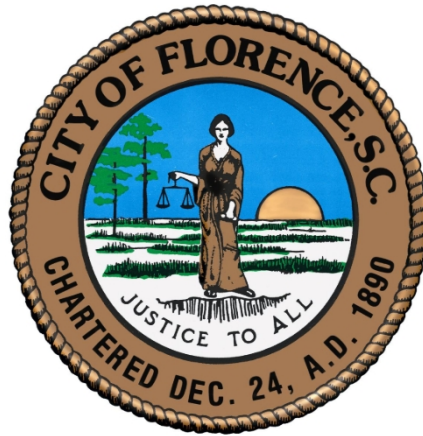
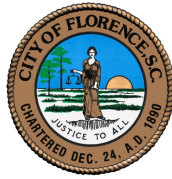


REGULAR MEETING OF FLORENCE CITY COUNCIL



Council Chambers
324 West Evans Street
Florence, South Carolina

Monday, August 10, 2026
1:00 PM



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, AUGUST 10, 2026 - 1:00 PM
COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

July 13, 2026 - Regular Meeting

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Christopher Hunt - 25 years - Beautification & Facilities

Barry McWhite - 20 years - Distribution Operations

Calicia Jones - 15 years - Police Department

Suzanne Edwards - 15 years - Finance and Accounting

Erin Witherspoon - 15 years - Finance and Accounting

SPECIAL PRESENTATION

Charlie Barrineau, Senior Field Services Manager, Municipal Association of South Carolina

To present the 2026 Municipal Association Achievement Award

VI. ORDINANCES IN POSITION

a. Bill No. 2026-17 – Second Reading

An Ordinance authorizing the execution of an updated Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.

b. Bill No. 2026-27 - Second Reading

An Ordinance to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, identified as Florence County Tax Map Number 90034-17-005.

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2026-28 - First Reading**
An Ordinance to amend and restate Chapter 2, Article III, Division 5 of the City of Florence Code of Ordinances entitled "Public Safety Citizen's Review Board."
- b. **Bill No. 2026-29 - First Reading**
An Ordinance to annex and zone PDD the properties owned by The Grove at Ebenezer, LLC, identified as portions of Florence County Tax Map Number 00075-01-219, 00075-01-221, and 00075-01-272.

VIII. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2026-33**
A Resolution to honor the contributions of Cortney's Cupcakery to the efforts to revitalize Downtown Florence.
- b. **Resolution No. 2026-34**
A Resolution of City Council approving Downtown Redevelopment Grants for First Quarter, Fiscal Year 2026.
(Note: This item may be discussed in Executive Session.)
- c. **Resolution No. 2026-35**
A Resolution to approve a conditional grant and development agreement to provide an incentive for the development of new housing within North Florence as part of the ongoing Neighborhood Redevelopment Project.
(Note: This item may be discussed in Executive Session.)
- d. **Resolution No. 2026-36**
A Resolution authorizing the execution of a Municipal State Highway Project Agreement with the SCDOT for proposed improvements to East Palmetto Street.
- e. **Resolution No. 2026-37**
A Resolution authorizing the execution of a Municipal State Highway Project Agreement with the SCDOT for proposed improvements to US 52 (Lucas Street/Irby Street).
- f. **Resolution No. 2026-38**
A Resolution authorizing the execution of a Municipal State Highway Project Agreement with the SCDOT for proposed improvements to South Church Street.
- g. **Resolution No. 2026-39**
A Resolution authorizing the execution of a Municipal State Highway Project Agreement with the SCDOT for proposed improvements to the Cashua Drive (S-29) bridge over Jeffries Creek.

IX. REPORT TO COUNCIL

- a. **Appointments to Boards and Commissions**
(Note: This item may be discussed in Executive Session.)
- b. **Utilities Update**

X. CITY MANAGER'S REPORT

XI. MAYORAL REPORT

XII. COMMITTEE REPORTS

- a. Business Development Committee**
- b. Community Development Committee**
- c. Finance, Audit and Budget Committee**

XIII. EXECUTIVE SESSION

- a. For a discussion on a development project as referenced in Resolution No. 2026-34 (30-4-70(a)(5)).**
- b. For a discussion on an economic development project as referenced in Resolution No. 2026-35 [30-4-70(a)(5)].**
- c. For a discussion regarding appointments to city Boards and Commissions [30-4-70(a)(1)].**
- d. Receipt of legal advice regarding pending claims and ongoing legal matters related to sewer operations [30-4-70(a)(2)].**
- e. For a discussion regarding a proposed economic development project known as "Project Summit" [30-4-70(a)(5)].**
- f. To receive an update on the AESC economic development project [30-4-70(a)(5)].**
- g. Personnel Matter [30-4-70(a)(1)].**

After returning to open session, Council may take action on matters discussed during Executive Session.

XIV. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JULY 13, 2026 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

Mayor Lethonia Barnes, Mayor Pro Tempore George Jebaily, Councilman Chaquez T. McCall, Councilwoman LaShonda NeSmith-Jackson, Councilman Bryan A. Braddock, Councilman J. Lawrence Smith, II and Councilman Zach McKay

ALSO PRESENT

Mr. Scotty Davis, City Manager; Mr. Ronald Scott, City Attorney; Mr. Clint Moore, Assistant City Manager of Development; Mrs. Casey Moore, Municipal Clerk; Ms. Patrice Rankin, Assistant City Clerk; Deputy Fire Chief Alex McGovern, Florence Fire Department; Chief Angela Greene, Florence Police Department; Mr. Michael Hemingway, Director of Utility Planning and Economic Development; Mr. Jerry Dudley, Director of Planning; Mrs. Jennifer Krawiec, Director of Human Resources; Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services; Mr. Adam Swindler, Director of Public Works; Mrs. Victoria Nash, Director of Parks, Recreation, and Sports Tourism; Mr. Glenn Bodenheimer, Finance Director; Ms. Sarah Hickman, Director of Water Resources and Mr. Joshua Whittington, Director of Utilities

MEDIA PRESENT

Deirdre Weaver-Currin with the Post and Courier were present for the meeting.

Notices of this regular meeting of City Council were provided to the media and individuals requesting a copy of the agenda informing them of the date, location, and time of the meeting.

CALL TO ORDER

Mayor Barnes called the July 13, 2026 Regular meeting of Florence City Council to order at 1:01 p.m.

INVOCATION

Mayor Barnes gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation

ADOPTION OF AGENDA

Without objection, the agenda for the July 13, 2026 Regular meeting was adopted.



FLORENCE CITY COUNCIL REGULAR MEETING – JULY 13, 2026

APPROVAL OF MINUTES

Councilman Smith made a motion to adopt the minutes of the June 8, 2026 Regular Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.

Councilman McCall made a motion to adopt the minutes of the June 15, 2026 Special Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.

Councilman McCall made a motion to adopt the minutes of the June 22, 2026 Special Meeting and Councilman Smith seconded the motion. The minutes were unanimously (7-0) adopted.

SERVICE RECOGNITIONS

Ms. Angela Greene, Police Chief, recognized Brandon Neal for 10 years of service with the Florence Police Department.

ORDINANCES IN POSITION

Bill No. 2026-25 – Second Reading

An Ordinance to rezone the parcel located at 901 Rose Street from NC-6.1 to NC-6.2, identified as Florence County Tax Map Number 90114-13-004.

Pro tem Jebaily made a motion to adopt Bill No. 2026-25 on second reading and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-25 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2026-17 – First Reading

An Ordinance authorizing the execution of an amendment to extend the Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.

Mayor Barnes said this item may be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.

Bill No. 2026-27 – First Reading

An Ordinance to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, identified as Florence County Tax Map Number 90034-17-005.

Pro tem Jebaily made a motion to pass Bill No. 2026-27 on first reading and Councilman McCall seconded the motion.

Mr. Jerry Dudley, Director of Planning, said that the subject parcel is currently zoned Neighborhood Conservation 6.1 (NC-6.1) and is adjacent to commercially zoned properties. He noted that one residential parcel, containing a single-family home, would remain between the subject property and the existing commercial zoning. The request is to rezone the property to Commercial Reuse (CR), one of the City's least intensive commercial zoning designations. Mr. Dudley explained that the property currently contains a residence and that the Commercial Reuse zoning designation is intended to repurpose existing homes for low intensity commercial uses, primarily professional offices such as real estate, law, or



FLORENCE CITY COUNCIL REGULAR MEETING – JULY 13, 2026

accounting offices, with limited retail uses permitted. He reported that Planning Commission voted 5-1 to recommend approval of the rezoning request.

Pro tem Jebaily asked whether the existing home would remain on the property. Mr. Dudley responded that the applicant intends to repurpose the existing structure. Pro tem Jebaily then asked whether, if the home were demolished and replaced with a new building in the future, the project would be required to go before the Design Review Board. Mr. Dudley explained that it would not require Design Review Board approval but would be subject to the City's standard planning review for compliance with the Zoning Code. He added that the owner would still be required to meet all applicable zoning requirements, including parking, buffering, and other site development standards, regardless of whether the existing building is repurposed or replaced. Mr. Dudley explained that the required buffering would consist of a vegetative buffer, approximately 10 feet wide, between the commercial property and the adjacent residential property.

Councilman Smith asked whether the Planning Commission member who voted against the request had stated a reason for the opposition. Mr. Dudley said no specific reason was given, but discussion during the meeting focused on the residential parcel that would remain between the subject property and the existing commercial zoning. He added that the owner of the residential parcel received notice of the public hearing by mail but did not respond or attend the public hearing.

Councilman McCall asked for clarification as to whether the intervening parcel was vacant. Mr. Dudley clarified that the property contains a single family detached home.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-27 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2026-32

A Resolution to proclaim August 2 - 8, 2026 as National Health Center Week in the City of Florence.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-32 and Councilman Braddock seconded the motion.

Mayor Barnes presented the Resolution to Derek Brown and Sally King with HopeHealth. Mr. Brown and Ms. King thanked Council for the recognition and spoke on the importance of community health centers.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-32 was passed.

REPORT TO COUNCIL

Appointments to Boards and Commissions

Mayor Barnes said this item may be discussed in Executive Session. Without objection, this item will be discussed in Executive Session.

Utilities Update

Mr. Michael Hemingway, Director of Utility Planning and Economic Development, said Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services, continues to lead the City's



FLORENCE CITY COUNCIL REGULAR MEETING – JULY 13, 2026

communication efforts related to water and sewer infrastructure. Updates on ongoing utility projects have been regularly shared with the community through the City's social media channels.

Mr. Hemingway said contractors continue to make significant progress on several water infrastructure projects, including the 30-inch water line extension along Freedom Boulevard, the completed 24-inch water line along Progress Energy Drive serving the Florence Global Technology Park, and the GE Groundwater Treatment Plant reconstruction, which is approximately 80% complete. The contractor for the Surface Water Treatment Plant project is expected to mobilize to the site this month. City staff also continues to install SCADA systems at the City's groundwater treatment facilities to improve the efficiency of the backwash systems.

Mr. Hemingway said a pre-construction meeting was held with the South Carolina Rural Infrastructure Authority for the sewer upgrade project along David McLeod Boulevard. Construction of the new force main along Malden Drive is scheduled to begin this month. The Engineering Team has submitted alternatives for the proposed force main along Freedom Boulevard and East Palmetto Street for City staff's review and continues securing easements for the Jeffries Creek Phase I project by working with property owners following the June public meeting.

Mr. Hemingway said work continues with the stormwater project at Timrod Park and South Coit Street. He added that construction is also progressing well on the Pennsylvania Street stormwater project. Mr. Hemingway reported that bids for the Oakland Avenue stormwater project exceeded the available budget, and City staff is working with the South Carolina Office of Resilience (SCOR) to explore additional funding opportunities for the project.

Mr. Scotty Davis, City Manager, introduced Ms. Sarah Hickman as the City's new Director of Water Resources. Mr. Davis shared that Ms. Hickman is a Florence native and has more than 17 years of experience in the water and wastewater industry. Ms. Hickman said she is excited to return to Florence and looks forward to what the City will accomplish in the future.

Councilman McCall referenced the water main break that occurred over the weekend, which has since been repaired, and asked Mr. Davis to discuss the cause of the break. Mr. Davis confirmed the water main break occurred in the Pine Forest area, specifically in the Olde Mill Subdivision. He said the City temporarily shut off water service to several homes while crews repaired the line. Mr. Davis explained that the break was caused by an outside contractor and that the City is working with the contractor through the claims process. In response to Councilman McCall's question regarding contractor accountability, Mr. Davis said that when a contractor can be identified as responsible for damaging a water line, the City seeks reimbursement for the cost of repairs, water loss, and associated labor. He added that City staff first verifies whether the contractor followed the required utility locate procedures, including contacting the City or 811 before excavation. If those procedures are followed and the contractor still damages the line, the contractor remains responsible for the repair costs.

Councilwoman NeSmith-Jackson asked how much longer the Pennsylvania Street stormwater project is expected to take before completion. She also requested an update on the Oakland Avenue stormwater project. Mr. Clint Moore, Assistant City Manager, said approximately one month of work remains on the Pennsylvania Street project, with most of the major improvements already completed and only minor construction remaining. Regarding the Oakland Avenue project, Mr. Moore said bids were received last week, with the lowest bid exceeding the project budget by \$1.5 million. He added that City staff is meeting with SCOR this week to discuss funding opportunities that could allow the project to move forward.



