rd. (off TV Rd.)				$ 142,781.52	
301				John C. Calcoun Rd.				$ 245,254.30	
302				Wilson Rd.				$ 111,302.85	
303				Pocket Rd.				$ 242,271.21	
304				W. Black Creek Rd.				$ 301,597.57	
305				W. McIver Rd.				$ 168,777.20	
306				R. Bar M. Ranch Rd.				$ 96,173.17	
307				Tara Dr.				$ 88,739.03	
308				Raiford Ln.				$ 9,680.54	
309				Calvert's Ct.				$ 13,613.31	
310				Shamrock Rd.				$ 17,534.03	
311				Clayton Ct.				$ 9,773.36	
599				Allegheny Ridge				$ 34,301.88	
600				Alpine Trail				$ 25,509.88	
601				Brand Street				$ 83,942.55	
602				Brown Street				$ 21,564.08	
603				Buckingham Road				$ 29,354.74	
604				Buncomb Road				$ 23,420.34	
605				Cemetery Street				$ 25,560.16	
606				Charles Street				$ 33,266.06	
607				E Cooper Circle				$ 27,817.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
608				Diggs Avenue				$ 47,834.22	
609				East Ervin Street				$ 93,170.18	
610				Gillard Street				$ 64,557.00	
611				Howard Street				$ 33,207.19	
612				High Hampton				$ 57,745.38	
613				James Street				$ 51,663.16	
615				Kershaw Street				$ 63,516.94	
616				Layton Street				$ 58,958.32	
617				Lewis Lane				$ 43,931.04	
618				Lynch Street				$ 80,836.44	
619				Magnolia Street				$ 51,308.19	
620				Maxwell Street				$ 222,367.07	
621				Mays Place				$ 16,298.84	
622				Mechanic Street				$ 57,062.67	
623				Newman Avenue				$ 38,365.02	
624				Norfolk Street				$ 51,690.24	
625				North Fortune Street				$ 30,366.85	
626				Paloman Parkway				$ 30,053.63	
627				Pawley Street				$ 57,927.44	
628				Pearl Circle				$ 32,173.50	
629				Pine Street				$ 315,043.08	
631				Reed Court				$ 36,365.00	
632				Rocky Way Drive				$ 30,539.75	
633				Rose Street				$ 77,290.30	
634				Springdale Place				$ 19,342.00	
635				Shenandoah Lane				$ 61,991.26	
636				Summit Circle				$ 16,041.88	
638				Trinidad Court				$ 31,027.74	
639				Williamsburg Circle				$ 39,529.48	
640				N Whitehall Drive				$ 2,000.00	
641				Wiley Lane				$ 29,009.74	
706				N Norwood Lane				$ 35,220.72	
707				Ranch Road				$ 38,100.86	
708				Tumbleweed Drive				$ 23,890.52	
709				Peachtree Street				$ 36,176.95	
710				Beauvoir Drive				$ 59,500.21	
711				Pine Forest Drive				$ 51,114.20	
750				CPST2 Phase II Engineering				$ 75,687.50	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
312	Resurface	District 8		Maulden Dr.		$ 4,033,853.00		$ 140,845.57	
313	Resurface			Crownland Estates					
314	Resurface			E. and W. Sandhurst Dr.				$ 122,588.97	
315	Resurface			Stratford Cir.				$ 25,319.36	
316	Resurface			Castleberry Dr.				$ 14,356.83	
317	Resurface			Westmoreland Ave.					
318	Resurface			Devonshire Dr.					
319	Resurface			Longwood Dr.				$ 23,548.49	
320	Resurface			Woods Dr.					
321	Resurface			Rosedale St.				$ 72,389.80	
322	Resurface			St. Anthony Dr.				$ 41,437.89	
323	Resurface			Jones Rd.				$ 20,560.57	
324	Resurface			Winthrop Dr.				$ 29,925.61	
325	Resurface			Progress St.				$ 35,698.60	
326	Resurface			Lee St.				$ 28,152.62	
327	Resurface			Saluda Ave.				$ 100,594.71	
328	Resurface			Sewanee Ave.				$ 16,120.73	
329	Resurface			Chestnut St.				$ 37,501.86	
330	Resurface			Kalmia St.				$ 18,025.21	
331	Resurface			Sesame St.				$ 15,115.07	
332	Resurface			Cedar St.	Franklin to Adams Ave.			$ 20,639.05	
333	Resurface			Waters Ave.	Park to Lawson			$ 12,676.62	
334	Resurface			Sylvan Dr.				$ 31,367.01	
335	Resurface			Cedar Lawn Court				$ 17,128.83	
336	Resurface			Lakeside Drive				$ 891.53	
337	Resurface			Richburg Ln.				$ 9,787.26	
338	Resurface			Jeffries Ln.				$ 51,019.44	
339	Resurface			Hondros Cir.				$ 20,555.79	
340	Resurface			Constantine Dr.				$ 25,451.17	
341	Resurface			Rollins Ave.				$ 20,499.61	
342	Resurface			Fitz Randolph Cir.				$ 521.14	
343	Resurface			Shore Ln.				$ 865.56	
344	Resurface			Marion Ave.				$ 31,188.39	
345	Resurface			Virginia Acres				$ 32,980.98	
346	Resurface			Poinsette Ave.				$ 1,035.72	
347	Resurface			Melrose Ave.				$ 1,097.83	
348	Resurface			Courtland Ave.				$ 26,631.57	
349	Resurface			Hillside Dr.				$ 109,501.95	
350	Resurface			Wisteria Dr.					
351	Resurface			Margaret Dr.				$ 26,599.12	
352	Resurface			Dunvegan Rd.				$ 23,419.71	
353	Resurface			Roseneath Rd.				$ 26,661.31	
354	Resurface			Beverly Dr.				$ 45,746.06	
355	Resurface			Alton Cir.				$ 26,231.54	
356	Resurface			Lindberg Dr.				$ 51,962.45	
357	Resurface			Woodstone Dr.				$ 20,345.99	
358	Resurface			DeBerry Blvd.				$ 22,287.73	
359	Resurface			Dorchester Rd.				$ 31,482.58	
360	Resurface			Fairfax Rd.				$ 17,907.28	
361	Resurface			Cherry Blossom Ln.				$ 16,336.39	
362	Resurface			Valpariso Dr.				$ 22,154.14	
363	Resurface			Wayne St.				$ 19,202.60	
364	Resurface			Sweetbriar St.				$ 14,925.62	
365	Resurface			Furman Dr.				$ 37,130.55	
366	Resurface			Converse Dr.	Third Loop north to ???			$ 31,464.14	
367	Resurface			Gable Ridge Dr.				$ 51,943.77	
368	Resurface			Durant Dr.				$ 20,565.23	
369	Resurface			Joseph Circle				$ 28,465.21	
370	Resurface			Westminister Dr.				$ 29,036.93	
371	Resurface			Langely Dr.				$ 25,954.98	
372	Resurface			Mayfair Terrace				$ 19,013.08	
642	Resurface			Brettwood Avenue				$ 49,078.21	
643	Resurface			W Cambridge Drive				$ 40,180.71	
644	Resurface			E Carolyn Avenue				$ 85,122.24	
645	Resurface			S Converse Drive				$ 60,588.52	
646	Resurface			W Conyers Avenue				$ 98,818.96	
647	Resurface			Dell Joe Circle				$ 2,650.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
648	Resurface			Dresden Street				$ 2,650.00	
649	Resurface			W Downing Street				$ 5,744.45	
650	Resurface			S Enchanted Lane				$ 26,772.63	
651	Resurface			Goldenway				$ 2,650.00	
652	Resurface			E Grace Drive				$ 69,200.82	
653	Resurface			Greenland Drive				$ 87,394.77	
654	Resurface			S Hallmark Drive				$ 55,572.41	
655	Resurface			Higgins Street				$ 20,393.94	
657	Resurface			Kenwood Avenue				$ 11,693.42	
658	Resurface			Lorraine Avenue				$ 66,609.09	
659	Resurface			Madson Avenue				$ 18,191.71	
660	Resurface			Oakmont Avenue				$ 9,730.38	
661	Resurface			Oxford Street				$ 2,650.00	
662	Resurface			S Patton Drive				$ 33,063.15	
663	Resurface			Plum Drive				$ 31,395.26	
664	Resurface			Pineland Avenue				$ 29,712.31	
665	Resurface			Revell Drive				$ 2,650.00	
666	Resurface			Seneca Drive				$ 94,999.59	
667	Resurface			S Shandon Drive				$ 2,850.00	
668	Resurface			W Suburbia Street				$ 20,063.35	
669	Resurface			Tanglewood Circle				$ 2,650.00	
670	Resurface			Treasure Cove				$ 18,902.13	
671	Resurface			Waccamaw Drive				$ 31,497.95	
672	Resurface			W Wannamaker Avenue				$ 80,129.74	
712	Resurface			S Baker Street				$ 10,844.68	
713	Resurface			Layfayette Circle				$ 43,512.82	
714	Resurface			Wisteria Drive				$ 182,485.07	
715	Resurface			Manchester Avenue				$ 16,100.00	
716	Resurface			Maynard Avenue				$ 26,700.00	
717	Resurface			Brockington Lane				$ 14,200.00	
718	Resurface			S Lynwood Drive				$ 37,544.24	
750				CPST2 Phase II Engineering				$ 75,687.50	
		District 9		**Hampton Pointe Subdivision**		$ 4,033,853.00		$ 71,033.09	
373				Aberdeen Ct.				$ 7,492.72	
374				Blaire Ct.				$ 6,371.76	
375				Bridgeport Ct.				$ 6,076.77	
376				Danvers Ct.				$ 7,197.73	
377				New Gate Ct.					
378				Parliament Cir.					
379				S. Addison St.				$ 20,059.24	
380				S. Barrington Dr.				$ 78,614.50	
381				S. Brunswick Ct.				$ 6,696.25	
382				S. Harrington Ct.				$ 6,578.25	
383				Victoria Ct.				$ 9,764.13	
384				W. Hampton Pointe Dr.				$ 135,016.37	
385				Winslow Ct.				$ 11,121.07	
				Whitehall Annex Subdivision					
386				Albemarle Blvd.				$ 8,798.98	
387				Banbury Cir.				$ 46,685.95	
388				Bedford Ln.				$ 20,028.21	
389				Milford Ln.				$ 8,798.98	
390				South Arundel Dr.				$ 26,567.81	
391				St. James Ln.				$ 10,822.30	
				Village Green and Waterford Subdivisions					
392				Greenview Dr.				$ 41,200.00	
393				Key Largo Ct.				$ 15,528.13	
394				Waterford Dr.				$ 57,973.32	
				Springdale and Villa Arno Subdivisions					
395				Guilford Cir.				$ 71,885.23	
396				Perth St.				$ 25,274.21	
397				Springfield St.				$ 57,476.07	
398				Suffork Place				$ 18,949.81	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
399				Strada Amore				$ 18,975.00	
400				Strada Gianna				$ 24,671.65	
401				Strada Mateo				$ 17,362.95	
402				Via Ponticello				$ 30,069.00	
				Oak Forrest Subdivision					
403				Alabama Ln.				$ 8,441.62	
404				Arizona Way				$ 9,622.69	
405				California Rd.				$ 11,204.52	
406				Florida Dr.				$ 25,553.72	
407				Georgia Ct.				$ 7,901.60	
408				Louisiana Ln.				$ 10,074.14	
409				Oak Forest Blvd.				$ 24,380.55	
410				Tennessee Terrace				$ 10,810.70	
411				Tex Rd.				$ 17,829.87	
412				Utah Ct.				$ 12,382.97	
				Kelly Farms and Parkland Subdivisions					
413				Derby Dr.				$ 18,592.79	
414				Kelly Farms Rd.				$ 142,022.80	
415				Preakness Ln.				$ 20,053.46	
416				W. Belmont Cir.				$ 85,862.29	
417				Cottonwood Dr.				$ 29,669.16	
418				Deerwood Place				$ 14,196.43	
419				Heathway Dr.				$ 59,227.97	
420				Mosswood Dr.				$ 20,606.31	
421				W. Delmae Dr.				$ 15,959.81	
422				Wethersfield Dr.				$ 47,000.54	
				Heritage Subdivision					
423				Cow Pens Cir.				$ 16,332.08	
424				Declaration Dr.				$ 22,507.78	
425				Farm Quarter Rd.				$ 28,239.27	
426				Independence Ave.				$ 11,896.70	
427				Indigo Place				$ 7,817.73	
				Forest Lake And Forest Lake West Subdivisons					
428				Brock Cir.				$ 66,200.00	
429				Ginny Ct.				$ 12,091.45	
430				Julie Ln.				$ 11,925.35	
431				Goff Ct.				$ 7,605.31	
432				Lunn Dr.				$ 28,010.82	
433				Madden Ln.				$ 9,288.22	
434				Sliger Cove				$ 11,249.92	
435				Yeargin Cove				$ 11,846.37	
436				Young Charles Dr.				$ 62,688.15	
437				Wanda Cove					
438				Claude Douglas Cir.				$ 84,322.97	
439				Hepburn Blvd.				$ 46,079.23	
				Dunwoody Subdivision					
440				Ashwood Ln.				$ 7,163.62	
441				Aspen St.				$ 12,823.44	
442				Dunwoody Rd.				$ 13,863.66	
443				Evergreen Rd.				$ 15,704.93	
444				Periwinkle Ln.				$ 10,656.09	
				Farmwood and Ferndale Subdivisions					
445				Farmwood Dr.				$ 22,174.99	
446				Heather Dr.				$ 17,083.23	
447				Patrick Dr.				$ 14,449.23	
448				Boone Cir.				$ 69,926.44	
449				Corbett Place				$ 24,991.42	
				Charters Subdivision					
450				Bristol St.				$ 53,755.20	
451				Charters Dr.				$ 27,418.73	
452				Claymount Ct.				$ 27,991.00	
453				Cravenhurst Ct.				$ 15,887.65	
454				Dominion Ct.				$ 27,243.77	
455				Fairhaven Rd.				$ 57,034.85	
456				Magna Carta Rd.				$ 88,241.23	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
				Arrowood Subdivision					
457				Arrowhead Cir.				$ 11,677.96	
458				Arrowood Dr.				$ 30,222.48	
459				Falcon Way				$ 8,790.45	
460				Skylark Dr.				$ 8,632.15	
				Chadwick Place					
461				Britainna St.				$ 32,557.58	
462				Chadwick Dr.				$ 77,957.83	
463				Knights Bridge Rd.				$ 25,148.49	
464				Lampley Way				$ 17,099.85	
465				Wetherby Ln.				$ 19,153.93	
466				Stratton Dr.				$ 139,994.32	
467				Pelican Ln.				$ 135,050.40	
468				W. Eagle St.				$ 92,187.98	
469				Thunderbird Dr.				$ 39,487.70	
470				Whitehall Cir.				$ 98,922.60	
471				S. Peninsula Rd.				$ 33,102.86	
472				McLaurin Dr.				$ -	
473				Traffic Signals	Botany and Jefferson on W. Palmetto			$ 96,341.05	
474				Traffic Signals	Third Loop Rd. and McCown Dr.			$ 48,922.00	
674				Brockton Lane				$ 33,276.06	
675				Carlton Road				$ 10,951.15	
676				Danny Road				$ 12,504.55	
677				S Floyd Circle				$ 41,200.00	
678				S Hanover Road				$ 10,674.00	
679				Harriett Drive				$ 39,568.09	
680				Hobart Drive				$ 49,933.53	
681				Hyde Circle				$ -	
682				Ivy Lane				$ 27,080.33	
683				Janes Lane				$ 20,126.01	
684				W Janice Terrace				$ 9,634.00	
685				Joyce Lane				$ 20,257.51	
686				Kintyre Road				$ 16,936.85	
687				Kitty Lane				$ 19,871.54	
688				Manorway Drive				$ 29,437.99	
689				McKeithan Road				$ 46,210.24	
690				Stoney Brook Terrace				$ 30,960.18	
691				S Sunset Acres Lane				$ 16,996.95	
692				Thicket Place				$ 15,717.36	
693				Westchester Avenue				$ 52,216.79	
750				CPST2 Phase II Engineering				$ 99,000.00	
			Category Total				$ 36,304,677.00		
			Grand Total of all projects				$ 151,331,475.21	$ 145,731,817.42	$ -

Florence County
CPST #3 Summary
9/30/2026

Bond proceeds		$ 120,000,000.00	
Interest earnings	9/30/2026	$ 13,652,990.13	
Transfer from CPST II Debt Service Fund		$ 1,397,634.10	
Transfer for AESC Project from CPST II Debt Service Fund		$ 11,614,321.37	
Local contributions		$ -	
Total available			$ 146,664,945.60
Transfer funds back to General Fund		$ -	
Expenditures through	9/30/2026	$105,293,144.58	
Total expended			$ 105,293,144.58
Total remaining			$ 41,371,801.02
Outstanding purchase orders as of	9/30/2026	$3,744,844.45	
Total committed			$ 3,744,844.45
Total remaining with committments			$ 37,626,956.57

* See detail report for expenditures and purchase orders by project

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
		Bond Issuance Costs					$424,110.18	
		I. Public Safety and Fire						
1	Building/Equipment	Law Enforcement Complex	Improvements to Training Facilities and LEC		$2,000,000.00	$2,000,000.00	1,764,455.76	12,089.75
2	Building	EMS	New Johnsonville Station		2,665,128.00	2,665,128.00	2,165,857.94	499,270.06
3	Building	South Lynches FD	Upgrades to South Lynches FD Station 2- Coward		350,000.00		357,970.97	
4	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		350,000.00		349,938.15	
5	Building	South Lynches FD	Upgrades to South Lynches FD Station 7- New Hope		650,000.00		642,483.95	
6	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		650,000.00	2,000,000.00	649,606.93	
7	Building	Howe Springs Fire Department	Upgrades to Stations 1, 2, & 6		1,960,000.00		1,960,000.00	
8	Building	West Florence Fire Department	Upgrades to Station 1 & 2		1,200,000.00		1,200,010.05	
9	Building	Hannah Salem Friendfield FD	New Station		2,500,000.00		2,500,000.00	
10	Building	Johnsonville Fire Department	Upgrades to Station 1		370,000.00		368,467.28	
11	Building	Sardis Timmonsville FD	Additions to Station 1		525,000.00		525,000.00	
12	Building	Olanta Fire Department	New Station		1,050,000.00		958,296.68	
13	Building	Windy Hill Fire Department	Upgrades to Station 1		85,000.00	7,690,000.00	85,000.00	
14	Building	Howe Springs Fire Department	Upgrades to Stations 2 & 6		760,000.00		760,000.00	
15	Building	West Florence Fire Department	Upgrades to all Stations		492,000.00		492,000.00	
16	Building	Hannah Salem Friendfield FD	Upgrades to Stations 1, 4 & 6		1,090,000.00		1,090,000.00	
17	Building	Johnsonville Fire Department	Upgrades		1,100,000.00		963,658.99	2,600.00
18	Building	Sardis Timmonsville FD	Upgrades to Stations 2 & 3		1,200,000.00		578,820.00	
19	Building	Windy Hill Fire Department	Upgrades to Station 4		85,000.00	4,727,000.00	85,000.00	
20	Building	Howe Springs Fire Department	Upgrades to Station 1		500,000.00		462,536.19	
21	Building	West Florence Fire Department	Upgrades to Station 2		100,000.00		99,335.96	
22	Building	Hannah Salem Friendfield FD	Upgrades to Station 3		250,000.00		250,000.00	
23	Building	Johnsonville Fire Department	Upgrades to Station 2		250,000.00		250,000.00	
24	Building	Unified Fire Departments	Upgrades to all Station		65,000.00			
25	Building	Olanta Fire Department	Upgrades to Station 1		235,000.00		834,999.97	
26	Building	Windy Hill Fire Departmet	Upgrades to Station 2		183,000.00	1,583,000.00	183,000.00	
27	Building/Equipment	Florence County	Radio Upgrades and Improvements to Facilities		1,000,000.00		322,597.15	
28	Equipment	Florence County	New Communication Tower in Johnsonville area		1,000,000.00	2,000,000.00	1,470,000.04	
29	Building	Coroner	New County Morgue and Coroner's office		800,000.00	800,000.00	678,308.09	
		II. Municipal Improvements						
30	Intersection Improvements	City of Florence	Darlington Street and Lucas Street		4,100,000.00	4,100,000.00	164,260.75	
31	Intersection Improvements	City of Florence	Evans Street and Cashua Drive				38,200.00	
32	Intersection Improvements	City of Florence	Edisto Drive and Cherokee Road				229,155.40	
33	Intersection Improvements	City of Florence	Vista Street and Oakland Avenue				165,771.54	
34	Road Resurfacing	City of Florence	Boyd Street		35,900,000.00	35,900,000.00		
35	Road Resurfacing	City of Florence	Elmore Street				260,169.13	
36	Road Resurfacing	City of Florence	Mortimer Street				1,696.11	
37	Road Resurfacing	City of Florence	W. Dixie Street					

