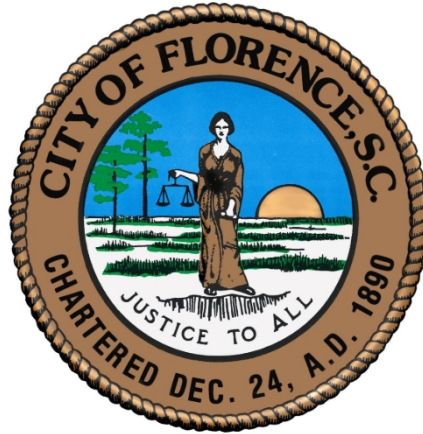
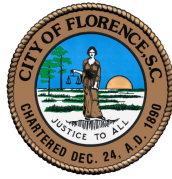


REGULAR MEETING OF FLORENCE CITY COUNCIL



City Center - Council Chambers
324 West Evans Street
Florence, South Carolina

Monday, September 14, 2026
1:00 PM



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, SEPTEMBER 14, 2026 - 1:00 PM
CITY CENTER - 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

August 10, 2026 - Regular Meeting

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Jamey McCall - 10 years - Police Department

Wendy Dillon - 15 years - Equipment Maintenance

SPECIAL RECOGNITION

Matthew Watts - ISA Certified Arborist

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.

(Note: This item may be discussed in Executive Session.)

b. Bill No. 2026-28 - Second 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."

c. Bill No. 2026-29 - Second 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.

(Note: The applicant has requested that this item be deferred.)

VII. INTRODUCTION OF ORDINANCES

- a. **Bill No. 2026-30 - First Reading**
An Ordinance to amend the budget for the City of Florence, SC for Fiscal Year beginning July 1, 2026 and ending June 30, 2027.
- b. **Bill No. 2026-31 - First Reading**
An Ordinance to establish Citizen Engagement Sessions providing citizens an opportunity to directly engage with the Mayor, interested members of Council and City Manager on matters related to the City of Florence; to amend the City of Florence Code of Ordinances Section 2-24(h) entitled Appearances Before Council; and other matters related thereto.
- c. **Bill No. 2026-32 - First Reading**
An Ordinance to repeal Division 3 of Article III, Chapter 2 of the City of Florence Code of Ordinances entitled "Resilience and Sustainability Advisory Committee."
- d. **Bill No. 2026-33 - First Reading**
An Ordinance to rezone the lots located at 206, 208, 210, 211, and 212 Kuker Street from CR to CBD, identified as Florence County Tax Map Numbers 90074-08-006, -007, -008, -009, and -035.
- e. **Bill No. 2026-34 - First Reading**
An Ordinance to zone NC-15, pending annexation, 2711 Ascot Drive, identified as Florence County Tax Map Number 00098-01-081.
- f. **Bill No. 2026-35 - First Reading**
An Ordinance to rezone from NC-6.2 to NC-6.3 eighteen parcels located on North Aiken Drive, identified as Florence County Tax Map Numbers 90034-08-002, -003, -004, -010, -011, -012, -013, -014, -015, and -016; and 90034-09-004, -005, -006, -007, -008, -009, -010, and -011.

VIII. INTRODUCTION OF RESOLUTIONS

- a. **Resolution No. 2026-40**
A Resolution honoring and commending K9 Shelby for her dedicated service to the City of Florence as a Police Canine, to recognize her retirement, and to declare her surplus property and authorize the transfer of ownership to her handler.
- b. **Resolution No. 2026-41**
A Resolution to name the football field complex at the Freedom Florence Recreation Complex the "Harry Carson Football Complex."
- c. **Resolution No. 2026-42**
A Resolution to name Field 1 of the football complex at the Freedom Florence Recreation Complex the "Lawrence Timmons Field."
- d. **Resolution No. 2026-43**
A Resolution to name Field 2 of the football complex at the Freedom Florence Recreation Complex the "Darian Durant Field."
- e. **Resolution No. 2026-44**
A Resolution to name Field 3 of the football complex at the Freedom Florence Recreation Complex the "Justin Durant Field."

- f. **Resolution No. 2026-45**
A Resolution to adopt the Florence Neighborhood Revitalization Plan Update.
- g. **Resolution No. 2026-46**
A Resolution authorizing staff to negotiate grant agreements with organizations in the amount shown as "Exhibit A" in compliance with the South Carolina Opioid Recovery Act.
(Note: This item may be discussed in Executive Session.)
- h. **Resolution No. 2026-47**
A Resolution committing the City of Florence to providing a local match for a Municipal Association of South Carolina Big Idea Grant and following its procurement policy when securing services and products with grant funds.

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. **Discussion and receipt of legal advice regarding a proposed contractual arrangement for the lease of property as referenced in Bill No. 2026-17 [30-4-70(a)(2)].**
- b. **For a discussion on a contractual matter as referenced in Resolution No. 2026-46 [30-4-70(a)(2)].**
- 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. **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, AUGUST 10, 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; Chief Shannon Tanner, 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

Emmy Ribero with the Morning News and 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 August 10, 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

Mayor Barnes made a motion to move Resolution No. 2026-33 to immediately follow Honors and Recognitions.



FLORENCE CITY COUNCIL REGULAR MEETING – AUGUST 10, 2026

Councilman Braddock made a motion to add Mr. Buie Olsen to the agenda to speak. Councilman McKay seconded the motion. Mr. Ron Scott, City Attorney, advised that the matter involving Mr. Olsen was legal in nature and recommended that ongoing attorney-to-attorney discussions continue. He stated that it would not be appropriate to discuss the matter as an open agenda item due to its legal nature.

Councilman McCall asked whether Resolution No. 2026-33 would be considered following the Special Presentation, and Mayor Barnes confirmed.

Mr. Scott clarified that Mayor Barnes' motion remained on the floor and had priority over Councilman Braddock's motion. Mayor Barnes declined to amend her motion. Mayor Barnes reiterated that Resolution No. 2026-33 had been moved up and that legal counsel had advised against discussing the legal matter in open session.

Pro tem Jebaily noted that the matter was already listed for Executive Session, which Mr. Scott confirmed.

Councilman McCall asked whether Mr. Olsen could address Council during Executive Session. Mr. Scott advised that this would not be appropriate.

Councilman McKay asked whether Mr. Olsen would have an opportunity to speak regarding the matter. Mr. Scott clarified that the Executive Session was for Council to receive legal advice and did not include a separate speaking portion. He recommended that the ongoing attorney-to-attorney communications continue.

[Councilman Smith left the meeting.]

Pro tem Jebaily called the question on moving Resolution No. 2026-33 to immediately follow the Special Presentation and Councilwoman NeSmith-Jackson seconded the motion.

The motion carried unanimously (6-0), with Councilman Smith not being present for the vote.

Councilman McKay made a motion to allow Mr. Olsten to address Council during Executive Session and Councilman McCall seconded the motion.

The motion carried unanimously (6-0), with Councilman Smith not being present for the vote.

Without objection, the agenda for the August 10, 2026 Regular meeting was adopted.

APPROVAL OF MINUTES

Pro tem Jebaily made a motion to adopt the minutes of the July 13, 2026 Regular Meeting and seconded Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (6-0) adopted, with Councilman Smith not being present for the vote.

[Councilman Smith returned to the meeting.]

SERVICE RECOGNITIONS

Mr. Adam Swindler, Director of Public Works, recognized Christopher Hunt for 25 years of service with the City of Florence.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Mr. Joshua Whittington, Director of Utilities, recognized Barry McWhite for 20 years of service with the City of Florence.

Ms. Angela Greene, Police Chief, recognized Calicia Jones for 15 years of service with the Florence Police Department.

Mr. Glenn Bodenheimer, Finance Director, recognized Suzanne Edwards for 15 years of service with the City of Florence.

Mr. Glenn Bodenheimer, Finance Director, recognized Erin Witherspoon for 15 years of service with the City of Florence.

SPECIAL PRESENTATION

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

Mr. Charlie Barrineau, Senior Field Services Manager with the Municipal Association of South Carolina (MASC), presented the 2026 Municipal Association Achievement Award to the City of Florence in the Public Safety Category for the Police Department's Real Time Crime Center. The award-winning video of the project was shown, and Mayor Barnes accepted the award on behalf of the City.

Councilman McCall noted that there are 271 municipalities across South Carolina and expressed pride in the City of Florence's continued recognition by MASC, citing the numerous awards received during his six years on Council. He spoke positively about the City's reputation throughout the state and expressed his pride in serving the community.

Councilman Braddock recognized Senator Mike Reichenbach for his involvement and initial investment in establishing FLOCK cameras in the community and thanked him for his efforts and service to the City of Florence.

ORDINANCES IN POSITION

Bill No. 2026-17 – Second 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 staff has requested this item be deferred. Without objection, Bill No. 2026-17 was deferred.

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.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2026-27 on second reading and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-27 was adopted.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

INTRODUCTION OF ORDINANCES

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."

Councilman Braddock made a motion to pass Bill No. 2026-28 on first reading and Councilman Smith seconded the motion.

Mrs. Jennifer Krawiec, Director of Human Resources, said that the amendment confirms that all formal complaints and hearing requests must be submitted in writing. She noted that it establishes clear timeframes and completion requirements for board members related to the Florence Police Department's Citizen Police Academy and mandatory training curriculum and provides updated procedures to streamline the handling of complaints and investigative hearings.

Councilman McCall asked whether the amendment addressed the ability of a third party to submit a complaint or present a case on behalf of an affected party.

Mr. Ron Scott, City Attorney, clarified that the amendment does not specify or limit who may submit a complaint. He stated that relevant evidence would need to be presented to the Board for consideration and noted that, while the affected party would ideally present the matter, the amendment does not prohibit a third party from presenting on the party's behalf.

Councilman McCall said that he originally brought the ordinance forward in 2021 and supported amending it based on the City's experience with hearings. He expressed support for limiting complaints to the affected party, while allowing an attorney or other representative to accompany the individual at the hearing. He clarified that a third party should not be permitted to file a complaint on another person's behalf unless the individual is a minor or incapacitated.

Mr. Scott advised that Council could approve first reading with the oral amendment, with staff incorporating the changes into the ordinance for second reading, or the amendment could be made at second reading. Councilman McCall agreed to make the amendment at second reading.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-28 was passed on first reading.

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.

Pro tem Jebaily made a motion to pass Bill No. 2026-29 on first reading and Councilman McKay seconded the motion.

Mr. Jerry Dudley, Director of Planning, explained that the request involves Phases 5A, 5B, and 5C of The Grove subdivision and is pursuant to a 2016 development agreement providing for portions of The Grove to be annexed and zoned Planned Development District (PDD) as development occurs. He noted that these phases are preparing for development and referenced a map identifying the master parcels and proposed annexation areas. The proposed development will include 219 single-family residential lots.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Pro tem Jebailly asked Mr. Dudley to identify where the rail trail extension crosses the property. Mr. Dudley referenced the map and identified the existing rail trail, as well as the proposed extension through Middle Swamp connecting to the Soccer Complex.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2026-29 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2026-33

A Resolution to honor the contributions of Cortney's Cupcakery to the efforts to revitalize Downtown Florence.

Councilman Braddock made a motion to pass Resolution No. 2026-33 and Councilman McCall seconded the motion.

Mayor Barnes presented the Resolution to Mrs. Cortney Ragin, Owner of Cortney's Cupcakery. Mrs. Ragin thanked Council for the recognition. Council also thanked Mrs. Ragin for her contributions to the community and downtown Florence.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-33 was passed.

Resolution No. 2026-34

A Resolution of City Council approving Downtown Redevelopment Grants for First Quarter, Fiscal Year 2026.

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

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.

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

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.

Councilman McCall made a motion to pass Resolution No. 2026-36 and Councilman Smith seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, explained that this Resolution and the subsequent Resolutions are related to federally funded SCDOT roadway safety projects within and surrounding the City. He noted that the City is required to provide conceptual approval for major SCDOT projects within municipal limits. The project will improve U.S. Highway 76 East Palmetto Street, two additional corridors, and a bridge from South Church Street to McCurdy Road and Williamson Road. Proposed improvements include enhancing pedestrian safety, improving intersections, reducing left-turn movements, closing certain access points, and potentially converting the frontage road along East



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Palmetto Street into a pedestrian corridor. The project remains in the conceptual stage, and no exhibits are currently available.

Councilman Smith asked whether City staff would need to relocate water lines as part of the project. Mr. Moore explained that the corridor improvements will not require utility relocation; however, the bridge replacement will. Councilman Smith confirmed that City staff will communicate with affected residents in advance of any utility relocations.

Councilwoman NeSmith-Jackson asked about the project timeline. Mr. Moore explained that surveying has been completed, conceptual plans have been developed, and final design work is beginning. He anticipates the project will be bid in approximately one year, with construction expected to take approximately three to four years.

Councilman Braddock asked whether all of the roads involved are state roads, and Mr. Moore confirmed. Councilman Braddock asked about potential costs to the City for work required by SCDOT. Mr. Moore explained that the first three resolutions do not involve any City costs and primarily provide the City an opportunity to review and provide input on the proposed improvements.

Pro tem Jebaily asked whether the East Palmetto Street access would connect with Levy Park, and Mr. Moore confirmed that it would. Pro tem Jebaily asked whether an image was available showing the proposed connection. Mr. Moore explained that no image was available because the project remains in the conceptual stage. Pro tem Jebaily expressed support for the project and its potential positive impact on the community.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-36 was passed.

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).

Pro tem Jebaily made a motion to pass Resolution No. 2026-37 and Councilman McKay seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, explained that this Resolution is similar to the previous Resolution and involves proposed improvements along Lucas Street/Irby Street from the area near Seminar Brewing and the new Wellspring facility to Cherokee Road. The project will include crosswalks and other pedestrian safety improvements. He noted that SCDOT initially considered removing on-street parking but has determined that the parking will remain. Mr. Moore emphasized that the City has advocated for local businesses to ensure the project improves safety without negatively impacting businesses.

Pro tem Jebaily asked about the status of previous public meetings. Mr. Moore confirmed that SCDOT held public meetings approximately six months ago and noted that additional public meetings will be held as the project advances into the design phase. Pro tem Jebaily asked about the possibility of a pedestrian crosswalk connecting the Florence County Judicial Center and Florence County Complex. Mr. Moore said the area is being considered and noted that funding for the Irby Street Corridor was included in the II Penny Sales Tax. He explained that SCDOT previously did not allow this type of facility but has since adopted more progressive pedestrian improvements.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Councilman Smith asked whether the timeline would be similar to the previous project and whether the projects would occur simultaneously. Mr. Moore confirmed that the same design firm is working on all three projects and said they may be staggered or packaged together.