FLORENCE CITY COUNCIL REGULAR MEETING – JULY 13, 2026

Report on the Noise Ordinance

Mr. Jerry Dudley, Director of Planning, explained that the City's noise ordinance currently exists in two places: the City's Code of Ordinances and the Unified Development Ordinance (UDO). He noted that if the noise ordinance is amended, it would provide a good opportunity to consolidate it into one location and/or ensure that both the Code of Ordinances and the UDO are consistent. Mr. Dudley explained that when City staff enforce the ordinance, they typically apply the more restrictive version, as required by the City Code.

Mr. Dudley reviewed the Noise Ordinance contained in the Code of Ordinances and explained that it generally prohibits noise that negatively affects others. He said the ordinance specifically addresses noise generated by animals, landscaping equipment, construction activities, vehicles, exhaust systems, horns, drums, peddlers and hawkers, loudspeakers, amplified music, radios, and yelling or shouting. He noted that the Code of Ordinances also includes certain exceptions for public events, as well as time restrictions for construction activities and yelling or shouting. Mr. Dudley then reviewed the Noise Ordinance contained in the UDO, noting that it is more current because it was adopted in 2018 and is based on decibel (dBA) levels. He explained that the allowable noise levels vary by zoning district and include time restrictions within each district. The UDO also contains similar exceptions for construction activities, short-duration landscaping equipment, agricultural equipment, sirens, and other emergency devices. In addition, it addresses vibrations and includes conditional noise-related requirements that are incorporated throughout the UDO.

Mr. Dudley reviewed the maximum allowable noise levels by adjoining zoning district and time of day as established in the UDO. He explained that daytime hours are defined as 7:00 a.m. to 10:00 p.m., while nighttime hours are from 10:00 p.m. to 7:00 a.m. Residential and agricultural districts are limited to 55 dBA during both daytime and nighttime hours. Commercial districts allow 75 dBA during the daytime and 70 dBA during the nighttime. Campus and industrial districts allow 80 dBA during the daytime and 60 dBA during the nighttime. He noted that noise is measured at the property line rather than at the business itself.

Mr. Dudley then provided an overview of common dBA levels for various sounds to illustrate what each decibel level represents. He also reviewed conditional noise-related requirements contained in the UDO, including temporary events, which are limited to 50-85 dBA depending on the time and location; industrial uses, which must mitigate noise when adjacent to incompatible uses; bars, whose requirements vary depending on the zoning district and proximity to residential areas; animal boarding and grooming facilities, which must incorporate noise-reduction materials; mobile food vendors, which are prohibited from using public address systems or creating offensive noise; and restaurants with drive-ins or drive-throughs, which are required to provide a bufferyard when adjacent to residential properties.

Mr. Dudley then discussed the noise ordinance as it relates to the Central Business District, noting that most noise complaints typically originate from the downtown area. He explained that the Central Business District is a mixed-use district that permits both residential and commercial uses. While residents who choose to live downtown should expect a higher level of activity and noise, businesses are still required to comply with the City's noise ordinance and observe quiet hours. Mr. Dudley also provided an overview of how other South Carolina municipalities address noise regulations, noting that cities such as Greenville and Aiken establish specific dBA limits in their ordinances, while Columbia, Charleston, Myrtle Beach, and Spartanburg do not include specific decibel requirements. He compared those approaches to the City of Florence's current ordinance.



FLORENCE CITY COUNCIL REGULAR MEETING – JULY 13, 2026

Mr. Dudley concluded by explaining the process for amending the City's noise ordinance. Because the ordinance exists in both the Code of Ordinances and the UDO, each requires a different amendment process. Amendments to the Code of Ordinances require only Council action through two readings, although a councilmember or citizen may request a public hearing prior to final adoption. Amendments to the UDO require Planning Commission to hold a public hearing and provide a recommendation to Council before Council considers the amendment through the standard two reading adoption process.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, shared that the Police Department has secured FLOCK Safety mobile security trailers as part of the City's Safe City initiative. He explained that the trailers will enhance public safety, deter criminal activity, and be deployed at major events as well as in high-crime areas. Mr. Davis also shared that the Police Department is launching a new initiative for vulnerable adults and has partnered with community organizations, including Helping Florence Flourish and faith-based leaders, to distribute Arctic Air fans to seniors in need. Mr. Davis recognized July as Parks, Recreation and Tourism (PRT) Month and commended the PRT staff for their hard work and dedication. He also announced that Councilman McKay recently became engaged. Mr. Davis further shared that the Fireworks Over Florence event was a success, drawing more than 9,360 attendees. He acknowledged and thanked all of the participants and community partners who helped make the event successful. Lastly, Mr. Davis announced that a professional tennis tournament will be held at the Dr. Eddie Floyd Tennis Center from July 26 through August 2.

Councilman Braddock, Councilwoman NeSmith-Jackson, and Councilman McKay spoke in favor of the Fireworks Over Florence event.

MAYORAL REPORT

Mayor Barnes acknowledged the passing of Senator Lindsey Graham and reflected on his distinguished career in public service. She recognized his support of the City of Florence through various funding opportunities and asked the citizens of Florence to keep Senator Graham's family in their thoughts and prayers during this difficult time.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily acknowledged the passing of Attorney Mark Buyck, Jr. and reflected on his involvement in the community and his support of the City of Florence. A moment of silence was then observed in memory of Senator Lindsey Graham and Attorney Mark Buyck, Jr.

Pro tem Jebaily reported that the committee received updates on Project Urban Square, the Levy Park expansion project, recreational projects, and general utility capital infrastructure projects.

Councilman McCall asked for clarification regarding the total cost of the Levy Park expansion project. Pro tem Jebaily stated that the project is estimated to cost approximately \$18 million but noted that additional funding is needed to cover the total project cost before construction can begin.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JULY 13, 2026**

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes reported that the committee received an update on the demolition of 215 East Darlington Street. The committee also received updates on Building Florence Together, Community Development Block Grant (CDBG) projects, and various other community service initiatives.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall reported that the committee reviewed proposed revisions to the City's Local and Minority Business Enterprise Purchasing Policy. He shared that the committee agreed it would be more appropriate for the full Council to receive a comprehensive presentation and have the opportunity to ask questions. The committee also reviewed the June monthly financial report and discussed neighborhood revitalization, affordable housing initiatives, and the importance of continuing to align financial decisions with the City's long-term priorities. Lastly, the committee received an update on the City's opioid settlement funding, including the anticipated timeline for the use of those funds.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion and receipt of legal advice regarding proposed contractual arrangement for the lease of property as referenced in Bill No. 2026-17, for a discussion regarding appointments to city Boards and Commissions, for a discussion regarding a proposed Economic Development Project located in a downtown redevelopment district and for a discussion and receipt of legal advice regarding the noise ordinance.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Councilman McKay seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 1:55pm.

Councilman McCall made a motion to resume open session and Councilwoman NeSmith-Jackson seconded the motion. The motion carried. Council resumed open session at 3:08pm and took action on the following items:

Bill No. 2026-17 – First Reading

An Ordinance authorizing the execution of an amendment to extend the Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.

Councilman McCall made a motion to pass Bill No. 2026-17 on first reading and to extend the lease with Pee Dee Healthy Start for a period of five years and for the sum to be negotiated with the City Manager and an annual report to Council on the economic benefits to the City of Florence and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-17 was passed on first reading.

Appointments to Boards and Commissions

Councilman McCall made a motion to defer Appointments to Boards and Commissions to the August 10th Regular Meeting and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Appointments to Boards and Commissions was deferred.



**FLORENCE CITY COUNCIL
REGULAR MEETING – JULY 13, 2026**

ADJOURN

Without objection, the July 13, 2026 Regular meeting of City Council was adjourned at 3:10 pm.

Dated this 10th day of August 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

DRAFT



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VI.a.

Ordinance 2nd Reading

Department: City Manager's Office

Issue Under Consideration:

An Ordinance authorizing the execution of an updated Lease Agreement between the City of Florence and Pee Dee Healthy Start, Inc.

Current Status/Previous Action Taken:

The City entered into a Lease Agreement with Pee Dee Healthy Start, Inc. effective September 1, 2016, for a ten-year term that expired June 30, 2026. The City and Pee Dee Healthy Start, Inc. desire to enter into an updated five-year lease for the property.

Points to Consider:

1. The proposed lease provides for a five-year term through June 30, 2031.
2. The tenant is required to provide the City with an annual written report detailing the programs and services provided, individuals served, and economic benefits provided to the City during the preceding calendar year.
3. The ordinance authorizes the City Manager to execute the Updated Agreement of Lease presented to City Council as Exhibit A.

Attachments:

1. Ordinance
2. Updated Lease Agreement

ORDINANCE NO. 2026 - _____

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN UPDATED AGREEMENT OF LEASE BETWEEN THE CITY OF FLORENCE, SOUTH CAROLINA AND PEE DEE HEALTHY START, INC.

WITNESSETH:

WHEREAS, the City of Florence, South Carolina (the “**City**”) entered into a Lease Agreement (the “**Original Lease**”) with Pee Dee Healthy Start, Inc. (“**Pee Dee Healthy Start**”) on September 1, 2016; and

WHEREAS, the Original Lease expired on June 30, 2026; and

WHEREAS, the City and Pee Dee Healthy Start desire to enter into an updated Agreement of Lease (the “**Updated Lease**”) for a period of five (5) years through June 30, 2031.

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

- a. The City hereby approves and authorizes the City Manager to execute and sign that certain Agreement of Lease between the City and Pee Dee Healthy Start for a period of five (5) years through June 30, 2031, in substantially the form presented to City Council of the City as Exhibit A.
- b. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this __ day of _____, 2026.

Approved as to form:

RONALD T. SCOTT
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE

STATE OF SOUTH)
CAROLINA)
COUNTY OF FLORENCE)

AGREEMENT OF LEASE

This Agreement of Lease (the “Lease”) is entered into this ____ day of _____, 2026 (the “Effective Date”) by and between the **CITY OF FLORENCE, SOUTH CAROLINA** a body politic and corporate and political subdivision of the State of South Carolina, hereinafter called the “LANDLORD” or the “CITY”, and **PEE DEE HEALTHY START, INC.**, a South Carolina nonprofit corporation, hereinafter called the “TENANT”.

RECITALS:

WHEREAS, LANDLORD and TENANT entered into that certain AGREEMENT OF LEASE effective as on September 1, 2016 (the “Agreement”) whereby the parties agreed to lease that certain property known as 314 W. Pine Street (as more particularly described below) for a term of ten (10) years, terminating on June 30, 2026.

WHEREAS, the Parties agree the Agreement shall terminate and expire any such existing lease or rental agreement as of the Effective Date of this Lease.

WITNESSETH:

The LANDLORD, for and in consideration of the covenants and agreements hereinafter set forth, to be kept and performed by the TENANT, demises and leases unto the TENANT and the TENANT does hereby hire and rent from the LANDLORD the premises hereinafter described, for the period, at the rental, and upon the terms and conditions hereinafter specifically set forth.

1. **Description of Premises:** LANDLORD leases to TENANT the property described on Exhibit “A” attached hereto and incorporated herein by reference. Said property is known as 314 W. Pine Street and is further identified as Florence County Tax Map Parcel No. 90075-04-020.
2. **Term:** The term of this lease is five (5) years, beginning on the date of execution. With the prior written consent of the LANDLORD, the TENANT shall have the option to renew this Lease for successive five-year terms. The LANDLORD shall have final approval over the renewability of the Lease and said approval may be granted or withheld in the LANDLORD’s sole discretion. No renewal shall be effective unless evidenced by a written instrument executed by the LANDLORD.

3. **Rent:** The TENANT shall pay the LANDLORD rent in the amount of One Dollar (\$1.00) per year, said rental to be paid in one lump sum of Five and no/100th (\$5.00) Dollars at the time of the execution of this Lease, the receipt of which is hereby acknowledged.
4. **Maintenance, Repairs, and Improvement of Premises:** Since the rent being paid by Tenant is nominal, it shall be the responsibility of the TENANT to maintain the Premises in its current condition at the TENANT's sole expense. This maintenance obligation specifically includes, but is not limited to, all repairs and maintenance and replacement as needed of the structural elements of the building, the roof, the HVAC, and all other aspects of the premises. Any and all alteration and improvements of the Premises shall also be the responsibility of the TENANT, but any such alterations and improvements shall require the prior written consent of the LANDLORD. LANDLORD agrees that it will not unreasonably withhold its consent to requested alterations and improvements. The expenses and costs related to repairs, maintenance, alterations(s), or improvement(s) are the sole responsibility of the TENANT, and no liens, mortgages, or other legal liabilities shall be attached to leased property as a result of repairs, maintenance, alternation(s), or improvement(s) by the TENANT.
5. **Use of Premises:** The premises shall be used by the TENANT exclusively as follows:
 - (a) The TENANT will use the leased premises to operate the Pee Dee Healthy Start Program to improve the health of babies in the Pee Dee Region through sustained community-driven collaborative services.
 - (b) Should the TENANT at any time during the Term of this Lease cease to exist or cease to operate the Pee Dee Healthy Start Program as described in (a) above, this Lease shall immediately terminate, and TENANT agrees that it will vacate the premises and return possession of the premises to LANDLORD.
6. **Assignment and Subletting of Lease:** The TENANT may not assign or sublet this lease. Should the TENANT at any time during the Term of this Lease attempt to assign or sublet their interest, this Lease shall immediately terminate, and TENANT agrees that it will vacate the premises and return possession of the premises to LANDLORD.
7. **Annual Presentation of Program:** Tenant shall submit an annual written report to the City Manager of the CITY, no later than January 31st of each year, detailing the programs and services rendered, individuals served, and economic benefits provided to the CITY during the prior calendar year. Failure by TENANT to timely provide this written report, or the submission of information indicating a use of the property contrary to Paragraph 5

(Use of Premises), shall constitute grounds for termination. In such event, LANDLORD may terminate this Lease upon ninety (90) days' written notice to TENANT.