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
38	Road Resurfacing	City of Florence	W. Power Street					
39	Road Resurfacing	City of Florence	Stackley Street				9,995.17	
40	Road Resurfacing	City of Florence	Harmony Street				14,811.16	
41	Road Resurfacing	City of Florence	Patterson Street					
42	Road Resurfacing	City of Florence	Green Street					
43	Road Resurfacing	City of Florence	Power Street					
44	Road Resurfacing	City of Florence	Booker Street				3,105.56	
45	Road Resurfacing	City of Florence	Cameron Lane				139,886.59	
46	Road Resurfacing	City of Florence	N. Dargan Street				242,725.12	
47	Road Resurfacing	City of Florence	Rebecca Street				164,807.01	
48	Road Resurfacing	City of Florence	Walden Street				51,668.33	
49	Road Resurfacing	City of Florence	Williams Boulevard				9,374.99	
50	Road Resurfacing	City of Florence	Cheryl Court				42,032.44	
51	Road Resurfacing	City of Florence	Earl Court				33,891.80	
52	Road Resurfacing	City of Florence	Lester Avenue				158,826.10	
53	Road Resurfacing	City of Florence	Tallulah Street					
54	Road Resurfacing	City of Florence	Harrell Street				19,375.01	
55	Road Resurfacing	City of Florence	Country Creek Drive					
56	Road Resurfacing	City of Florence	Muldrow's Lane					
57	Road Resurfacing	City of Florence	Branford Road				284,996.88	
58	Road Resurfacing	City of Florence	E. Thorncliff Road				235,432.21	
59	Road Resurfacing	City of Florence	Shadow Birch Road				119,899.30	
60	Road Resurfacing	City of Florence	Southbrook Circle				331,493.28	
61	Road Resurfacing	City of Florence	Glenmore Way				2,429.03	
62	Road Resurfacing	City of Florence	Kentwood Drive				97,739.43	
63	Road Resurfacing	City of Florence	Nellie Street				206,026.96	
64	Road Resurfacing	City of Florence	Richmond Hills Drive				134,190.00	
65	Road Resurfacing	City of Florence	Twin Bridge Drive				4,534.19	
66	Road Resurfacing	City of Florence	Woodmore Circle				128,616.59	
67	Road Resurfacing	City of Florence	Fillmore Court				52,750.98	
68	Road Resurfacing	City of Florence	Lofty Way				172,298.12	
69	Road Resurfacing	City of Florence	Luigi Way				46,496.38	
70	Road Resurfacing	City of Florence	Master Lane				52,396.94	
71	Road Resurfacing	City of Florence	Steeple View Drive				1,619.35	
72	Road Resurfacing	City of Florence	Hardin Street				92,103.30	
73	Road Resurfacing	City of Florence	Chandler Circle				322,807.89	
74	Road Resurfacing	City of Florence	Clareview Drive				301,108.95	
75	Road Resurfacing	City of Florence	Highlander Court				57,430.27	
76	Road Resurfacing	City of Florence	Kingston Drive					
77	Road Resurfacing	City of Florence	Parkwood Drive				120,636.16	
78	Road Resurfacing	City of Florence	Platt Street				108,567.25	
79	Road Resurfacing	City of Florence	Rainer Street				133,891.03	
80	Road Resurfacing	City of Florence	Annelle Drive				3,303.48	
81	Road Resurfacing	City of Florence	Beauvoir Drive				70,662.50	
82	Road Resurfacing	City of Florence	Bellaire Drive				243,791.59	
83	Road Resurfacing	City of Florence	Cabrillo Drive				220,709.06	
84	Road Resurfacing	City of Florence	Glenn's Park Road				1,457.42	
85	Road Resurfacing	City of Florence	Glenn's Way Court				283.39	
86	Road Resurfacing	City of Florence	Peachtree Street					
87	Road Resurfacing	City of Florence	Carriage Lane				285,626.97	
88	Road Resurfacing	City of Florence	E. Leoline Street				1,457.42	
89	Road Resurfacing	City of Florence	Hallie Drive				124,050.16	
90	Road Resurfacing	City of Florence	Hannah Drive				3,400.64	
91	Road Resurfacing	City of Florence	Hunter Street					
92	Road Resurfacing	City of Florence	Julie Ann Drive				99,707.41	
93	Road Resurfacing	City of Florence	Meridian Street				3,076.77	
94	Road Resurfacing	City of Florence	Pine Forest Drive					
95	Road Resurfacing	City of Florence	Carrigan Court				27,227.15	
96	Road Resurfacing	City of Florence	Fernbank Lane				44,375.83	
97	Road Resurfacing	City of Florence	Grande Lawn Lane				45,519.51	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
98	Road Resurfacing	City of Florence	Maggie Way				101,268.02	
99	Road Resurfacing	City of Florence	Olde Mill Road				173,978.58	
100	Road Resurfacing	City of Florence	Rock Creek Drive				160,755.24	
101	Road Resurfacing	City of Florence	Widgeon Drive				55,151.55	
102	Road Resurfacing	City of Florence	Mountain Laurel Court				607.26	
103	Road Resurfacing	City of Florence	Hamlin Street				2,102.25	
104	Road Resurfacing	City of Florence	McFarland Street					
105	Road Resurfacing	City of Florence	N. Guerry Street				2,341.13	
106	Road Resurfacing	City of Florence	S. Griffin Street					
107	Road Resurfacing	City of Florence	Walnut Street					
108	Road Resurfacing	City of Florence	Woodward Street				955.56	
109	Road Resurfacing	City of Florence	Hickory Street					
110	Road Resurfacing	City of Florence	McLeod Street					
111	Road Resurfacing	City of Florence	Park Place					
112	Road Resurfacing	City of Florence	Railroad Avenue				346,892.17	
113	Road Resurfacing	City of Florence	Blass Drive				177,965.10	
114	Road Resurfacing	City of Florence	Sanborn Street				26,250.00	
115	Road Resurfacing	City of Florence	E. Elm Street				170,217.30	
116	Road Resurfacing	City of Florence	Freedom Boulevard				104,485.85	
117	Road Resurfacing	City of Florence	King Avenue				96,576.01	
118	Road Resurfacing	City of Florence	Orange Circle				3,511.69	
119	Road Resurfacing	City of Florence	Gregg Avenue				63,417.66	
120	Road Resurfacing	City of Florence	Aaron Circle				7,238.36	
121	Road Resurfacing	City of Florence	Byrd Lane				2,341.12	
122	Road Resurfacing	City of Florence	Coker Street					
123	Road Resurfacing	City of Florence	Senior Way				53,569.15	
124	Road Resurfacing	City of Florence	Tradd Court				2,508.34	
125	Road Resurfacing	City of Florence	W. Cheves Street				105,981.31	
126	Road Resurfacing	City of Florence	Jebaily Circle					
127	Road Resurfacing	City of Florence	Kent Circle				4,752.67	
128	Road Resurfacing	City of Florence	Sheffield Drive				213,128.08	
129	Road Resurfacing	City of Florence	Marion Avenue				49,744.73	
130	Road Resurfacing	City of Florence	Regency Court					
131	Road Resurfacing	City of Florence	Alice Drive					
132	Road Resurfacing	City of Florence	Clarendon Avenue					
133	Road Resurfacing	City of Florence	WNB Baroody Street				155,676.74	
134	Road Resurfacing	City of Florence	Amberleigh Court				70,275.57	
135	Road Resurfacing	City of Florence	Creamoor Lane				130,749.10	
136	Road Resurfacing	City of Florence	Elderberry Drive				30,892.43	
137	Road Resurfacing	City of Florence	Inverness Drive				36,437.22	
138	Road Resurfacing	City of Florence	Lazar Place				95,053.62	
139	Road Resurfacing	City of Florence	Loquat Drive				27,723.98	
140	Road Resurfacing	City of Florence	Queensferry Road				123,904.47	
141	Road Resurfacing	City of Florence	Silverton Street				134,404.10	
142	Road Resurfacing	City of Florence	Sumac Drive				26,139.74	
143	Road Resurfacing	City of Florence	Viburnum Drive				15,050.14	
144	Road Resurfacing	City of Florence	Wellesly Court				38,377.44	
145	Road Resurfacing	City of Florence	S. Patton Drive					
146	Road Resurfacing	City of Florence	Butterfly Lake Drive					
147	Road Resurfacing	City of Florence	Andrew Court					
148	Road Resurfacing	City of Florence	Camelot Court				8,101.08	
149	Road Resurfacing	City of Florence	Chaucer Drive				20,465.85	
150	Road Resurfacing	City of Florence	Cloisters Drive					
151	Road Resurfacing	City of Florence	Damon Drive				41,215.96	
152	Road Resurfacing	City of Florence	Eleanor Drive					
153	Road Resurfacing	City of Florence	Friars Gate Court					
154	Road Resurfacing	City of Florence	Hayden Court					
155	Road Resurfacing	City of Florence	Honey Hill Drive					
156	Road Resurfacing	City of Florence	Karen Court					
157	Road Resurfacing	City of Florence	Michele Court					

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
158	Road Resurfacing	City of Florence	Middleberg Way					
159	Road Resurfacing	City of Florence	Page Court					
160	Road Resurfacing	City of Florence	Providence Court				2,096.33	
161	Road Resurfacing	City of Florence	Ralston					
162	Road Resurfacing	City of Florence	Sidney Avenue					
163	Road Resurfacing	City of Florence	St. Christopher Court				1,847.62	
164	Road Resurfacing	City of Florence	Walden's Pond					
165	Road Resurfacing	City of Florence	Alvington Court					
166	Road Resurfacing	City of Florence	Berkeley Avenue					
167	Road Resurfacing	City of Florence	Brigadoone Lane				205,949.51	
168	Road Resurfacing	City of Florence	Canterbury Road				45,942.58	
169	Road Resurfacing	City of Florence	Cedar Lawn Court					
170	Road Resurfacing	City of Florence	Citadel Street					
171	Road Resurfacing	City of Florence	Ellington Cove				36,716.07	
172	Road Resurfacing	City of Florence	Highgate Street				142,877.04	
173	Road Resurfacing	City of Florence	Pinckney Avenue					
174	Road Resurfacing	City of Florence	Place De Jullian					
175	Road Resurfacing	City of Florence	Poinsett Drive				40,556.21	
176	Road Resurfacing	City of Florence	Rutledge Avenue					
177	Road Resurfacing	City of Florence	Stratford Circle					
178	Road Resurfacing	City of Florence	Windsor Road				16,792.82	
179	Road Resurfacing	City of Florence	Ansley Street					
180	Road Resurfacing	City of Florence	Beckett Drive				100,542.02	
181	Road Resurfacing	City of Florence	Bishop's Gate				1,421.23	
182	Road Resurfacing	City of Florence	Chancery Court					
183	Road Resurfacing	City of Florence	Dix Lane					
184	Road Resurfacing	City of Florence	Greensward Drive					
185	Road Resurfacing	City of Florence	Ivanhoe Drive				17,765.49	
186	Road Resurfacing	City of Florence	Jacobean Court					
187	Road Resurfacing	City of Florence	Lancelot Drive				304,796.66	
188	Road Resurfacing	City of Florence	Saint George Road				11,867.36	
189	Road Resurfacing	City of Florence	Tudor Lane				2,131.87	
190	Road Resurfacing	City of Florence	Wimbledon Avenue					
191	Road Resurfacing	City of Florence	Dozier Boulevard					
192	Road Resurfacing	City of Florence	Whitestone Drive				139,402.29	
193	Road Resurfacing	City of Florence	Bentgrass Court				57,425.19	
194	Road Resurfacing	City of Florence	Brittany Drive				132,832.28	
195	Road Resurfacing	City of Florence	Celebration Boulevard				359,623.62	
196	Road Resurfacing	City of Florence	Commerce Lane					
197	Road Resurfacing	City of Florence	Cross Vine Drive				49,585.34	
198	Road Resurfacing	City of Florence	Drakeshore Drive				207,994.06	
199	Road Resurfacing	City of Florence	Duck Hunter Pointe				63,167.77	
200	Road Resurfacing	City of Florence	Flint Lock Cove				92,748.02	
201	Road Resurfacing	City of Florence	Gadwall Pointe				53,815.53	
202	Road Resurfacing	City of Florence	Garden Gate Way				92,335.95	
203	Road Resurfacing	City of Florence	Harvard Way					
204	Road Resurfacing	City of Florence	Jefferson Drive				353,792.00	
205	Road Resurfacing	City of Florence	Kristens Channel				47,936.96	
206	Road Resurfacing	City of Florence	Paving Stone Court				60,976.57	
207	Road Resurfacing	City of Florence	Petal Path				74,713.03	
208	Road Resurfacing	City of Florence	Pintail Pointe				54,403.38	
209	Road Resurfacing	City of Florence	Prince Alston Cove				92,274.03	
210	Road Resurfacing	City of Florence	Rice Hope Cove				91,265.09	
211	Road Resurfacing	City of Florence	Rutledge Manor Drive				227,730.31	
212	Road Resurfacing	City of Florence	Waterfowl Way				51,945.08	
213	Road Resurfacing	City of Florence	West Gate Pointe					
214	Road Resurfacing	City of Florence	S. Dargan Street				1,602,575.75	
215	Road Resurfacing	City of Florence	Trade Court					
216	Road Resurfacing	City of Florence	Crown Circle				2,508.35	
573	Road Resurfacing	City of Florence	S. Cottingham Road		33,147.27			

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
574	Road Resurfacing	City of Florence	Yorkshire Court		3,013.39		0.01	
217	Sewer	City of Lake City	Wastewater Treatment plant upgrade		2,944,000.00		2,944,000.00	
218	Recreation	City of Lake City	Recreation Facilities Upgrades		3,500,000.00		3,500,000.00	
219	Building	City of Lake City	Lake City Fire Department renovations/upgrades		456,000.00	6,900,000.00	455,216.48	
220	Recreation	City of Johnsonville	Improvements to sport and recreation facilities of					
			the City including without limitation development					
			of a municipal golf course		3,900,000.00	3,900,000.00	3,900,000.00	
	Road Resurfacing	Town of Timmonsville			1,297,685.74			
221	Road Resurfacing	Town of Timmonsville	Main Street		1,018,085.00		917,641.61	
222	Road Resurfacing	Town of Timmonsville	N. Warren Street				88,000.00	157,769.02
223	Road Resurfacing	Town of Timmonsville	Market Street		852,710.80		334,595.45	
224	Road Resurfacing	Town of Timmonsville	Hill Street				85,000.00	180,474.70
225	Road Resurfacing	Town of Timmonsville	N Pinckney Street				135,191.02	
226	Road Resurfacing	Town of Timmonsville	E New Street				78,568.19	127,368.03
227	Road Resurfacing	Town of Timmonsville	Fifth Street				45,869.03	
228	Road Resurfacing	Town of Timmonsville	Keith Street				289,012.21	
229	Road Resurfacing	Town of Timmonsville	Vanda Street		256,170.00		139,102.23	
230	Road Resurfacing	Town of Timmonsville	E Clifford Street				222,983.76	
231	Road Resurfacing	Town of Timmonsville	Bowman Circle				88,778.36	
232	Road Resurfacing	Town of Timmonsville	Harkless Court		64,654.46		64,654.46	
233	Road Resurfacing	Town of Timmonsville	Cooper Lane					
750		Town of Timmonsville	Engineering Services		410,694.00		385,694.00	0.00
234	Water	Town of Pamplico	Installation of water lines, well and tank along					
			Big Swamp and surrounding roads		3,900,000.00	3,900,000.00	3,890,943.91	
235	Water	Town of Scranton	Improvements to Scranton Water system to include		2,385,000.00		2,384,533.07	
			extension of water mains, upgrades to well sites					
			and water tank, repair of hydrants and replacement					
			of water meters					
236	Building	Town of Scranton	Renovation of Town Hall		115,000.00	2,500,000.00	74,001.10	
237	Building	Town of Coward	Town Hall & Maintenance Facility improvements		672,000.00		669,441.12	
238	Water	Town of Coward	Old Creek Rd, Trifalia Road, Nealy Matthews Rd					
			water lines		315,000.00		315,000.00	
239	Recreation	Town of Coward	Coward Ball Fields improvements		180,000.00		180,000.00	
240	Water	Town of Coward	Improvements to New Hope Well		86,000.00		86,000.00	
241	Building	Town of Coward	Improvements to Manned Convenience Center		47,000.00	1,300,000.00	46,770.04	
242	Water	Town of Olanta	Water line extension to Butler Scurry Rd and					
			Central Rd tie into Barrineau water system		406,000.00		406,000.00	
243	Water	Town of Olanta	Water line extension to Scurry Rd, Myers Rd, down					
			Hwy 341 to Fire Dept, Jordan Chapel Rd to Hwy 301					
			back to Olanta, and Carmen Shortcut Rd to Hwy 403					
			and other roads		1,590,000.00		1,590,000.00	
244	Sewer	Town of Olanta	Improvements to Hwy 341 well and treatment plant		40,000.00		24,318.62	
245	Building	Town of Olanta	New Community Center		464,000.00	2,500,000.00	464,000.00	
246	Recreation/Building	Town of Quinby	Refurbishment and development of Community					
			and Recreation areas		925,000.00		583,443.91	
247	Building	Town of Quinby	Development of Town Hall and Public Safety facilities		75,000.00		49,727.31	
248	Recreation	Town of Quinby	Recreation improvements to include purchase and					
			development of property		500,000.00		105,972.19	
						1,500,000.00		