Councilman Smith requested that residents be notified of upcoming construction, traffic changes, and potential detours. Mr. Moore confirmed that the City would provide notification.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-37 was passed.

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.

Councilman McCall made a motion to pass Resolution No. 2026-38 and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, explained that this is the final corridor improvement and will focus on South Church Street from Irby Street to Lucas Street. Proposed improvements include high-visibility crosswalks and bike lanes, including at the intersection of Church Street and Barringer Street. Mr. Moore expressed support for the project, noting that it could help adjust traffic patterns to accommodate a more multimodal corridor. He also noted that the City is working closely with McLeod Health to ensure the proposed safety improvements do not interfere with its day-to-day operations.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-38 was passed.

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.

Councilman McCall made a motion to pass Resolution No. 2026-39 and Councilman McKay seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, explained that the project involves the replacement of the bridge at the intersection of Cashua Drive and Second Loop Road. He noted that the project may cause some temporary disruptions for residents and visitors and is part of a statewide SCDOT initiative to improve and elevate bridges for improved access during heavy rain events. The project is expected to be completed by 2028, potentially sooner, with SCDOT working to minimize impacts, particularly during the school year. Mr. Moore confirmed that the City's water and sewer infrastructure will need to be relocated and that SCDOT will coordinate with the City regarding the extent and cost of the relocation. He noted that the relocation could be costly due to the amount of existing infrastructure in the area.

Councilwoman NeSmith-Jackson asked whether the City would receive reimbursement for the infrastructure relocation. Mr. Moore explained that the City will receive 4% of the total construction cost of the bridge replacement. She also asked whether the infrastructure had been recently updated, and Mr. Moore explained that the existing infrastructure has been in place for some time and currently meets the City's utility demands.



FLORENCE CITY COUNCIL REGULAR MEETING – AUGUST 10, 2026

Councilman Braddock asked whether the bridge would be widened and include pedestrian access. Mr. Moore explained that SCDOT's current bridge replacement standards generally include a pedestrian area and that sidewalks could continue across the bridge if installed. Councilman Braddock also asked about the timeline for the City's planned wastewater improvements along Second Loop Road. Mr. Moore explained that engineering and permitting are beginning and are expected to take slightly more than a year, depending on the process. He noted that the bridge replacement is expected to be completed before the wastewater improvements begin. Councilman Braddock expressed concern that approving the project without a known relocation cost would essentially amount to a blank check. Mr. Moore acknowledged the concern and explained that State law requires the City to relocate infrastructure outside the SCDOT project area. He further explained that the City's existing infrastructure is attached to the bridge and will require the lines to be valved off, demolished, and replaced by boring beneath Jeffries Creek. He confirmed that the infrastructure will not be reattached to the bridge following construction.

Councilman Smith asked when the City would have an estimate of the infrastructure relocation costs. Mr. Moore explained that City staff are working with the project designers and SCDOT to determine the extent of the required relocation and that a reliable cost estimate is not yet available. Councilman Smith confirmed that the relocation is required as part of SCDOT's project, and Mr. Moore confirmed. Councilman Smith also asked whether the City could receive additional State funding, and Mr. Moore explained that the City would receive only the 4% provided by SCDOT.

Mayor Barnes asked how frequently the City encounters projects of this nature and expressed concern that SCDOT-mandated projects could delay other City projects. Mr. Moore explained that the number and scope of such projects have varied over the past 10–12 years. He referenced the South Cashua Drive improvement project as a previous major cost to the City and noted that similar projects have occurred in rural areas involving City infrastructure. He added that while recent projects have generally been smaller, the costs can accumulate, particularly with the increase in projects resulting from post-COVID funding.

Council voted (6-1) in favor of the motion, with Councilman Braddock voting against the motion. Resolution No. 2026-39 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, introduced Mr. Michael Henry and Mr. Keiran Ryan with AECOM to provide the monthly utilities update. Mr. Henry and Mr. Ryan presented updates on the City's Water Distribution Master Plan, Sewer Collection System Master Plan, and Stormwater Master Plan, including projects associated with each plan. The presentation is attached to and made a part of the minutes.

Councilwoman NeSmith-Jackson referenced the Construction Manager at Risk (CMAR) schedule for the Groundwater Treatment Plant upgrades and asked whether the design phase remained on schedule. Mr. Ryan confirmed that it did.



FLORENCE CITY COUNCIL REGULAR MEETING – AUGUST 10, 2026

Pro tem Jebaily asked whether water distribution and water quality were addressed together. Mr. Ryan explained that water quality is incorporated into the water distribution system through SCADA monitoring, flow meters, and pressure monitoring systems. Pro tem Jebaily asked that a future presentation include the Water Quality Master Plan and the City's efforts to address water quality concerns. Mr. Henry and Mr. Ryan agreed, with Mr. Henry noting that the City now has technology to monitor iron levels at treatment plants in real time. Pro tem Jebaily expressed support for the City's efforts to improve water quality.

Councilman McCall asked about the use of SCADA among utility systems and how elevated iron levels can be detected proactively. Mr. Henry explained that SCADA is common among utility systems and that pressure monitors and established thresholds can alert operators when adjustments may be needed. Mr. Henry and Mr. Ryan noted that the current process is largely manual, but the goal is to implement automated measures that can detect and address elevated iron levels.

Pro tem Jebaily asked whether Phase III of the Jeffries Creek Sanitary Sewer Interceptor project along Second Loop Road would be an addition to the existing line. Mr. Henry confirmed that it would.

Councilwoman NeSmith-Jackson asked whether the Jeffries Creek project infrastructure would need to be relocated due to the SCDOT bridge replacement project. Mr. Hemingway clarified that it would not, noting that the bridge replacement is on South Cashua Drive, while the Jeffries Creek project is located on Second Loop Road.

Councilman McCall asked whether the East Florence Wastewater Corridor project was included in the 2025 Series Bond. Mr. Hemingway explained that the current project is Phase I of a three-phase project originally estimated at approximately \$50 million in 2021. He noted that the estimated cost to complete Phases II and III has since increased to more than \$50 million.

Mayor Barnes thanked AECOM and City staff for their efforts to address the City's aging infrastructure. She acknowledged that infrastructure challenges are occurring nationwide and recognized the difficulty of communicating the need for additional funding to support necessary utility improvements.

Pro tem Jebaily expressed support for the Church and Oakland Stormwater Improvement Project. Mr. Moore explained that the project will include new catch basins along the Oakland Avenue corridor, convey stormwater down Norfolk Street, and improve the outfalls to connect the system.

Councilman Braddock raised concerns regarding vegetation growth around stormwater inlets and asked about the maintenance schedule. After Mr. Hemingway requested a specific location, Councilman Braddock identified Irby Street. Mr. Hemingway said Mr. Whittington and City staff would look into the issue.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, reported that the fiscal year ended June 30, 2026. Preliminary financial results indicate that the City remains in a strong financial position, with FY 2025-2026 operating funds of \$110.3 million and expenditures of \$109.1 million, resulting in a \$1.2 million balance. He noted that the Finance Department is reviewing the figures in preparation for the year-end audit. Mr. Davis highlighted the new EarthCam located atop the downtown police substation at Dargan Street and Irby Street, noting that the live stream is available on the City's website and provides an opportunity to showcase Florence.



FLORENCE CITY COUNCIL REGULAR MEETING – AUGUST 10, 2026

Mr. Davis also announced that Youth City University will begin August 31st, with applications open through August 24. He provided updates on the Florence Police Department's reorganization, including 13 recent promotions. He also noted that the Police Department is leasing 400 E. Pine Street from the Housing Authority to accommodate its Traffic Division, as well as the addition of e-bikes and motorcycles to the department.

MAYORAL REPORT

Mayor Barnes deferred the Mayoral Report.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily reported that the committee received updates on Project Urban Square, III Penny Sales Tax projects and general utility capital infrastructure projects.

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 the Neighborhood Revitalization Plan, 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 Braddock reported that the committee discussed the upcoming banking Request for Proposals (RFP) and the City's opioid funding.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion on a development project as referenced in Resolution No. 2026-34, for a discussion on an economic development project as referenced in Resolution No. 2026-35, for a discussion regarding appointments to city Boards and Commissions, to receive legal advice regarding pending claims and ongoing legal matters related to sewer operations, for a discussion regarding a proposed economic development project known as "Project Summit", to receive an update on the AESC economic development project and for a personnel matter.

Councilman McCall made a motion to enter into Executive Session and Councilman Smith seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:52pm.

Pro tem Jebaily made a motion to resume open session and Councilwoman NeSmith-Jackson seconded the motion. The motion carried. Council resumed open session at 5:52pm and took action on the following items:

Resolution No. 2026-34

A Resolution of City Council approving Downtown Redevelopment Grants for First Quarter, Fiscal Year 2026.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Pro tem Jebaily made a motion to pass Resolution No. 2026-34 and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-34 was passed.

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.

Councilman McCall made a motion to pass Resolution No. 2026-35 and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-35 was passed.

Appointments to Boards and Commissions

Mr. Davis presented the packet of appointments to Boards and Commissions to Council.

Accommodations Tax Advisory Committee

Councilman McCall deferred his nomination to the Board.

Planning Commission

Mayor Barnes made a motion to appoint Chelsea Guthrie to Seat 8 of Planning Commission and the motion carried unanimously. Chelsea Guthrie was appointed to Planning Commission for a term to begin immediately and expire on June 30, 2029.

Councilwoman NeSmith-Jackson made a motion to reappoint Shelanda Deas to Seat 3 of Planning Commission and the motion carried unanimously. Shelanda Deas was reappointed to Planning Commission for a term to begin immediately and expire on June 30, 2029.

Board of Zoning Appeals

Councilman Smith deferred his nomination to the Board.

Councilman Braddock made a motion to appoint Julia Jebaily to Seat 3 of the Board of Zoning Appeals and the motion carried unanimously. Julia Jebaily was appointed to the Board of Zoning Appeals for a term to begin immediately and expire on June 30, 2029.

Pro tem Jebaily deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

Civic Center Commission

Councilman McCall made a motion to reappoint Desmond Garner to the Civic Center Commission and the motion carried unanimously. Desmond Garner was reappointed to the Civic Center Commission for a term to begin immediately and expire on June 30, 2030.



**FLORENCE CITY COUNCIL
REGULAR MEETING – AUGUST 10, 2026**

Design Review Board

Councilman McCall deferred his nomination to the Board.

Construction and Maintenance Board of Adjustments and Appeals

Mayor Barnes deferred remaining nominations to the Board.

Housing Authority

Mayor Barnes referred her appointments to the Housing Authority Board of Commissioners to Pro tem Jebaily and Councilman McKay.

Pro tem Jebaily deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

Parks and Beautification Commission

Councilwoman NeSmith-Jackson made a motion to appoint Makesha Williamson Seat 4 of the Parks and Beautification Commission and the motion carried unanimously. Makesha Williamson was appointed to the Parks and Beautification Commission for a term to begin immediately and expire on June 30, 2031.

Veterans Park Committee

Councilman Smith deferred his nomination to the Board.

Councilman Braddock made a motion to appoint Eddie Collins to Seat 4 on the Veterans Park Committee and the motion carried unanimously. Eddie Collins was appointed to the Veterans Park Committee for a term to begin immediately and expire on June 30, 2031.

Resilience and Sustainability Advisory Committee

Mayor Barnes made a motion to defer nominations to the Resilience and Sustainability Advisory Committee pending further studies and the motion carried unanimously. The nominations to the Board were deferred.

ADJOURN

Without objection, the August 10, 2026 Regular meeting of City Council was adjourned at 6:01 pm.

Dated this 14th day of September 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

City of Florence



Utilities Update to City Council
August 10, 2026



City of Florence, South Carolina
Water Distribution Master Plan



City of Florence, South Carolina
Sewer Collection System Master Plan



City of Florence, South Carolina
Stormwater Master Plan



1

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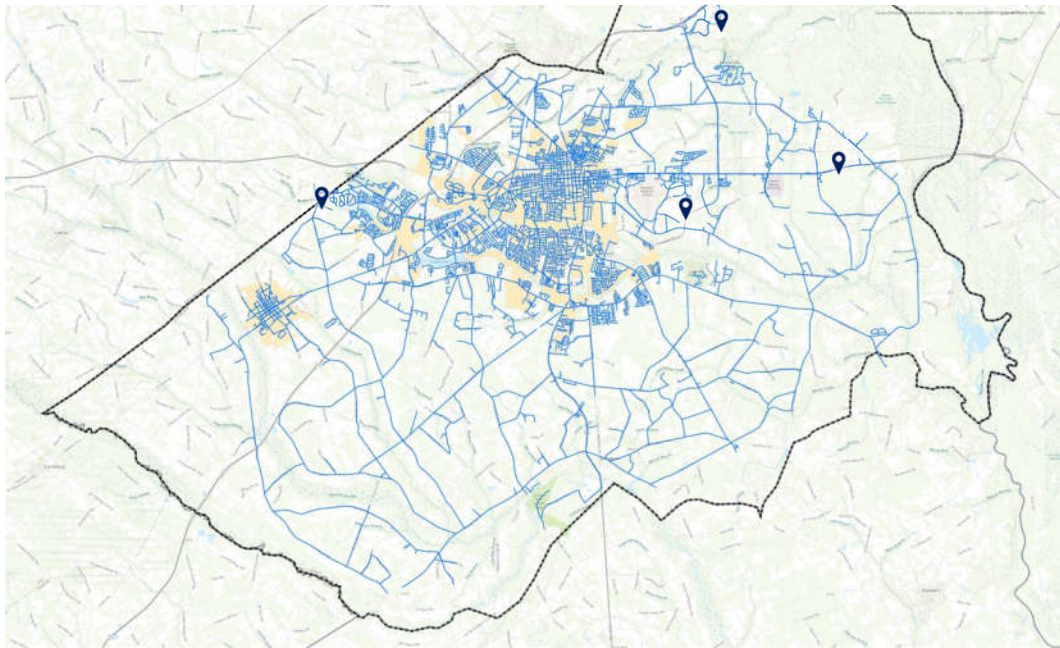
City of Florence, South Carolina
Water Distribution Master Plan