8. **Entry to Premises by Landlord:** LANDLORD reserves the right to enter the premises at reasonable times and with advance notice for inspection or for any other purpose the LANDLORD deems reasonably necessary. In addition, LANDLORD may enter the premises at any time, without notice, in the event of an emergency or while an uncured default by the TENANT is continuing. LANDLORD shall at all times have and retain a key with which to unlock all entrances and exit doors in, upon, and about the premises.
9. **Utilities:** Tenant shall be solely responsible for all utility service setup, connections, metering, and monthly charges incurred at or supplied to the premises during the term of this Lease. All utility accounts shall be established in TENANT'S name and paid directly to the utility providers when due.
10. **Taxes and Assessments:** All ad valorem taxes, assessments, liens or charges on the land or improvements, that may be against or levied upon the demised premises, shall be the responsibility of the TENANT. LANDLORD will cooperate to obtain exempt status from ad valorem taxes if an exemption is applicable.
11. **Insurance:** TENANT shall at all times provide appropriate insurance through insurance carriers licensed to do business in South Carolina to include hazard insurance covering the premises, commercial general liability insurance and automobile liability insurance with minimum limits of not less than \$1,000,000.00 covering its activities and for its protection relating to its use of the facility, and worker's compensation insurance coverage for its employees and agents with minimum coverage limits required by law, but in no event less than \$100,000.00 per accident for employers liability, and \$100,000.00/\$500,000.00 for disease coverage. TENANT shall name LANDLORD as an additional insured on said insurance policies and shall at all times provide LANDLORD with a current certificate and copy of said insurance policies. Each such policy shall provide that it may not be cancelled or materially changed without at least thirty (30) days' prior written notice to LANDLORD. TENANT waives, and shall cause its insurers to waive, all rights of subrogation against LANDLORD with respect to any loss or damage covered, or required to be covered, by insurance under this Lease. LANDLORD may, but is not required to, obtain any additional insurance it deems appropriate.
12. **Indemnification and Hold Harmless:** To the fullest extent permitted by law, the TENANT shall indemnify, defend, and hold harmless the LANDLORD and its elected officials, officers, employees, and agents from and against any and all claims, demands, actions, liabilities, damages, losses, costs, and expenses (including reasonable attorneys'

fees) arising out of or relating to the TENANT's use or occupancy of the premises, the operation of the Pee Dee Healthy Start Program, or any act or omission of the TENANT or its officers, employees, agents, volunteers, or invitees, except to the extent caused by the sole negligence or willful misconduct of the LANDLORD. This paragraph shall survive the expiration or earlier termination of this Lease. Nothing in this Lease shall be construed as a waiver of any governmental immunity available to the LANDLORD under the South Carolina Tort Claims Act or other applicable law.

13. **Compliance with Applicable Laws:** The TENANT, at its sole expense, shall comply with all laws, orders, and regulations of federal, state, and municipal authorities, and with any direction of any public officer, pursuant to the law, which imposes any duty upon the TENANT with respect to the leased property. The TENANT, at its sole expense, shall obtain all licenses or permits which may be required by the conduct of its business within the terms of this Lease or for the making of repairs, alterations, improvements, or additions. The TENANT shall comply with the requirements of all policies of public liability, hazard, and all other types of insurance in force with respect to the buildings and other improvements on the leased property. The TENANT shall also comply with any reasonable rules and regulations for the premises adopted by the LANDLORD from time to time and provided to the TENANT in writing. The TENANT shall not use or permit the premises to be used for any unlawful purpose, nor in any manner that would create a nuisance or constitute a trespass.
14. **Surrender of Premises:** The TENANT shall, on the last day of the term, peaceably and quietly surrender the leased property to the LANDLORD, including any improvements placed thereon by either the LANDLORD or the TENANT.
15. **Holdover:** If the TENANT remains in possession of the premises after the expiration or earlier termination of this Lease without the LANDLORD's prior written consent, such possession shall be a tenancy at sufferance only, terminable by the LANDLORD at any time, and shall not constitute a renewal or extension of this Lease. During any such holdover, all terms of this Lease shall continue to apply, and the TENANT shall remain fully responsible for maintenance, insurance, taxes, and all other obligations hereunder. No holdover shall create any right of renewal or continued occupancy.
16. **Condemnation:** If the entire premises are condemned or taken in any manner for public or quasi-public use, including, but not limited to, a conveyance or assignment in lieu of a condemnation, this Lease shall automatically terminate on the earlier of the date when title vests or the TENANT is dispossessed by the condemnation or other taking. If a part of the premises is condemned or taken, this Lease shall automatically terminate as to that portion of the premises so taken. If such condemnation of a portion of the premises renders the

remaining portion unusable for the business of the TENANT, the TENANT may, with ninety days written notice to the LANDLORD, terminate the Lease on the remaining portion. Such termination shall be without prejudice to the rights of either the LANDLORD or the TENANT to recover compensation from the condemning authority for any loss or damage caused by such condemnation. Neither the LANDLORD nor the TENANT shall have any rights in any award made to the other by condemning authority.

17. **Destruction of Premises:** If all or any part of the leased property is damaged or destroyed by fire or other casualty so that the demised premises are unfit for use, the TENANT shall have the option within thirty (30) days after the date of such casualty to elect to terminate this lease or to repair and rebuild the damaged part at the TENANT's expense.
18. **Default:** Each of the following shall constitute an event of default by the TENANT under this Lease: (a) TENANT fails to correct and rectify any default in the performance of any condition hereof within thirty (30) days after the TENANT receives written notice adequately identifying the default; or (b) the TENANT becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or any debtor proceeding is taken by or against the TENANT. Upon the occurrence of an event of default, and after receipt by the TENANT of a written registered notice, the LANDLORD may repossess the premises as if this Lease had not been made, and shall thereupon have the right to cancel this Lease without prejudice, together with any and all other rights and remedies available at law or in equity. Because this is a nominal-rent lease, the LANDLORD waives all right of distraint against the equipment, personal property, inventory, furniture, and fixtures of the TENANT.
19. **Limitation of Landlord's Liability:** Any liability of the LANDLORD under this Lease shall be limited to the LANDLORD's interest in the premises, and in no event shall any personal liability be asserted against the LANDLORD or its elected officials, officers, employees, or agents in connection with this Lease, nor shall any recourse be had to any other property or assets of the LANDLORD. In no event shall the LANDLORD be liable to the TENANT for any loss of business or profits or for any special, incidental, indirect, consequential, or punitive damages. The TENANT accepts the premises in their "AS IS, WHERE IS" condition, and the LANDLORD makes no representation or warranty as to the condition or fitness of the premises for any particular purpose.
20. **Performance of Landlord's Obligation:** If the LANDLORD shall breach any of the conditions required to be performed by it under the Lease, and shall fail to correct the same within thirty (30) days of written registered notice by the LANDLORD of its intention to do so, this lease shall terminate upon the date fixed in such notice, unless the LANDLORD shall meanwhile cure the default.

21. **Subordination to Mortgage:** This Lease is subject and subordinate to any Mortgage which may now or hereafter encumber the premises; and to all renewals, modifications, consolidations, replacements and extensions thereon. This clause shall be self-operative, and no further instrument of subordination need be required by any mortgagee. In confirmation of such subordination, however, TENANT shall, at LANDLORD's request, provide written confirmation of such.
22. **Estoppel Certificate:** TENANT will, at any time, and from time to time, upon not less than ten (10) days prior request by LANDLORD, execute, acknowledge, and deliver to LANDLORD without additional consideration, a statement in writing executed by TENANT certifying that TENANT is in possession of the premises under the terms of this Lease; that this Lease is unmodified and in full effect; or if there have been modifications, that this Lease is in full effect as modified, and setting forth such modifications and the dates to which rent has been paid, and either stating that to the knowledge of the TENANT, no default exists hereunder or specifying each such default to which TENANT may have knowledge; and such other matters as may be reasonably requested by LANDLORD, it being intended that any such statement by TENANT be relied upon by any prospective purchaser or mortgagee of the property.
23. **Notices:** Any notice under this lease must be made in writing and must be sent by registered or certified mail to the last address of the party to whom the notice is given as designated by such party in writing.

The LANDLORD hereby designates its address as:

City of Florence
Attn: City Manager
324 West Evans Street
Florence, SC 29501

The TENANT hereby designates its address as:

Pee Dee Healthy Start, Inc.
Attn: Executive Director
314 W. Pine Street
Florence, SC 29501

24. **Waiver:** Failure of either party to insist upon strict performance of any covenant or condition of this Lease, in any or more instances, shall not be construed as a waiver for the future of any such covenant or condition, but, the same shall be and remain in full force and effect.

25. **Binding Effect:** The covenants, terms, conditions, provisions and undertakings in this Lease, or in any renewals thereof, shall extend to, and be binding upon, the heirs and executors, administrators, and successors of the respective parties hereto, as if they were in every case named and expressed, and, shall be construed as covenants running with the land, and, whenever reference is made to either of the parties hereto, it shall be held to include and apply also to the heirs, executors, administrators and successors of such party, as if in each case so expressed.
26. **Warranty of Authority and Title:** Both parties, whose signatures are below inscribed, expressly warrant that they have full express authority to bind the respective parties on whose behalf they are signing, to the terms of this Lease. LANDLORD warrants that it has good marketable title and that, so long as the Tenant is not in default under this Lease, it will not interfere with the TENANT's use of the premises as described herein. This warranty is the sole covenant of quiet enjoyment given by the LANDLORD, and the TENANT's right to quiet enjoyment and peaceable possession is at all times subject to the terms of this Lease.
27. **Entire Agreement, Modification, and Severability:** This Lease contains the entire agreement between the parties, and shall not be modified in any manner except by an instrument in writing, executed by the parties. If any term or provision of this Lease, or the application thereof, to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law.
28. **Governing Law:** The construction and interpretation of this Lease shall at all times and in all respects be governed by the laws of the State of South Carolina.
29. **Time is of the Essence:** Time is of the essence with respect to the performance of each and every obligation of the TENANT under this Lease.
30. **Counterparts:** This Lease may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

[Signatures appear on following page]

IN WITNESS WHEREOF, the LANDLORD and TENANT subscribed their names and affixed their seals the day and year first above written.

LANDLORD:

City of Florence, South Carolina

Scotty Davis
City Manager

TENANT:

Pee Dee Healthy Start, Inc.

Madie A. Robinson
Executive Director



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VI.b.

Ordinance 2nd Reading

Department: Planning, Research & Development

Issue Under Consideration:

An ordinance to rezone from NC-6.1 to CR the parcel located at 107 South Homestead Drive, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90034-17-005. The request is being made by the property owner.

Current Status/Previous Action Taken:

1. On June 9, 2026, Planning Commission held a public hearing on this matter and voted 5 to 1 to recommend that the parcel be rezoned from NC-6.1 to CR.

Points to Consider:

1. This request is being considered for first reading.
2. City water and sewer are available to the parcel.
3. The property is currently zoned Neighborhood Conservation-6.1 (NC-6.1). This zoning district only allows single family detached residential uses.
4. The requested zoning of Commercial Reuse (CR) allows low impact commercial uses such as offices and small retail.
5. The applicant intends to renovate the existing house to use as his real estate office.

Attachments:

1. 107 S Homestead Dr Rezoning CC Ordinance
2. 107 Homestead CC Maps

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO REZONE 107 SOUTH HOMESTEAD DRIVE,
TAX MAP NUMBER 90034-17-005, FROM
NEIGHBORHOOD CONSERVATION-6.1 (NC-6.1) TO COMMERCIAL REUSE (CR)**

WHEREAS, a Public Hearing was held in City Council Chambers on June 9, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Trevis Cooper made application to rezone from Neighborhood Conservation-6.1 (NC-6.1) to Commercial Reuse (CR);

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

- 1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to CR;**
- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

PC -2026-17
Location Map - 107 S. Homestead Dr.



Legend

 Parcels

 Proposed Parcel



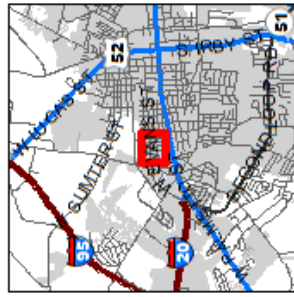
DISCLAIMER:
 The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. Its use without field verification is at the sole risk of the user.



ENR No. 52-2/2026

PC -2026-17

Zoning Map - 107 S. Homestead Dr.



- Legend**
- Parcels
 - Zoning District
 - Neighborhood Conservation Sub-Districts
 - NC-6.1
 - NC-6.2
 - NC-6.3
 - Business and Commercial Districts
 - CR
 - CA
 - CG
 - Industrial Zoning Districts
 - L
 - Proposed Parcel

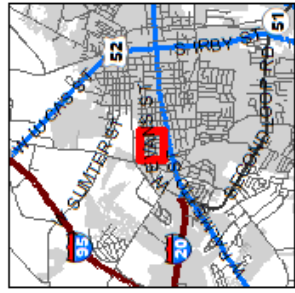


DISCLAIMER:
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DATE: 5/21/2024

PC -2026-17 Future Land Use Map - 107 S. Homestead Dr.