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
		III. General County Projects						
249	Building	Florence County	Renovations to Florence County Public Services Bldg		575,000.00		508,579.76	
250	Building	Florence County	Upgrades to Lower Florence County Public Servs Bldg		500,000.00		410,869.56	
251	Building	Florence County	New Manned Convenience Center in Johnsonville		1,000,000.00		98,300.00	
252	Building	Florence County	Renovations to County Complex		1,000,000.00	3,075,000.00	674,139.86	70,094.97
253	Equipment	Florence County	Additional voting system improvements for absentee					
			and early voting center		90,000.00		21,672.00	
254	Building	Florence County	Parking lot improvements at Voters Reg Building		60,000.00	150,000.00		
255	Recreation	Florence County	Expansion/improvements to LC Senior Center		600,000.00		581,714.91	
256	Recreation	Florence County	Paving of parking lots at Johnsonville Athletic Center		565,000.00		399,129.00	
257	Recreation	Florence County	Resurfacing of playground, track and basketball					
			courts and drainage improvements at Spaulding Heights		400,000.00		404,457.84	
258	Recreation	Florence County	Reclaiming and paving of roads and parking lots at LRCP		900,000.00		743,048.96	109,449.00
259	Recreation	Florence County	Paving of parking lot at Coward Athletic Park		240,000.00		186,301.00	
260	Recreation	Florence County	Renovations to Francis Marion Athletic Park		200,000.00	2,905,000.00	192,339.76	
261	Drainage	Florence County	Drainage Improvements to Tara Village Neighborhood		150,000.00		20,000.00	
262	Corridor Enhancements	Florence County	Hwy 76 Corridor Improvements (FMU to City of Florence)		1,580,000.00		448,732.99	
263	Recreation Improvements	Florence County	Improvements to Dewitt Bluff Landing Great Pee Dee River		167,000.00		192,910.00	
264	Drainage	Florence County	Lucas Street Drainage Improvements		1,103,000.00	3,000,000.00		
265	Improvements	Florence County	Infrastructure improvements at qualifying industrial					
			sites throughout the County		4,000,000.00	4,000,000.00	12,643,200.32	
		IV. Road, Infrastructure and Other						
		Improvements by Council District						
266		District 1	Garland Street		4,300,000.00	4,300,000.00		
267			Lake City Park Improvements				1,452,496.38	
268			Chandler Mill Road					
269			Beaumont Road				60,277.34	
270			McElveen Cut Avenue				70,046.63	
271			Red Wing Lane				32,157.85	
272			W Oshay Road				80,015.79	
273			Maxie Thomas Road				358,708.08	70,301.12
274			Dublin Road				28,602.00	
275			Wilson Road				101,469.00	
276			S Locklair Road				165,631.12	
277			Margie Lane				21,451.50	
278			Garris Road				30,501.65	
279			Miles Road				330,523.01	18,302.39
280			Wallace Road				261,446.25	
281			Red Road				116,352.60	20,000.00
282			Joy Drive				152,260.20	20,000.00
283			Gracelyn Circle				314,406.40	20,000.00
284			Dory Road				141,307.50	
285			Candice Road				21,430.72	
286			Calvin Street				98,524.66	3,527.34
287			Clover Hill Road				24,164.61	
288			Donald Road				90,274.82	22,193.18
750			Engineering Services				444,248.35	130,191.65
289		District 2	Gulledge Road		4,300,000.00	4,300,000.00	145,142.34	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
290			Wise Lane				4,641.00	
291			Dry Creek Road				158,194.53	
292			Cedarbrook Drive				34,188.00	
293			Pecan Haven Road				27,882.72	
294			New Landing Road				48,951.42	
295			Blackwell Mill Road				133,289.67	
296			Mill Branch Road				139,558.33	
297			Willow Pond Road				44,576.10	
298			Shelly Road				36,538.32	
299			Barnhill Road				50,776.57	
300			Carlie Lane				14,519.19	
301			Yarborough Road to Borkowitz Road				88,489.17	
302			Trinidad Ard Road				75,618.90	
303			Grahamville Road				25,394.68	
304			Glen's Bluff Road				75,912.36	
305			Wicklow Road				28,785.23	
306			Fawn Lane				6,300.00	
307			Evans Farm Road				53,470.41	
308			Waycross Road				48,405.00	
309			Eaddy Landing Road				20,434.72	
310			Railroad Avenue (Johnsonville)				86,103.51	
311			Wagon Wheel Road				63,712.74	
312			Nelson Lane				24,486.00	
313			Langley Lane				17,917.91	
314			Batie Lane				5,701.50	
315			Kent Road				20,857.41	
316			Four Post Road				10,192.98	
317			Little Farm Road				30,971.02	
318			Rena Atkinson Road				39,768.75	
319			Beckworth Road				44,652.61	
320			Bush Road				29,186.79	
321			Charlton Place				10,867.29	
322			Picadilly Road				18,503.73	
323			Deer Lane				27,462.96	
324			Shirley Road				90,523.23	
325			Circle Drive				43,848.42	
326			Ard Lane				18,968.25	
327			Dwellings Drive				44,166.26	
328			Wilshire Road				34,449.24	
329			Salem Road				47,896.75	
330			Cooper Circle				63,708.84	
331			Pecan Grove Road					
332			Sandstone Road				49,197.38	
333			Bazen Road				16,277.09	
334			Sand Pit Road				380,924.27	
335			Sandy Lane				33,920.94	
336			Jeffords Lane				24,204.81	
337			East Williams Road				72,373.99	
338			Bartell Landing Road				57,828.97	
339			Railroad Avenue (Poston)					
340			Forestville Drive				10,202.50	
750			Engineering Services				318,432.73	
341		District 3	West Sumter Street		4,300,000.00	4,300,000.00	120,000.00	
342			Alderman Street				32,567.50	
343			Mullins Street				47,049.30	
344			West Booker Street				51,970.00	
345			West Johnson Street				20,937.30	
346			Preston Street				51,949.60	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
347			Clement Street				144,389.27	
348			Simmons Street				53,445.20	
349			Flynn Street				55,776.40	
350			Stonehedge Lane				30,791.40	
351			Green Street				24,000.00	
352			Dickman Street				7,300.00	
353			Merioneth Road				118,664.24	
354			Harborough Court				43,645.70	
355			Edenderry Way				43,759.58	
356			Sumerset Place				44,021.05	
357			Chippenham Lane				71,193.00	
358			Chatham Place				41,053.07	
359			Bayberry Circle				45,199.87	
360			Windover Road				26,102.24	
361			Beechwood Road				75,720.35	
362			Arbor Drive				98,900.90	
363			North Landsdowne Drive				47,566.25	
364			Hawthorne Drive				29,318.44	
365			West Andover Road				78,853.73	
366			North Grove Park Drive				47,152.00	
367			Graham Street					
368			Guerry Street					
369			Pettigrew Street					
370			Sunset Street					
371			Holloway Lane				19,887.00	4,963.00
372			Kuker Street					
373			Sally Hill Farms Blvd					
374			West Leggs Circle				47,512.50	
375			Bunch Street					
376			W Brookgreen Drive				80,398.00	
377			W Whittier Circle				46,154.00	
378			New Hope Drive				63,773.00	
379			N Tobin Drive				73,019.00	
380			White Avenue				37,645.00	
381			McNell Drive				58,559.87	
382			N Adair Drive				37,666.00	
383			Gibbs Avenue				68,504.13	
750			Engineering Services				444,396.50	127,603.50
384		District 4	Old Middle Road		4,300,000.00	4,300,000.00	363,839.53	
385			Construction of Timmonsville Park				1,064,146.00	0.00
386			DeGroat Road				89,389.25	
387			Heyward Road				574,206.92	202,403.60
388			Land Grant Road				84,296.27	
389			Cusaac Road				62,449.05	
390			Mitch Lane				17,594.50	
391			N Hill Street				17,000.00	
392			Clyde McGee Road				73,826.38	
393			Stonewall Road					
394			W Robinson Court				81,668.45	16,384.47
395			Minus Lane				68,550.00	
396			Deer Road Water Extension				549,526.30	
397			Bob White Lane				276,634.50	
750			Engineering Services				374,401.49	181,237.67
398		District 5	E Eagerton Road		4,300,000.00	4,300,000.00	307,011.58	
399			Hemlock Road				304,029.42	
400			Rainbow Road				365,115.00	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
401			Baldwin Road				451,362.36	
402			Mary Road				318,154.99	
403			Wylie Road				291,248.20	
404			Java Road				362,906.01	
405			Park Road				99,340.00	
406			Wheeler Road				102,139.50	
407			Johnnie Lee Road				151,186.51	
408			Truman Road				46,651.62	
409			Kerris Lane				96,923.72	
410			Smallwood Road				83,022.59	
411			Karisma Road				116,945.83	
750			Engineering Services				466,296.84	100,143.16
412		District 6	Wickerwood Road		4,300,000.00	4,300,000.00	540,828.26	
413			Secretariat Drive				110,312.10	
414			Winning Colors Drive				14,350.28	
415			Whirlaway Drive				71,902.36	
416			Thoroughbred Street				26,392.51	
417			Kentucky Drive				33,689.30	
418			Triple Crown Drive				94,540.80	
419			Derby Cove Road				11,006.55	
420			Swamp Fox Road				70,256.08	5,458.92
421			Kate's Garden Lane				123,443.72	
422			Jamestown Road				241,586.87	16,237.92
423			Rankin Plantation Road					
424			Malissa Mae Road				129,720.69	
425			Timberwood Road				162,888.84	
426			Taylor Hill Circle				61,425.00	
427			E Springbranch Road				103,640.58	
428			Cart Road				80,892.00	
429			Ben Ingram Road				181,440.00	
430			Jamestown Cemetery				65,825.69	45,563.94
431			Al's Lane				6,535.35	
432			Sandwood Road					
433			Hunt Road				39,611.70	
434			Corrie Farm Road				88,632.90	
435			Union Grove Road				12,837.42	
436			Chisolm Trail				181,218.60	
437			River Neck Road				132,464.02	
438			Silver Fox Road				76,958.37	
750			Engineering Services				440,005.52	108,434.48
439		District 7	Lazy Lane		4,300,000.00	4,300,000.00	300,337.11	
440			Regent Street				99,515.08	
441			Chancery Lane				61,752.51	
442			Drury Lane				48,726.41	
443			York Drive				114,071.79	
444			N Norwood Lane					
445			Heard Street				20,000.00	8,864.83
446			Sam Harrell drainage					
447			North Ives Street				15,600.00	10,149.94
448			Ranch Road					
449			Tumbleweed Drive					
450			Fiesta Lane				81,850.09	
451			Marlow Avenue				80,600.00	17,915.76
452			Third Street				44,600.00	17,758.78
453			S Fairview Street				17,288.73	20,000.00
454			Robeson Avenue				83,600.00	18,784.55

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
455			Peachtree Street					
456			Beauvior Drive					
457			Pine Forest Drive					
458			Clareview Drive					
459			Cedar Falls Lane				27,328.23	
460			Apple Valley Lane				99,285.09	
461			Boardwalk				32,027.30	
462			Park Place				65,821.15	
463			Pendleton Court				24,800.09	
464			Sweet Water Road/Victory Lane				27,428.03	
465			Stockbridge Lane				21,465.99	
466			Buckeye Drive				28,903.77	
467			Woodlawn Court				16,099.51	
468			Lamb Road				32,518.06	
469			Dorado Drive				50,000.00	9,655.25
470			Rico Drive				50,000.00	6,631.50
471			Suena Drive				50,000.00	4,800.70
472			Tierra Drive				50,555.71	9,187.66
473			Charlotte Street				90,000.00	31,760.99
474			Ballard Street				180,000.00	30,358.47
475			McFarland Street				103,631.07	25,182.28
476			Oak Street				35,000.00	17,375.30
477			Walnut Street				105,000.00	21,580.76
478			Clyde Street				22,007.48	16,746.50
479			E Evans Street				155,000.00	17,872.49
480			Jarrott Street				250,000.00	14,017.36
481			Day Street				206,892.99	10,000.00
482			Divine Street				40,000.00	4,917.99
483			Oakland Avenue				80,836.60	16,893.40
750			Engineering Services				462,684.11	80,755.89
484		District 8	Third Loop Drainage		4,300,000.00	4,300,000.00		
485			Whitman Avenue				83,876.80	
486			Fernleaf Lane				95,172.40	
487			Thomas Road				95,873.56	
488			Woodland Drive				83,258.75	
489			Garland Drive					
490			S Calhoun Drive					
491			Heatherwood Circle					
492			Lawton Drive					
493			West Adams Avenue					
494			S Brandon Drive					
495			W Wilton Street					
496			Briggs Street				50,267.60	
497			Scriven Drive				86,517.80	
498			Indian Drive				70,000.00	
499			Claremont Avenue					
500			Avondale Drive					
501			Eaton Circle				113,391.64	
502			Lee Lane				25,933.55	
503			Calvin Circle				38,494.51	
504			Effies Lane				49,365.89	
505			Poinsett Drive					
506			Pickney Avenue					
507			Berkely Avenue					
508			Rutledge Avenue					
509			Waldron Street					
510			Regency Court				23,690.59	
511			S Bishop Drive				29,724.50	

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 9/30/2026	O/S Purchase Orders
512			Vespers Court				25,511.39	
513			Chancery Court				19,875.53	
514			Eleanor Drive				49,582.68	
750			Engineering Services				309,424.30	245,768.20
515		District 9	Whitehall Subdivision Drainage		4,300,000.00	4,300,000.00		
516			Brittany Drive					
517			Carlton Road					
518			Danny Road					
519			S Floyd Circle					
520			S Hanover Drive					
521			Hobart Drive					
522			Ivy Lane					
523			W Janice Terrace					
524			Kintyre Road					
525			Manor Way Drive					
526			S Sunset Acres Lane					
527			West Chester Drive					
528			Thunderbird Lane					
529			Manigault Court				53,391.38	
530			Chalmers Row				51,773.26	
531			Master Circle				49,738.34	
532			Pebble Road				37,609.17	
533			W Lake Drive				47,091.65	223,578.63
534			Troon Drive					
535			Lake Oakdale				19,344.16	233,938.33
536			W Forest Lake Drive (State)				193,295.35	
537			Bryson Drive				72,896.00	
538			Jefferson Drive (County)				240,585.95	
539			W Spencer Lane				37,359.34	11,788.22
540			W Emery Lane				30,721.63	7,888.39
541			Coventry Lane				41,896.00	
542			Mears Drive				37,531.10	
543			Shorebird Lane				35,559.43	
544			Constitution Drive				49,509.80	
545			Heritage Lane				78,820.00	
546			Alberti Drive				68,820.00	
547			Author Drive				63,748.40	
548			Founder Drive				75,821.12	
549			Liberty Drive				88,092.43	
550			Shadwell Drive				27,500.00	
551			Left Bank Road				106,022.00	
552			Mockingbird Court				36,896.00	
553			South Swann Circle				12,454.66	35,428.37
554			South Lady Street				53,304.83	27,992.31
555			South Sandy Lane				13,671.46	53,498.98
556			Lee Lane				25,843.56	
557			Hillcrest Drive				66,656.00	
558			Hillcrest Terrace				21,339.92	
559			Jefferson Drive (between Palmetto and Cashua)					
560			Lakeshore Drive				246,896.00	65,000.00
561			W Forest Lake Drive					
750			Engineering Services				404,249.25	156,690.75
			Total CPST III Projects		$141,731,288.66	$137,795,128.00	$105,293,144.58	$3,744,844.45

FLORENCE COUNTY COUNCIL MEETING

November 19, 2026

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Administration/Grants

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 10-26/27 Timmonsville Vocational School Demolition to L.H. Stokes And Son, Inc. In The Amount Of $143,750.00 To Be Funded From The South Carolina Department of Commerce State Community Development Block Grant Program - CDBG# 4CE-25-0009. Pending Approval By The South Carolina Department Of Commerce And Authorize The County Administrator To Execute A Contract Pending Successful Negotiations***(11 Compliant Bids).***

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter and Bidnet on September 24, 2026. The bid opening was held on October 30, 2026.
2) Eleven (11) bids were received; eleven (11) bids were compliant. L.H. Stokes and Son, Inc. is the lowest responsible, responsive bidder.
3) Kayla Wilson, Grants Manager, recommends awarding to L.H. Stokes and Son Inc.
4) The bid expires January 28, 2027.

FUNDING FACTORS:

1) CDBG Program Grant # 4-CE-25-0009: 141-431-721000-508600-0000

OPTIONS:

1) Award Bid No. 10-26/27 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Kayla Wilson, Grants Manager

back to top

Florence County, South Carolina
Project: 10-26/27 Timmonsville Vocational School Demolition

Bid Opening Date: 10/30/2026
Time: 10:00 a.m.

Tabulation for Bid No. 10-26/27

Name of Bidder	Bid Bond (Y/N)	Addendum No. 1 (Y/N)	Primary Bid**	Local 5% Deduction* $15,000 Maximum	Primary Bid w/Local Deduction
4 Seasons Demolition, Inc. - Wilmington, NC 28412	N	Y	$232,000.00	N/A	$232,000.00
AP Reale LLC - Mullins, SC 29574	Y	Y	$390,000.00	N/A	$390,000.00
LA Smith Company Inc. - Sumter, SC 29154	Y	Y	$297,834.00	N/A	$297,834.00
Wafford Demolition - Florence, SC 29506	N	Y	$175,000.00	-$15,000.00	$160,000.00
Bluewater Excavating LLC - Longs, SC 29568	Y	Y	$367,200.00	N/A	$367,200.00
Rhino Demolition and Environmental Services, Corp. - Myrtle Beach, SC 29577	Y	Y	$397,338.00	N/A	$397,338.00
EMR Services, Inc. - Thomasville, NC 27360	Y	Y	$445,000.00	N/A	$445,000.00
JMEC Construction, LLC - Georgetown, SC 29440	N	Y	$197,500.00	N/A	$197,500.00
Complete Demolition Services, LLC - Carrollton, GA 30116	Y	Y	$222,000.00	N/A	$222,000.00
R Scott Pruitt, AC Demolition LLC - Darlington, SC 29532	N	Y	$236,857.00	N/A	$236,857.00
L.H. Stokes and Son, Inc - Florence, SC 29501	Y	Y	$143,750.00	-$15,000.00	$128,750.00

Notes:
*5% Local Preference-Florence County Code, Section 11.5-39
**Bid includes sales tax

Notes:
*5% Local Preference-Florence County Code, Section 11.5-39
**Bid includes sales tax

Florence County

County Complex
180 North Irby Street, MSC-G
Florence, South Carolina 29501
Tel: 843.665.3035 FAX: 843-665-3070
www.florenceco.org

TO: Nakeshia Wilkins, Procurement Director

FROM: Kayla Wilson, Grants Manager

DATE: November 2, 2026

RE: Recommendation of Award – Bid #10-26/27 – Timmonsville Vocational School Demolition

On October 30, 2026, eleven (11) bids were received for the above-referenced project. Following review, the lowest responsive and responsible bidder is:

L.H. Stokes and Son, Inc.
1013 Chase Street
Florence, SC 2950

Total Recommended Award: $143,750.00

Based on the bid evaluation and compliance with all procurement requirements, I recommend awarding the contract to L.H. Stokes and Son, Inc. in the total amount of $143,750.00.

Please let me know if you have any questions or need additional information regarding this recommendation.

Kayla Wilson
Grants Manager

CC:
Nakeshia Wilkins, Florence County Procurement Director

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration
Finance

ISSUE UNDER CONSIDERATION:
Authorize The FY2026/27 Christmas Bonus For County Employees In The Amount Of $400.

FUNDING FACTORS:

1) Funding for the $400 Christmas bonus has already been included in the various departments' budgets.
2) The General Fund cost of this $400 bonus is approximately $400,000.

OPTIONS:

1. ***(Recommended)*** Approved as presented.
2. Provide An Alternate Directive.

ATTACHMENTS:
None.

back to top

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Report to Council

DEPARTMENT: Administration/Museum

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Purchase Of Real Property Designated As Track B, Tax Map # 00099-01-186, Containing Approximately 36.57 Acres More Or Less, Not To Exceed The Purchase Price Of Four Hundred Thousand Dollars ($400,000.00), And To Authorize The County Administrator To Execute The Appropriate Documents Pending Review From The County Attorney.