Water Distribution Master Plan

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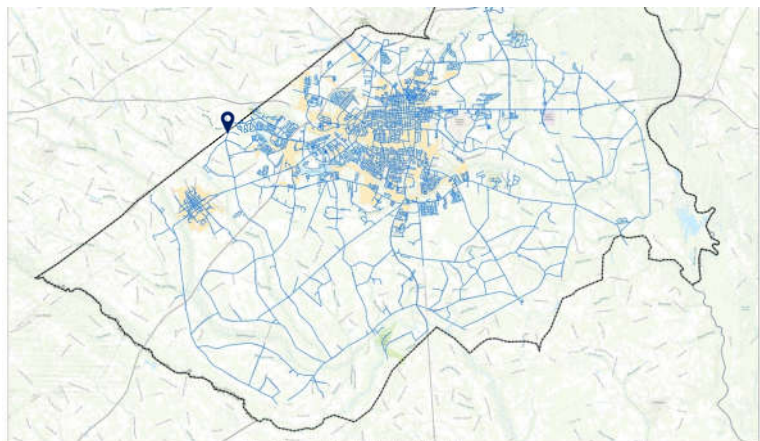


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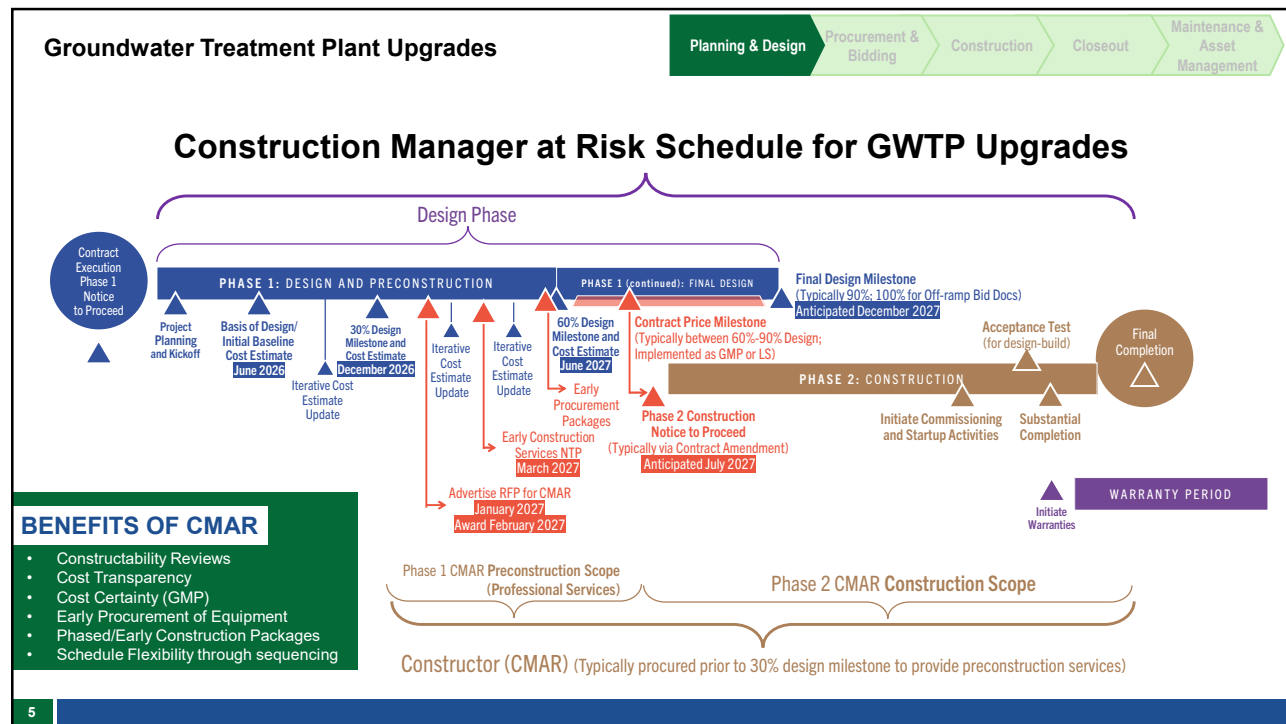
SCIIP GE Groundwater Treatment Plant Upgrades

Planning & Design Procurement & Bidding **Construction** Closeout Maintenance & Asset Management

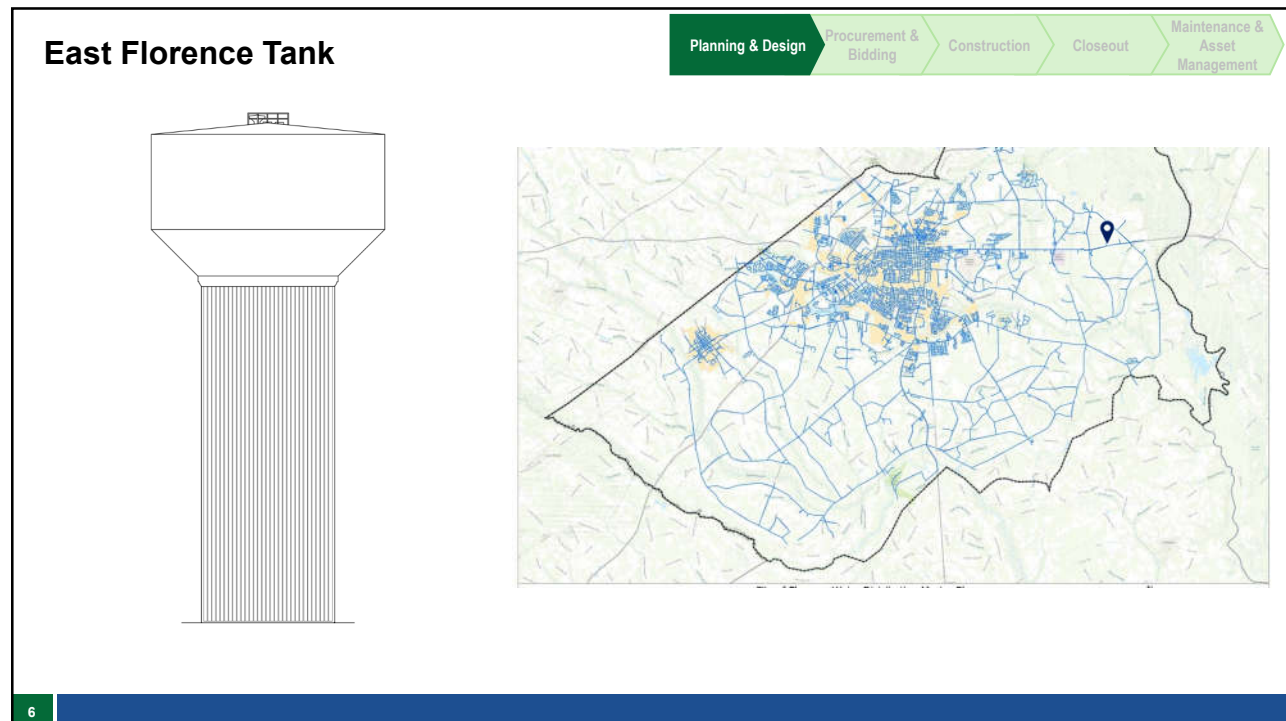


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Freedom Blvd Waterline Extension

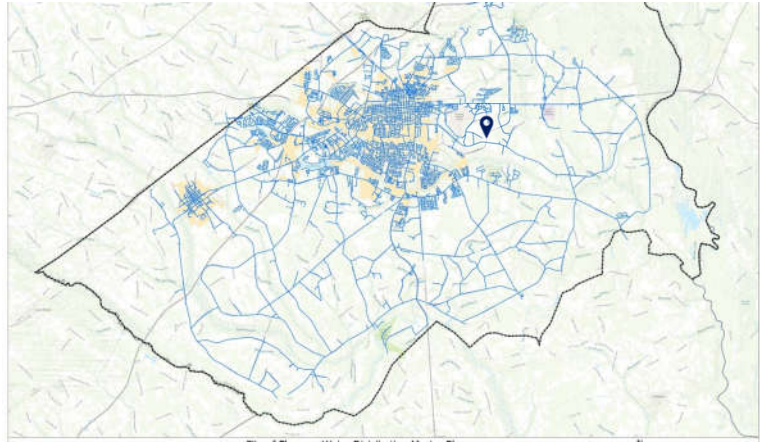
Planning & Design

Procurement & Bidding

Construction

Closeout

Maintenance & Asset Management



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Water System SCADA Improvements

Planning & Design

Procurement & Bidding

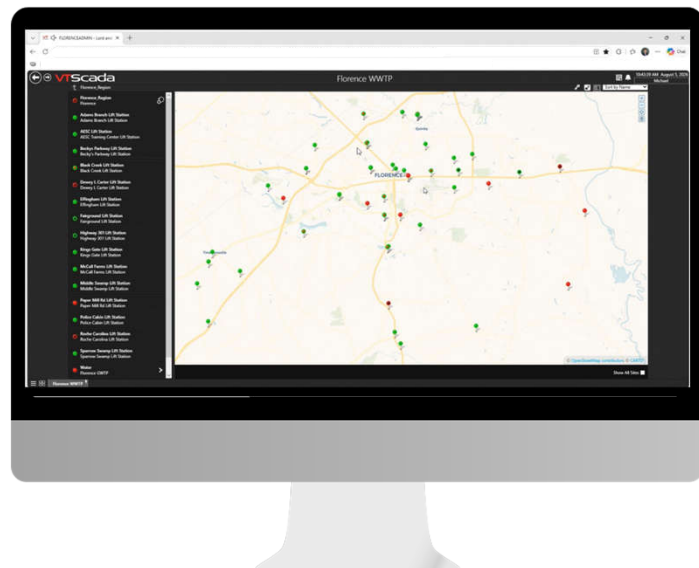
Construction

Closeout

Maintenance & Asset Management

BENEFITS OF SCADA

- ✓ Improve operational efficiency
- ✓ Enhanced water quality oversight
- ✓ Faster response to systems events



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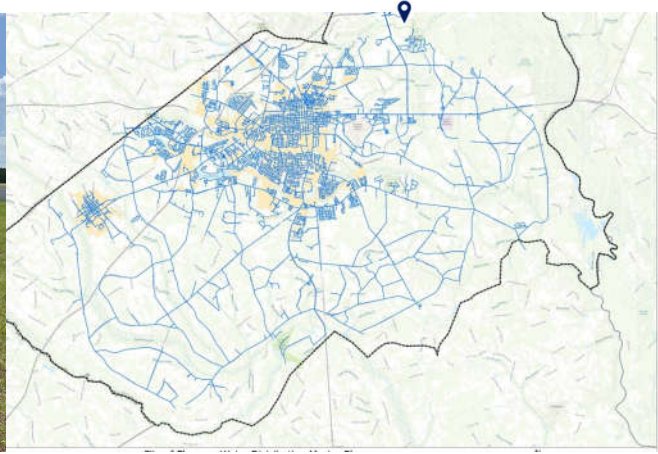
SWTP Capital Infrastructure Project

Planning & Design

Procurement &
Bidding

Construction

Closeout

Maintenance &
Asset
Management

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Cybersecurity update as to national impact to water systems



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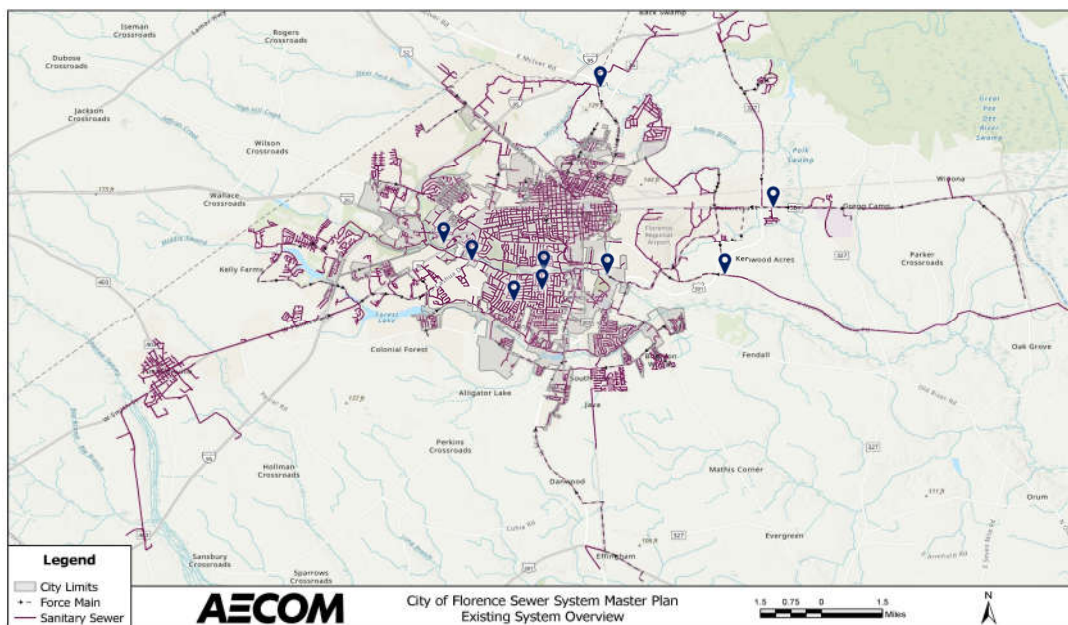
City of Florence, South Carolina
Sewer Collection System Master Plan



Sewer Collection System Master Plan

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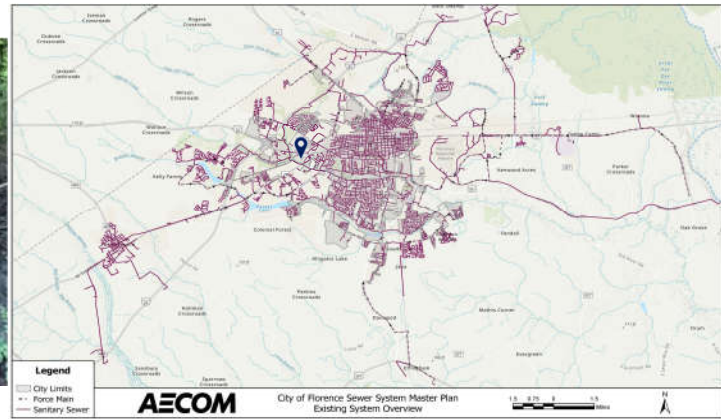
Rail Trail Emergency Repair Phase II