Legend

- Parcels
- Proposed Parcel

Future Land Use and Character 2023

FLU_1

- Parks and Open Space
- Suburban Residential
- General Residential
- Urban Residential
- Neighborhood Conservation
- Suburban Commercial
- General Commercial
- Corridor Mixed Use
- Urban Downtown
- Suburban Campuses
- Industrial
- Utilities

FULL LIFE, FULL FORWARD

FLORENCE

SOUTH CAROLINA

50 25 0 50 Feet

DA No. 5/22/2026



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VII.a.

Ordinance 1st Reading

Department: City Manager's Office

Issue Under Consideration:

An Ordinance to amend and restate Chapter 2, Article III, Division 5 of the City of Florence Code of Ordinances entitled "Public Safety Citizen's Review Board."

Current Status/Previous Action Taken:

By Ordinance No. 2021-23, adopted on July 12, 2021, the City established the Public Safety Citizens Review Board to review and advise on matters relating to the operations and community impact of public safety departments and services. The original Ordinance set forth formal administrative procedures for receiving, investigating, and hearing both internal employee concerns and external public complaints.

Points to Consider:

1. The amended and restated Ordinance expressly confirms that all formal complaints and hearing requests must be submitted in writing.
2. The amended and restated Ordinance establishes clear timeframes and completion requirements for Board members regarding the Police Department's Citizens Police Academy and mandatory training curriculum.
3. The amended and restated Ordinances provides updated procedural guidelines to streamline the handling of complaints and the conduct of investigative hearings.

Attachments:

1. Public Safety Citizen's Review Board Ordinance
2. Exhibit A
3. Exhibit A Redline

ORDINANCE NO. 2026 - ____

AN ORDINANCE TO AMEND AND RESTATE THE CITY OF FLORENCE CODE OF ORDINANCES, CHAPTER 2, ARTICLE III, DIVISION 5, PUBLIC SAFETY CITIZEN'S REVIEW BOARD, AS RELATES TO PROCEDURAL MATTERS AND OTHER MATTERS RELATED THERETO.

W I T N E S S E T H:

WHEREAS, by Ordinance 2021-23, the City Council of the City of Florence established the Public Safety Citizens Review Board (the “Board”) in Chapter 2, Article III, Division 5, Section 2-140 through 2-146 of the Code of Ordinances (the “Original Ordinance”); and

WHEREAS, the City Council finds that it serves the public interest to clarify and confirm procedural matters regarding the Original Ordinance; and

WHEREAS, the City Council finds that amending and restating the Original Ordinance is necessary and proper to promote the health, safety, peace, order and good government of the City of Florence.

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

- a. The Original Ordinance is hereby amended and restated in its entirety as set forth in Exhibit A, which is attached hereto and incorporated herein by reference.
- b. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.
- c. The Public Safety Citizens Review Board shall adopt amendments to its bylaws to ensure conformity with the provisions of this Ordinance.
- d. This Ordinance shall become effective upon its adoption on second and final reading by the City Council of the City of Florence.

ADOPTED this __ day of _____, 2026.

Approved as to form:

RONALD T. SCOTT
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY MOORE

EXHIBIT A

DIVISION 3. Public Safety Citizens Review Board

Sec. 2-140. Purpose.

- (a) The City Council finds that the demands and challenges for uniformed employees serving in the public safety are different from those of employees serving in other City departments.
- (b) In certain circumstances, there is merit in having independent citizens of good character and good judgment make conclusions after reasonable inquiry about general departmental practices and specific events which are brought to their attention. This division establishes the mechanism by which such inquiries can be made and such conclusions can be reached in a way that protects the public interest, public safety personnel and promotes the integrity of City operations.
- (c) The City Council further finds that citizens and City officials will benefit from an independent board that is empowered to consider larger policy issues as they pertain to public safety departments and to hear specific concerns from the public at large concerning the departments when those concerns are significant enough to warrant scrutiny and independent judgment.

Sec. 2-141. Public Safety Citizens Review Board

There is established a Public Safety Citizens Review Board to exercise the powers vested in it in accordance with the provisions of this division. The Board shall receive and review internal complaints from uniformed employees about policies, practices and procedures in the public safety departments. The Board shall also receive and review external complaints about uniformed employees of the public safety departments. Uniformed employees shall include all personnel who have been trained and certified in accordance with the general law of the state to exercise the authority of a public safety official regardless of whether they wear uniforms in the exercise of their duties on a regular basis.

Sec. 2-142. Members and terms of office; uniformed participants.

- (a) The Board shall consist of seven voting members, selected by the City Council for terms of office of four years each. Provided, however, the terms of the initial appointees shall be staggered so that seats designated as seats 1 and 2 will serve initial terms of two (2) years, seats designated as seats 3, 4, and 5 will serve initial terms of four (4) years, and seats designated as seats 6 and 7

will serve initial terms of three (3) years. After completion of the initial terms, all members of the Board will serve four (4) year terms. Each member must be a person who resides in the City, is at least 21 years of age, and has sound judgment and good moral character. No member shall be the spouse, parent, child or sibling of any employee of a public safety department. Within one year of appointment to the Board, each Board member must complete the City Police Department's Citizens Police Academy and a training curriculum covering police and fire departmental operations and policies. The City Council shall exercise care in its selection of members to maintain a total membership that is reasonably representative of a cross section of a diverse population.

(b) In addition to the voting members, there shall be two non-voting participant representatives selected from the uniformed employees from all public safety departments. Each participant shall be selected by the City Manager after consultation with the chief of each public safety department and other members of these departments as deemed appropriate by the City Manager. Each participant shall have at least five continuous years' experience with the department and no participant shall be the grade of lieutenant or higher. Each non-voting participant shall be authorized to provide statements or to answer questions from the Board during hearings and deliberations. Non-voting participants shall not vote on actions taken by the Board. Each non-voting member shall be subject to disciplinary action for violating Board provisions of confidentiality.

Sec. 2-143. Meetings.

The Board shall establish a regular schedule for meetings that occur no less than four times each year on a quarterly basis. The committee shall also make provision for special meetings as special needs arise. At each regular meeting, citizens shall be afforded an opportunity to address the Board on matters within the Board's jurisdiction pursuant to such reasonable rules as the Board may adopt to ensure a balance between good order and the rights of citizens to be heard. A majority of the duly appointed voting members shall constitute a quorum. A quorum shall be present before any business is conducted by the Board other than rescheduling a meeting.

Sec. 2-144. Complaints.

(a) Internal complaints.

(1) Any uniformed employee of a City public safety department who believes that the policies and practices of that department result continually in acts of unfairness, or believes that on a single occasion, there has been an especially damaging impact, may file a written statement requesting the Board to review those practices, or to address the circumstances of the single event. The written complaint must specify what actions the employee has taken to seek a redress

of the issue internally and should state in what respects the department's internal procedures have not or will not address the problem.

(2) The following complaints in ordinary circumstances shall not be considered by the Board:

- a. Annual employee evaluations.
- b. Job descriptions.
- c. Job assignments.
- d. Amounts of compensation.
- e. Disciplinary actions

(b) External complaints. Any person who has a complaint about the conduct of a uniformed employee of a City public safety department may submit a written complaint to the department, the Human Resources Department, or directly to the Board. All external complaints, regardless of how received, shall first be investigated by the affected department and the complainant shall be informed of the final departmental determination. If the complainant is not satisfied with the determination, he or she may submit a request in writing seeking further review by the Board in accordance with the procedure outlined in this division. All final departmental determinations must inform the complaining person of this opportunity.

Sec. 2-145. Powers of the Board.

(a) Upon receipt of a written complaint, the Board has up to thirty (30) days to determine the necessity of an investigation. The Board may undertake an inquiry through its own membership, or through City staff from outside the public safety department, or through some combination of those resources to determine the accuracy of the facts and circumstances set forth in the written complaint. Upon completion of the inquiry, the Board shall summarize its findings and recommended actions and shall submit those to the City Manager. The City Manager shall review and either accept or reject the Board's findings and recommended actions. Once the City Manager has made its final decision, the Board shall submit the final report to the complaining employee or to the complaining member of the public and shall submit the same final report to the chief of the affected department. The chief and the City Manager may designate one or more persons to receive and assess such reports and recommendations on a regular basis. Pursuant to the South Carolina Freedom of Information Act, the complaining employee or complaining

member of the public may request a copy of the Board's findings and recommended actions submitted to the City Manager.

(b) Complaint Procedure and Executive Session.

1. Submission and Requirements. Any internal or external complaint and request for a hearing shall be submitted in writing to the City Human Resources Director at least thirty (30) days prior to any scheduled hearing date. The written submission shall include:
 - a. A statement detailing the specific grounds and reasons for the hearing request and complete narrative of all associated events, acts, or omissions to be presented to the Board; and
 - b. The names of all witnesses the complaining party intends to request the Board to call during the requested hearing.
2. Executive Session and Open Meetings. Pursuant to the South Carolina Freedom of Information Act, S.C. Code Ann. § 30-4-70(a)(1), all hearings and meetings of the Board regarding personnel complaints shall be held in executive session, unless the complaining party affirmatively elects in the initial written complaint to have an open, public hearing.
3. Deliberations and Board Action. Regardless of whether the hearing is open or closed, all Board deliberations shall be conducted in executive session. No action or vote of the Board may be taken while in executive session. Any recommendation or final action of the Board shall be made only upon returning to open session.

(c) In exercising its duties under subsection (a) of this section, the Board shall have access to personnel records, annual employee evaluations, job descriptions, job assignments, employee compensation data, disciplinary records or other records related to personnel, except to the limited extent such access is specifically precluded by state or federal law, that pertain to the issue. Personnel records which are not relevant shall not be made available. The Board shall also have access to records and files kept in the ordinary course of departmental operations. The Board shall have access to other investigations and inquiries within the department and relevant to the inquiry before the Board. Any assertion by a department head or a person keeping the records to be provided that their disclosure to the Board would breach confidentiality of highly personal information, threaten public security, or harm an ongoing investigation shall be resolved by the City Attorney.

(d) The City Manager and elected officials of the City are exempt from being summoned or called as witnesses by the Board or any party, whether in executive session or in an open hearing. The Board shall have the authority to invite members of the public with relevant knowledge to be interviewed. Such interviews may be conducted in private to the extent permitted by law. The Board may designate one or more of its members to conduct private interviews, provided all such meetings and communications comply with the South Carolina Freedom of Information Act. The Board or its designated members may conduct such interviews without prior notice to the chief of any affected department.

(e) The Board on its own may initiate its own inquiry into established practices of a City public safety department, or into the facts giving rise to a specific occurrence, provided the Board first delivers to the City Manager a written statement of its intent to do so. Upon completion of such inquiries, the Board shall make a summary of its findings and present them along with any recommendations to the City Manager.

(f) The Board may request legal advice from the City Attorney. Such legal advice will be provided in executive session.

(g) The Board may, at times, request to speak with the City Manager to discuss items of interest or concern related to the management or operations of a City public safety department. The City Manager shall inform the City Council of the Board's concerns.

(h) Information which is lawfully classified as confidential and which is received as confidential information by the Board shall not be disclosed, directly or indirectly, by Board members to media representatives, other members of the public, or to employees. Failure to obey the confidentiality rules set forth herein is grounds for removal of a Board member. Nothing in this subsection shall preclude the disclosure of all relevant information to the extent necessary or appropriate by the Board in its reports to the public safety chief and the City Manager.

Sec. 2-146. Retaliation prohibited.

No supervisor or coworker of a complaining employee shall retaliate, directly or indirectly, in any manner against an employee who exercises rights under this ordinance or who makes statements to the Board or its delegated member or representative.

(a) No uniformed employee of a City public safety department shall retaliate, directly or indirectly, in any manner against any complaining person who is part of the general public for having submitted a complaint or report to the Board.

(b) Any violation of this section shall be a basis for disciplinary action, including dismissal.

Secs. 2-147—2-199. - Reserved.

EXHIBIT A

DIVISION 3. Public Safety ~~Citizen's~~Citizens Review Board

Sec. 2-140. Purpose.

(a) The ~~city-council~~City Council finds that the demands and challenges for uniformed employees serving in the public safety are different from those of employees serving in other ~~city~~City departments.

(b) In certain circumstances, there is merit in having independent citizens of good character and good judgment make conclusions after reasonable inquiry about general departmental practices and specific events which are brought to their attention. This division establishes the mechanism by which such ~~inquires~~inquiries can be made and such conclusions can be reached in a way that protects the public interest, public safety personnel and promotes the integrity of ~~the city-organization~~City operations.

(c) The ~~city-council~~City Council further finds that citizens and ~~city~~City officials will benefit from an independent board that is empowered to consider larger policy issues as they pertain to public safety departments and to hear specific concerns from the public at large concerning the departments when those concerns are significant enough to warrant scrutiny and independent judgment.

Sec. 2-141. Public Safety ~~citizen's review board~~Citizens Review Board

There is established a ~~public safety citizen's review board~~Public Safety Citizens Review Board to exercise the powers vested in it in accordance with the provisions of this division. The ~~board~~Board shall receive and review internal complaints from uniformed employees about policies, practices and procedures in the public safety departments. The ~~board~~Board shall also receive and review external complaints about uniformed employees of the public safety departments. Uniformed employees shall include all personnel who have been trained and certified in accordance with the general law of the state to exercise the authority of a public safety official regardless of whether they wear uniforms in the exercise of their duties on a regular basis.