POINTS TO CONSIDER:
1. Florence County desires to purchase 36.57 acres more or less identified as Track B – TMS# 00099-01-186.
2. Asset Holdings Trust, LLC, desire to sell the 36.57 acres.
3. This Property Will Contribute To Increased Land Conservation Acreage Within Florence County.

FUNDING FACTORS:

1. The acquisition will be funded through State Grant Funds dedicated to land conservation and shall not exceed $400,000.00.

OPTIONS:

1. ***(Recommend)*** Approve as presented.
2. Decline.

ATTACHMENTS:

Appraisal Report

back to top

Appraisal Report
On

Asset Holdings Trust LLC
2700 Hoffmeyer Road
Florence, SC

Parcel of Land
Acreage Land parcel as identified along
2700 Hoffmeyer Road, Florence, SC
Owned By: Asset Holdings Trust, LLC
Parent Tract TMS: 00099-01-186
Approximately 121.78 acres of land area
Appraisal of:
Two (2) Parcels to be carved out of Parent Tract

2700 Hoffmeyer Road
Florence, SC

Prepared for: Mr. Kevin Yokim, Administrator
Florence County, a Body Politic
180 N. Irby Street, MSC-G
Florence, SC 29501

Prepared By:

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

KIRBY
Realty & Construction, Inc.
133-A East Main Street
Post Office Box 935
Lake City, SC 29560-0935
Telephone: (843) 374-7653
(843) 374-7653 - telephone (843) 374-7654 – fax

September 30, 2026

Mr. Kevin Yokim, Administrator
Florence County, a Body Politic
180 N. Irby Street
Florence, SC 29501

Re: 2700 Hoffmeyer Road, Florence, SC 29501 in Florence County

Dear Mr. Yokim:

As requested, I have made a careful personal inspection of the parcel of land currently owned by Asset Holdings Trust, LLC and consisting of approximately 121.78 acres of generally vacant land located at 2700 Hoffmeyer Road. The parent tract description is contained by plat of survey referenced by Plat Book 106 @ page 1777 as well as a new survey provided and identified as the "Brigman" survey included within this appraisal. The parcel is futher identified by Florence County Tax Assessor's Office as TMS 00099-01-186. The most recent transfers of ownership is recorded in Deed Book 834 at page 1466 which represents the transfer of interest in the subject parcel from Marion D. Lucas, III to Asset Holds Trust, LLC.

The purpose of this appraisal is to determine the current market value of two identified parcels which are to be subdivided from the parent tract. These parcels are described by GIS mapping sketch of the proposed tracts of land to be considered for transfer to Florence County. As communicated to the appraiser, Florence County has future plans to establish a botanical garden/public park area within the bounds of the two defined parcels which are drawn from the parent tract as described above. The intended users of this report are limited to the clients in this matter, Florence County, a Body Politic, their professional advisers and appropriate regulatory authorities, as applicable.

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

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 for the proposed utility easement as identified.

The discussion of highest and best use is fully developed within this report. The subject property analysis is a standalone tract of land ready to be utilized for its highest and best use as identified. The parent property tract which the two subject properties are drawn out of in this report is a parent tract which consists of approximately 122.852 acres based upon the legal description contained within the deed and the deed references a plat of survey dated December 4, 2019 and recorded in Plat Book 106 at page 1777 in the office of the Clerk of Court fro Florence County, South Carolina. All valuation opinions are based upon this tract as described by Deed and Plat identified.

The two proposed subject tracts may be described by the attached property sketch. This sketch was provided to the appraiser for the use in valuing the two identified parcels out the previously described parent tract. These are generally described as:

Tract A – a parcel of approximately 24.08 acres which has frontage along Hoffmeyer Road and will utilize the existing entrance encroachment for ingress/egress onto Hoffmeyer Road. There will also be a secondary entrance encroachment for ingress/egress on Hoffmeyer Road near the western property frontage as depicted on the proposed Tract A. This is an upland tract of land which is carved from the central uplands of the parent tract. This tract contains all existing site and building improvements that are identified within the narrative body of this appraisal report.

Tract B – a parcel consisting of approximately 36.57 acres which has been drawn to include the juridicational wetlands as well as the juridicational stream areas of the parent tract which are located within the 100-year floodplain as identified within this appraisal analysis. These wetland areas total 29.05 acres of land based upon “Wetland Delineation/Determination” by The Brigman Co. dated July 22, 2026 with these summary findings included within the body of this appraisal reporting. The rear property line of the parent tract presently noted is the “Run of Beaver Dam Creek” and this existing property line will be the western boundary of this proposed parcel. It is generally assumed that this parcel will contain all of the areas of the subject property which are located within the 100-year flood plain as identified by FEMA Flood Hazard Panel mapping excepting a small pond area and two ditches as shown in the “Brigman” 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 identified by the plat previously referenced. Discussions of subject property characteristics and their relation to determination of an opinion of market value are fully developed within this appraisal.

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.

The final opinion of value is reported as of this as of the date of this report, September 30, 2026, is based upon the following conclusions of value:

Subject Property acres	**TRACT A – 24.08 acres**	**TRACT B – 36.57**
Opinion of Value – Land	**$1,324,400**	**$366,575**
Site Improvements to Land	**$ 500,000**	**$ 0**
TOTAL OPINION OF VALUE	**$1,824,400**	**$366,575**
FINAL MARKET VALUE OF SUBJECT PROPERTY:		**$2,190,975.00**
	SAY:	**$2,191,000.00**

Respectfully Submitted,



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

SUBJECT PROPERTY SKETCH
Identifying Tract A – 24.08 acres and Tract B – 36.57 acres



Property Sketch Provided by Ervin Engineering Co. Inc.

SUBJECT PROPERTY SKETCH
Identifying Tract A – 24.08 acres and Tract B – 36.57 acres



General Identification of Property

The subject property is located along paved frontage – Hoffmeyer Road - Florence, SC. The subject tract has been improved with landscaping, driveways, security fencing, parking areas and a newly constructed general purpose bathroom facility. The tract and related improvements are further described in this report.

Property Owner:	Asset Holdings Trust LLC
Improvements:	Bathroom facilities, gravel driveways, gravel and asphalt parking, landscaping and related site improvements.
Ingress/Egress:	Hoffmeyer Road
Topography:	TMS: 00099-01-186 – The subject parent tract will be subdivided based upon the following two (2) identified tracts of land. **Tract A** will consists of approximately 24.08 acres of open Cleared frontage acreage with site improvements including gravel driveways and parking lot areas, landscaping associated with the site improved acreages, some curb and guttered asphalt driveway area, a functional multi-fixture bathroom facility with storage area. **Tract B** will consists of approximately 36.57 acres of wooded upland and wetland within the 100 year flood plain (totaling 29.05 acres of jurisdictional wetland and jurisdictional streams) as well as a small upland pond area, upland planted pine stands and the balance of the acreage in generally upland wooded areas with mixed hardwoods and pine.

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".

The subject parcels are identified by Forence County Tax Map 00099-01-186. The most recent transfers of ownership is recorded in Deed Book 834 at page 1466 which represents the transfer of interest in the subject parcel from Marion D. Lucas, III to Asset Holdings Trust, LLC. Asset Holdings Trust, LLC purchased the parcel totaling about 122.852 acres for the amount of $3,250,000.00 on January 17, 2020.

USPAP requires a 5 year sales history. There were no additional transfers of this property found within the past 5 year period other than as identified above.

Fee Simple:

The property rights appraised are those of the fee simple estate which is defined as *"absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat"* (The Appraisal of Real Estate, Tenth Edition, Appraisal Institute, Chicago, 1992, page 122).

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 Hoffmeyer Road in Florence, SC. 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.

Type of Report

Under the Uniform Standards of Professional Appraisal Practice (USPAP), an **Appraisal Report** is defined as a written document-communication of an appraisal-that is prepared and set forth under explicit content standards where the client and any other intended users are identified.

Core USPAP Reporting Options

Under USPAP standards, an appraiser communicates the results of a real property or personal property assignment through one of two primary written report options:

- **Appraisal Report:** A detailed document communicating the analysis and results, designed for the client and other potential intended users, requiring moderate-to-extensive descriptive information and reasoning.

- **Restricted Appraisal Report:** A streamlined document communicating the analysis and results, intended **only for the client**, where warning/restricted language limits use and omits extensive supporting narrative.

This appraisal is prepared as an "Appraisal Report", as defined by the Uniform Standards of Prefessional Appraisal Practice (USPAP). Accordingly, this report summarizes the analysis and the rationale for the appraisal conclusions.

COPY OF DEED – PARENT TRACT

FILED

2020 JAN 17 PM 1:26

DORIS POULOS O'HARA
CCCP & GS
FLORENCE COUNTY, SC

Prepared by Willcox, Buyck & Williams, P.A.
2050 Corporate Centre' Drive, Ste 230
Myrtle Beach, SC 29577
File Number 13218.17607

General Warranty Deed

THE STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

KNOW ALL MEN BY THESE PRESENTS, THAT

WHEREAS, the designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include the singular, plural, masculine, feminine, or neuter as required by context.

NOW, THEREFORE, for and in consideration of the sum of **Three Million Two Hundred Fifty Thousand and 00/100 ($3,250,000.00) Dollars,** paid to **MARION D. LUCAS, III, AS TRUSTEE, OF THE MARION D. LUCAS, III TRUST DATED FEBRUARY 12, 2016 AND RUTH ELIZA LUCAS HINTON F/K/A RUTH ELIZA LUCAS** (hereinafter called the "Grantors") by **ASSET HOLDINGS TRUST, LLC** (hereinafter called the "Grantee"), a South Carolina limited liability company in the State and County aforesaid, the receipt and sufficiency of which is hereby acknowledged, the Grantors, **SUBJECT TO** the matters set forth below, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantee, its successors and assigns, forever, in fee simple, the following described property to wit:

All that certain parcel of land containing 5,351,499 square feet or 122.852 acres, more or less, as depicted on a plat for Marion D. Lucas, III and Ruth L. Hinton, prepared by Ervin Engineering Co., Inc., dated December 4, 2019, and recorded December 5, 2019, in Plat Book 106 at Page 1777, Office of the Clerk of Court for Florence County, South Carolina.

This being the identical property as conveyed to Ruth W. Lucas by Deed dated February 4, 1941, and recorded February 11, 1941, in Deed Book 70 at Page 260; Ruth W. Lucas died testate September 29, 1974, devising her interest in the property to Marion D. Lucas, III and Ruth Eliza Lucas n/k/a Ruth Eliza Lucas Hinton as evidenced in Probate Roll No. 12,661 for Florence County; thereafter Marion D. Lucas, III transferred his interest to Marion D. Lucas, III, as Trustee of the Marion D. Lucas, III, Trust dated February 12, 2016, in that certain Deed

STATE FEE 8,450.00
COUNTY FEE 3,575.00

0009-01-186

Page 1 of 4

SPLIT FROM: _____

BY FLORENCE COUNTY ASSESSOR'S OFFICE

dated May 25, 2016, and recorded May 26, 2016, in Deed Book B632 at Page 1112, Office of the Clerk of Court for Florence County, South Carolina.

TMS # 00099-01-186

Grantee's Address: 201 S Dargan Street, Florence, SC 29506

Property Address: **2700 Hoffmeyer Road, Florence, SC 29501**

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in any way incident or appertaining, including but not limited to, all improvements of any nature located on the Premises and all easements and rights-of-way appurtenant to the Premises.

TO HAVE AND TO HOLD, SUBJECT TO the matters set forth above,, all and singular the said Premises before mentioned unto the said Grantee, its successors and assigns, forever, in fee simple,

FURTHER, Grantors do hereby bind the Grantors and the Grantors' heirs, assigns and other lawful representatives, **EXCEPT AS TO** the matters set forth above, to warrant and forever defend all and singular the said Premises unto the said Grantee and the Grantee's successors, executors, administrators, assigns and other lawful representatives against the Grantors and the Grantors' successors in interest lawfully claiming, or to claim, by, through or under the Grantors, or their successors in interest.

(SIGNATURE PAGE TO FOLLOW)

WITNESS the Grantors hands and seals this 17th, day of January, 2020.

Signed, Sealed and Delivered in the presence of:

GRANTORS:

Marion D. Lucas, III, as Trustee of the Marion D. Lucas, III dated February 12, 2016.

1st Witness

Marion D. Lucas (SEAL)
Marion D. Lucas, Trustee

Notary

Ruth Eliza Lucas Hinton (SEAL)
Ruth Eliza Lucas Hinton f/k/a Ruth Eliza Lucas

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

ACKNOWLEDGMENT
(S.C. CODE ANN. §30-5-30(B)(C))

I, MARK W. BRUCE, Notary Public for South Carolina, do hereby certify that **Marion D. Lucas, III, Trustee of the Marion D. Lucas, III Trust dated February 12, 2016,** and **Ruth Eliza Lucas Hinton f/k/a Ruth Eliza Lucas** personally appeared before me this day and acknowledged the due execution of the foregoing Deed.

Witness my hand and official seal this 17th day of January, 2020.

(L.S.)
Notary Public in and for the State of SC
My Commission Expires: 12/11/29

STATE OF SOUTH CAROLINA)
)
COUNTY OF FLORENCE)

AFFIDAVIT
S.C. Code Ann. §12-24-20 et. seq.

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is located at 2700 Hoffmeyer Road, Florence, SC 29501 bearing Florence County Tax Map Number 00099-01-186, was transferred by **Marion D. Lucas, III, Trustee of the Marion D. Lucas, III Trust dated February 12, 2016,** and **Ruth Eliza Lucas Hinton f/k/a Ruth Eliza Lucas** to **Asset Holdings Trust, LLC** on _____ day of January, 2020.

3. Check one of the following: The deed is
   (a) __X__ Subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
   (b) _____ Subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) _____ Exempt from the deed recording fee because:_____

   If exempt under exemption #14 as described in the information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase realty? Check Yes ____ or No ____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit):

   (a) __X__ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of $3,250,000.00.
   (b) _____ The fee is computed on the fair market value of the realty which is _____ ($_____) Dollars.
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____($_____) Dollars.

5. Check Yes _____ or No __X__ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "Yes", the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

(a) Place the amount listed in Item 4 above here:	$3,250,000.00
(b) Place the amount listed in Item 5 above here:	0.00
(c) Subtract Line 6(b) from Line 6(a):	$3,250,000.00

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: $12,025.00.

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: **SELLER**

9. I understand that a person required to furnish this affidavit who wilfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Ruth Eliza Lucas Hinton
Ruth Eliza Lucas Hinton f/k/a Ruth Eliza Lucas

SWORN to before me this 17th day of January, 2020.

Notary Public
My commission expires: 12/11/29

SUBJECT PROPERTY DATA

Assessment and Taxes

TMS 00099-01-186

Tax Year	2025
Land Value:	$3,047,600
Improvement Value:	$ 25,368
Real Estate Taxes:	$1,422.33

Date: Aug 19, 2026 — Florence County Taxes Inquiry — Time: 18:50

Back to Treasurers Page | Tax Records Inquiry | As of Wed Aug 19 04:00:04 EDT 2026

Real Property

Notice # 25002704 Name: ASSET HOLDINGS TRUST LLC
Map: 00099 Block: 01 Parcel: 186
District: 100
Address:

201 S DARGAN ST
FLORENCE SC 295060000
Lot Desc: HWY 13
Homestead Exemption/%: 0.00 / 0%
School Exemption: 0.00
Prepay Code:

Dates	
Post:	09/13/25
Paid:	01/14/26
Abate:	--/--/--
Refund:	--/--/--
Py.Rev:	--/--/--
Old Py Date:	--/--/--

Ratio	Acres	Lots	Land Value	# Bldgs	Bldgs Value
Res. 4%	0	0	0	0	0
Farm 4%	119	0	28627	0	0
Other 6%	2	0	18979	1	24077

Tax Detail	
City Tax	0.00
+ County Tax	1424.11
- City Prop. Tax Credit	0.00
- County Prop. Tax Credit	151.78
- HS/SE Exemption	0.00
= Total Tax	1272.33
+ Tax Penalty	0.00
+ Cost	0.00
= Tax Due	1272.33
+ Solid Waste Fee	150.00
+ Responders Fee	0.00
= Total Due	1422.33

More Details

Tax Paid
Fee Paid

Year | Current | 2024 | 2023 | 2022 | Delinquent | New Search | View Property Card | Deeds Search

FLORENCE COUNTY TAX ASSESSOR PARCEL INFORMATION

Parcel Information

Parcel Number	00099-01-186
Location Address	2700 HOFFMEYER RD
Legal Description	HWY 13
	(Note: Not to be used on legal documents)
Deeded Acres	121.78
Property Use	FI FARM IMPROVED
Tax District	100 FLORENCE AREA
Homestead	N

View Map

Owner

ASSET HOLDINGS TRUST LLC
201 S DARGAN ST
FLORENCE SC 29506

Certified 2025 Tax Year Value Information

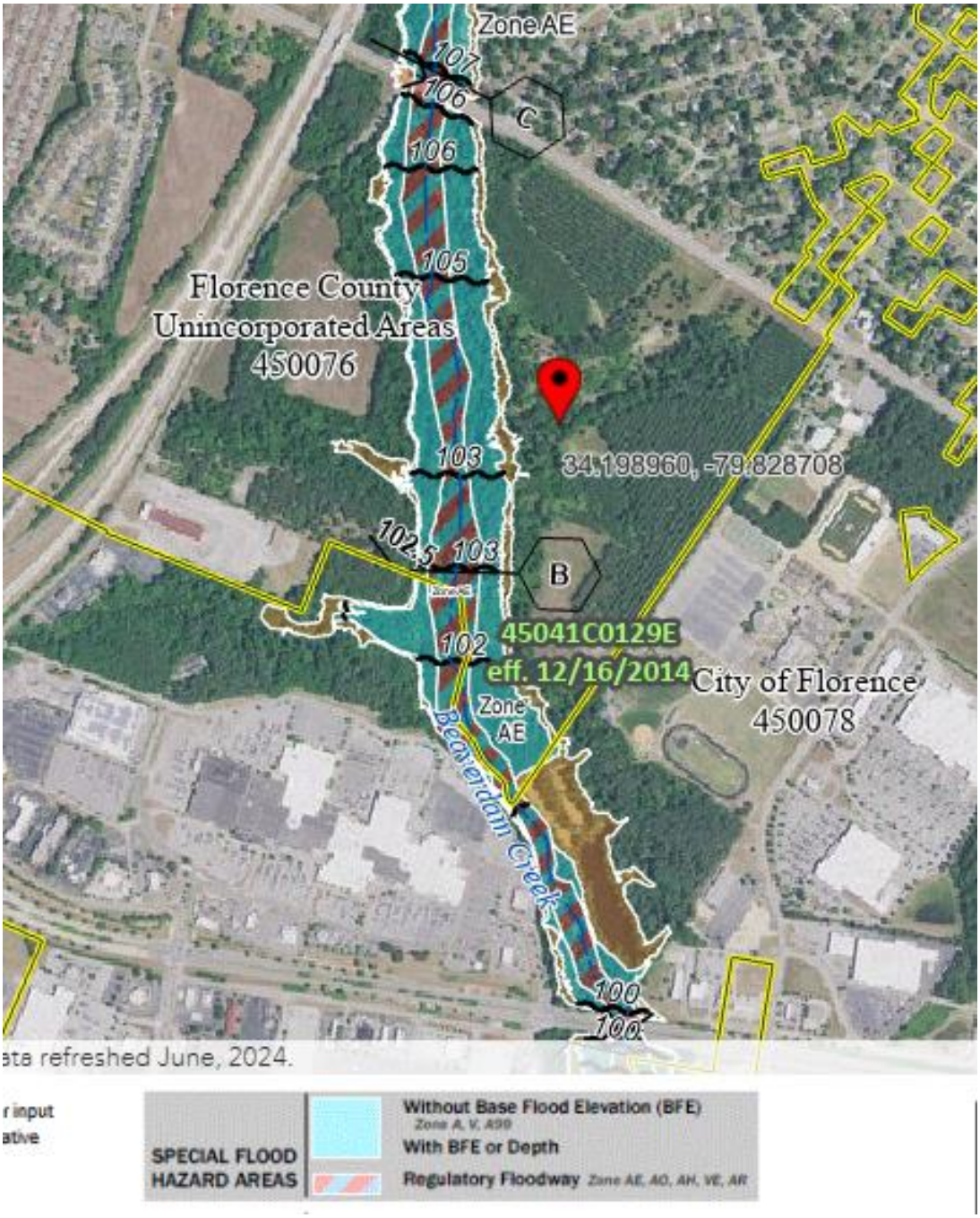
+	**Land Value**	$3,047,600
+	**Improvement Value**	$25,368
+	**Miscellaneous Value**	$0
=	**Total Appraised Value**	**$3,072,968**

Residential Buildings

Type		**Year Built**	
Style		**Exterior Walls**	
Units		**Grade**	
Total Area Sq Ft	0	**Building Value**	$0

Type	Single-family Residence	**Year Built**	1937
Style	1 STORY	**Exterior Walls**	FRAME
Units	NONE	**Grade**	Fair Quality
Total Area Sq Ft	960	**Building Value**	$25,367

FEMA FLOOD MAPPING INFORMATION
Flood Hazard Panel
Map #45041C0129E – Dated 12/16/2014



Zoning

Present Zoning: Unzoned

Zoning Development Standards – Unzoned District
Follows the Florence County Development Standards

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.