Planning & Design

Procurement &
Bidding

Construction

Closeout

Maintenance
& Asset
Management

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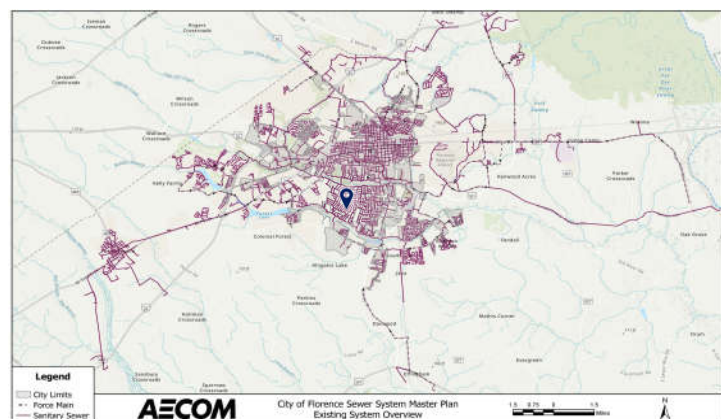
Mars Hill Gravity Sewer

Planning & Design

Procurement &
Bidding

Construction

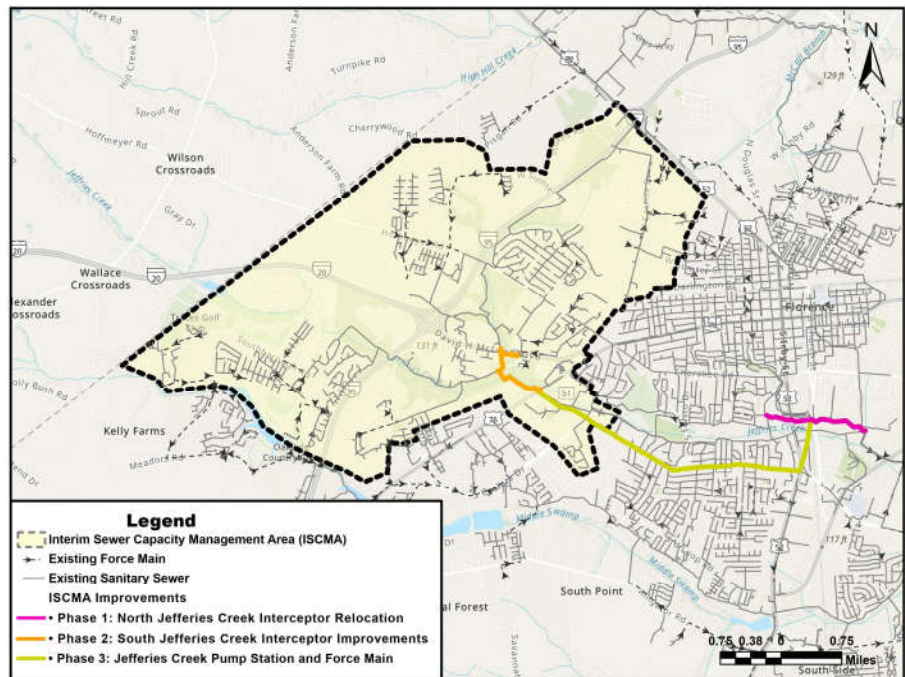
Closeout

Maintenance
& Asset
Management

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Jeffries Creek Overview



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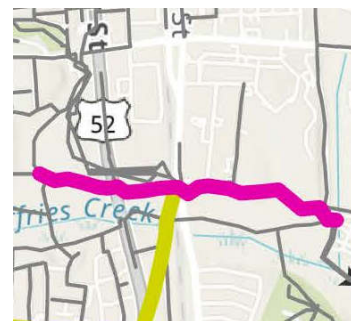
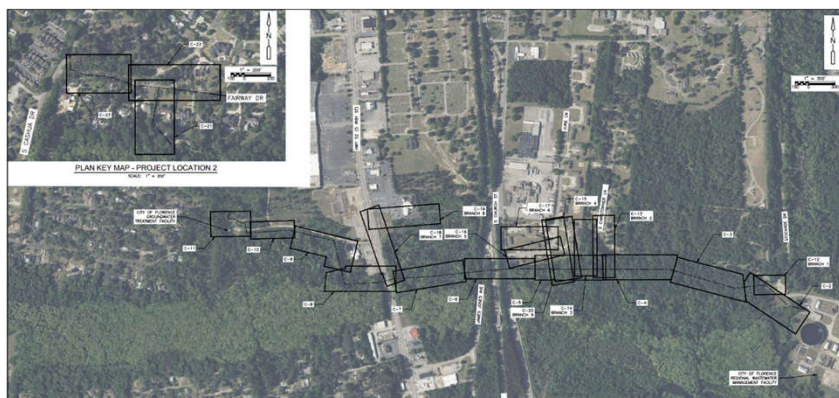
Jeffries Creek Phase I

Planning & Design

Procurement
& Bidding

Construction

Closeout

Maintenance &
Asset
Management

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Jeffries Creek Phase II

Planning & Design

Procurement
& Bidding

Construction

Closeout

Maintenance &
Asset
Management



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Jeffries Creek Phase III

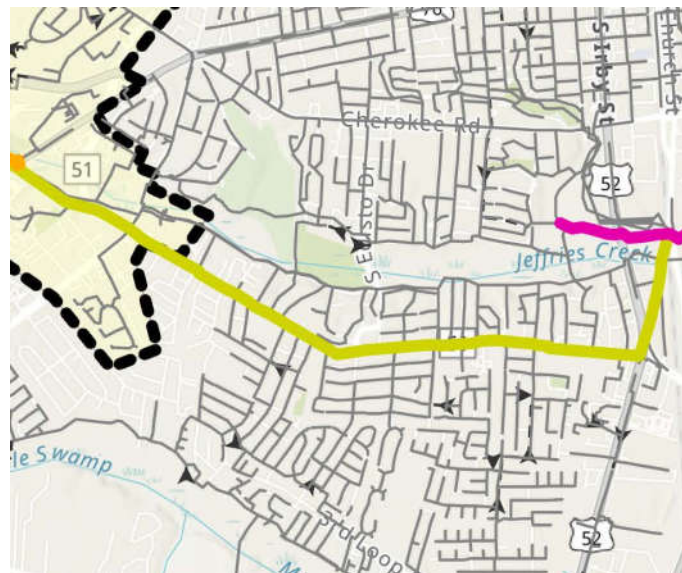
Planning & Design

Procurement
& Bidding

Construction

Closeout

Maintenance &
Asset
Management



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East Florence Wastewater Corridor

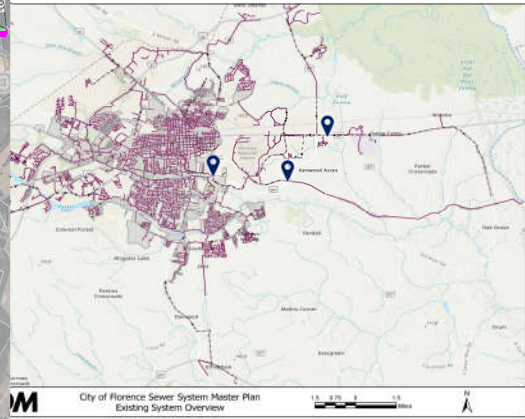
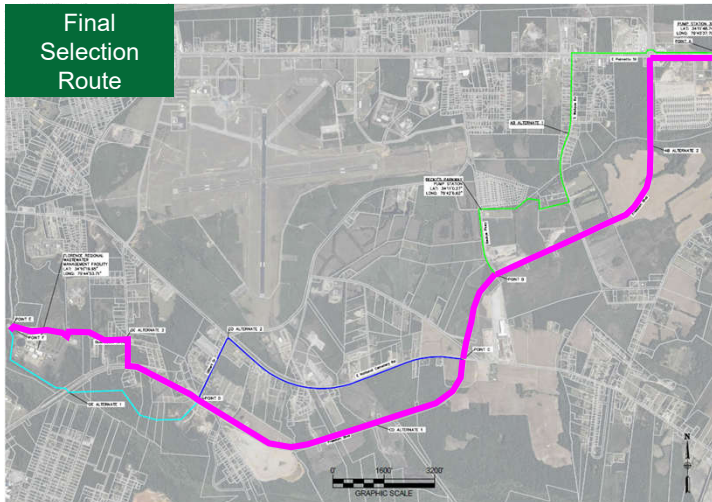
Planning & Design

Procurement
& Bidding

Construction

Closeout

Maintenance &
Asset
Management



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Malden FM Extension

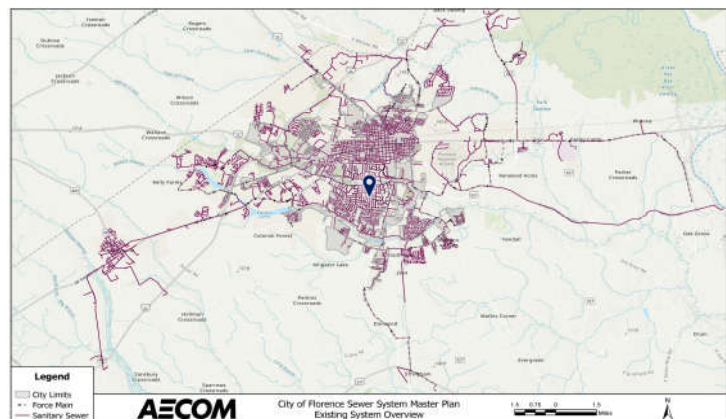
Planning & Design

Procurement
& Bidding

Construction

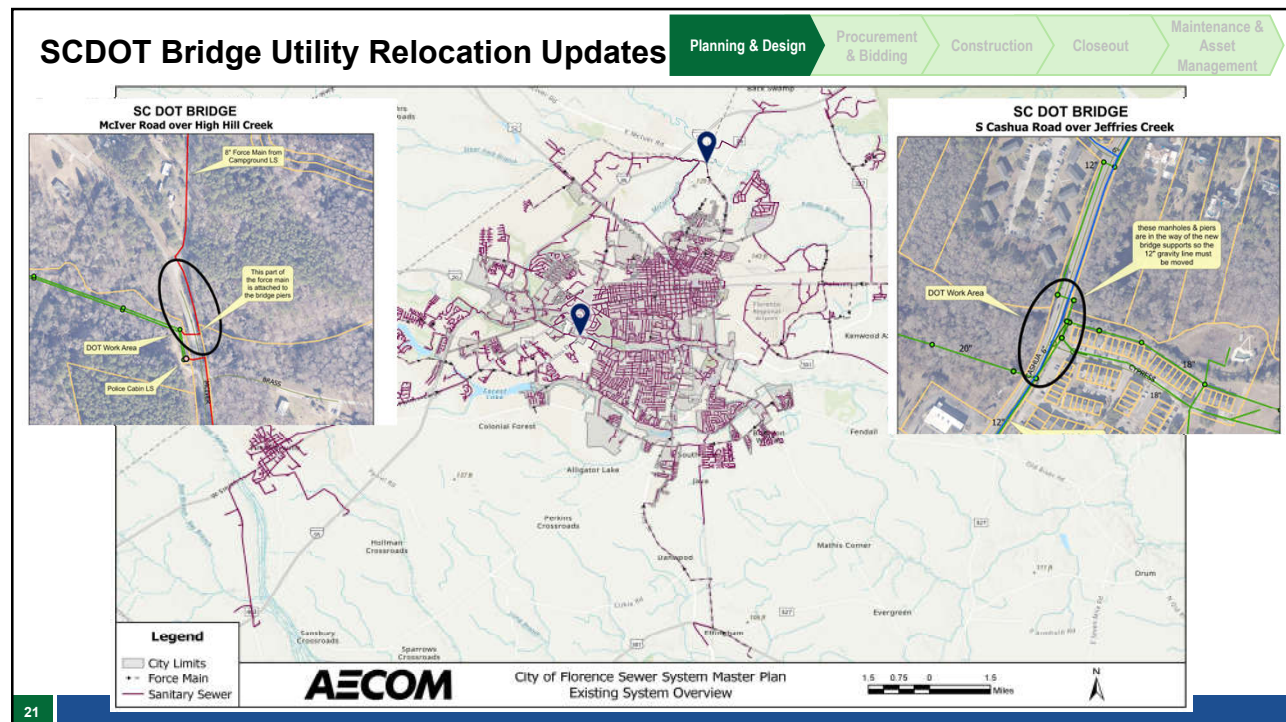
Closeout

Maintenance &
Asset
Management



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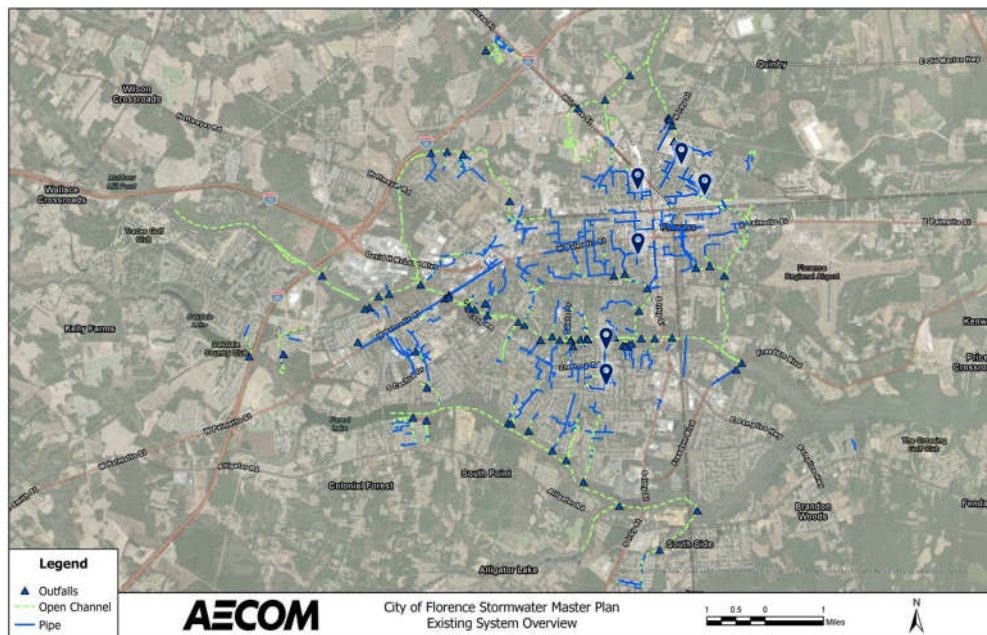
21