Sec. 2-142. Members and terms of office; uniformed participants.

(a) The ~~board~~Board shall consist of seven voting members, selected by the ~~city-council~~City Council for terms of office of four years each. Provided, however, the terms of the initial appointees shall be staggered so that seats designated as seats 1 and 2 will serve initial terms of two (2) years, seats designated as seats 3, 4, and 5 will serve initial terms of four (4) years, and seats designated as seats 6 and 7 will serve initial terms of three (3) years. After completion of the initial terms, all members of the ~~board~~Board will serve four (4) year terms. Each member

must be a person who resides in the ~~city~~City, is at least 21 years of age, and has sound judgment and good moral character. No member shall be the spouse, parent, child or sibling of any employee of a public safety department. ~~Each board~~Within one year of appointment to the Board,
each Board member must complete the City Police ~~Departments~~Department's Citizens Police Academy and a training curriculum ~~for the purpose of becoming familiar with~~covering police
and fire departmental

operations and policies. The ~~city council~~City Council shall exercise care in its selection of members to maintain a total membership that is reasonably representative of a cross section of a diverse population.

(b) In addition to the voting members, there shall be two ~~nonvoting~~non-voting participant representatives ~~of~~selected from the uniformed employees from all public safety departments. Each participant shall be selected by the ~~city manager~~City Manager after consultation with the chief of each public safety department and other members of these departments as deemed appropriate by the ~~city manager~~City Manager. Each participant shall have at least five continuous years' experience with the department and no participant shall be the grade of lieutenant or higher. Each ~~nonvoting~~non-voting participant shall be authorized to ~~volunteer~~provide statements or to answer questions from the ~~board~~Board during hearings and deliberations. ~~Nonvoting~~Non-voting participants shall not vote on actions taken by the ~~board~~Board. Each ~~nonvoting~~non-voting member shall be subject to disciplinary action for violating ~~committee~~Board provisions of confidentiality.

Sec. 2-143. Meetings.

The ~~board~~Board shall establish a regular schedule for meetings that occur no less than four times each year on a quarterly basis. The committee shall also make provision for special meetings as special needs arise. At each regular meeting, citizens shall be afforded an opportunity to address the ~~board~~Board on matters within the ~~board's~~Board's jurisdiction pursuant to such reasonable rules as the ~~board~~Board may adopt to ensure a balance between good order and the rights of citizens to be heard. A majority of the duly appointed voting members shall constitute a quorum. A quorum shall be present before any business is conducted by the ~~board~~Board other than rescheduling a meeting.

Sec. 2-144. Complaints.

(a) Internal complaints.

(1) Any uniformed employee of a City public safety department who believes that the policies and practices of that department result continually in acts of unfairness, or believes that on a single occasion, there has been an especially damaging impact, may file a written statement requesting the ~~board~~Board to review those practices, or to address the circumstances of the single event. The written complaint must specify what actions the employee has taken to seek a redress of the issue internally and should ~~say~~state in what respects the department's internal procedures have not or will not address the problem.

(2) The following complaints in ordinary circumstances shall not be ~~addressed to~~considered by the ~~board~~Board:

a. Annual employee evaluations.

b. Job ~~assignments~~descriptions.

c. Job assignments.

d. ~~e.~~ Amounts of compensation.

e. ~~d.~~ Disciplinary actions

~~(3) Notwithstanding the list of exclusions in subsection (a)(2) of this section, such items may be presented to the board for review when there is a compelling reason to do so and the employee describes succinctly how departmental procedures otherwise in place fail to properly evaluate the employee's circumstances.~~

(b) External complaints. Any person who has a complaint about the conduct ~~or statements of~~ a uniformed employee of a City public safety department may ~~initiate a~~ submit a written complaint ~~with~~ to the department, ~~through the human resources department~~ the Human Resources Department, or directly ~~with~~ to the ~~board~~ Board. All external complaints, regardless of how received, shall first be investigated by the affected department and the complainant shall be informed of the final departmental determination. If the complainant is not satisfied with the determination, he or she may ~~seek~~ submit a request in writing seeking further review by the ~~board~~ Board in accordance with the procedure outlined in this division. All final departmental determinations must inform the complaining person of this opportunity.

Sec. 2-145. Powers of the ~~commission board~~ Board.

(a) Upon receipt of a written complaint, the ~~board~~ Board has up to thirty (30) days to determine the necessity of an investigation. The ~~board~~ Board may undertake an inquiry through its own membership, or through ~~city~~ City staff from outside the public safety department, or through some combination of those resources to determine the accuracy of the facts and circumstances set forth in the written complaint. Upon completion of the inquiry, the ~~board~~ Board shall summarize its findings and recommended actions and shall submit those to the City Manager. The City Manager shall review and either accept or reject the Board's findings and recommended actions. Once the City Manager has made its final decision, the Board shall submit the final report to the complaining employee or to the complaining member of the public and shall submit the same ~~findings and recommendations~~ final report to the chief of the affected department ~~and to the city manager~~. The chief and the ~~city manager~~ City Manager may designate one or more persons to receive and assess such reports and recommendations on a regular basis. Pursuant to the South Carolina Freedom of Information Act, the complaining employee or complaining member of the public may request a copy of the Board's findings and recommended actions submitted to the City Manager.

(b) Complaint Procedure and Executive Session.

1. Submission and Requirements. Any internal or external complaint and request for a hearing shall be submitted in writing to the City Human Resources Director at least thirty (30) days prior to any scheduled hearing date. The written submission shall include:
 - a. A statement detailing the specific grounds and reasons for the hearing request and complete narrative of all associated events, acts, or omissions to be presented to the Board; and
 - b. The names of all witnesses the complaining party intends to request the Board to call during the requested hearing.

~~(b) All hearings or meetings conducted by the board to address complaints are held in executive session unless the complaining party requests, at least 24 hours prior to the hearing, that it be held in open session. The official recording and the official minutes of all such hearings or meetings are subject to the control and disposition of the City Manager.~~

2. Executive Session and Open Meetings. Pursuant to the South Carolina Freedom of Information Act, S.C. Code Ann. § 30-4-70(a)(1), all hearings and meetings of the Board regarding personnel complaints shall be held in executive session, unless the complaining party affirmatively elects in the initial written complaint to have an open, public hearing.

3. Deliberations and Board Action. Regardless of whether the hearing is open or closed, all Board deliberations shall be conducted in executive session. No action or vote of the Board may be taken while in executive session. Any recommendation or final action of the Board shall be made only upon returning to open session.

(c) In exercising its duties under subsection (a) of this section, the ~~board~~Board shall have access to personnel records ~~or, annual employee evaluations, job descriptions, job assignments, employee compensation data, disciplinary records or other~~ records related to personnel, except to the limited extent such access is specifically precluded by state or federal law, that pertain to the issue. Personnel records which are not relevant shall not be made available. The ~~board~~Board shall also have access to records and files kept in the ordinary course of departmental operations. The ~~board~~Board shall have access to other investigations and ~~inquires~~inquiries within the department and relevant to the inquiry before the ~~board~~Board. Any assertion by a department head or a person keeping the records to be provided that their disclosure to the ~~board~~Board would breach confidentiality of highly personal information, threaten public security, or harm an ongoing investigation shall be resolved by the ~~city attorney~~City Attorney.

(d) The City Manager and elected officials of the City are exempt from being summoned or called as witnesses by the Board or any party, whether in executive session or in an open hearing. The Board shall have the authority to invite members of the public with relevant knowledge to be interviewed. Such interviews may be conducted in private to the extent permitted by law. The Board may designate one or more of its members to conduct private interviews, provided all such meetings and communications comply with the South Carolina Freedom of Information Act. The Board or its designated members may conduct such interviews without prior notice to the chief of any affected department.

~~(d) The board shall not have the authority to summon for interview any city employee. Nor shall the elected officials of the city be subjected to a summons from the board. The board has~~

~~authority to invite for interview any member of the public having knowledge of the facts. The conversations may be held in private to the full extent otherwise permitted by law. The board may delegate one or more members to conduct private interviews, provided their meetings and discussions occur in compliance with state law. The board or delegated board members may hold such conversations in private without notifying the chief of the affected department.~~

(e) The ~~board~~Board on its own may initiate its own inquiry into established practices of ~~the a~~City public safety department, or into the facts giving rise to a specific occurrence, provided the ~~board~~Board first delivers to the ~~city manager~~City Manager a written statement of its intent to do so. Upon completion of such inquiries, the ~~board~~Board shall make a summary of its findings and present them along with any recommendations to the ~~city manager~~City Manager.

(f) The ~~board~~Board may request legal advice from the ~~city attorney~~City Attorney. Such legal advice will be provided in executive session.

(g) The ~~board~~Board may, at times, request to speak with the ~~city manager~~City Manager to discuss items of interest or concern related to the management or operations of ~~the a~~City public safety department. The ~~city~~City Manager shall inform the City Council of the Board's concerns.
~~manager shall inform the city council of the board's concerns.~~

(h) Information which is lawfully classified as confidential and which is received as confidential information by the ~~board~~Board shall not be disclosed, directly or indirectly, by ~~board~~Board members to media representatives, other members of the public, or to employees. Failure to obey the confidentiality rules set forth herein is grounds for removal of a ~~board~~Board member. Nothing in this subsection shall preclude the disclosure of all relevant information to the extent necessary or appropriate by the ~~committee~~Board in its reports to the public safety chief and the ~~city manager~~City Manager.

Sec. 2-146. Retaliation prohibited.

~~(a)~~ No supervisor or coworker of a complaining employee shall retaliate, directly or indirectly, in any manner against ~~the an~~ employee who exercises rights under this ~~division~~ordinance or who makes statements to the ~~board~~Board or its delegated member or representative.

(a) ~~(b)~~ No uniformed employee of ~~the a~~City public safety department shall retaliate, directly or indirectly, in any manner against any complaining person who is part of the general public for having submitted a complaint or report to the ~~board~~Board.

(b) ~~(e)~~ Any violation of this section shall be a basis for disciplinary action, including dismissal.

Secs. 2-147—2-199. - Reserved.



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VII.b.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

Request to annex Phases 5A, 5B, and 5C of The Grove Subdivision, identified as portions of Florence County Tax Map Numbers 00075-01-219, 00075-01-221, and 00075-01-272. The request is being made by the property owner, The Grove at Ebenezer, LLC.

Current Status/Previous Action Taken:

1. On May 9, 2016, City Council adopted Ordinance 2016-17 entering into a development agreement (signed by all parties August 23, 2016) with the developer of “The Grove at Ebenezer” and established the zoning of the property as PDD, pending annexation. The development agreement requires annexation of the property prior to development activity.
2. Public hearings were held on April 12, 2016 and May 9, 2016 regarding the zoning and development agreement.

Points to Consider:

1. This request is being considered for first reading.
2. The parcels are currently vacant. The intended development for the tracts will include 219 single-family residential lots.
3. City water service is currently available; sewer service will be extended by the developer from the adjacent parcel per the approved development agreement dated August 23, 2016.
4. The subdivision of the property will be reviewed by the City of Florence Planning Commission under sketch plan review, followed by development plan review.
5. City Staff recommends annexation and zoning of the property to (PDD) Planned Development District.

Attachments:

1. The Grove Phase 5 Ordinance
2. Grove Annexation Exhibit A
3. Grove Phase 5 A B C Map
4. Phases 5 A B Annexation Petition - signed
5. Phase C Annexation Petition - signed

ORDINANCE NO. 2026-_____

AN ORDINANCE TO ANNEX AND ZONE PDD THE PROPERTIES OWNED BY THE GROVE AT EBENEZER, LLC, IDENTIFIED AS PORTIONS OF TMN 00075-01-219, 00075-01-221, AND 00075-01-272

WHEREAS, a Public Hearing was held in the Council Chambers on April 12, 2016 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the second of two Public Hearings was held in the Council Chambers on May 9, 2016 at 1:00 P.M. before the City of Florence City Council and notice of said hearing was duly given;

WHEREAS, application by The Grove at Ebenezer, LLC, owner of TMNs 00075-01-219, 00075-01-221, and 00075-01-272, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated in the city limits of the City of Florence under the provisions of **Section 5-3-150(3) of the 1976 Code of Laws of South Carolina** and adding the zoning district classification of **(PDD) Planned Development District**:

The property requesting annexation is shown more specifically on the plat attached hereto as Exhibit “A” and includes portions of Florence County Tax Maps 00075-01-219, 00075-01-221, and 00075-01-272.

Any portions of public rights-of-way abutting the above described properties will be also included in the annexation.