Neighborhood & Site Data

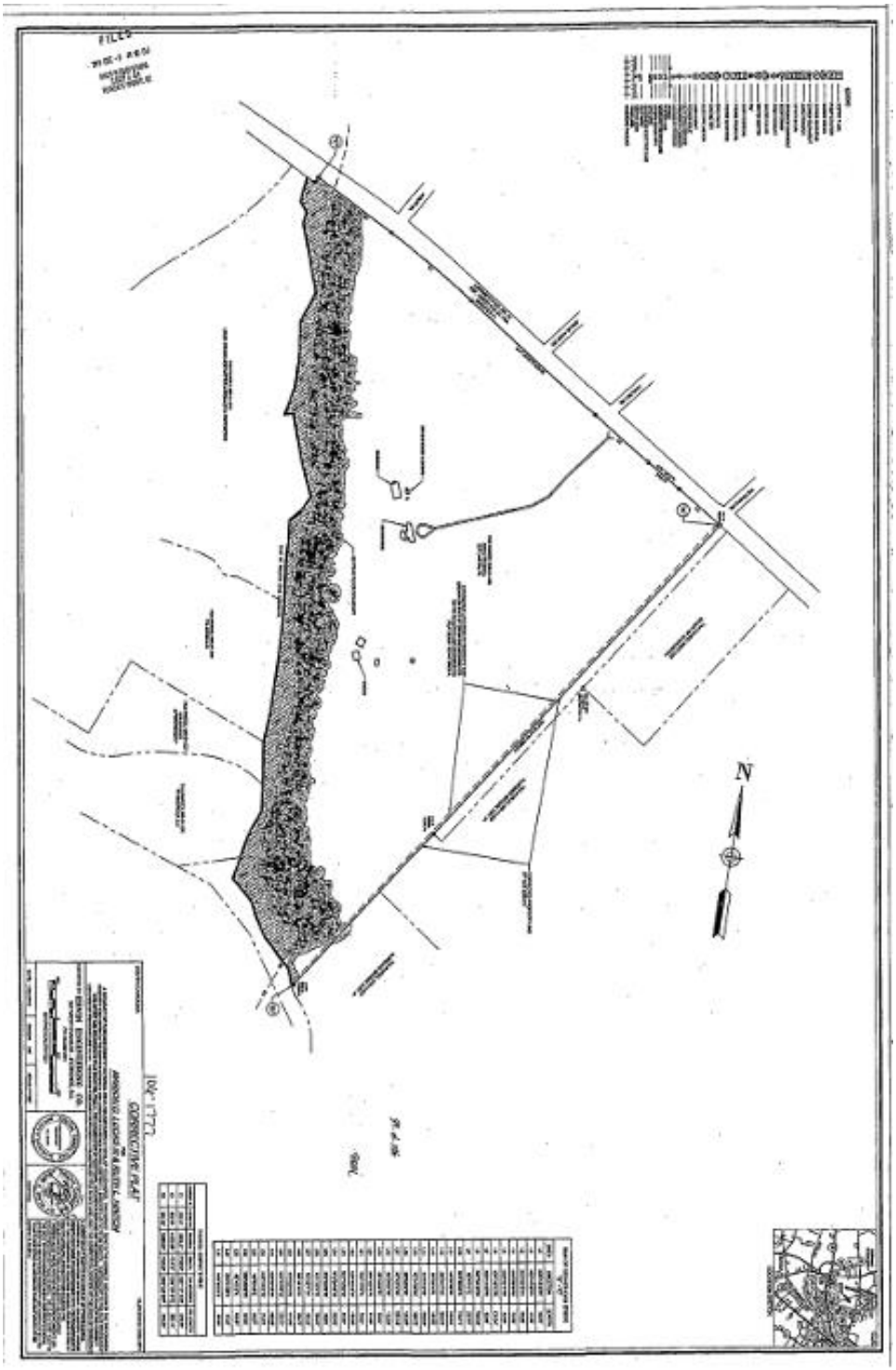
A neighborhood is defined by the Ninth Edition of The Appraisal of Real Estate as a group of complimentary land uses.

The subject neighborhood is located in the northwestern quadrant just outside of the corporate limits of Florence and in Florence County. The neighborhood has commercial and residential planned developments noted. This area of Florence features light industrial use, single family subdivision development, multi-family residential development, planned unit development, and general commercial use area with substantial commercial development along Hoffmeyer Road to the east toward the commercial centers.

Neighborhood Area Map



PLAT OF SUBJECT PROPERTY
Recorded in Plat Book 106 @ 1777



SITE DATA

The subject site is a somewhat irregular parcel of land totaling 121.78 acres (from new "Brigman" survey of land. The parent tract of the subject properties as identified currently consists of one Tax Map Parcel identified as 00099-01-186 and the tract has paved frontage along located Hoffmeyer Road in Florence, Florence County, SC.

The site area was historically a homesite on acreage with cleared land area ready for additional site development. There are woodland areas of planted pine, natural standing mixed hardwood and pine timberland, wetland areas along the rear boundary of the property with hardwood stands and improved areas of the tract which feature designed roadways, parking areas, a bathhouse with airconditioned restroom facilities and storage room.

Water is provided by private well within 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 at road grade and generally level at road grade and sloping off into the wetland areas along the rear of the tract. 100 year Floodplain (frequently flood prone wetlands) are estimated to consist of approximately 29.05 acres based upon "Wetland Delineation/Determination" by The Brigman Co. dated July 22, 2026 with these summary findings included within the body of this appraisal reporting

SUBJECT TRACTS TO BE CARVED FROM PARENT TRACT

There will be two (2) parcels carved from the subject parent tract. These have been identified by property sketch provided by Ervin Engineering and said sketch is included in the appraisal for the reader's convenience. These two parcels have not been formally surveyed as of the date of the appraisal. A wetlands delineation study has been completed and the parent tract has been surveyed as previously identified within the reporting.

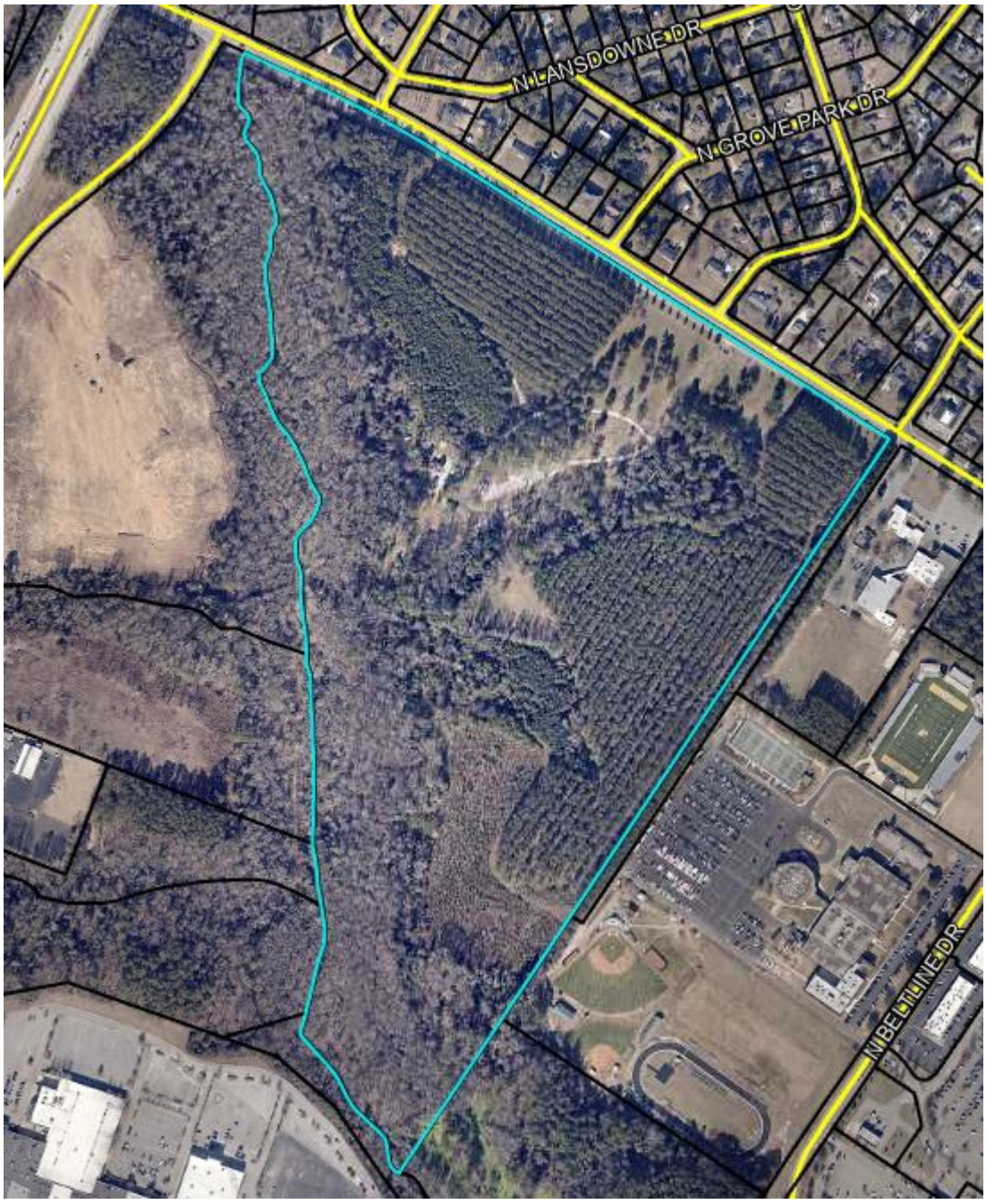
The two (2) proposed parcels are generally described on the following pages along with sketch mappins, soil composition mapping, and wetland delineation mapping.

Tract A – a parcel of approximately 24.08 acres which has frontage along Hoffmeyer Road and will utilize the existing entrance encroachment for ingress/egress onto Hoffmeyer Road. The sketch mapping also indicates a proposed second frontage access onto Hoffmeyer Road on the western portion of the frontage. This is generally an upland tract of land which is carved from the central uplands of the parent tract. This tract contains all existing site and building improvements that are identified within the narrative body of this appraisal report. The only exception is the small pond and wooden arched bridge. These two improvements are identified as on the other subject property described below.

Tract B – a parcel consisting of approximately 36.57 acres which has been drawn to include the juridicational wetlands as well as the juridicational stream areas of the parent tract which are located within the 100-year floodplain as identified within this appraisal analysis. These wetland areas total 29.05 acres of land based upon "Wetland Delineation/Determination" by The Brigman Co. dated July 22, 2026 with these summary findings included within the body of this appraisal reporting. The rear property line of the parent tract presently noted is the "Run of Beaver Dam Creek" and this existing property line will be the western boundary of this proposed parcel. It is generally assumed that this parcel will contain all of the areas of the subject property which are located within the 100-year flood plain as identified by FEMA Flood Hazard Panel mapping including a small pond area and portions of the two ditches as shown in the "Brigman" report.

Tract B will also have approximately 8.65 acres of useable upland (outside of the wetland zones) which will provide an area for potential site improvements for future development purposes.

GIS MAPPING OF THE SUBJECT PROPERTY
LOCATION MAPPING



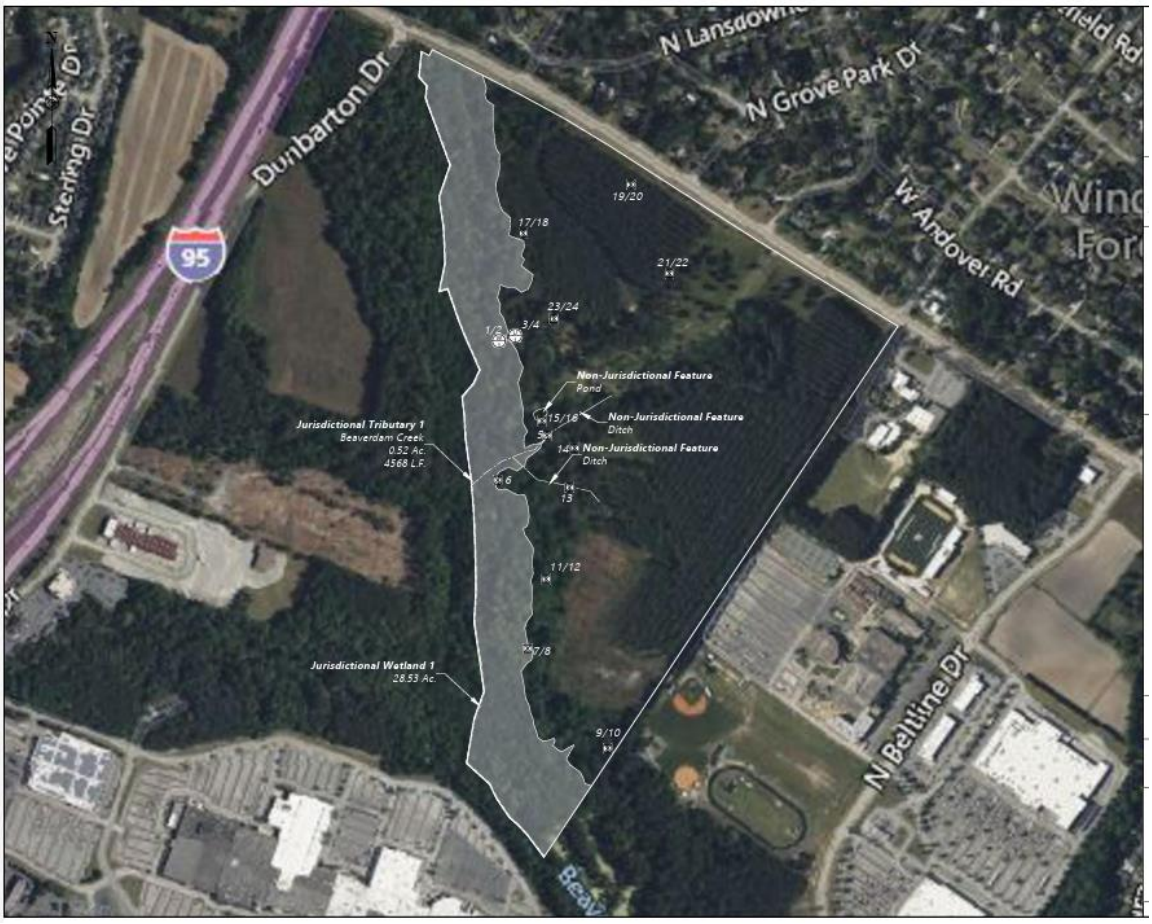
SOIL MAPPING DATA



Collapse Florence County, South Carolina (SC041) Florence County, South Carolina (SC041)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
LaD	Lakeland sand, 6 to 15 percent slopes	9.5	7.8%
Ly	Lynchburg sandy loam, 0 to 2 percent slopes	0.4	0.3%
NoA	Norfolk loamy sand, 0 to 2 percent slopes	44.6	36.6%
NoB	Norfolk loamy sand, 2 to 6 percent slopes	27.2	22.3%
OrA	Orangeburg loamy sand, 0 to 2 percent slopes	0.5	0.4%
OrB	Orangeburg loamy sand, 2 to 6 percent slopes	0.3	0.2%
VaB	Varina loamy fine sand, 2 to 6 percent slopes	8.5	7.0%
WgB	Wagram sand, 0 to 6 percent slopes	0.0	0.0%

Collapse Florence County, South Carolina (SC041) Florence County, South Carolina (SC041)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
WgC	Wagram sand, 6 to 10 percent slopes	1.7	1.4%
Wn	Wehadkee and Johnston soils, frequently flooded	29.05	23.9%
Totals for Area of Interest		**121.78**	**100.0%**

SKETCH MAP OF TRACT
Wetland Delineation



Jurisdictional Wetlands – 28.53 Acres
Juridictional Tributary – 0.52 Acres
TOTAL AREA – 29.05 Acres

Note: Wetland Delination/Determination provided by report – Dated 7/22/26 by The Brigman Co. and prepared for Pee Dee Botanical Garden.

Wetland Delineation/Determinatior

Asset Holdings Trust
Hoffmeyer Tract

Florence County, South Carolina
Tax Map Number 00099-01-186

Area Summary:

Jurisdictional Wetlands	28.53
Non-Jurisdictional Wetlands	0.00
Jurisdictional Tributary	(4568 L.F.) 0.52
Uplands	92.73
Total	121.78

Notes

1. Potential wetland/non-wetland areas depicted here on have no been verified by the US Army Corps of Engineers. Areas depicted a wetlands were identified using a combination of available remot sensing and onsite investigation. Prior to any land disturbin activities, or land transactions a final jurisdictional determinatio should be obtained from the US Army Corps of Engineers.

2. The findings presented on this map are no longer valid if sit conditions such as timber harvesting, mechanized land clearing o mulching occur after the date of the field survey noted below.