City of Florence, South Carolina
Stormwater Master Plan

Stormwater Distribution Master Plan

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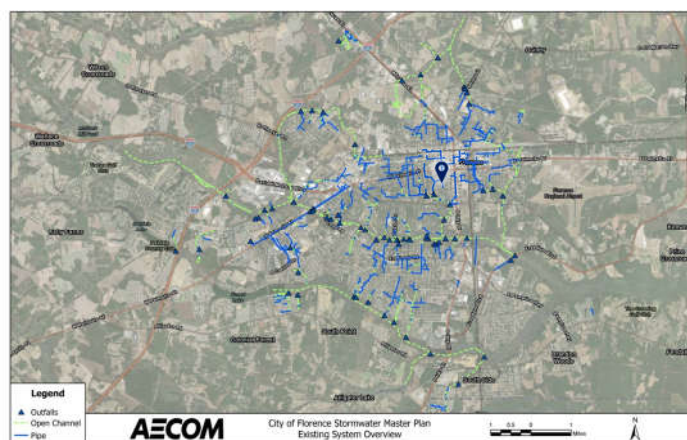


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Cedar & McQueen Street

Planning & Design Procurement & Bidding **Construction** Closeout Maintenance & Asset Management



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Pennsylvania Street



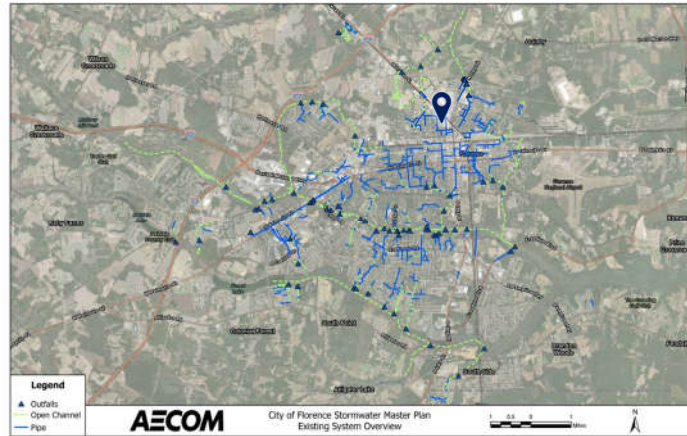
Planning & Design

Procurement & Bidding

Construction

Closeout

Maintenance & Asset Management



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Church and Oakland Stormwater Improv.



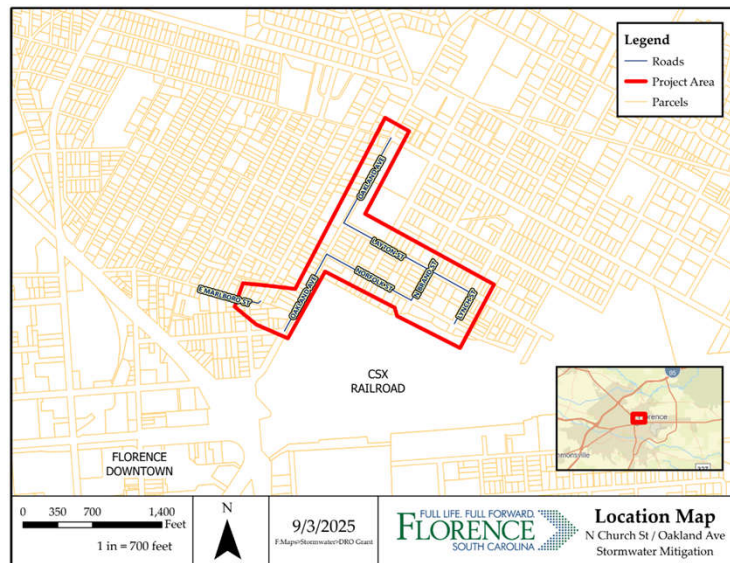
Planning & Design

Procurement & Bidding

Construction

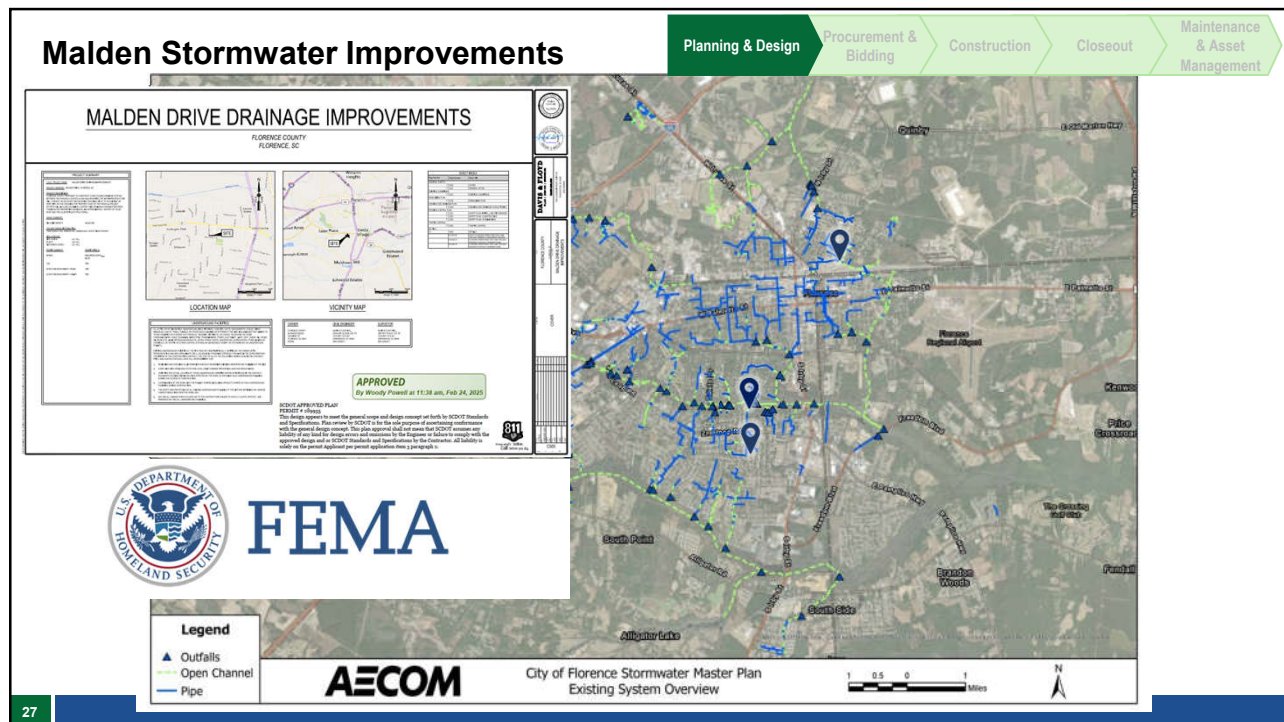
Closeout

Maintenance & Asset Management



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27

City of Florence, South Carolina
Water Distribution Master Plan

City of Florence, South Carolina
Sewer Collection System Master Plan

City of Florence, South Carolina
Stormwater Master Plan

Questions?

28



STAFF REPORT
Florence City Council
September 14, 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
September 14, 2026

Agenda Item:
VI.b.

Ordinance 2nd 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.
4. The amended and restated Ordinance clarifies that external complaints must be submitted by individuals who are personally aggrieved by the conduct and directly experienced or were personally affected by the conduct, with limited exceptions for legally authorized representatives.

Attachments:

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

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 is personally aggrieved and who believes that the policies and practices of that department result continually in acts of unfairness that personally affect that employee, or believes that on a single occasion, there has been an especially damaging impact upon that employee, may file a written statement requesting the Board to review those practices, or to address the circumstances of the single event. An

employee may file an internal complaint only on the employee's own behalf and only as to a matter that personally affects the employee. No employee may file an internal complaint on behalf of, in the interest of, or as a representative of another employee or any other person; provided, however, that this paragraph does not prohibit a parent or legal guardian of a minor, the legal guardian, conservator, or attorney-in-fact of an incapacitated person, or the personal representative or executor of the estate of a decedent, from filing an internal complaint on behalf of the personally aggrieved person the representative is authorized to represent. 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 is personally aggrieved by 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. A person may submit an external complaint only on the person's own behalf and only as to conduct that the person directly experienced, that was directed at the person, or that personally affected the person. No person may submit an external complaint on behalf of, in the interest of, or as a representative of another person; provided, however, that this subsection does not prohibit a parent or legal guardian of a minor, the legal guardian, conservator, or attorney-in-fact of an incapacitated person, or the personal representative or executor of the estate of a decedent, from submitting an external complaint on behalf of the personally aggrieved person the representative is authorized to represent. 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 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.
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(b) 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
September 14, 2026

Agenda Item:
VI.c.

Ordinance 2nd 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

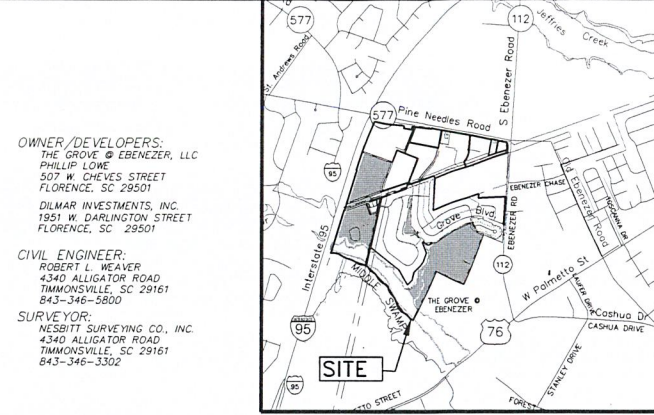
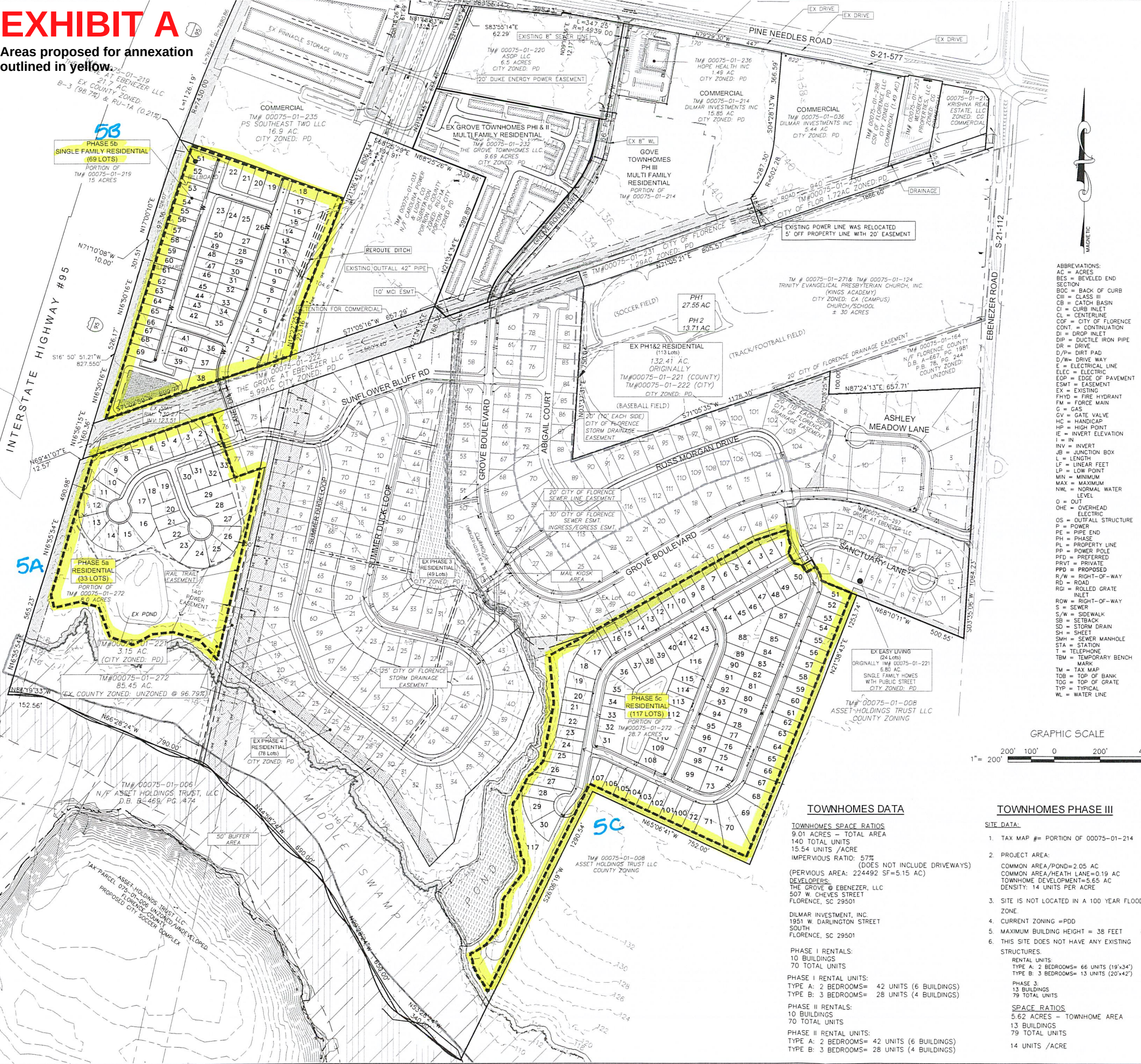
Lethonia Barnes
Mayor

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.