WHEREAS, Florence City Council concurs in the aforesaid application, findings and recommendations:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FLORENCE IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF:

1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2026 - _____
Page 2

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

City Attorney

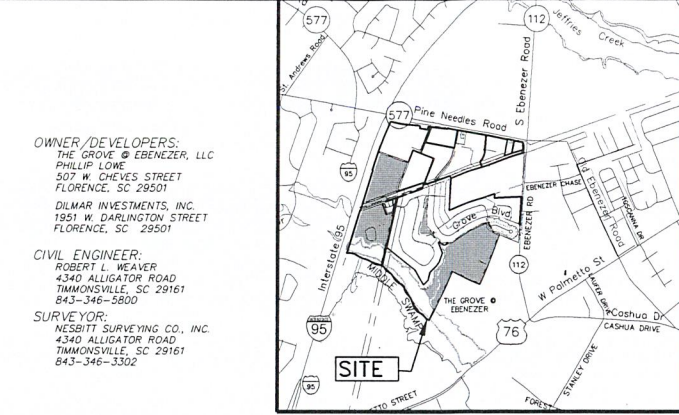
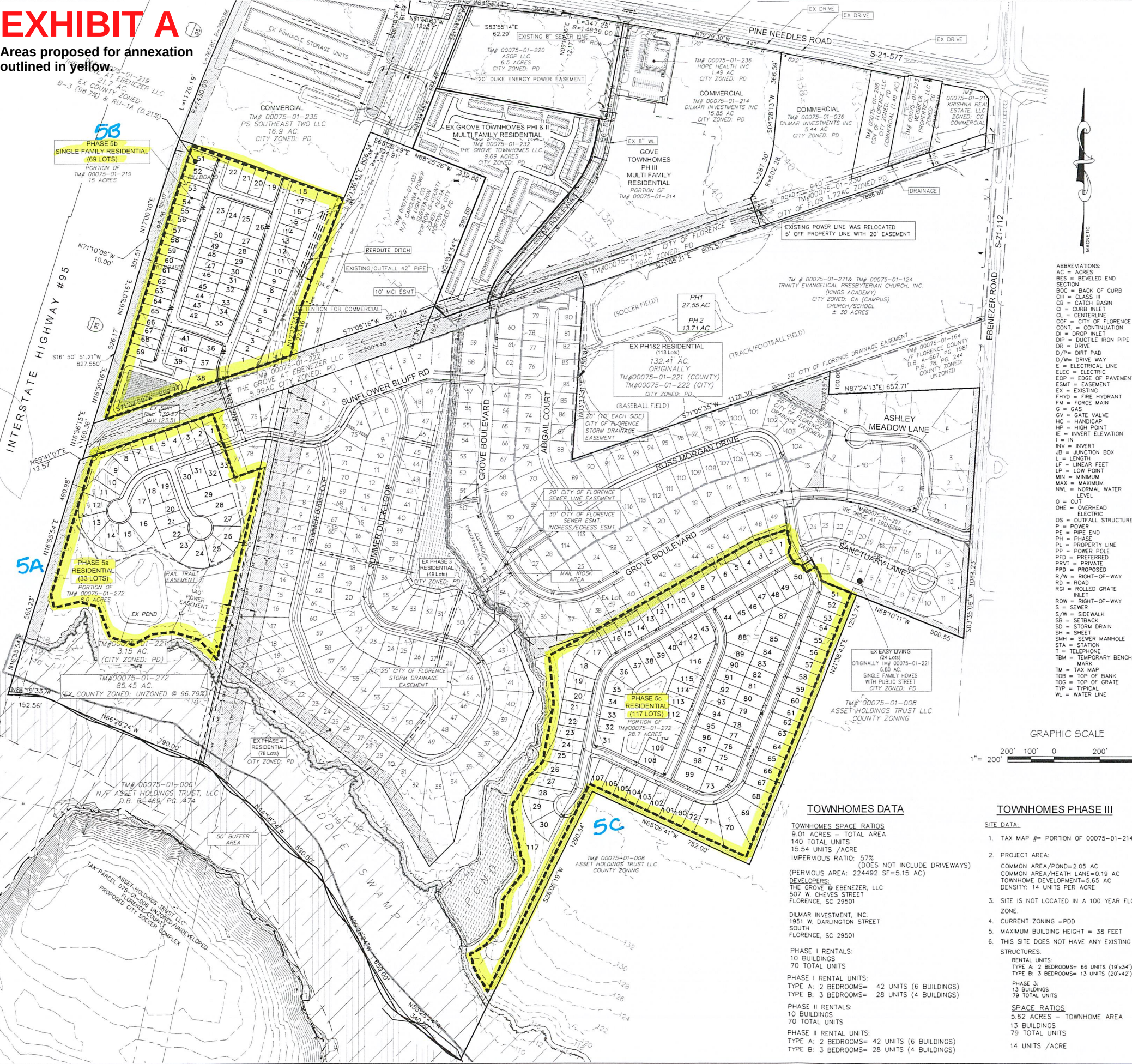
Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

EXHIBIT A

Areas proposed for annexation outlined in yellow.



OWNER/DEVELOPERS:
THE GROVE @ EBENEZER, LLC
PHILIP L. WEAVER
507 W. CHEVES STREET
FLORENCE, SC 29501
DILMAR INVESTMENTS, INC.
1951 W. DARLINGTON STREET
FLORENCE, SC 29501

CIVIL ENGINEER:
ROBERT L. WEAVER
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800

SURVEYOR:
NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-3322

SITE DATA
TAX MAP NO'S: 00075-01-018, 00075-01-054, & 00075-01-214
PROPOSED: TM#00075-01-272, 00075-01-219, 00075-01-221

TOTAL ACREAGE: 240.75 ACRE
EXISTING PHASE 1 AND PHASE 2 - 40.50 ACRES
EXISTING PHASE 3 - 15.42 (INCLUDING POND)
EXISTING PHASE 4 - 26.84 ACRES
EXISTING EASY LIVING - 6.8 ACRES
PROPOSED PHASE 5a - 8.2 ACRES
PROPOSED PHASE 5b - 14.5 ACRES
PROPOSED PHASE 5c - 28.7 ACRES

NUMBER OF LOTS: SINGLE FAMILY
PHASE 1 - 66 PHASE 3 - 48 PHASE 5a - 33
PHASE 2 - 47 PHASE 4 - 78 PHASE 5b - 69
EASY LIVING - 24 PHASE 5c - 117
TOTAL: 485

ZONE: PLANNED DEVELOPMENT DISTRICT (PDD)

BUILDING SETBACK: EX PHASE 1 & 2 EX PHASE 3 & 4 PROPOSED PHASE 5a-c
FRONT=20' & 25' FRONT=15' & 20' FRONT= 20'
SIDE=5' SIDE=5' SIDE= 5'
REAR=20' REAR=15' REAR= 15'
SIDE STREET=10' SIDE STREET=10' SIDE STREET=10'

A PORTION OF THIS PARCEL LIES IN FLOOD ZONE "AE" AS SHOWN ON FLOOD INSURANCE MAP NUMBER 45041C0136E DATED 12/16/14.
PLANNED DEVELOPMENT DISTRICT (PDD)
DEVELOPMENT STANDARDS

1. TOTAL ACRES ± 240.78

2. DENSITY
COMMERCIAL
70 ACRES AT 11,000 SQUARE FEET COMMERCIAL SPACE PER ACRE WITH LAND USES PRIMARILY FOUND IN THE B-3 ZONING DISTRICT PER 2016 CITY OF FLORENCE ZONING ORDINANCE. SEE ATTACHED SCHEDULE A. PROPERTY MARKED COMMERCIAL MAY ALSO INCLUDE ANY OF THE RESIDENTIAL DISTINCTIONS LISTED IN THE RESIDENTIAL AREAS DESCRIBED BELOW, PROVIDED A MIXTURE OF COMMERCIAL AND RESIDENTIAL USES WILL BE MAINTAINED.
RESIDENTIAL
140 ACRES OF SINGLE-FAMILY AVERAGE DENSITY OF 3.5 UNITS PER ACRE. INCLUDED IN THE RESIDENTIAL ACREAGE IS A MAXIMUM OF 24 ACRES FOR MULTI-FAMILY RESIDENTIAL TO INCLUDE CONDOS, TOWNHOUSES, AND APARTMENTS, DUPLEX, TRIPLEX, QUADRAPLEX AND ANY FORM OF RESIDENTIAL HOUSING DEEMED APPROPRIATE BY DEVELOPER, AT AN AVERAGE DENSITY 18 UNITS PER ACRE. DEVELOPMENT STANDARDS CAN BE FOUND WITHIN THE ADOPTED PDD 2016-01.
MULTI-FAMILY
92 ACRES OF MULTIFAMILY WITH AN AVERAGE DENSITY OF 18 UNITS PER ACRE. DEVELOPMENT STANDARDS ARE LISTED IN THE ADOPTED PDD 2016-01 (EXHIBIT C). MULTIFAMILY USE IS PERMITTED WITHIN COMMERCIAL AND RESIDENTIAL SECTIONS OF PDD 2016-01. THE TOTAL 92 ACRES CONSIST OF 24 ACRES WITHIN THE RESIDENTIAL SECTION, AND 68 ACRES OF THE COMMERCIAL SECTION.

• DENSITIES ARE EXCLUSIVE OF THE 31+ ACRES IDENTIFIED AS OPEN SPACE.

3. OVERALL SITE DESIGN
OVERALL SITE DESIGN SHALL BE HARMONIOUS IN TERMS OF LANDSCAPING, ENCLOSURE OF PRINCIPAL AND ACCESSORY USES, SIZE OF STRUCTURES, STREET PATTERNS, AND USE RELATIONSHIPS. VARIETY IN BUILDING TYPES, HEIGHTS, FACADES, SETBACKS, AND SIZE OF OPEN SPACES SHALL BE ENCOURAGED.

PHASES AND SUB-PHASES OF DEVELOPMENT SHALL BE SUBMITTED TO STAFF OF THE CITY OF FLORENCE DEPARTMENT OF PLANNING, RESEARCH AND DEVELOPMENT. ALL BOUNDARIES OF PHASES AND SUB-PHASES SHALL BE IDENTIFIED ON AN AMENDED MAP OF PDD 2016-01 ALSO KNOWN AS "THE GROVE." A PLAT SHALL BE SUBMITTED PRIOR TO DEVELOPMENT OF ANY PHASE OR SUB-PHASE OF THIS DEVELOPMENT. EACH PLAT SHALL IDENTIFY, ON SAID PLAT, WITH WHICH ZONING DISTRICT CONTAINED WITHIN PDD 2016-01 THAT PARTICULAR PHASE OR SUB-PHASE WILL BE DEVELOPED.

4. PARKING & LOADING - SEE ATTACHED SCHEDULE A PDD 2016-01.

5. BUFFER AREAS - THE OLD RAILROAD RIGHT-OF-WAY WILL BE USED AS A BUFFER BETWEEN THE COMMERCIAL PROPERTY AND RESIDENTIAL PROPERTIES. NO BUFFERS WILL BE REQUIRED WITHIN THE RESIDENTIAL PROPERTY. PERIMETER BUFFERS ALONG 195 AND EBENEZER ROAD WILL BE INCLUDED IN THE LOTS AT A MINIMUM OF 25 FEET.

6. LANDSCAPE AND COMMON OPEN SPACE - COMMERCIAL AND APARTMENT PROPERTY SHALL FOLLOW REQUIREMENTS OF SECTION 4.3 AND 4.4 IN THE ZONING ORDINANCE DATED OCTOBER 2013.

7. SIGNAGE
SIGNAGE WITHIN THE COMMERCIAL SECTION OF THIS PLANNED DEVELOPMENT WILL MEET THE PDD AND B-3 STANDARDS OF THE CITY OF FLORENCE ZONING ORDINANCE AT THE DATE OF THE ADOPTED PDD 2016-01. THE DEVELOPER HAS THE OPTION TO VARY SIGNAGE BASED ON REQUIREMENTS OF TENANTS AND OVERALL DEVELOPMENT CONCEPT.

8. MAXIMUM IMPERVIOUS RATIOS: A. COMMERCIAL IS 90%
B. SINGLE FAMILY RESIDENTIAL IS 70%
C. MULTIFAMILY IS 75%

9. FOR ADDITIONAL SITE INFORMATION SEE SCHEDULES A AND B.

10. SEE ATTACHED SCHEDULE B PDD 2016-01 FOR PERMITTED LAND USES.

TOWNHOMES DATA

TOWNHOMES SPACE RATIOS
9.01 ACRES - TOTAL AREA
140 TOTAL UNITS
15.54 UNITS /ACRE
IMPERVIOUS RATIO: 57% (DOES NOT INCLUDE DRIVEWAYS)
(PERVIOUS AREA: 224492 SF=5.15 AC)
DEVELOPERS:
THE GROVE @ EBENEZER, LLC
507 W. CHEVES STREET
FLORENCE, SC 29501
DILMAR INVESTMENT, INC.
1951 W. DARLINGTON STREET
SOUTH
FLORENCE, SC 29501
PHASE I RENTALS:
10 BUILDINGS
70 TOTAL UNITS
PHASE I RENTAL UNITS:
TYPE A: 2 BEDROOMS= 42 UNITS (6 BUILDINGS)
TYPE B: 3 BEDROOMS= 28 UNITS (4 BUILDINGS)
PHASE II RENTALS:
10 BUILDINGS
70 TOTAL UNITS
PHASE II RENTAL UNITS:
TYPE A: 2 BEDROOMS= 42 UNITS (6 BUILDINGS)
TYPE B: 3 BEDROOMS= 28 UNITS (4 BUILDINGS)

TOWNHOMES PHASE III

SITE DATA:
1. TAX MAP #= PORTION OF 00075-01-214
2. PROJECT AREA:
COMMON AREA/POND=2.05 AC
COMMON AREA/HEATH LANE=0.19 AC
TOWNHOME DEVELOPMENT=5.65 AC
DENSITY: 14 UNITS PER ACRE
3. SITE IS NOT LOCATED IN A 100 YEAR FLOOD ZONE
4. CURRENT ZONING =PDD
5. MAXIMUM BUILDING HEIGHT = 38 FEET
6. THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES.
RENTAL UNITS:
TYPE A: 2 BEDROOMS= 66 UNITS (18'x34')
TYPE B: 3 BEDROOMS= 13 UNITS (20'x42')
PHASE 3:
13 BUILDINGS
79 TOTAL UNITS
SPACE RATIOS
5.62 ACRES - TOWNHOME AREA
13 BUILDINGS
79 TOTAL UNITS
14 UNITS /ACRE