3. Boundary information taken from a survey conducted by Ervi Engineering Co.

4. Field survey was conducted on 7-22-26.

SUBJECT PHOTOS
Taken By: Roger Kirby on August 19, 2026



View of Entrance along Hoffmeyer Road



Alternate View along Hoffmeyer Road frontage – frontage landscaped acreage area



Interior privacy gate and fencing



Gravel Driveway into site



Interior Asphalt Circular Driveway/Turnaround



Newly Constructed Bathhouse



Decorative Wooden Bridge constructed over small pond area



Manicured Grounds of site interior



Manicured Grounds of site interior



Manicured Grounds of site interior



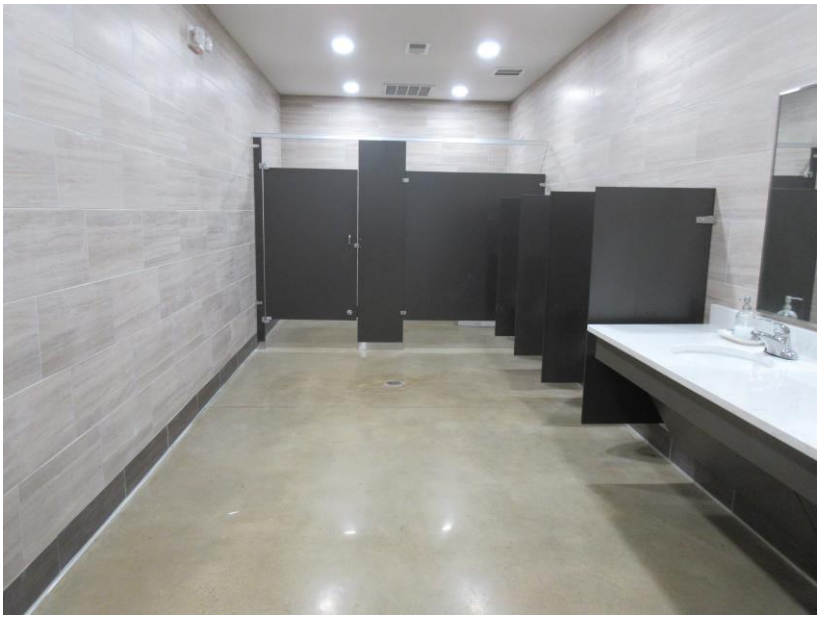
Manicured Grounds of site interior



Rear View of Newly Constructed Bath House



Bathhouse Storage Room



Mens Bathroom area



Womens Restroom Facility



View of Pumphouse

SITE IMPROVEMENTS TO LAND
COST VALUE ESTIMATE OF SITE IMPROVEMENTS

There are a number of site improvements to the subject land that may have contribution to value of the whole property. These improvements are identified and valued based upon their depreciated cost value to the subject property. The site improvements are described based upon their current condition and quality as noted from the appraiser's site visit.

DETAIL MAPPING OF SITE IMPROVEMENTS



Public Restrooms w/ Storage Free Standing Building

The subject property is serviced by a multi-fixture restroom facility consistsing of 24.1' X 29.8' less a covered entry area of 5' X 8.6'. There is also a covered front area on the building. The storage room area consist of approximately and area of 20' X 24.1'.

This facility was constructed within the past three years and is in like new condition.

The total overall GBA is approxiatmely 1,148 SF.

This facility consists of a mens and womens bathroom. The mens restroom has four (4) urinals and one (1) private stall handicap accessible toilet. There is also a 2 bay sink.

The womens bathroom has six (6) private stall toilets including one (1) handicap accessible toilet stall. There is also a five bay sink.

This building also has a storage room/ wash area of approximately 20' X 24'.

This entire building is centrally heated and cooled. There are automatic lights on entry doors. There is an on-demand commercial water heater located on the building.

The basic structure is brick veneer frame on finished concrete slab with composite roof.

The facilities are serviced with private well and septic tank.

Cost Contribution Basis is estimated at $175/SF or **$200,900.**

Driveway and Parking Areas

Asphalt Circular Drive

There is an area of approximately 9,770 SF of asphalt driveway which includes a circular drive area which has been landscaped.

Based on current cost factors, this drive area would have a cost contribution value of $7/SF or **$68,390**

Gravel Parking/Drive Areas

The subject property has been improved with a gravel parking lot area of approximately 19,000 SF. This is a functional parking area which is in generally average condition and has design which is adequate for parking facility uses.

Based on current cost factors, this parking facility would have a current deprecitated cost value of $3/SF or **$57,000**

The drive areas consist of approximately 26,000 SF and also have a current depreciated cost value of $3/SF or **$78,000.**

Entrance Brick Masonry Gates and Interior Fencing

There a matching entrance masonry columns with metal gate along the road frontage of Hoffmeyer Road which provides curb appeal to the overall property. There is additionally an interior solar security gate. These combined site improvements would have a depreciated cost value of a lump sum of **$20,000.**

Well and Septic Tank

Current base cost contribution of the well and septic tank are appropriate for consideration as these both support the previously described public restrooms. The appraiser does not have direct knowledge of the well depth or precise field line design. However, this appears to be a standard 2" well with typical pump. Additionally, the septic tank/field lines appear to be typical designed system. Total depreciated cost value is estimated to be **$12,000** for these improvements.

Decorative Bridge

There is a decorative wooden bridge which has been added as an amenity. In conversations with the present land ownership this was added for a landscape addition which can be utilized for wedding or group photography as well as for overall curb appeal to the facility. This wooden bridge is approximately 60' in length with a 6' width or 3,600 SF. Current cost is estimated at $15/SF or **$54,000.**

TOTAL SITE IMPROVEMENTS COST VALUE $500,000 (rounded)

EXPOSURE AND REASONABLE MARKETING TIME

Exposure Time and Reasonable Marketing Time are both useful measures for consideration in determining the overall market health of the subject property and the of the market area.
These may generally be described based upon the following descriptions.

Exposure time is a **retrospective estimate** of how long a property *would have been* on the market before a sale, occurring *before* the appraisal's effective date. Marketing time is a **prospective estimate** of how long it *will take* to sell a property *after* the appraisal's effective date. Exposure time assumes the property was sold at market value, while marketing time is an estimate for a future sale, which may differ depending on market changes. `

Exposure time

- **Definition:** The estimated time a property was exposed to the market to achieve its final sale price at market value.
- **Timeframe:** A past event; it is estimated to have occurred *before* the appraisal's effective date.
- **Purpose:** To show a sale was not a rushed or distressed one and reflected a typical market transaction.
- **Calculation:** Based on historical data, like the "days on market" for comparable sales.

Marketing time

- **Definition:** The estimated period of time it *will take* to sell a property at a certain price after the appraisal's effective date.
- **Timeframe:** A future event; it is estimated to occur *after* the appraisal's effective date.
- **Purpose:** To help a client understand the potential timeline for selling the property at a specific price.
- **Calculation:** Based on an analysis of current and anticipated market conditions, which can make it differ from past exposure times.

SUMMARY - Exposure Time and Reasonable Marketing Time

The comparable property sales were utilized to assist in the determination of these estimates. The exposure time needed to complete a sale prior to the appraisal is estimated to be between 10 – 16 months. A reasonable marketing time is estimated to be between 12 and 16 months.

Highest and Best Use – Tract A
24.08 acres of land as proposed
Planned Future Development

Highest and Best Use – Tract B
36.57 acres of land as proposed
Buffer Wetland of 29.05 acres + 7.52 acres of appurtenant upland

The Highest and Best Use of land is defined as being that use which may be reasonably expected to produce the greatest net return to the land over a given period of time. It is that legal use which will yield to the land the highest present value.

The appraiser considered several alternative uses for the land. The highest and best use for the land has been determined to be planned future development. There are residential subdivision uses across Hoffmeyer Road from the subject property. The Eastern property line is developed for Florence School District 1 with multiple adjoining sites making the campus. Along the eastern adjacent property frontage is the St. Anthony Catholic Church and School. The property to the south is developed as a shopping mall identified as Magnolia Mall. There is a vacant tract to the west which has been purchased for expansion of Estes Trucking – a major trucking operation. The property along Dunbarton Drive adjoining on the NW property line is currently in development for a residential townhouse subdivision.

The subject property is unzoned. It has access to all public utilities for future development uses. The subject property is ideally located for multiple potential developed purposes. The site is serviced by all utilities although the tract has not been developed for public water or sewer although both these services are assumed to be available.

The definition of Highest and Best Use given above sets forth the steps taken by the appraiser in developing the Highest and Best Use of the subject property: identification of the various reasonable, probable and legal uses; testing of the strength of appropriate support in the market for such uses; and testing of the financial feasibility of those uses which survive the prior tests to determine that use which will result in the optimum return.

The appraiser next tested the existence of appropriate support in the market place for all of the uses which met the three previous tests. Our market analysis indicates there is sufficient demand in the general market place and in this specific location for the use as commercial use. The physical characteristics of this site, i.e., size, shape, terrain, etc. would permit and support this type of use.

Finally, the appraiser analyzed the financial feasibility of those uses passing the previous tests, and determined that the following was economically feasible: Future Planned Development Use. This tract would certainly accommodate residential or mixed use development. It is ideally located along Hoffmeyer Road frontages and is just east of the I-95 corridor and just west of W Evans Street abd just north of David McLeod Boulevard (I-20 connector) – all major roadways in the northwest area of Florence, SC.

Parent Tract Description

It is also noted that, based upon the future development use of the property, the significant site improvements may or may not have significant contribution to the overall site area. There is approximately 90.552 acres of useable land on the parent tract and the subject tract as proposed could accommodate any number of future use developments. The total parent tract area has been identified as containing 122.852 acres with 29.05 acres identified as being within the 100 year floodplain and potentially wetland associated soil types. Subject Tract A as proposed is located outside of the floodplain and represents the central acreage of the existing parent tract. Subject Tract B as proposed contains all of the wetland as identified on the tract along with bordering upland area of approximately 8.65 acres.

One potential special use that is being considered would be conversion of this portion of the property for use as a park / greenspace by Florence County. Given this consideration of the potential for this special purpose use, the site improvements are given some consideration for overall contribution for the proposed special purpose uses as a park/publically designed greenspace.

The current ownership interests have been using the portion of the subject property which contains the identified site improvements as a wedding / special event space. The identified site improvements were completed to enhance this use. However, there is no evidence that this current use is compatible with the highest and best use which may be attributed to the subject tract.

SCOPE OF WORK

The appraisal assignment included the review and analysis of market data to provide a basis to determine the market value, as defined herein, of the appraised property. This appraisal assignment required the following:

1-Inspection of the properties on August 19, 2026

2- Collection and analysis of area and neighborhood data.

3- Collection of recorded documents of public record for the subject property, i.e., deed, plat, and tax assessment data, etc.

4- Determination of current zoning.

5- Determination of available utilities.

6- Determination of Highest and Best Use.

7- Estimation of the site as if vacant and available for its Highest and Best Use.

8- Estimation of the Value of the property by the three approaches to value. These approaches include the Sales Comparison Approach for the land areas identified. I did utilize a limited Cost Approach for the identified site improvements noted on the subject property tract. I did not utilize any income data within the scope of this assignment.

After a thorough analysis of the value indicators developed in this appraisal report, a final value estimate was determined for the market value of the appraised properties subject to assumptions and underlying limiting conditions.

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

L A N D V A L U E E S T I M A T E

Sale Number 1

Grantor:	Louis Young Hoffmeyer ETAL
Grantor:	Dunbarton Investments, LLC
Sales Price:	$1,350,000
Date of Sale:	November 15, 2022
Deed Reference:	Book 1021 @ 1478
TMS:	00099-01-019

This site contains 48.50 acres, and is located at 250 Dunbarton Drive in Florence, SC. The parcel was vacant and ready for development. There is approximately 13.7 acres of land on the eastern rear boundary which is located within the Zone AE Floodplain. The property was purchased for the construction of a multi-family housing development. The sales price represents a basis of **$26,674.57 per acre of land overall** and indicates a basis of **$38,793 per acre for 34.8 acres of useable land.**



Sale Number 2

Grantor:	Truck & Equipment Sales, LLC
Grantee:	Freedom Florence SC LLC
Sales Price:	$1,942,110
Date of Sale:	January 24, 2025
Deed Reference:	Book 1139 @ 0459
TMS:	

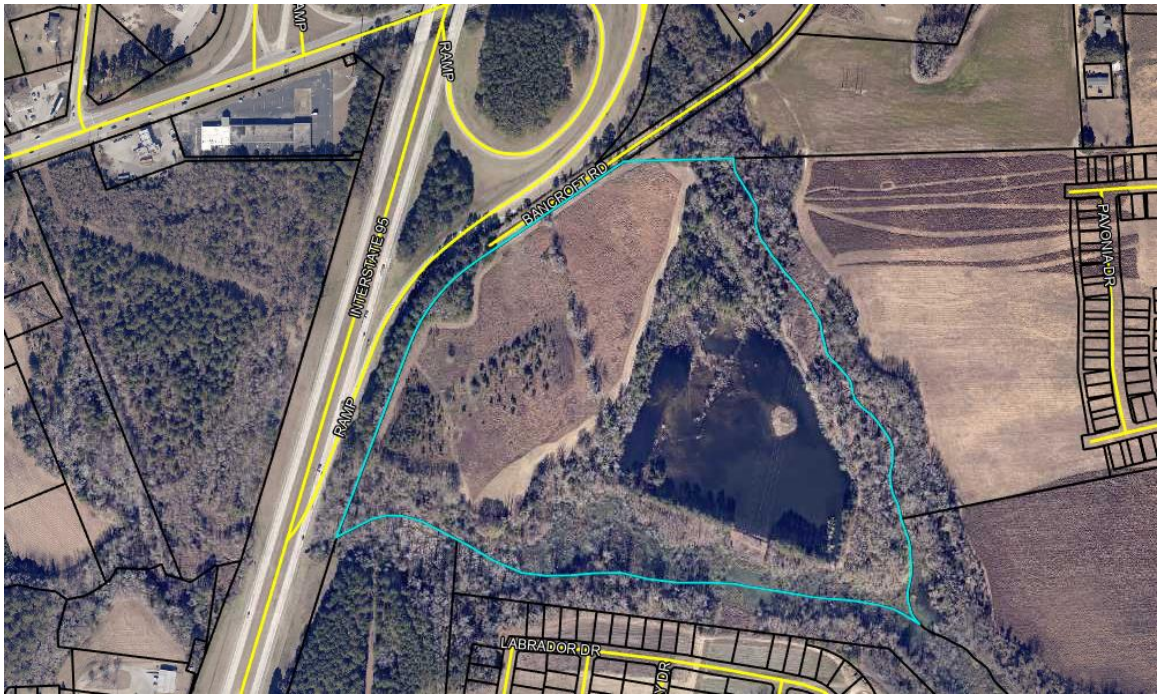
This site is located along Freedom Boulevard and has secondary frontage along National Cemetery Road in Florence, SC. This tract appears to have approximately 14.41 acres of wetland areas including a stream bed. The property was purchased for investment holding and future development. It is an irregular parcel of approximately 71.93 acres of land. The sale price represents a basis of **$27,000 per acre** of land overall and a basis of approximately **$33,764 per acre**n for the 57.52 acres of useable land.



Sale Number 3

Grantor:	H & F Investments of Florence, LLC
Grantee:	RVFortUSA-T1, LLC
Sales Price:	$1,850,000
Date of Sale:	March 20, 2026
Deed Reference:	Book 1205 @ 1185

This site is located just south of the intersection of I-95 and W. Palmetto Street with frontage along Bancroft Road. The I-95 corridor is located directly to the west of the property and Bancroft Road has access from it's intersection with Palmetto Street in Florence. The property was purchased for investment holding and future development. It is an irregular parcel of approximately 60 acres of land with a large pond area of 21.4 acres of wetland and associated land within the 100 year floodplain. The sale price represents a basis of **$30,833.33 per acre** of land overall and approximately **$47,927.46 per acre** for the useable land area of 38.60 acres.



Sale Number 4

Grantor:	TRI-ZOOM LLC
Grantee:	Black Branch Terminals LLC
Sales Price:	$1,900,000
Date of Sale:	January 14, 2025
Deed Reference:	Book 1137 @ 1754

This site is located along Dunbarton Drive just north of the interchange of David H. McLeod Boulevard (I-20) and I-95. This parcel has frontage and access along Dunbarton Drive.. This is the purchase for an expansion needed by Estes Truck Lines which is located as an adjoining property on the south property line of this property sale. **There was significant buyer motivation for needed expansion of the existing trucking operational center (buyer).** It is an irregular parcel of approximately 22.6 acres of land. There is a rear section of the property which is located in the 100 year floodplain and this area is estimated to be approximately 5.34 acres. The sale price represents a basis of **$84,070.80 per acre** of land.



Sale Number 5

Grantor:	Mary Sebrey McLaughlin Clark
Grantee:	Jebaily Family Limited Partnership
Sales Price:	$1,150,000
Date of Sale:	February 1, 2023
Deed Reference:	Book 1033 @ 165
TMS:	00151-01-255

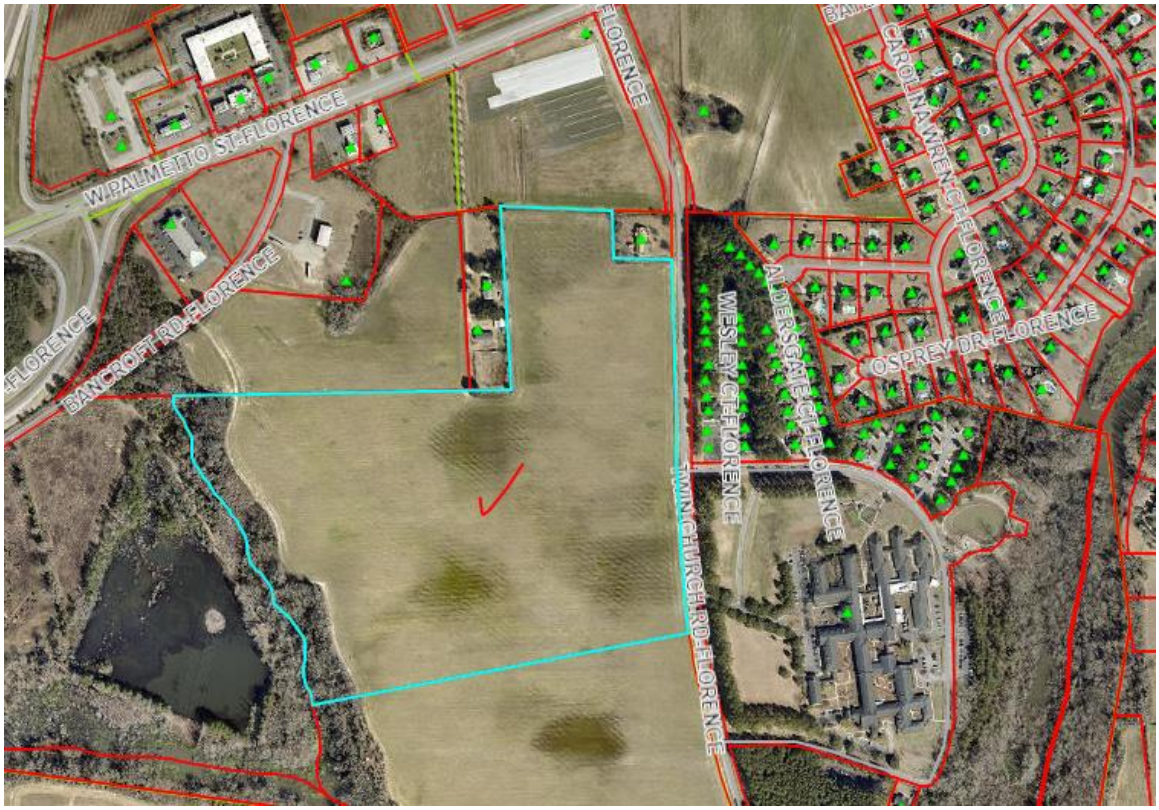
This site is located along the west side of S Irby Street with secondary frontage along Third Loop Road in Florence, SC. The property was purchased for future developmennt. It is a irregular parcel of approximately 21 acres of land. This land is 100% useable. The sale price represents a basis of **$54,762 per acre** of land.