Description: OVERALL SITE PD DEVELOPMENT PLAN	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

REVISION BLOCK

NO.	DATE	PLAN SET	REVISION DESCRIPTION	BY
1			REVISIONS THAT SHEET WAS REVISED	

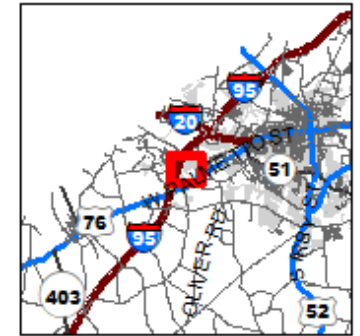
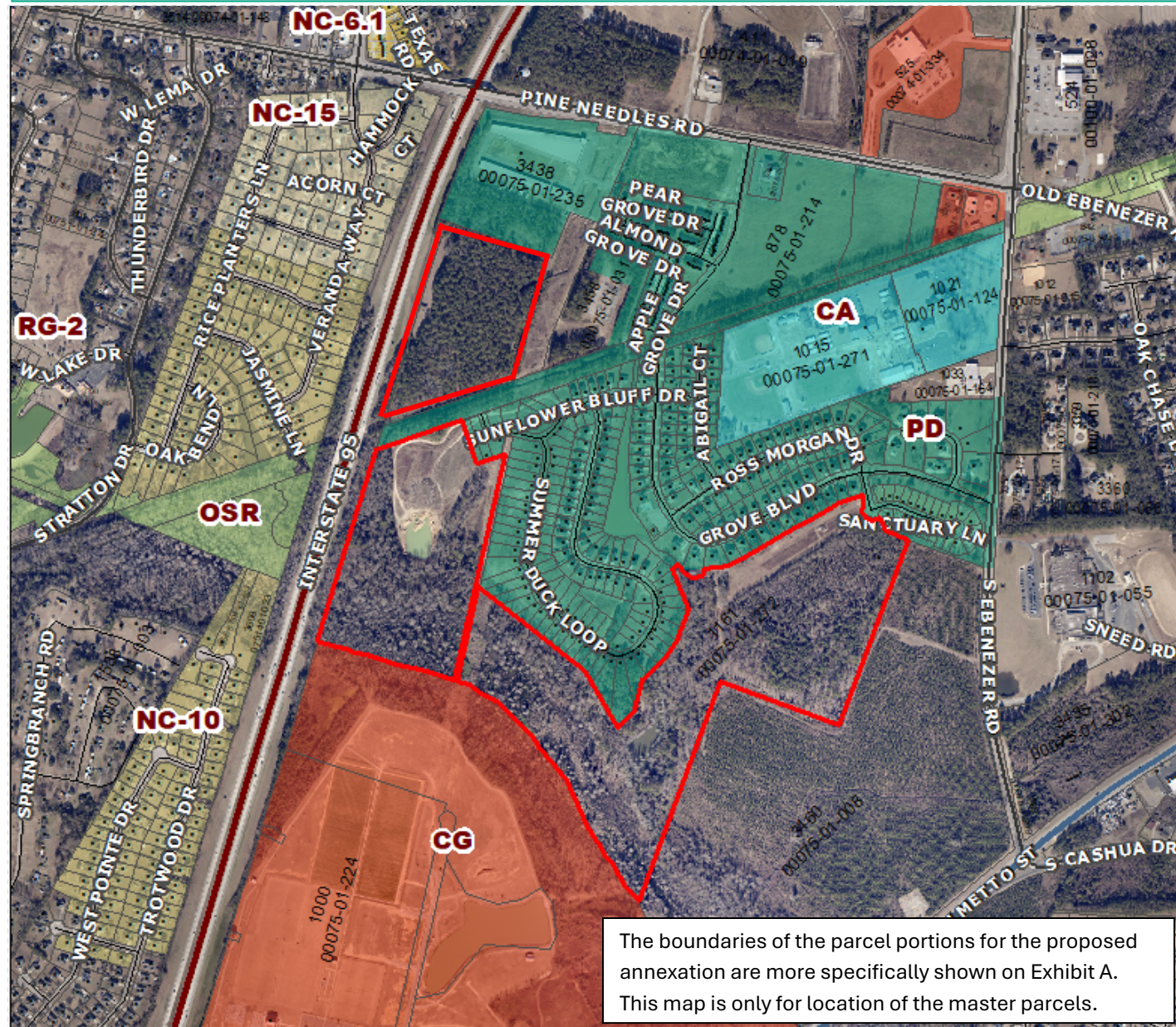
ROBERT L. WEAVER, P.E.
CIVIL ENGINEERING & LAND PLANNING
4340 ALLIGATOR ROAD
TIMMONSVILLE, SC 29161
843-346-5800
rweaver@robertlweaver.com

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.

Drawn by: [Signature]
Checked by: [Signature]
Scale: 1"=2000'

SOUTH CAROLINA
REGISTERED PROFESSIONAL
ENGINEER
No. 6517
EXPIRATION DATE 12/31/2024
LEGEND

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:

Staff: *AB*

FOR OFFICIAL USE ONLY

Date: 7/16/26

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

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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 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.

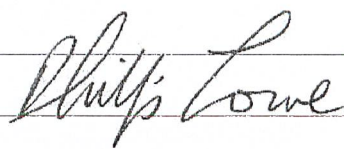
To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

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

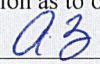
Petitioner/Property Owner Signature: _____ Date: _____

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
September 14, 2026

Agenda Item:
VII.a.

Ordinance 1st Reading

Department: Finance Department

Issue Under Consideration:

For City Council consideration is an ordinance to amend the FY 2026-27 City of Florence Budget.

Current Status/Previous Action Taken:

The proposed ordinance has been presented to the Finance, Audit and Budget Committee and has been recommended for approval.

Points to Consider:

1. The objective of the proposed ordinance is to align budgeted amounts more closely with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.
2. Funds are being re-appropriated from fiscal year 2025-26 to provide funding from Unappropriated Reserves for FY 2026-27 in the General Fund, the Water & Sewer Utilities Fund, the Stormwater fund, the Water and Sewer Equipment Replacement Fund, and the Water & Sewer Construction Fund. These appropriations will provide funding to complete projects and purchases that were not finalized by the end of fiscal year 2026-2027.

Staff recommends approval and adoption of the proposed ordinance.

Attachments:

1. FY 2026-27 Amendment # 2 - Carry Forward

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2026, and ending June 30, 2027, is hereby amended as follows:

Section 1. That the category of revenues of the General Fund in said budget is hereby amended by the additional appropriations as follows:

100375-435010	From Unappropriated Reserve is increased in the amount of \$3,514,000 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2026-27.
---------------	---

Section 2. That the category of expenditures of the General Fund in said budget is hereby amended by the additional appropriations as follows:

10041000-531000	Professional Services (City Council) is increased in the amount of \$55,650 to provide funding for the remaining costs associated with the recodification of the City Code.
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10041300-531000	Professional Services (City Manager's Office) is increased \$150,000 to pay for the City's rebranding initiative.
-----------------	---

10041300-580050	Facility Improvements (City Manager's Office) is increased \$100,000 to pay for facility improvements at the City Center Market.
-----------------	--

10042100-531000	Professional Services (Police) is increased in the amount of \$60,000 to carry forward funding for the Stratified Policing program and related consultation services.
-----------------	---

10042100-537000	Vehicle Repair & Maintenance (Police) is increased in the amount of \$2,210 to carry forward funding for vehicle repairs that were reimbursed through insurance in the prior fiscal year but had not been completed as of year-end.
-----------------	---

10042100-580040	Auto Equipment (Police) is increased in the amount of \$359,140 to carry forward funding for the purchase and replacement of five (5) new patrol vehicles.
-----------------	--

10042100-580060	Other Equipment (Police) is increased in the amount of \$79,000 to carry forward funding for the replacement and modernization of essential law enforcement equipment.
-----------------	--

FY 2026-2027 Budget Amendment Ordinance (continued)

10042100-580080	Capital Purchases (Police) is increased in the amount of \$16,000 to carry forward funding for training expenses and the replacement of a K-9, pending the selection of a new handler.
10042200-537000	Vehicle Repair & Maintenance (Fire) is increased in the amount of \$3,430 for vehicle repairs related to an insurance incident that was reimbursed in the prior fiscal year but had not yet been completed.
10042200-550280	Personal Protective Equipment (Fire) is increased in the amount of \$11,860 to fund personal protective equipment purchased in part through a matching grant from the Municipal Association of South Carolina that was ordered but had not been received as of June 30, 2026.
10042200-550299	Other Supplies & Equipment (Fire) is increased in the amount of \$130,580 for the replacement of equipment related to the theft at the Fire Training Center, with costs reimbursed through insurance.
10042200-560020	Uniforms and Clothing (Fire) is increased in the amount of \$7,710 to fund uniforms that were ordered but had not been received during the fiscal year ending June 30, 2026.
10042200-573020	Risk Management (Fire) is increased in the amount of \$5,820 for the purchase of training aids, programs, and materials for the Risk Management Department that were scheduled for purchase but were delayed due to the transition of the department.
10042200-580060	Other Equipment (Fire) is increased in the amount of \$795,100 for the purchase of SCBAs that have been ordered but not yet received (\$660,040), roof and door repairs at fire stations for which bids have been solicited and an RFP reissued for award in August 2026 (\$85,000), and refurbishment of alternate fire apparatus (\$50,060).
10043020-580050	Facility Improvements (Beautification & Facilities) is increased in the amount of \$300,000 for the Marion Street diesel fuel tanks
10043020-580060	Other Equipment (Beautification & Facilities) is increased in the amount of \$195,400 for new Christmas decorations along David McLeod Boulevard.
10043500-580010	Building & Fixed Equipment (Parks, Recreation and Sports Tourism) is funded in the amount of \$10,450 to provide for the remaining upgrades at the Barnes Street Activity Center.
10043500-580040	Auto Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$150,000 for the purchase of a new recreation bus. The bus was ordered and is scheduled for delivery in FY 2026-27.

FY 2026-2027 Budget Amendment Ordinance (continued)

- 10043500-580050 Facility Improvements (Parks, Recreation and Sports Tourism) is increased in the amount of \$540,000 to provide funding for the construction of three dog parks (\$200,000), the remaining construction of the Lola Jones Amphitheater (\$90,000), and wayfinding signage and rail trail improvements (\$250,000).
- 10043500-580060 Other Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$190,000 for the purchase of a jumbotron video screen at Carolina Bank Field to meet Coastal Plain League Facility Standards and Compliance Procedures.
- 10046300-531000 Professional Services (Planning) is increased in the amount of \$189,650 to fund the remaining Neighborhood Revitalization Strategy Update contract (\$14,120), the Comprehensive Plan Update contract (\$133,000), and the signage code update (\$42,530).
- 10049300-594101 Recreation Facilities (Non-Departmental) is funded in the amount of \$152,000 to provide funding for upgrades at Timrod Park (\$22,000) and new playground equipment at Jeffries Creek Park (\$130,000).
- 10049300-598040 Downtown Promotions (Non-Departmental) is funded in the amount of \$10,000 for the refurbishment of Christmas lights associated with the Christmas display.

Section 3. That the category of revenues of the Water and Sewer Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

- 200375-435010 From Unappropriated Reserve is funded in the amount of \$1,731,000 from unrestricted net assets.

Section 4. That the category of expenses of the Water and Sewer Enterprise Fund in said budget is hereby amended as follows:

- 20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$403,000 to fund completion of the bar screen project (\$28,000), influent and aeration cleaning (\$250,000), and influent slide gate repair (\$125,000).
- 20044042-531000 Professional Services (Water Production) is increased in the amount of \$605,000 to fund the purchase of electronic solenoid valves for the Otis, Marion, Lucas, and SF elevated tanks (\$250,000) and the purchase of Sensus Cordonal meters for the 14 GWTPs (\$355,000).
- 20044042-580050 Facility Improvements (Water Production) is increased in the amount of \$488,000 to fund improvements to the groundwater treatment plants (\$188,000) and reservoir and lagoon cleaning (\$300,000).

FY 2026-2027 Budget Amendment Ordinance (continued)

20049300-594125

Economic Development (Non-Departmental) is increased in the amount of \$235,000 for associated economic development activities.

Section 5. That the category of revenues of the Stormwater Enterprise Fund in said budget is hereby amended by the additional appropriations as follows:

300375-435010 From Unappropriated Reserve is funded in the amount of \$26,000 from unrestricted net assets.

Section 6. That the category of expenses of the Stormwater Enterprise Fund in said budget is hereby amended as follows:

30044060-538900 Other Maintenance and Repairs (Stormwater) is funded in the amount of \$26,000 for the stormwater outfall repair at the Fire Training Facility/High Hill Creek Bike Park.

Section 7. That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

210375-435010 From Unappropriated Reserve is funded in the amount of \$1,442,000 from unrestricted net assets.

Section 8. That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

21044041-580060 Other Equipment (Wastewater Equipment) is increased in the amount of \$281,000 to purchase a replacement emergency generator or emergency bypass for the Black Creek Lift Station.

21044042-580060 Other Equipment (Water Production) is increased in the amount of \$1,161,000 to fund computer system upgrades (\$161,000), the purchase of a mobile emergency generator at SWTP (\$200,000), the purchase of the main SWTP emergency generator (\$675,000), and the purchase of a mobile emergency generator at Pine Street GWTP (\$125,000).

Section 7. That the category of revenues of the Water and Sewer Construction Fund in said budget is hereby amended by the additional appropriations as follows:

220375-435010 From Unappropriated Reserve is funded in the amount of \$1,266,000 from unrestricted net assets.

Section 8. That the category of expenses of the Water and Sewer Construction Fund in said budget is hereby amended by the additional appropriations as follows:

22049900-586010 W0159 W0159 Mars Hill Sewer Project (Water and Sewer Construction Fund) is increased in the amount of \$116,000 to fund the remaining work to be completed within the scope of the project.

FY 2026-2027 Budget Amendment Ordinance (continued)

- | | | |
|-----------------|-------|---|
| 22049900-586010 | W0174 | Freedom Boulevard Water Line Extensions (Water and Sewer Construction Fund) is increased in the amount of \$650,000 to fund the remaining work to be completed within the scope of the project. |
| 22049900-586010 | W0176 | Price Road/Old Marion Highway (Water and Sewer Construction Fund) is increased in the amount of \$500,000 to fund the remaining work to be completed within the scope of the project. |

Section 11. That all ordinances or parts of ordinances in conflict or inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency or conflict.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Florence.

ADOPTED THIS _____ DAY OF _____, 2026.

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VII.b.

Ordinance 1st Reading

Department: City Council

Issue Under Consideration:

An Ordinance to establish Citizen Engagement Sessions providing citizens an opportunity to directly engage with the Mayor, interested members of Council and City Manager on matters related to the City of Florence; to amend the City of Florence Code of Ordinances Section 2-24(h) entitled Appearances Before Council; and other matters related thereto.

Current Status/Previous Action Taken:

The City does not presently have formal Citizen Engagement Sessions at scheduled times with the Mayor and City Manager.

Points to Consider:

1. The Ordinance establishes monthly Citizen Engagement Sessions giving citizens a structured opportunity to meet directly with the Mayor and City Manager, or their designees, on matters related to City operations. Citizens must submit a written or emailed request to the City Clerk's office by the last business day of the preceding month, and the City staff will contact the citizen to schedule a ten-minute session.
2. Citizen Engagement Sessions are limited to City services and operations and exclude personnel matters and pending or threatened litigation. The City Manager, or a designee, presides and may involve or refer matters to appropriate City staff for follow-up.
3. The Ordinance updates Code Section 2-24(h) to align citizen appearances before City Council with scheduled public hearings held in accordance with State law, City ordinance, or Council direction.