REVISION BLOCK

NO.	DATE	PLAN SET	REVISION DESCRIPTION	BY
1			PLAN SET WAS REVISED	

ROBERT L. WEAVER, P.E.
CIVIL ENGINEERING & LAND PLANNING
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800
rweaver@robertlweaver.com

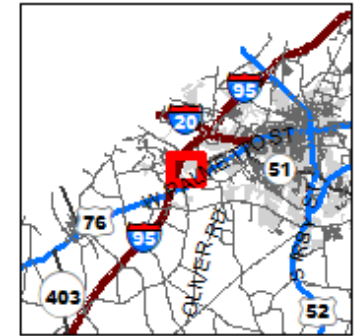
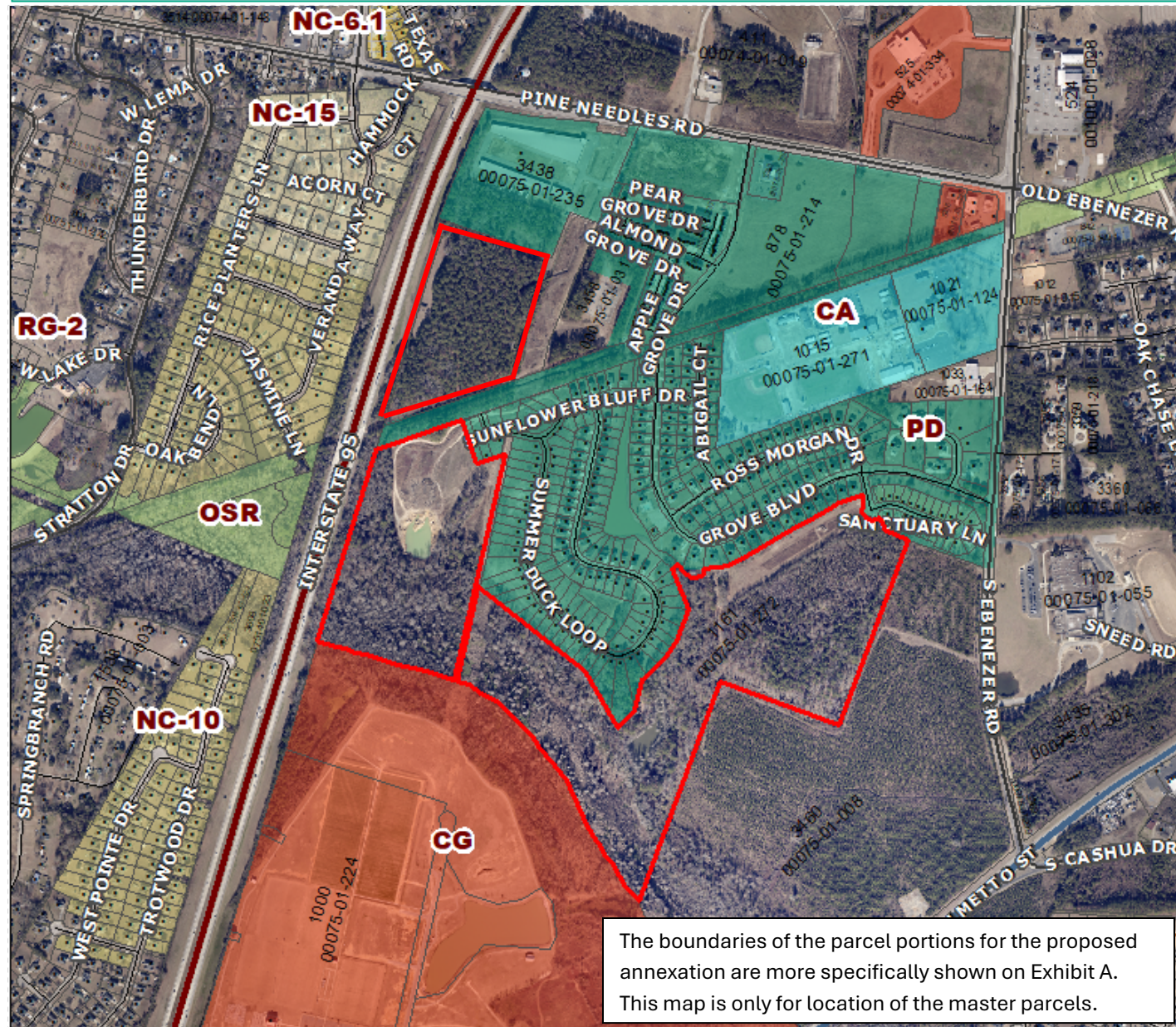
THIS DRAWING & DESIGN THEREON ARE THE PROPERTY OF ROBERT L. WEAVER, P.E.
THE REPRODUCTION, USE, OR COPIING OF THIS DRAWING
WITHOUT THE WRITTEN CONSENT IS PROHIBITED

Project: The Grove
59.2 Acres Land
Disturbance Submittal
FLORENCE, SC
Client: The Grove At Ebenezer, LLC

Description: OVERALL SITE PD DEVELOPMENT PLAN

Project No: 25-009
Sheet No: 1 of 1

Location Map of The Grove at Ebenezer Phases 5 A, B, C



Legend

- Parcels
- Zoning District**
- Agricultural and Open Space Districts**
- OSR
- Residential Districts**
- PD
- Neighborhood Conservation Sub-Districts**
- NC-15
- NC-10
- NC-6.1
- NC-6.2
- Business and Commercial Districts**
- CA
- CG
- Proposed Parcel

FULL LIFE, FULL FORWARD
FLORENCE
SOUTH CAROLINA

1000 500 0 1000 Feet

Date: 7/17/2026

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioner(s) is/are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below and shown on the accompanying map/plat:

Street Address: Grove Phase 5a: Sunflower Bluff Rd. Grove Phase 5b: Laney Dr.

Florence County Tax Map Number: 00075-01-272 & 221 and 00075-01-219

3. Annexation is being sought for the following reason: Residential use per PDD 2016-1 agreement with City
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Number of Residents ± 66, 139 Race Mixed

Total Number Age 18 and Over Future Total Registered to Vote Future

PROPERTY OWNER(S) (Please print or type) Name(s):

The Grove at Ebenezer, LLC

Petitioner/Property Owner Signature: *Philip Lowe* Date: 07/16/2026

Petitioner/Property Owner Signature: _____ Date: _____

Address: 507 Cheves St., Florence SC 29501

Telephone Numbers: (843) 621-9999 [cell] _____ [other] _____

Email Address: lowesttherapy@cs.com

Certification as to ownership on the date of petition:	FOR OFFICIAL USE ONLY
Staff: <u><i>AB</i></u>	Date: <u><i>7/16/26</i></u>

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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1. The petitioner(s) is/are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.
2. That the petitioner(s) desires to annex the property more particularly described below and shown on the accompanying map/plat:

Street Address: Grove Phase 5c: Sanctuary Lane

Florence County Tax Map Number: 00075-01-272

3. Annexation is being sought for the following reason: Residential use per PDD 2016-1 agreement with City
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

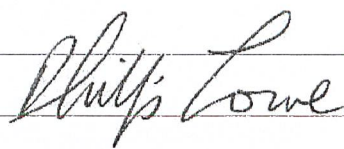
To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Number of Residents + 234 Race Mixed

Total Number Age 18 and Over Future Total Registered to Vote Future

PROPERTY OWNER(S) (Please print or type) Name(s):

The Grove at Ebenezer, LLC

Petitioner/Property Owner Signature:  Date: 07/16/2016

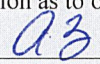
Petitioner/Property Owner Signature: _____ Date: _____

Address: 507 Cheves St., Florence SC 29501

Telephone Numbers: (843) 621-9999 [cell] _____ [other] _____

Email Address: lowesttherapy@cs.com

Certification as to ownership on the date of petition:

Staff: 

FOR OFFICIAL USE ONLY

Date: 7/16/26



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VIII.a.

Resolution

Department: City Manager's Office

Issue Under Consideration:

A Resolution honoring the contributions of Cortney's Cupcakery to the efforts to revitalize downtown Florence.

Current Status/Previous Action Taken:

This Resolution is sponsored by Councilman Chaquez McCall.

Points to Consider:

1. Cortney's Cupcakery grew its business as a home production vendor before expanding its operations at the City Center Market Kitchen, utilizing the space for over four years as a launching point to develop and grow, demonstrating the value of supporting local entrepreneurs and small businesses.
2. The investment by Cortney's Cupcakery in Florence is playing a role in the continued development of Florence's Downtown Business District.
3. Upon recommendation from the Greater Florence Chamber of Commerce, Florence City Council recognizes businesses that have made contributions to the development of downtown.

Attachments:

1. Cortneys Cupcakery Res

(STATE OF SOUTH CAROLINA)
()
(CITY OF FLORENCE)

RESOLUTION NO. 2026-33

**A RESOLUTION HONORING CORTNEY’S CUPCAKERY FOR THEIR CONTRIBUTIONS
TO THE EFFORTS TO REVITALIZE DOWNTOWN FLORENCE**

WHEREAS, the owners of Cortney’s Cupcakery have established a unique dining establishment in Downtown Florence and are small business owners; and
WHEREAS, Cortney’s Cupcakery grew its business as a home production vendor before expanding its operations at the City Center Market Kitchen, utilizing the space for over four years as a launching point to develop and grow, demonstrating the value of supporting local entrepreneurs and small businesses; and
WHEREAS, the investment by Cortney’s Cupcakery is welcomed and is playing a role in the continued development of Florence’s Downtown Business District, and
WHEREAS, the owners are contributors to the community’s growth through their exemplary service; and
WHEREAS, the Greater Florence Chamber of Commerce has requested that the City recognize the business efforts of Cortney’s Cupcakery and its contributions to our community.

NOW, THEREFORE, BE IT RESOLVED:

THAT, upon the petition of the Greater Florence Chamber of Commerce and in recognition of Cortney’s Cupcakery’s contributions to the continued efforts to revitalize downtown Florence, the City Council of the City of Florence hereby declares the months of July through September, the Cortney’s Cupcakery Quarter.

AND IT IS SO RESOLVED, this 10th day of August, 2026.

LETHONIA BARNES, MAYOR

GEORGE D. JEBAILY, MAYOR PRO TEM

LASHONDA NESMITH-JACKSON, DISTRICT 1

J. LAWRENCE SMITH, II., DISTRICT 2

BRYAN A. BRADDOCK, DISTRICT 3

ATTEST:

ZACH MCKAY, AT-LARGE

CASEY C. MOORE, MUNICIPAL CLERK

CHAQUEZ T. MCCALL, AT-LARGE

APPROVED AS TO FORM:

CITY ATTORNEY



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VIII.d.

Resolution

Department: Planning, Research & Development

Issue Under Consideration:

A Resolution for the Municipal State Highway Project Agreement regarding the road improvement project for East Palmetto Street.

Current Status/Previous Action Taken:

This issue is before the City Council for resolution. It has not been considered, nor has any previous action been taken.

Points to Consider:

1. The proposed resolution will enter the City of Florence into a Municipal Agreement prescribed in the attached referenced resolution from the South Carolina Department of Transportation.
2. Per S.C. Code Ann. §57-5-820 (1991), this resolution will give SCDOT the city's consent to the construction or improvements to East Palmetto Street within municipal limits.
3. The City will not be required by SCDOT to relocate any water or sewer lines as part of this project.

Attachments:

1. Municipal Agreement (E. Palmetto St.)

MUNICIPAL STATE HIGHWAY PROJECT AGREEMENT

STATE OF SOUTH CAROLINA

CITY OF FLORENCE

)
)
) **RESOLUTION**

Road/Route **US 76 (E. Palmetto St.) from Milepoint 18.81 to 22.30**
Project **Road Safety Assessment**
PIN **P041897**

WHEREAS, the South Carolina Department of Transportation (SCDOT) proposes to construct, reconstruct, alter, or improve the certain segments of the highway(s) in the State Highway System referenced above which are located within the corporate limits of the City of Florence (hereinafter, “the City”).

WHEREAS, the City wishes to authorize the construction and improvements of the aforesaid highway(s) in accordance with plans to be prepared by or for SCDOT (“the Project Plans”).

NOW THEREFORE, BE IT RESOLVED that, pursuant to S.C. Code Ann. §57-5-820 (1991), the City does hereby consent to the construction or improvements of the aforesaid highway(s) within its corporate limits in accordance with the Project Plans. The foregoing consent shall be the sole approval necessary from the City to complete the project under the Project Plans and constitutes a waiver of any and all other requirements with regard to construction within the City’s limits. The foregoing waiver and consent shall also extend to the benefit of utility companies engaged in relocating utility lines on account of the project. Further, the City shall exempt all existing and new right-of-way and all other properties purchased in connection with right-of-way for the highway(s) from any general or special assessment against real property for municipal services.