Sale Number 6

Grantor:	Hoffmeyer Holdings, LLC
Grantee:	Chandler investment Properties, Inc.
Sales Price:	$2,750,000
Date of Sale:	October 28, 2022
Deed Reference:	Book 1019 @ 982

This site is located just south of the intersection of Twin Church Road and W. Palmetto Street with frontage along Twin Church Road. The property was purchased for investment holding and future development. It is an irregular parcel of approximately 61.71 acres of land. The sale price represents a basis of $44,563 per acre of land.



Sale Number 7

Grantor:	Tyler Land Company, LLC
Grantee:	Azimuth Properties, LLC
Sales Price:	$1,300,000.00
Date of Sale:	July 16, 2024
Deed Reference:	Book 1110 @ 1941

This site is located along N. Cashua Drive in Florence. The property was purchased for investment holding and future development. It is an irregular parcel of approximately 15.53 acres of land. The sale price represents a basis of **$83,709 per acre** of land.



RECONCILIATION OF VALUES

The appraiser researched current sales of properties with similar locational qualities and high traffic corridor commercial uses as sold in the subject market area of Florence, SC. The Comparable Property sales identified demonstrate the range of value per acre for commercial development in the Florence market.

The physical characteristics adjustment encompasses all aspects of the physical property itself, i.e., size, zoning, utilities, corner vs. inside, shape, configuration, frontage, topography, existence of trees, drainage, etc. This adjustment creates some sizable percentage adjustments to the comparable sales

Use and Utility of the subject parcel features significant opportunities for development. Highest and Best use has been determined as high value residential or related General Commercial Use. The property is unzoned currently and may legally have development potential for numerous uses as identified.

Appraisal Problem

The particular appraisal problem presented is based upon determination of highest and best use for the subject property. The overall shape and potential access create very few restrictions to the typical market purchaser for commercial development. The property is being valued in the "Fee Simple" interest.

The appraiser does not assume that the property has any encumbrances and subsequently the valuation models are based upon fee simple ownership as unencumbered.

The subject properties of this report are carved from a parent tract which consists of approximately 122.852 acres based upon the legal description contained within the deed and the deed references a plat of survey dated Decembere 4, 2019 and recorded in Plat Book 106 at page 1777 in the office of the Clerk of Court fro Florence County, South Carolina. All valuation opinions are based upon this tract as described by Deed and Plat identified.

Tract A consists of 24.08 acres out of the parent tract. This tract has open grassed lawn areas, landscaped areas, mature trees and some upland areas. The frontage access along Hoffmeyer Road has landscaped brick columns with a metal entry gate. There are interior gravel roads, a gravel parking facility with concrete bumpers, asphalt circular drive for internal circuity. This area has a newly constructed public restroom which has HVAC and good interior finishes and fixtures.

Tract B consists of 36.57 acres wth 29.05 acres of wetland which is generally within the 100 year floodplain on the western rear property line of the subject property shown as the run of Beaver Dam Creek.

These two parcels are to be appraised to their highest and best use which has been established previously within the body of this report. It has been communicated that the intended use of these two parcels will be to have future use for conserevation efforts as well to create a botanical garden area for the upland areas as improved identified as the site area of Tract A.

Reconciliation of Sales Data

After significant market research and analysis, determination of the value of the subject property is based upon the market driven conclusions of the appraiser to include:

1- Future Development is determined as the Highest and Best Use

2- The market for the subject property is generally determined to be for future Mixed Use Development.

3- Lands directly in the vicinity of the Subject property are either undeveloped parcels or have been developed as residential subdivision parcels, special use church or school uses, transportation/trucking facility, a large scale retail shopping mall use.

4- Future development of parcel assumes adequate access along frontages.

5- The general topography of the site will require additional site preparation for development as significant portions of the tract are woodland areas – some planted pine as well as some mixed harwood/pine woodland. The site is generally level an at road grade.

6- It is noted that there are wetlands including acreage within the 100 year floodplain along the western property boundary which represents a natural creek bed. This floodplain is estimated to contain approximately 29.05 acres more or less.

Comparable Property Discussion

The Comparable Sales were identified in order to begin formulating the basis for a final opinion of value for the subject property. The comparable properties utilized were included to establish a market value for high value retail parcels typically and recently sold within the Florence, SC market area.

The subject property is located in a very high value commercial property corridor. The sales reflect the general market value trends for competing properties in similarly located high value commercial zones.

The Sales Comparables have an indicated range of unadjusted value **$33,764 per acre** to **$84,071 per acre**.

Sale #3 is the most recent transaction. Sales #1 and Sale #3 are located in direct proximity to the subject property. Sale #3 is given limited weight due to buyer motivation for assemblage.

Conversation with party to this transaction revealed that there was significant buyer motivation for assemblage purposes which governed the motivation of the sales pricing.

The useable upland acreage area associated with Tract A offers excellent development potential for future development uses. Is is generally cleared acreage, improved with access encroachment existing onto Hoffmeyer Road. This parcel is improved with internal roadways, fencing, public restroom area and related site improvements which have been previously described.

In the reconciliation of value , the consideration of the market value of the existing site improvements, the improvements are given a contribution based upon 50% of their actual depreciated cost contrbitution as previously identified. These site improvements were valued at a depreciated cost of $500,000.

In consideration of the wetland associated with these transactions, all sales with meaningful wetland areas associated with the tracts were valued based on value per overall acreages as well as value based upon useable acreages. In terms of development potential, the wetland portions of the property have no valid development potential. However, these wetland areas may be considered for adequate buffer zones which provide site/view protections as well as other benefits from a standpoint of providing noise buffer in addition to the protection from non-compaitible adjoining land uses such as industrial or uses non-compatible with future development uses of the subject parcels. The wetland areas located on Tract B of 29.05 acres are valued based upon 10% of the useable land acreage values established. The upland portion of Tract B consists of approximately 8.65 acres. This upland is adjoining the wetland and is valued at 50% of the frontage useable land due to its limitation of development utility other than as appurtenant useable area for potential added buffer areas, drive areas or related utility to the adjoining useable land areas.

All Sales are adjusted for location quality, size, and topography.

TRACT A

This proposed property consists of good quality land with excellent potential for development. It has good road frontage and access along Hoffmeyer Road. This parcel appears to be 100% useable with some site improvements of value previously described within the appraisal.

The final opinion of market value as of the date of this report, September 30, 2026, based upon the data found in the subject market area,

Subject Parcels

Tract A	**24.08 acres**	**@**	**$55,000 per acre**	**=**	**$1,324,400**
Tract B	**37.7 acres**				
	7.52 acres	**@**	**$27,500 per acre**	**=**	**$206,800**
	29.05 acres	**@**	**$ 5,500 per acre**	**=**	**$159,775**

TOTAL OPINION OF LAND VALUE FOR PARCEL **$1,690,975**
$1,691,000 (rounded)

TOTAL OPINION OF VALUE OF SITE IMPROVEMENTS **$ 500,000.00**

FINAL MARKET VALUE OF SUBJECT PROPERTY: **$2,191,000.00**

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 a 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 abouth 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.



Date: September 30, 2026

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

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:

T.S. Ragsdale Company, Inc.
Milliken Industries
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

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Reports to Council

DEPARTMENT: Sheriff Office

ISSUE UNDER CONSIDERATION:
Council is requested to approve overtime assignments on Lucas Street to be funded from the Local Accommodation Tax Funds.

POINTS TO CONSIDER:
1. Public safety concerns on Lucas Street.
2. A weekly cost of $1,600 to be funded from the Local Accommodation Tax Funds.

FUNDING: Local Accommodation Tax account number 123-421-421110

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

ATTACHMENTS:
N/A

back to top

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Reports to Council
Position Reclassification

DEPARTMENT: Library

ISSUE UNDER CONSIDERATION:
Request For Council To Approve The Reclassification Of A Building Superintendent Position Grade 27 To A Building Operations Supervisor Position Grade 29.

No additional funding is required this year as the reclassification will be funded from current year salary savings due to vacancies. Future costs will be made budget neutral by reductions in the Maintenance & Service Contracts budget. This change reflects the level of responsibility required to supervise maintenance of the Library's six facilities and Bookmobile.

POINTS TO CONSIDER:

1. The Library will use current year salary savings from vacant positions to reclassify and increase pay for the Building Superintendent position.
2. Ashley Davison and Tenae Reaves support the reclassification of the position.
3. The proposed change is Budget Neutral and has been reviewed and approved by the Finance Director and Human Resources Director.

OPTIONS:
1. Approve as presented.
2. Provide an Alternative Directive.

ATTACHMENTS:
Emails from Finance Director and Human Resources Director.

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

back to top

From: Ashley D. Davison <ADavison@florencecountysc.gov>
Sent: Friday, November 6, 2026 1:39 PM
To: Alan Smith FlorenceLibrary.Org <pasmith@florencelibrary.org>
Cc: Tenae Reaves <TReaves@florencecountysc.gov>
Subject: RE: FW: Fact Sheet- Reclassification

Looks good to me. Thanks Alan.

Have a great weekend.

Ashley D Davison

Director of Finance

Florence County

180 N Irby St MSC-H

Florence, SC 29501
Office: 843.665.3013

Cell: 843-496-5145

Hope M. Jones

From: P. Alan Smith <pasmith@florencelibrary.org>
Sent: Friday, November 6, 2026 2:01 PM
To: Hope M. Jones
Subject: Fwd: FW: Fact Sheet- Reclassification
Attachments: Fact Sheet - Reclassification Library (1).docx

Good afternoon Hope,

Please see attached fact sheet for a requested reclassification. Approval by Ashley and Tenae is in the email thread below. If you need anything else please let me know.

Thank you!
Alan

---------- Forwarded message ---------
From: **Tenae Reaves** <TReaves@florencecountysc.gov>
Date: Fri, Nov 6, 2026 at 1:44 PM
Subject: RE: FW: Fact Sheet- Reclassification
To: Ashley D. Davison <ADavison@florencecountysc.gov>, Alan Smith FlorenceLibrary.Org <pasmith@florencelibrary.org>

Looks good to me also. When you forward this to Hope, please ensure that you include this email thread to show our approval.

Have a great weekend.

Tenae M. Reaves, MHRM, PHR

Human Resources Director

Florence County Human Resources

180 N. Irby St.

Florence, SC 29501

Telephone: 843-665-3054

Cell: 843-702-8025

TReaves@florencecountysc.gov

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Report To Council

DEPARTMENT: Emergency Management

ISSUE UNDER CONSIDERATION:
Council Is Asked To Approve The Joinder And Third Amendment To Master Cooperative Agreement Among Coastal Area Counties Of Beaufort, Berkeley, Charleston, Dorchester, Horry County, The City of Goose Creek, The Town of Summerville (All In South Carolina), And Collier County Sheriff's Office, (Located In The State Of Florida), And To Authorize The County Administrator To Execute The Agreement.

POINTS TO CONSIDER:
1. The Coastal Cooperative is a regional public safety partnership comprising Beaufort, Berkeley, and Charleston Counties, along with the Cities of Goose Creek and Summerville and Collier County Sheriff's Office.
2. The Coastal Cooperative was established to facilitate automatic and mutual aid among member jurisdictions, coordinate disaster recovery and emergency operations, share resources and information during incidents, and integrate technology systems, including Next Generation 9-1-1, Emergency Services IP Network (ESInet), and CAD-to-CAD communications, to enhance public safety and operational efficiency.
3. Florence County Emergency Communications Center has submitted a letter of intent to join the Coastal Area Cooperative and has been approved to do so by the Executive Committee.
4. The County Attorney reviewed and approved the agreement.

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

ATTACHMENT (S):
Copy of the Joinder and Third Amendment to Master Cooperative Agreement.

back to top

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

JOINDER AND THIRD AMENDMENT TO MASTER COOPERATIVE AGREEMENT AMONG COASTAL AREA COUNTIES

This **JOINDER AND THIRD AMENDMENT TO THIS MASTER COOPERATIVE AGREEMENT ("Third Amendment")** entered into this _____ of _____, 2026, between the **COUNTIES OF BEAUFORT, BERKELEY, CHARLESTON, DORCHESTER, FLORENCE, AND HORRY**; the **CITY OF GOOSE CREEK,** and the **TOWN OF SUMMERVILLE** each being a public body corporate and politic and political subdivision of the State of South Carolina; and also **COLLIER COUNTY SHERIFF's OFFICE**, 911 Authority for the County of Collier, in the Sate of Florida (hereinafter referred to as "Party"; collectively the "Parties").

W I T N E S S E T H:

WHEREAS, the Counties of Beaufort, Berkeley, Charleston, Georgetown, and Horry entered into a Master Cooperative Agreement Among Coastal Counties (MCA) on September 19, 2019, to form the Coastal Area Cooperative; and

WHEREAS, by Joinder and First Amendment, executed on October 10, 2023, the County of Georgetown withdrew from the Coastal Area Cooperative and was removed as a Party to the MCA while the City of Goose Creek and the Town of Summerville were added to the Coastal Area Cooperative and became as Parties to the MCA; and

WHEREAS, the Second Amendment, executed on January 28, 2025, amended the term of the MCA to a period of two years with a provision for automatic renewals for additional periods of two years unless terminated earlier; and

WHEREAS, the County of Dorchester has submitted a letter of intent to join the Coastal Area Cooperative and has been approved to do so by the Executive Committee; and

WHEREAS, the County of Florence has submitted a letter of intent to join the Coastal Area Cooperative and has been approved to do so by the Executive Committee; and

WHEREAS, the County of Collier, Florida, has submitted a letter of intent to join the Coastal Area Cooperative and has been approved to do so by the Executive Committee; and

WHEREAS, the 9-1-1 Centers, referred to as Public Safety Answering Points (PSAP) of the above Parties each, have Directors who are coordinating efforts among them; and

WHEREAS, the joint coordination and exercise of the resources within the Coastal Area Cooperative continues to enhance regional public safety and benefit the citizens and visitors to the region; and

WHEREAS, disaster recovery, including the ability to rely on other jurisdictions to handle PSAP responsibilities when necessary, and to be able to perform PSAP responsibilities for other participating jurisdictions when needed on a temporary basis, continues to be critical to this effort; and

WHEREAS, a continuation of the MCA provides for reciprocal emergency assistance in the form of Mutual and Automatic Aid to the extent possible and reasonable; and

WHEREAS, the MCA continues to serve as a framework for participating jurisdictions to coordinate the development of a technological platform that would allow a cooperative transition to Next Generation 9-1-1 (NG9-1-1) service, and other internet protocol (IP) broadband delivered services desired by the Parties; and

NOW, THEREFORE, in consideration of the mutual terms, conditions, promises, and covenants set forth, and the above-referenced recitals hereby incorporated by reference, the Parties hereto agree as follows:

ITEM ONE: The County of Dorchester wishes to join the Coastal Area Cooperative as a Party to the Master Cooperative Agreement. The Parties hereto agree that, by and upon execution of this Amendment, the County of Dorchester shall be a Party to the MCA and the County of Dorchester agrees to be bound by the terms and conditions therein.

ITEM TWO: The County of Florence wishes to join the Coastal Area Cooperative as a Party to the Master Cooperative Agreement. The Parties hereto agree that, by and upon execution of this Amendment, the County Florence shall be a Party to the MCA and the County of Florence agrees to be bound by the terms and conditions therein.

ITEM THREE: The County of Collier, Florida, wishes to join the Coastal Area Cooperative as a Party to the Master Cooperative Agreement. The Parties hereto agree that, by and upon execution of this Amendment, the County of Collier, Florida, shall be a Party to the MCA and the County of Collier, Florida, agrees to be bound by the terms and conditions therein.

ITEM FOUR: SECTION SIX: MUTUAL AND AUTOMATIC AID, SUBSECTION 6.9 is amended to read as follows:

6.9 Automatic Aid pathways and procedures will be developed between the participating Parties that mutually agree to such arrangements.

a. These pathways and procedures will be implemented through established technology, operational protocols, guidelines, and best practices.

ITEM FIVE: All other terms of the Agreement and its Exhibits shall continue in full force and effect unless further amended by the Parties.

IN WITNESS WHEREOF, the Parties hereto have executed this Amendment under their several seals, the day and year first written above.

Charleston County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF CHARLESTON, SOUTH CAROLINA:

_____ (Seal) _____
Rev. Dr. Kylon Jerome Middleton, Chairman DATE
Charleston County Council

WITNESSES:

NOTE: This is the first of nine separate signature pages (one for each Party).

Beaufort County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF BEAUFORT, SOUTH CAROLINA:

_____ (Seal) _____

P.J. Tanner, Beaufort County Sheriff DATE

WITNESSES:

_____

_____

NOTE: This is the second of nine separate signature pages (one for each Party).

Berkeley County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF BERKELEY, SOUTH CAROLINA:

_____ (Seal) _____
Johnny Cribb, Berkeley County Supervisor DATE

WITNESSES:

_____

_____

NOTE: This is the third of nine separate signature pages (one for each Party).

Dorchester County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF DORCHESTER, SOUTH CAROLINA:

_____ (Seal) _____
DATE

WITNESSES:

_____

_____

NOTE: This is the fourth of nine separate signature pages (one for each Party).

Florence County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF FLORENCE, SOUTH CAROLINA:

_____ (Seal) _____
DATE

WITNESSES:

_____

_____

NOTE: This is the fifth of nine separate signature pages (one for each Party).

Goose Creek's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE CITY OF GOOSE CREEK, SOUTH CAROLINA:

_____ (Seal) _____
Natalie Zeigler, Administrator, City of Goose Creek DATE

WITNESSES:

_____

_____

NOTE: This is the sixth of nine separate signature pages (one for each Party).

Horry County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF HORRY, SOUTH CAROLINA:

_____ (Seal) _____
Johnny Gardner, Chairman, Horry County Council DATE

WITNESSES:

_____

_____

NOTE: This is the seventh of nine separate signature pages (one for each Party).

Summerville's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE TOWN OF SUMMERVILLE, SOUTH CAROLINA:

_____ (Seal) _____
Doug Wright, Chief, Summerville Police Department DATE

WITNESSES:

_____

_____

NOTE: This is the eighth of nine separate signature pages (one for each Party).

Collier County's Signature Page for the Joinder and Third Amendment to the Master Cooperative Agreement among Coastal Counties:

FOR THE COUNTY OF COLLIER, FLORIDA:

_____ (Seal) _____
DATE

WITNESSES:

_____

_____

NOTE: This is the ninth of nine separate signature pages (one for each Party).

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration
Economic Development

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Purchase Of Property Designated As A Portion Of Tax Map Number 00056-04-020, Containing +/-1.5 Acres Of Land In The Amount Of Three Hundred Seventy-Five Thousand Dollars ($375,000.00), Needed For The Construction Of A Road To Better Access Florence County Industrial Park West From Economic Development Bond Funds, And Authorize The County Attorney To Execute The Appropriate Documents.

FUNDING FACTORS:
$375,000 = Purchase price for parcel containing +/-1.5 acres as funded by Economic Development Bond Funds.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Decline.

ATTACHMENT:
Copy of Purchase Agreement.

back to top

PROPERTY PURCHASE AGREEMENT

November 9, 2026

This agreement confirms the understanding between Cottom Creek Farm LLC ("Owner") and Florence County, South Carolina ("County") regarding the potential purchase of approximately one and one-half (1.5) acres of property located at 1401 Center Road, Florence County, South Carolina, identified as a portion of MBP# 00056-04-020.

1. Property

The property consists of approximately one and one-half (1.5) acres. The final acreage and boundaries will be established by a survey mutually acceptable to the Owner and County.