Attachments:

1. Proposed Ordinance

ORDINANCE NO. 2026 - ____

AN ORDINANCE TO ESTABLISH CITIZEN ENGAGEMENT SESSIONS PROVIDING CITIZENS AN OPPORTUNITY TO DIRECTLY ENGAGE WITH THE MAYOR AND CITY MANAGER ON MATTERS RELATED TO THE CITY OF FLORENCE; TO AMEND THE CITY OF FLORENCE CODE OF ORDINANCES SECTION 2-24(h) ENTITLED APPEARANCES BEFORE COUNCIL; AND OTHER MATTERS RELATED THERETO.

W I T N E S S E T H:

WHEREAS, the City of Florence (“City”) values open and accessible government and is committed to meaningful engagement with its citizens on matters related to City operations and matters affecting its citizens related to City operations; and

WHEREAS, the City Council finds that providing citizens a regular and structured opportunity to engage directly with the Mayor and City Manager will enhance communication between residents and City leadership, foster public trust, and promote responsive government; and

WHEREAS, the City is authorized under the laws of the State of South Carolina, including S.C. Code Ann. § 5-7-30, to enact ordinances respecting any subject which appears to it necessary and proper for the security, general welfare, good government and convenience of the municipality; and

WHEREAS, S.C. Code Ann. § 5-7-250 authorizes the City Council to determine its own rules and order of business; and

WHEREAS, the City Council finds it appropriate to amend the provisions of the Code of Ordinances governing citizen appearances before City Council so as to conform such appearances to public hearings scheduled in accordance with state law, City ordinance, or City Council directive; and

WHEREAS, the City Council finds that the adoption of this Ordinance is necessary and proper to promote the health, safety, peace, order and good government of the City.

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

Section 1. Establishment of Citizen Engagement Sessions.

There are hereby established monthly Citizen Engagement Sessions to provide citizens of the City of Florence an opportunity to engage directly with the Mayor and the City Manager, or their designees, on matters related to City operations or matters affecting citizens related to City operations.

Section 2. Frequency, Duration, and Scheduling.

- (a) Citizen Engagement Sessions shall be held once each month.
- (b) Each monthly session shall consist of a cumulative period of ninety (90) minutes, with ten (10) minutes set aside for each citizen issue.
- (c) The specific date, time, and location of each session shall be coordinated and set by the City Manager's office. This Ordinance does not fix a specific meeting date.

(d) The City Manager's office may establish reasonable administrative procedures for the scheduling and conduct of the sessions and may reschedule or adjust a session as needed to accommodate the availability of participants. If the number of requests received for a given month exceeds the time available, the City Manager's office may carry the remaining requests forward to the next scheduled session.

Section 3. Request and Scheduling Procedure.

(a) A citizen desiring to participate in a Citizen Engagement Session must submit a request in writing or by email to the City Clerk's office no later than the last business day of the month preceding the scheduled session to schedule a meeting with the Mayor and City Manager during the designated citizen engagement time. The request must state the citizen's name, address, contact information, and provide a detailed description of the matter to be discussed.

(b) Following receipt of a timely request, the City will contact the citizen to arrange a scheduled ten (10) minute session during a future Citizen Engagement Session.

Section 4. Scope and Administration.

(a) Matters addressed during a Citizen Engagement Session should pertain to City services and operations or to matters affecting citizens related to City operations. Personnel matters and matters involving pending or threatened litigation are not appropriate subjects for a session.

(b) The City Manager, or a designee in the City Manager's absence, shall preside over each session. Where a matter warrants further action or review, the City Manager may include the appropriate City staff or department in the session or refer the matter to the appropriate City staff or department for follow-up.

(c) The City Manager's office is authorized to adopt such forms, guidelines, and procedures as it deems appropriate to implement this Ordinance, and the sessions shall be conducted subject to the availability of the Mayor, the City Manager, City staff, and appropriate meeting space.

Section 5. Amendment of Section 2-24(h) of the Code of Ordinances, Entitled "Appearances Before Council."

Section 2-24(h) of the City of Florence Code of Ordinances, entitled "Appearances Before Council," is hereby amended to read as follows:

"(h) Appearances Before Council. Citizens may appear before City Council and may speak for up to five (5) minutes in cases where a public hearing has been scheduled by City Council in accordance with state law, City ordinance, or City Council's direction. Citizens may sign up to speak at a scheduled public hearing by writing their names on the sign-up sheet prior to the beginning of the City Council meeting."

Section 6. Repeal of Conflicting Ordinances.

Any ordinances or parts of ordinances that conflict with this Ordinance are repealed to the extent of the conflict.

Section 7. Severability.

If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 8. Effective Date.

This Ordinance shall take effect 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



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VII.c.

Ordinance 1st Reading

Department: City Manager's Office

Issue Under Consideration:

An Ordinance to amend the City of Florence Code of Ordinances, Chapter 2, Article III, by repealing Division 3, Sections 2-125 through 2-132, which established the Resilience and Sustainability Advisory Committee, and for other matters related thereto.

Current Status/Previous Action Taken:

1. The Resilience and Sustainability Advisory Committee was established by Ordinance No. 2021-22 adopted on July 12, 2021.

Points to Consider:

1. Based upon the goals and objectives established for the Resilience and Sustainability Advisory Committee, the committee has met its intended purpose.
2. The continuation of the Resilience and Sustainability Advisory Committee is not necessary for the operation of the City.

Attachments:

1. Proposed Ordinance

ORDINANCE NO. 2026 - ____

AN ORDINANCE TO AMEND THE CITY OF FLORENCE CODE OF ORDINANCES, CHAPTER 2, ARTICLE III, BY REPEALING DIVISION 3, SECTIONS 2-125 THROUGH 2-132, WHICH ESTABLISHED THE RESILIENCE AND SUSTAINABILITY ADVISORY COMMITTEE, AND FOR OTHER MATTERS RELATED THERETO.

W I T N E S S E T H:

WHEREAS, by Ordinance No. 2021-22, the City Council of the City of Florence established the Resilience and Sustainability Advisory Committee (the “Committee”) in Chapter 2, Article III, Division 3, Sections 2-125 through 2-132 of the Code of Ordinances (the “Original Ordinance”); and

WHEREAS, the City Council finds that the objectives entrusted to the Committee by the Original Ordinance can be accomplished through other and more effective means; and

WHEREAS, the City Council intends to make further determinations at a future time regarding the manner in which those objectives are best advanced; and

WHEREAS, the City Council finds that repealing 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 repealed in its entirety, and Chapter 2, Article III, Division 3, Sections 2-125 through 2-132 of the Code of Ordinances are hereby repealed and deleted therefrom.
- b. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.
- c. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such holding shall not affect the validity of the remaining portions 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



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VII.d.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

An Ordinance to rezone from CR to CBD the parcels located at 206, 208, 210, 211, and 212 Kuker Street, identified as Florence County Tax Map Numbers 90074-08-006, -007, -008, -009, and -035. The request is being made by the property owners.

Current Status/Previous Action Taken:

On August 11, 2026, Planning Commission held a public hearing on this matter and voted unanimously, 5-0, to recommend that the parcel be rezoned from CR to CBD.

Points to Consider:

1. This request is being considered for first reading.
2. City water and sewer are available to the parcels.
3. The lots are zoned Commercial Reuse (CR). This zoning district allows low impact commercial uses. They are currently used as parking lots for adjacent businesses.
4. The requested zoning of Commercial Business District (CBD) allows mixed use development with an urban character. Lots to the north and east are already zoned CBD.
5. The applicant intends to renovate the existing parking lots and would consider future commercial and townhouse development.

Attachments:

1. Kuker St Rezoning CC Ordinance
2. CC maps

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO REZONE 206, 208, 210, 211, AND 212 KUKER STREET,
TAX MAP NUMBERS 90074-08-006, -007, -008, -009, and -035, FROM
COMMERCIAL REUSE (CR) TO CENTRAL BUSINESS DISTRICT (CBD)**

WHEREAS, a Public Hearing was held in City Council Chambers on August 11, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, John S. Deberry, Jr. made application as an agent on behalf of the owner to rezone from Commercial Reuse (CR) to Central Business District (CBD);

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 properties to CBD;
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

Location Map - Kuker Street



Legend

Parcels



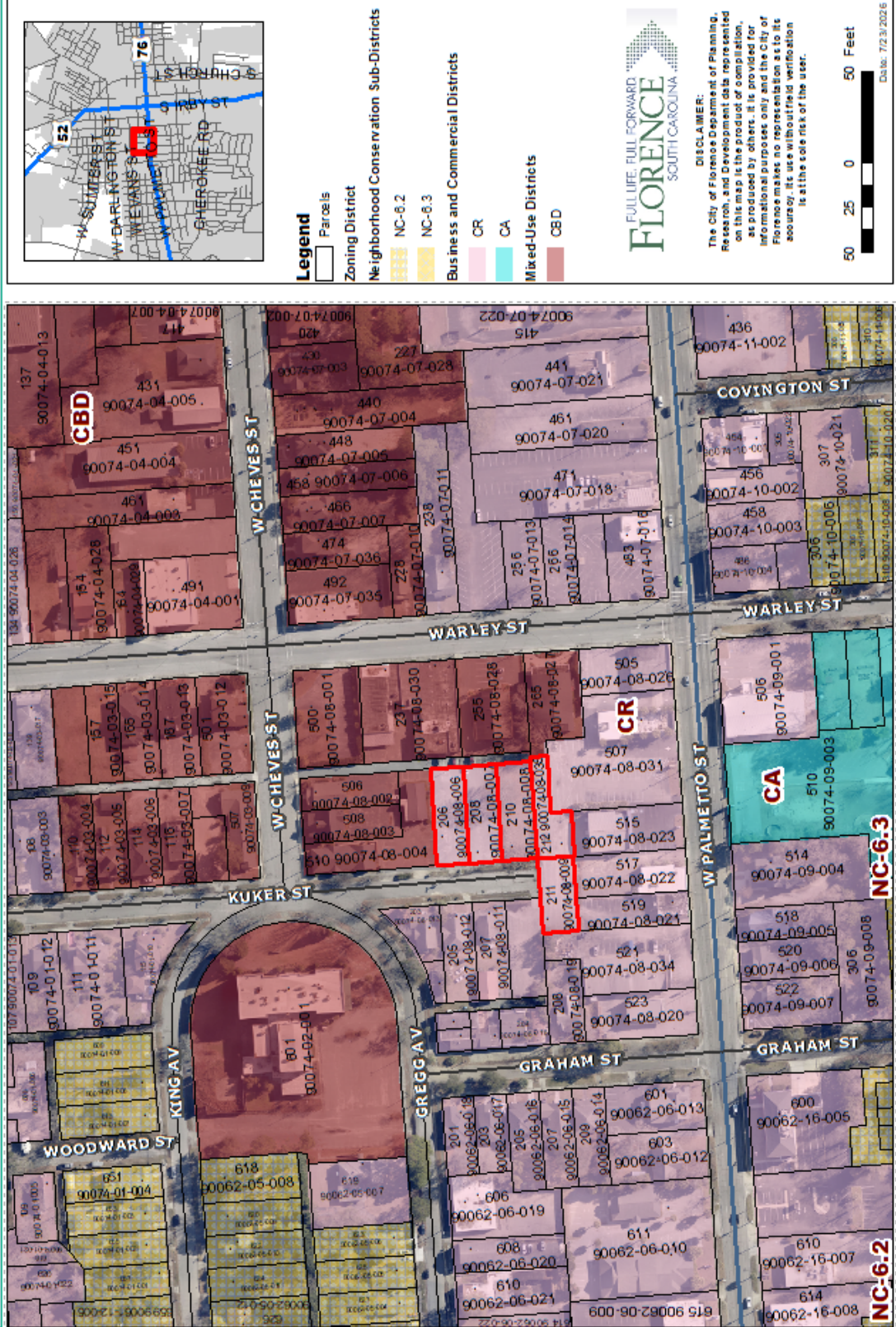
DISCLAIMER:
The City of Florence Department of Planning, Research, and Development data represented on this map is the product of compilation, as produced by others. It is provided for informational purposes only and the City of Florence makes no representation as to its accuracy. It is without field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

50	25	0	50 Feet
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Date: 7/23/2026

PC 2026-22

Zoning Map - Kuker Street





STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VII.e.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

Request to annex the parcel located at 2711 Ascot Drive, with Tax Map Number 00098-01-081, into the City of Florence and assign it the zoning designation of Neighborhood Conservation-15 (NC-15). The request is being made by the property owner.

Current Status/Previous Action Taken:

On August 11, 2026, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 5-0, to recommend the zoning designation of Neighborhood Conservation-15 (NC-15).

Points to Consider:

1. City water and sewer services are currently available, with no cost to extend utilities.
2. A Public Hearing for zoning was held at the August 11, 2026 Planning Commission meeting.
3. City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Neighborhood Conservation-15 (NC-15).

Attachments:

1. 2711 Ascot Dr CC Ordinance
2. 2711 Ascot Dr Map
3. Annexation Petition for CC

ORDINANCE NO. 2026 - _____

**AN ORDINANCE TO ANNEX AND ZONE NEIGHBORHOOD CONSERVATION-15 (NC-15)
THE LOT AT 2711 ASCOT DRIVE, TMN 00098-01-081.**

WHEREAS, a Public Hearing was held in the Council Chambers on August 11, 2026 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Jimmy and Julie Barfield, owners of TMN 00098-01-081, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into 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 given the zoning district classification of NC-15:

The property requesting annexation is shown more specifically on Florence County Tax Map 00098, block 01, parcel 81 (0.606067 acre).

Any portions of public rights-of-way abutting the property described above will be 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 in 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:

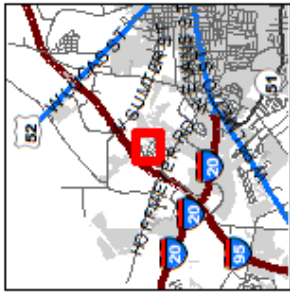
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2026-23



Legend

City Limits

Parcels



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Date: 7/23/2028

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: 2711 Ascot Drive, Florence, SC 29501

Florence County Tax Map Number: 00098-01-081

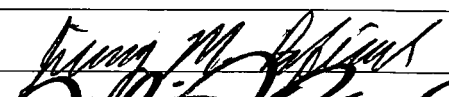
3. Annexation is being sought for the following reason: City services and taxes
4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the 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.