BE IT FURTHER RESOLVED, that the City will assist in causing all water, sewer and gas pipes, manholes, or fire hydrants, and all power or telephone lines or poles located within the existing right-of-way to be relocated at the utility company’s expense, except where the utility can demonstrate a prior right of occupancy. To the extent that City-owned utilities are to be relocated, those utility lines and/or appurtenances may be replaced upon the new highway right-of-way at such locations as may be approved by SCDOT. SCDOT shall bear no liability for damages to property or injuries to persons as a consequence of the placing, maintenance, or removal of any utilities by the City or its contractors. Future utility installations by the City within the limits of the new right-of-way after project completion shall be pursuant to a standard utility encroachment permit obtained in the normal course and issued pursuant to SCDOT’s “A Policy for Accommodating Utilities on Highway Rights-of-Way.”

BE IT FURTHER RESOLVED, that the City hereby signifies its intention to faithfully observe the provisions of Chapter 5, Title 56, Code of Laws of South Carolina, 1976, and all amendments thereto relating to the regulation of traffic on the street, or streets, to be constructed, reconstructed, altered or improved as hereinabove identified and further agrees to refrain from placing or maintaining any traffic control devices upon any section of said street, or streets, without having first obtained written approval of the South Carolina Department of Transportation as required in S.C. Code §56-5-930 (1976, as amended), nor enacting any traffic regulation ordinances inconsistent therewith.

IN WITNESS WHEREOF, this Resolution is adopted and made a part of the Municipal records this tenth day of August, 2026, and the original of this Resolution will be filed with the South Carolina Department of Transportation at Columbia.

Dated:

City of Florence, South Carolina
Municipality

ATTEST:

By: _____
Mayor

Clerk



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VIII.e.

Resolution

Department: Planning, Research & Development

Issue Under Consideration:

A Resolution for the Municipal State Highway Project Agreement regarding the road improvement project for US 52 (Lucas/Irby St.).

Current Status/Previous Action Taken:

This issue is before the City Council for resolution. It has not been considered, nor has any previous action been taken.

Points to Consider:

1. The proposed resolution will enter the City of Florence into a Municipal Agreement prescribed in the attached referenced resolution from the South Carolina Department of Transportation.
2. Per S.C. Code Ann. §57-5-820 (1991), this resolution will give SCDOT the city's consent to the construction or improvements to US 52 (Lucas/Irby St.) within municipal limits.
3. The City will not be required by SCDOT to relocate any water or sewer lines as part of this project.

Attachments:

1. Municipal Agreement (Lucas and Irby St.)

MUNICIPAL STATE HIGHWAY PROJECT AGREEMENT

STATE OF SOUTH CAROLINA

CITY OF FLORENCE

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RESOLUTION

Road/Route **US 52 (Lucas/Irby St.) from Milepoint 25.07 to 27.48**
Project **Road Safety Assessment**
PIN **P041888**

WHEREAS, the South Carolina Department of Transportation (SCDOT) proposes to construct, reconstruct, alter, or improve the certain segments of the highway(s) in the State Highway System referenced above which are located within the corporate limits of the City of Florence (hereinafter, “the City”).

WHEREAS, the City wishes to authorize the construction and improvements of the aforesaid highway(s) in accordance with plans to be prepared by or for SCDOT (“the Project Plans”).

NOW THEREFORE, BE IT RESOLVED that, pursuant to S.C. Code Ann. §57-5-820 (1991), the City does hereby consent to the construction or improvements of the aforesaid highway(s) within its corporate limits in accordance with the Project Plans. The foregoing consent shall be the sole approval necessary from the City to complete the project under the Project Plans and constitutes a waiver of any and all other requirements with regard to construction within the City’s limits. The foregoing waiver and consent shall also extend to the benefit of utility companies engaged in relocating utility lines on account of the project. Further, the City shall exempt all existing and new right-of-way and all other properties purchased in connection with right-of-way for the highway(s) from any general or special assessment against real property for municipal services.

BE IT FURTHER RESOLVED, that the City will assist in causing all water, sewer and gas pipes, manholes, or fire hydrants, and all power or telephone lines or poles located within the existing right-of-way to be relocated at the utility company’s expense, except where the utility can demonstrate a prior right of occupancy. To the extent that City-owned utilities are to be relocated, those utility lines and/or appurtenances may be replaced upon the new highway right-of-way at such locations as may be approved by SCDOT. SCDOT shall bear no liability for damages to property or injuries to persons as a consequence of the placing, maintenance, or removal of any utilities by the City or its contractors. Future utility installations by the City within the limits of the new right-of-way after project completion shall be pursuant to a standard utility encroachment permit obtained in the normal course and issued pursuant to SCDOT’s “A Policy for Accommodating Utilities on Highway Rights-of-Way.”

BE IT FURTHER RESOLVED, that the City hereby signifies its intention to faithfully observe the provisions of Chapter 5, Title 56, Code of Laws of South Carolina, 1976, and all amendments thereto relating to the regulation of traffic on the street, or streets, to be constructed, reconstructed, altered or improved as hereinabove identified and further agrees to refrain from placing or maintaining any traffic control devices upon any section of said street, or streets, without having first obtained written approval of the South Carolina Department of Transportation as required in S.C. Code §56-5-930 (1976, as amended), nor enacting any traffic regulation ordinances inconsistent therewith.

IN WITNESS WHEREOF, this Resolution is adopted and made a part of the Municipal records this Tenth day of August, 2026, and the original of this Resolution will be filed with the South Carolina Department of Transportation at Columbia.

Dated:

City of Florence, South Carolina
Municipality

ATTEST:

By:

Mayor

Clerk



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VIII.f.

Resolution

Department: Planning, Research & Development

Issue Under Consideration:

A Resolution for the Municipal State Highway Project Agreement regarding the road improvement project for South Church Street.

Current Status/Previous Action Taken:

This issue is before the City Council for resolution. It has not been considered, nor has any previous action been taken.

Points to Consider:

1. The proposed resolution will enter the City of Florence into a Municipal Agreement prescribed in the attached referenced resolution from the South Carolina Department of Transportation.
2. Per S.C. Code Ann. §57-5-820 (1991), this resolution will give SCDOT the city's consent to the construction or improvements to South Church Street within municipal limits.
3. The City will not be required by SCDOT to relocate any water or sewer lines as part of this project.

Attachments:

1. Municipal Agreement (S. Church St.)

MUNICIPAL STATE HIGHWAY PROJECT AGREEMENT

STATE OF SOUTH CAROLINA

CITY OF FLORENCE

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RESOLUTION

Road/Route **S-12 (S. Church St.) from Milepoint 1.28 to 3.5**
Project **Road Safety Assessment**
PIN **P041893**

WHEREAS, the South Carolina Department of Transportation (SCDOT) proposes to construct, reconstruct, alter, or improve the certain segments of the highway(s) in the State Highway System referenced above which are located within the corporate limits of the City of Florence (hereinafter, “the City”).

WHEREAS, the City wishes to authorize the construction and improvements of the aforesaid highway(s) in accordance with plans to be prepared by or for SCDOT (“the Project Plans”).

NOW THEREFORE, BE IT RESOLVED that, pursuant to S.C. Code Ann. §57-5-820 (1991), the City does hereby consent to the construction or improvements of the aforesaid highway(s) within its corporate limits in accordance with the Project Plans. The foregoing consent shall be the sole approval necessary from the City to complete the project under the Project Plans and constitutes a waiver of any and all other requirements with regard to construction within the City’s limits. The foregoing waiver and consent shall also extend to the benefit of utility companies engaged in relocating utility lines on account of the project. Further, the City shall exempt all existing and new right-of-way and all other properties purchased in connection with right-of-way for the highway(s) from any general or special assessment against real property for municipal services.

BE IT FURTHER RESOLVED, that the City will assist in causing all water, sewer and gas pipes, manholes, or fire hydrants, and all power or telephone lines or poles located within the existing right-of-way to be relocated at the utility company’s expense, except where the utility can demonstrate a prior right of occupancy. To the extent that City-owned utilities are to be relocated, those utility lines and/or appurtenances may be replaced upon the new highway right-of-way at such locations as may be approved by SCDOT. SCDOT shall bear no liability for damages to property or injuries to persons as a consequence of the placing, maintenance, or removal of any utilities by the City or its contractors. Future utility installations by the City within the limits of the new right-of-way after project completion shall be pursuant to a standard utility encroachment permit obtained in the normal course and issued pursuant to SCDOT’s “A Policy for Accommodating Utilities on Highway Rights-of-Way.”

BE IT FURTHER RESOLVED, that the City hereby signifies its intention to faithfully observe the provisions of Chapter 5, Title 56, Code of Laws of South Carolina, 1976, and all amendments thereto relating to the regulation of traffic on the street, or streets, to be constructed, reconstructed, altered or improved as hereinabove identified and further agrees to refrain from placing or maintaining any traffic control devices upon any section of said street, or streets, without having first obtained written approval of the South Carolina Department of Transportation as required in S.C. Code §56-5-930 (1976, as amended), nor enacting any traffic regulation ordinances inconsistent therewith.

IN WITNESS WHEREOF, this Resolution is adopted and made a part of the Municipal records this Tenth day of August, 2026, and the original of this Resolution will be filed with the South Carolina Department of Transportation at Columbia.

Dated:

City of Florence, South Carolina
Municipality

ATTEST:

By: _____

Clerk



STAFF REPORT
Florence City Council
August 10, 2026

Agenda Item:
VIII.g.

Resolution

Department: Planning, Research & Development

Issue Under Consideration:

A Resolution authorizing the execution of a Municipal State Highway Project Agreement with the SCDOT for proposed improvements to the Cashua Drive (S-29) bridge over Jeffries Creek.

Current Status/Previous Action Taken:

This issue is before the City Council for resolution. It has not been considered, nor has any previous action been taken.

Points to Consider:

1. The proposed resolution will enter the City of Florence into a Municipal Agreement prescribed in the attached referenced resolution from the South Carolina Department of Transportation.
2. Per S.C. Code Ann. §57-5-820 (1991), this resolution will give SCDOT the city's consent to the construction or improvements to the Cashua Drive (S-29) bridge over Jeffries Creek and require the City of Florence to relocate its water and sewer infrastructure.
3. The City will be reimbursed by SCDOT in accordance with Senate Bill 401. Any betterment of the City's utility system will not be reimbursed.

Attachments:

1. MUNICIPAL AGREEMENT (Jeffries Creek)

MUNICIPAL STATE HIGHWAY PROJECT AGREEMENT

STATE OF SOUTH CAROLINA

)

COUNTY OF FLORENCE

)

RESOLUTION

Road/Route S-29 Bridge over Jefferies Creek
Project Bridge Package 22 in Florence County
Contract ID 8876710

WHEREAS, the South Carolina Department of Transportation (“SCDOT”) proposes to construct, reconstruct, alter, or improve the certain segments of the highway(s) in the State Highway System referenced above which are located within the corporate limits of Blythewood (hereinafter, “the Town”); and

WHEREAS, the Town wishes to authorize the construction and improvements of the aforesaid highway(s) in accordance with the scope of work prepared by SCDOT (“the scope of work”);

NOW THEREFORE, BE IT RESOLVED that, pursuant to S.C. Code §57-5-820 (1976, as amended), the Town does hereby consent to the construction or improvements of the aforesaid highway(s) within its corporate limits in accordance with the scope of work.

BE IT FURTHER RESOLVED, that the foregoing consent represents the sole approval necessary from the Town for SCDOT to complete the project and constitutes a waiver of any and all other requirements with regard to construction within the Town’s limits. The foregoing waiver and consent shall extend to the benefit of utility companies engaged in relocating utility lines on account of the project. Further, the Town shall exempt all existing and new right-of-way and all other properties purchased in connection with right-of-way for the highway(s) from any general or special assessment against real property for municipal services.

BE IT FURTHER RESOLVED, that the Town will assist SCDOT in causing all water, sewer and gas pipes, manholes, or fire hydrants, and all power or telephone lines or poles located within the existing right-of-way to be relocated under the plans, provided to the Town after approval by SCDOT, at the utility company’s expense. To the extent that Town-owned utilities are to be relocated in accordance with the project plans, those utility pipes, lines, or hydrants may be replaced upon the new highway right-of-way at such locations as may be approved by SCDOT’s project manager. Any contractors utilized by the Town shall indemnify and hold harmless SCDOT and Town to the fullest extent allowed by law against any and all claims or actions brought against SCDOT and Town arising out of the placing, maintenance, or removal of any utilities. Future utility installations by the Town within the limits of the new right-of-way after project completion shall be pursuant to a standard utility encroachment permit obtained in the normal course and issued pursuant to SCDOT’s “A Policy for Accommodating Utilities on Highway Rights-of-Way,” July 2020, as revised.

BE IT FURTHER RESOLVED, that the Town hereby signifies its intention to faithfully observe the provisions of Chapter 5, Title 56, Code of Laws of South Carolina, 1976, and all amendments thereto relating to the regulation of traffic on the street, or streets, to be constructed, reconstructed, altered or improved as hereinabove identified and further agrees to refrain from placing or maintaining any traffic control devices upon any section of said street, or streets, without having first obtained written approval of the South Carolina Department of Transportation as required in S.C. Code §56-5-930 (1976, as amended), nor enacting any traffic regulation ordinances inconsistent therewith.

IN WITNESS WHEREOF, This Resolution is adopted and made a part of the Municipal records this day _____ of _____, 2026, and the original of this Resolution will be filed with the South Carolina Department of Transportation at Columbia.

Dated: _____

_____, South Carolina

Municipality

ATTEST:

By: _____
Mayor

Clerk