2. Purchase Price

The County agrees to purchase this property for $375,000.

The parties acknowledge that the purchase price is based upon the current understanding of the property and the acreage to be confirmed by survey.

3. Purchase Period

The County will have the right to complete the purchase during the period beginning November 9, 2026, and ending January 15, 2027.

During this period, the Owner agrees not to sell or transfer the property to another party without first discussing the matter with the County.

4. Existing and Future Development

The Owner understands that the property will be used to construct a road and is adjacent to property owned or being developed by the County for industrial purposes.

The Owner acknowledges that industrial development, including buildings, roads, utilities and related activity, may occur on or near the property.

The County understands that the Owner is aware of the proposed development and is comfortable proceeding with this agreement based on that understanding.

5. Access and Use Before Closing

Until the purchase is completed, the Owner will continue to have possession and use of the property.

The County will not take possession or control of the property until the purchase is completed, unless otherwise agreed by both parties.

6. Good Faith Agreement

Both parties agree to work together in good faith to complete the purchase described in this agreement.

PROPERTY PURCHASE AGREEMENT

The parties understand that the final transfer of this property will be completed through the appropriate closing documents.

7. Acknowledgment

By signing below, the Owner and County acknowledge that they have discussed the terms of this agreement and intend to move forward with the purchase of this property under these terms.

OWNER

Cotton Creek Farms, LLC

Signature: _____

Date: 11-9-2026

FLORENCE COUNTY, SOUTH CAROLINA

By: _____

Title: County Chairman

Date: 11-9-26

Witness: _____

FLORENCE COUNTY COUNCIL MEETING
November 19, 2026

AGENDA ITEM: Other Business
Infrastructure
Council District 2

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve Expenditures Of Not To Exceed Thirty-Four Thousand, Nine Hundred And Six Dollars ($34,906) From Council District 2 Infrastructure Funding Allocation For The Town Of Pamplico To Assist With Water Repairs And Upgrades.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount:	$_____	$ 34,906.00	$_____
Signed:	_____	_____	_____
	Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount:	$_____	$_____	$_____
Signed:	_____	_____	_____
	Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount:	_____	$_____	$_____
Signed:	_____	_____	_____
	Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:

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

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Other Business
Infrastructure- Council District 8

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Expenditure Of Not To Exceed $3,806.00 From Council District 8 Infrastructure Funding Allocations For Building Repairs For The Youth Mentors Of The Pee Dee.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount:	$_____	$_____	$_____
Signed:	_____	_____	_____
	Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount:	$_____	$_____	$_____
Signed:	_____	_____	_____
	Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount:	$_____	$ 3,806.00	$_____
Signed:	_____	_____	_____
	Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:
Copy of quotes (2)

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



FLUDDS SUMMERSETT SECURITY INC.
2371 S HALLMARK DR
FLORENCE SC 29505
PHONE (843)665-6767

Estimate

Number	E912
Date	10/7/2026

Bill To

JOSEPH EDWARDS
YOUTH MENTORS
PO BOX 12147
FLORENCE, SC, 29504

Ship To

PO Number	Terms	Customer #	Service Rep	Project

Description	Quantity/Hours	Price/Rate	Tax1	Amount
VISTA 20 HARDWIRE KIT	1	$325.00	✔	$325.00
ADEMCO FG1625 GLASS BREAK	3	$125.00	✔	$375.00
LABOR TO INSTALL	1	$300.00		$300.00

Discount	$0.00
Shipping Cost	$0.00
Sub Total	$1,000.00
Sales Tax 8.00% on $700.00	$56.00
Total	$1,056.00

Gainey's Home Repair and Lawn Care LLC
543 N Firetower Rd
Florence, SC 29506-9040 USA
8432453564
lgainey70.lg@gmail.com

Estimate

ADDRESS
PEE DEE YOUTH MENTORS
110 TOLEDO SCALE RD
FLORENCE, SC 29505

ESTIMATE # 1029
DATE 05/29/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE	REPAIR DOOR FACING ON REAR BUILDING AND PAINT TO MATCH	1	250.00	250.00
SERVICE	PAINT ALL TRIM AND SHUTTERS TO INCLUDE SIGN OUT FRONT REPAIRING HOLES IN SOFFIT AS NECESSARY ,PAINT COLOR TO MATCH EXISTING	1	2,500.00	2,500.00

TOTAL **$2,750.00**

Accepted By

Accepted Date

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Other Business
Infrastructure- -Council Districts

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

Council Is Requested To Approve The Expenditure Of Not To Exceed $30,000.00 From Council Districts Infrastructure Funding Allocations To Assist With The Expansion Of The Leatherman Senior Center Regarding Landscaping, Audio/Visual And Electronics Equipment, Fitness Supplies, And Chairs.

FUNDING FACTORS:

__xx__ Infrastructure _____ Road System Maintenance Fee _____ Utility

Amount:	$_____	$_____	$_____
Signed:	_____	_____	_____
	Jason M. Springs	Andrew T. Rodgers, Jr.	Dr. Alphonso Bradley
Amount:	$_____	$_____	$ 15,000.00
Signed:	_____	_____	_____
	Jerry W. Yarborough, Jr.	Kent C. Caudle	Stoney C. Moore
Amount:	$_____	$ 15,000.00	$_____
Signed:	_____	_____	_____
	Waymon Mumford	William Schofield	Willard Dorriety, Jr.

ATTACHMENTS:
N/A

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

_____
Hope M. Jones, Clerk to Council

back to top

Florence County Council Meeting

November 19, 2026

AGENDA ITEM: Other Business
Council District #2

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $26,660.00 from Council District #2, funding allocations from RSMF to place 620 tons of MBC Stone on N. Persimmon Bluff to Palmetto Mining.

FUNDING SOURCE:

Amount: $26,660.00

_____Infrastructure

__X__ Road System Maintenance

_____ Utility

SIGNED: _____

Requested by Council member: Andrew Rodgers
Council District #2

Date: _____

STEVE ALLEN
Public Works Director

Date: 10-22-26

ATTACHMENTS:

3 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

back to top

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist #2
ROAD NAME: N. Recession Bluff

Palmetto Mining Company

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	620 Tons	$43.00 Per ton	
2.			
		TOTAL	$26,660.00

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

R.E. Goodson 3 LLC

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist #2
ROAD NAME: N. Pearmon Bluff

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	620 TONS	$44.22	$ 27,416.40
2.			
		TOTAL	$ 27,416.40

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist #2
ROAD NAME: N. Persimmon Bluff

Chipley Company, Inc.
Mikael T Morris

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	620 Tons	$54.15	$33,573.00
2.			
		TOTAL	$33,573.00

Bids must include all applicable tax and fees

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

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

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

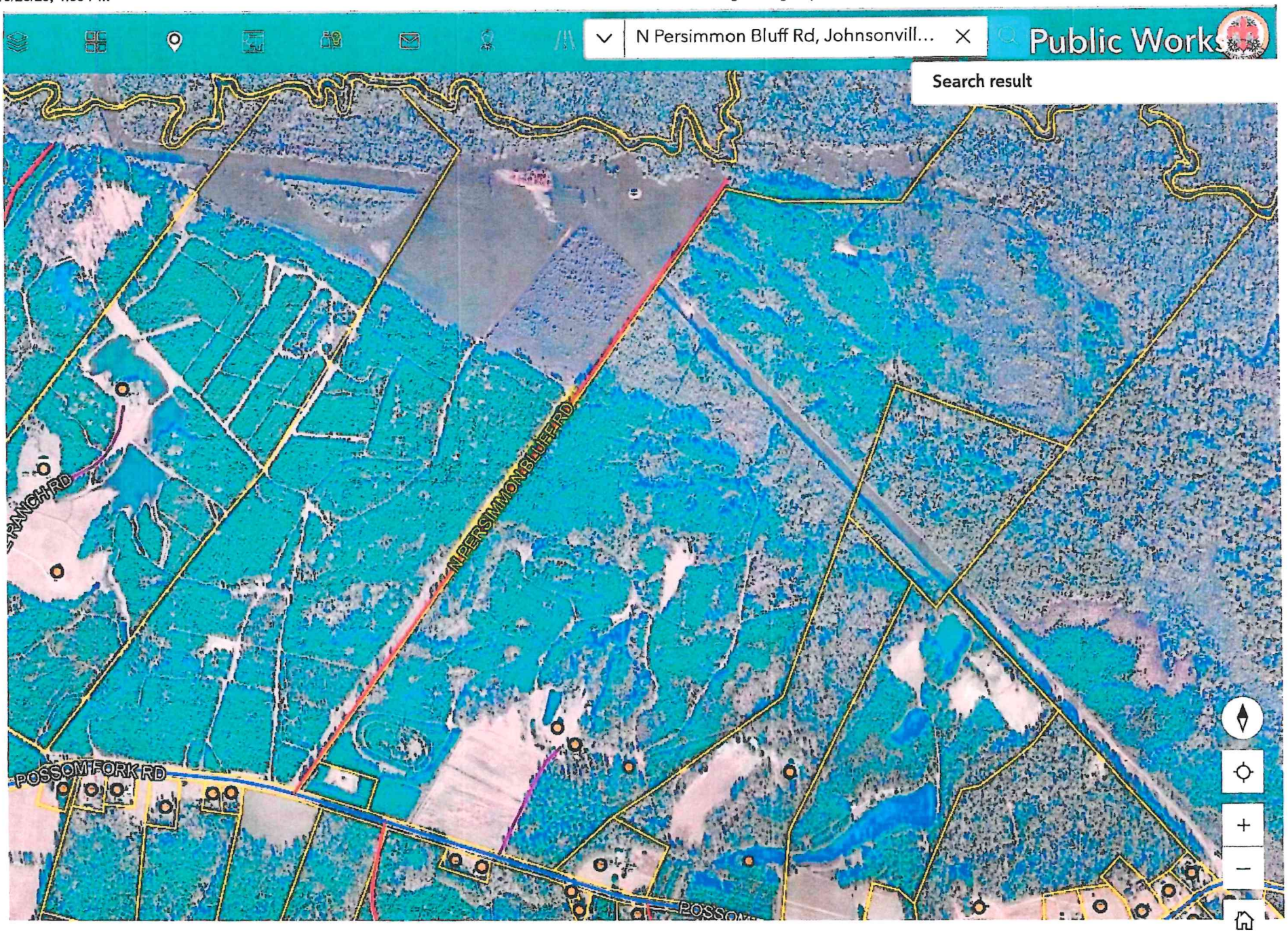
Macadam Base Course	
Sieve Designation	Percentage by Weight Passing
2 – Inch	100
1 ½ - Inch	95-100
1 – Inch	70-100
½ - Inch	48-75
No. 4	30-60
No. 30	11-30
No. 200*	0-12
Liquid Limit	25 Max.
Plasticity Index	6 Max.

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

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

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

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



1,000 ft

Florence County GIS Powered by Esri

Florence County Council Meeting

November 19, 2026

AGENDA ITEM: Other Business
Council District #2

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $26,660.00 from Council District #2, funding allocations from RSMF to place 620 tons of MBC Stone on Kerris Drive to Palmetto Mining.

FUNDING SOURCE:

Amount: $26,660.00

_____Infrastructure

__X__ Road System Maintenance

_____ Utility

SIGNED: _____

Requested by Council member: Andrew Rodgers
Council District #2

Date: _____

STEVE ALLEN
Public Works Director

Date: 10-22-26

ATTACHMENTS:

3 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

back to top

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist # 2
ROAD NAME: Kerrs DR.

Palmetto Mining Company

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	620 Tons	$43.00 Per Ton	
2.			
		TOTAL	$26,660.00

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

R.E. Goodson 3 LLC

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist # 2
ROAD NAME: Kerris DR

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	630 tons	$43.76	$27,131.20
2.			
	TOTAL		$27,131.20

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

FLORENCE COUNTY ROCKING PROJECT

Date: 10/20/26
District Dist # 2
ROAD NAME: Kerris DR.

Chipley Company, Inc.
Mikael T Morris

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	620 tons	$54.15	$33,573.00
2.			
		TOTAL	$33,573.00

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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


Kerris Dr, Johnsonville, SC, 29555, ...
Public Works
Search result
CJ LAKES CIR
NEW HOPE RD
KERRIS DR
STONE RANCH RD
POSSOM FORK RD
HOLDER BLVD
500 ft
Florence County GIS Powered by Esri

Florence County Council Meeting

November 19, 2026

AGENDA ITEM: Other Business
Council District #3

DEPARTMENT: County Council

ISSUE UNDERCONSIDERATION:

Council is requested to approve the expenditure not to exceed $24,432.00 from Council District 3 RSMF Funding Allocations for Kirven Construction to furnish and deliver 800 tons of MBC stone to Easterling Circle.

FUNDING SOURCE:

Amount: $ 24,432.00

_____Infrastructure

__X__ Road System Maintenance 133-441-439-000-509763

_____ Utility

SIGNED: _____

Requested by Council member: Dr. Alphonso Bradley
Council District #3

Date: _____

STEVE ALLEN
Public Works Director

Date: 11-6-26

ATTACHMENTS:

3 Quotes and a map.

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

FLORENCE COUNTY ROCKING PROJECT (1)

Date: 10/29/26
District #3
ROAD NAME: EASTERLING CIR.

RSM

KIRVEN CONST., INC.
11-4-26

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	800	30.54	$ 24,432.00 (LR)
2.			
		TOTAL	

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

(2)

FLORENCE COUNTY ROCKING PROJECT

Date: 10/29/26
District #3
ROAD NAME: EASTERLING CIR.

Palmetto Mining Company

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	800	$ 30.75 Per Ton	
2.			
		TOTAL	$ 24,625.00

Total
Aw 10/30/2026

Bids must include all applicable tax and fees

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

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

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

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

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

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

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

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

R.E. Goodson 3 LLC (3)

FLORENCE COUNTY ROCKING PROJECT

Date: 10/29/26
District #3
ROAD NAME: EASTERLING CIR.

	QUANTITY	UNIT PRICE	SUB TOTAL
*1. MBC STONE (TONS)	800	$31.29	$25,032.00
2.			
		TOTAL	$25,032.00

Bids must include all applicable tax and fees

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

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

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

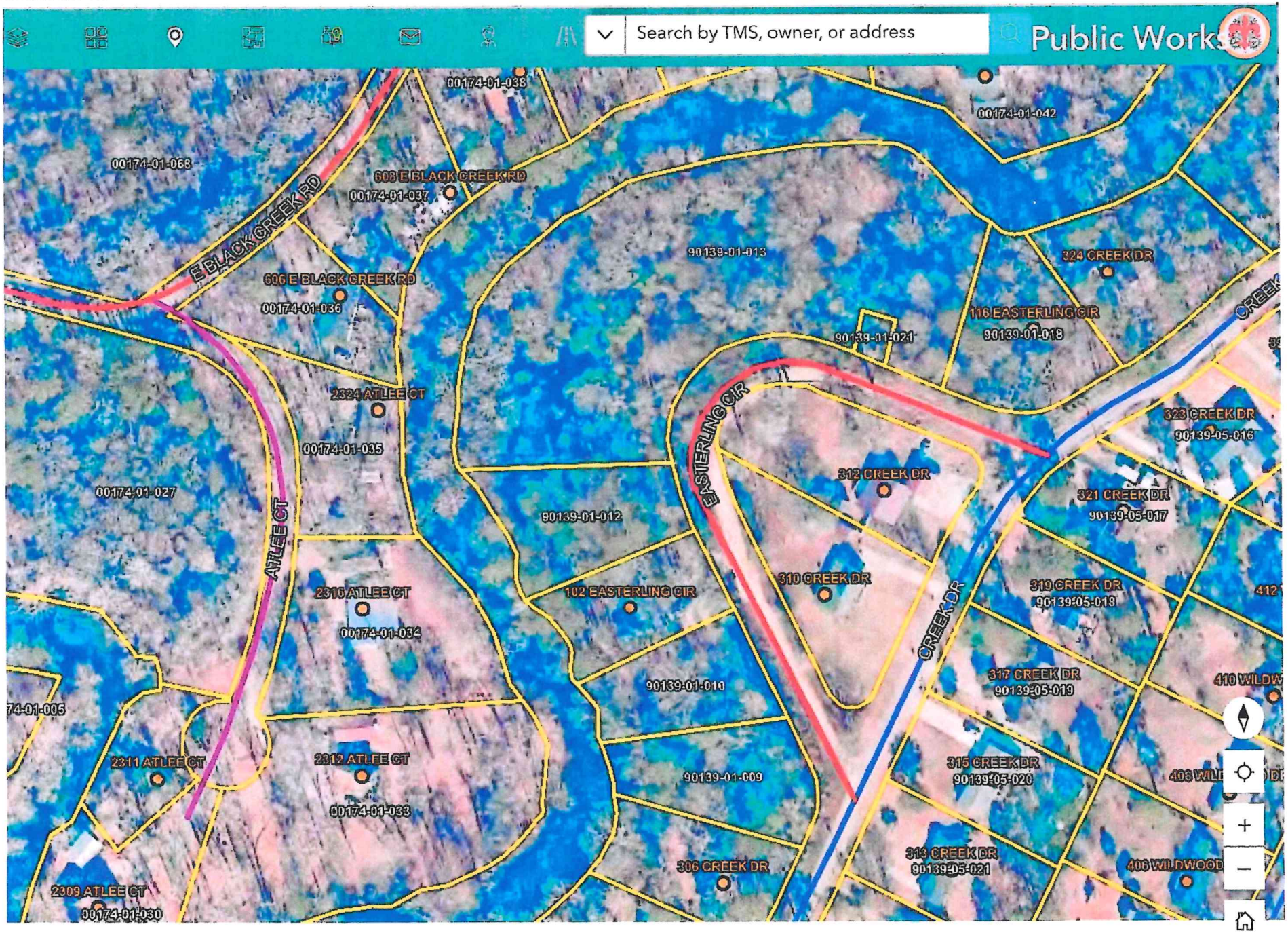
Macadam Base Course	
Sieve Designation	Percentage by Weight Passing
2 – Inch	100
1 ½ - Inch	95-100
1 – Inch	70-100
½ - Inch	48-75
No. 4	30-60
No. 30	11-30
No. 200*	0-12
Liquid Limit	25 Max.
Plasticity Index	6 Max.

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

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

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

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


Search by TMS, owner, or address
Public Works
00174-01-038
00174-01-042
00174-01-068
608 E BLACK CREEK RD
00174-01-037
E BLACK CREEK RD
606 E BLACK CREEK RD
00174-01-036
90139-01-013
324 CREEK DR
116 EASTERLING CIR
90139-01-018
90139-01-021
2324 ATLEE CT
00174-01-035
EASTERLING CIR
323 CREEK DR
90139-05-016
00174-01-027
ATLEE CT
312 CREEK DR
321 CREEK DR
90139-05-017
90139-01-012
310 CREEK DR
319 CREEK DR
90139-05-018
2316 ATLEE CT
102 EASTERLING CIR
00174-01-034
CREEK DR
317 CREEK DR
90139-05-019
90139-01-010
2311 ATLEE CT
2312 ATLEE CT
315 CREEK DR
90139-05-020
90139-01-009
00174-01-033
313 CREEK DR
90139-05-021
306 CREEK DR
406 WILDWOOD
2309 ATLEE CT
00174-01-030
100 ft
Florence County GIS Powered by Esri

FLORENCE COUNTY COUNCIL MEETING
NOVEMBER 19, 2026

AGENDA ITEM: Executive Session

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Discuss An Employment Matter Related To Florence County Fire And Rescue.

back to top