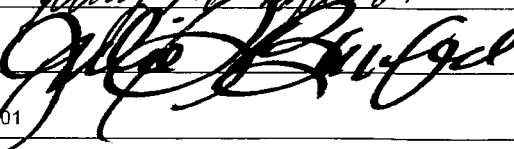
Total Number of Residents	<u>2</u>	Race	<u>Caucasian</u>
Total Number Age 18 and Over	<u>2</u>	Total Registered to Vote	<u>2</u>

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

Jimmy M. Barfield and Julie S. Barfield

Petitioner/Property Owner Signature: 

Date: 6-19-2026

Petitioner/Property Owner Signature: 

Date: 6/29/26

Address: 2711 Ascot Drive, Florence, SC 29501

Telephone Numbers: [REDACTED] [cell] [REDACTED] [other] [REDACTED]

Email Address: [REDACTED]

Certification as to ownership on the date of petition:

Staff: A3

FOR OFFICIAL USE ONLY

Date: 7-1-26



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VII.f.

Ordinance 1st Reading

Department: Planning, Research & Development

Issue Under Consideration:

An Ordinance to rezone from NC-6.2 to NC-6.3 eighteen parcels located on North Aiken Drive, said properties being specifically identified as Florence County Tax Map Numbers 90034-08-002, -003, -004, -010, -011, -012, -013, -014, -015, and -016; and 90034-09-004, -005, -006, -007, -008, -009, -010, and -011. The request is being made by the property owner.

Current Status/Previous Action Taken:

On August 11, 2026, Planning Commission held a public hearing on this matter and voted unanimously, 5-0, to recommend that the parcels be rezoned from NC-6.2 to NC-6.3.

Points to Consider:

1. This request is being considered for first reading.
2. City water and sewer are available to the parcels.
3. The properties are currently zoned Neighborhood Conservation-6.2 (NC-6.2). This zoning district only allows single family detached and duplex residential uses.
4. The requested zoning of Neighborhood Conservation-6.3 (NC-6.3) allows all residential uses, including single family detached, townhouses, and multi-family.
5. The applicant intends to demolish the existing houses and redevelop townhouses for affordable, multi-generational housing.

Attachments:

1. N Aiken Dr Rezoning CC Ordinance
2. CC Maps

ORDINANCE NO. 2026-_____

AN ORDINANCE TO REZONE EIGHTEEN PARCELS ON NORTH AIKEN DRIVE FROM NEIGHBORHOOD CONSERVATION-6.2 (NC-6.2) TO NEIGHBORHOOD CONSERVATION-6.3 (NC-6.3), SPECIFICALLY IDENTIFIED AS FLORENCE COUNTY TAX MAP NUMBERS 90034-08-002, -003, -004, -010, -011, -012, -013, -014, -015, and -016; and 90034-09-004, -005, -006, -007, -008, -009, -010, and -011

WHEREAS, a Public Hearing was held in City Council Chambers on August 11, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Aiken Properties Holding Company, LLC made application to rezone from Neighborhood Conservation-6.2 (NC-6.2) to Neighborhood Conservation-6.3 (NC-6.3);

The properties to be rezoned are identified below:

Address	Tax Map Number
128 N. Aiken Dr.	90034-08-002
122 N. Aiken Dr.	90034-08-003
118 N. Aiken Dr.	90034-08-004
136 N. Aiken Dr.	90034-08-010
120 N. Aiken Dr.	90034-08-011
134 N. Aiken Dr.	90034-08-012
132 N. Aiken Dr.	90034-08-013
130 N. Aiken Dr.	90034-08-014
126 N. Aiken Dr.	90034-08-015
124 N. Aiken Dr.	90034-08-016
vacant lot	90034-09-004
131 N. Aiken Dr.	90034-09-005
113 N. Aiken Dr.	90034-09-006
117 N. Aiken Dr.	90034-09-007
121 N. Aiken Dr.	90034-09-008
123 N. Aiken Dr.	90034-09-009
127 N. Aiken Dr.	90034-09-010
129 N. Aiken Dr.	090034-09-011

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 properties to NC-6.3;**
- 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 2026-25 Location Map - North Aiken Drive



Legend

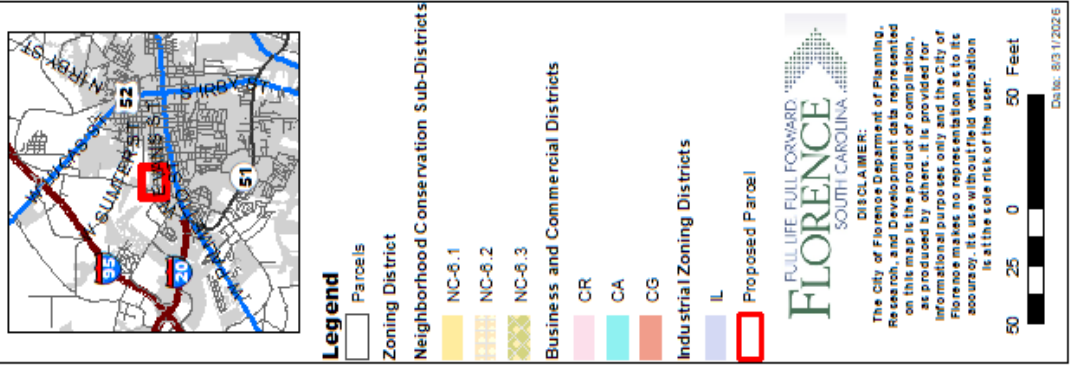
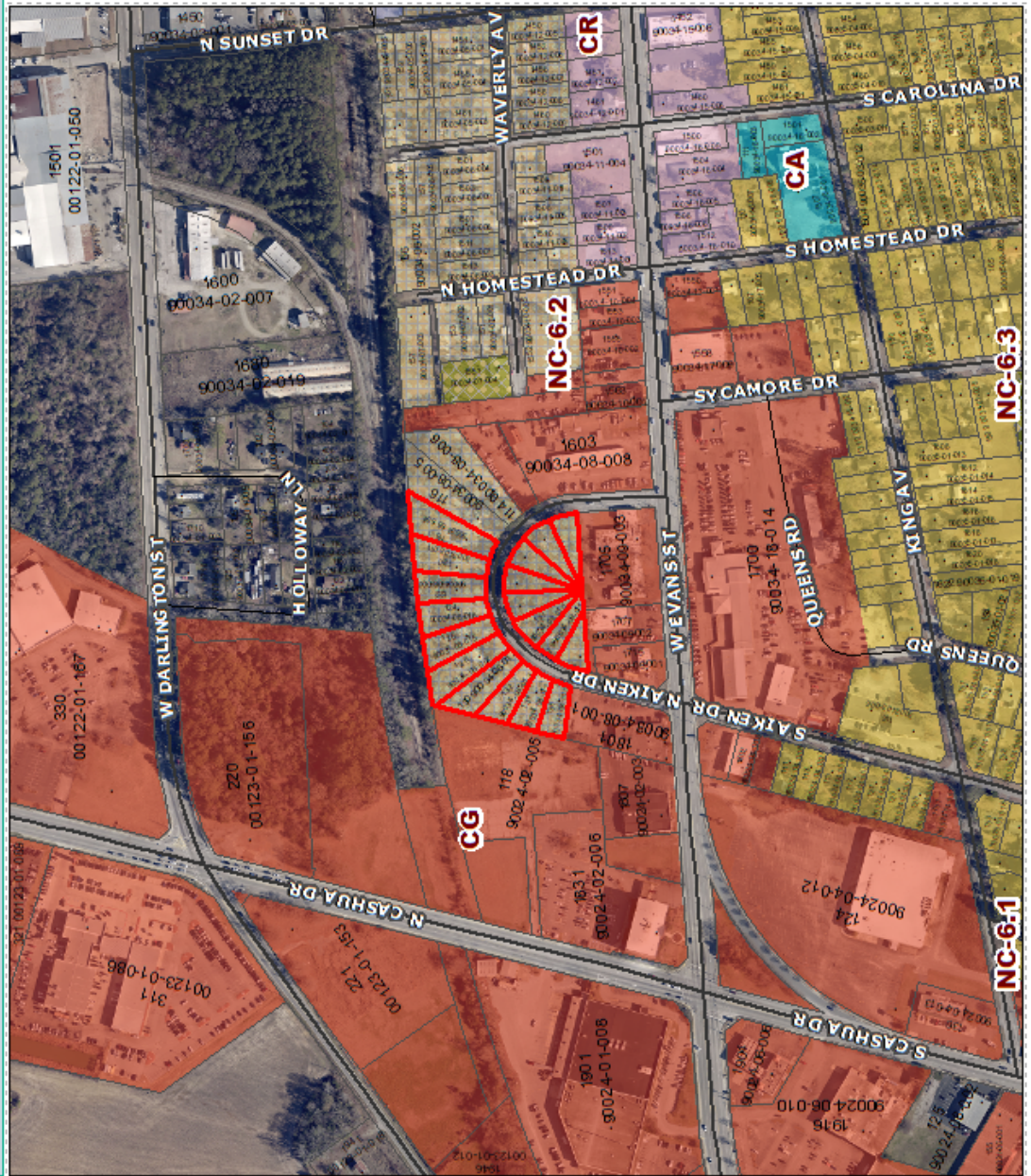
- Parcels
- Proposed Parcel



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PC 2026-25 Zoning Map - North Aiken Drive





STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.a.

Resolution

Department: Police Department

Issue Under Consideration:

A Resolution honoring and commending K9 Shelby for her dedicated service to the City of Florence as a Police Canine, to recognize her retirement, and to declare her surplus property and authorize the transfer of ownership to her handler.

Current Status/Previous Action Taken:

No action has previously been taken.

Points to Consider:

1. K9 Shelby began serving with the Florence Police Department in April 2022 and was trained and certified in narcotics detection, article searches, and tracking.
2. During her more than four years of service, K9 Shelby assisted in locating dangerous suspects, including individuals wanted for violent crimes, as well as missing or endangered children and elderly residents.
3. Shelby established an outstanding record of locating discarded and concealed firearms, and her narcotics alerts contributed to the seizure of illegal drugs and weapons and the apprehension of wanted individuals.
4. Following ear surgery that resulted in hearing loss in one ear, Shelby is medically retiring from police service.
5. Upon her retirement from police service, Council is being asked to declare K9 Shelby surplus property and authorize the transfer of ownership to her handler.

Attachments:

1. Proposed Resolution

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

RESOLUTION NO. 2026-40

A RESOLUTION HONORING AND COMMENDING K9 SHELBY FOR HER DEDICATED SERVICE TO THE CITY OF FLORENCE AS A POLICE CANINE, TO RECOGNIZE HER RETIREMENT, AND TO DECLARE HER SURPLUS PROPERTY AND AUTHORIZE THE TRANSFER OF OWNERSHIP TO HER HANDLER.

WHEREAS, K9 Shelby began serving with the Florence Police Department in April 2022 and was trained and certified in narcotics detection, article searches, and tracking; and

WHEREAS, throughout her service, K9 Shelby assisted officers in locating dangerous suspects, including individuals wanted for violent crimes, as well as missing or endangered children and elderly residents; and

WHEREAS, K9 Shelby established an outstanding record of locating discarded and concealed firearms, and her narcotics alerts contributed to significant seizures of illegal drugs and weapons and the apprehension of wanted individuals; and

WHEREAS, K9 Shelby's work made meaningful contributions to police investigations and helped reunite vulnerable individuals with their families, demonstrating her invaluable role in protecting and serving the Florence community; and

WHEREAS, following ear surgery that resulted in hearing loss in one ear, K9 Shelby is medically retiring from police service after more than four years of dedicated service to the City of Florence; and

WHEREAS, the City of Florence desires to honor K9 Shelby for her faithful and distinguished service, recognize her retirement, and express its sincere appreciation for the important role she has played in protecting and serving the Florence community; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence, South Carolina, that K9 Shelby is hereby honored and commended for her years of dedicated service to the City of Florence as a police canine, and the City Council wishes her a well-deserved retirement filled with rest, treats, and time at home with her handler and family.

BE IT FURTHER RESOLVED, that she is hereby declared surplus property of the City of Florence, and the transfer of ownership of K9 Shelby to her handler is hereby authorized upon her retirement from police service.

RESOLVED THIS 14TH DAY OF SEPTEMBER 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE, MUNICIPAL CLERK



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.b.

Resolution

Department: Parks, Recreation and Sports Tourism

Issue Under Consideration:

A Resolution to name the football complex at the Freedom Florence Recreation Complex the "Harry Carson Football Complex."

Current Status/Previous Action Taken:

This Resolution is sponsored by Mayor Pro Tem George Jebaily.

Points to Consider:

1. Harry Carson is a Florence native who began his football career at Wilson High School and McClenaghan High School before continuing his career at South Carolina State University.
2. Harry Carson enjoyed a distinguished professional career with the New York Giants, including nine Pro Bowl selections and a Super Bowl XXI championship.
3. Harry Carson was inducted into the College Football Hall of Fame in 2002 and the Pro Football Hall of Fame in 2006.
4. The proposed naming recognizes Harry Carson's accomplishments and his connection to the Florence community and honors the legacy he represents to future generations of local athletes.

Attachments:

1. Resolution

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

RESOLUTION NO. 2026-41

**A RESOLUTION TO NAME THE FOOTBALL FIELD COMPLEX AT THE FREEDOM
FLORENCE RECREATION COMPLEX THE “HARRY CARSON FOOTBALL
COMPLEX.”**

WHEREAS, Harry Carson is a native of Florence, South Carolina, and began his football journey in the Florence community, playing football at Wilson High School and McClenaghan High School; and

WHEREAS, Carson continued his football career at South Carolina State University, where he became a standout defensive player, earning two MEAC Defensive Player of the Year honors and helping lead the university to consecutive conference championships; and

WHEREAS, Carson was selected by the New York Giants in the fourth round of the 1976 NFL Draft and spent his entire 13-year professional football career with the organization; and

WHEREAS, during his distinguished professional career, Carson was selected to nine Pro Bowls and helped lead the New York Giants to victory in Super Bowl XXI; and

WHEREAS, Carson’s accomplishments have been recognized through his induction into the College Football Hall of Fame in 2002 and the Pro Football Hall of Fame in 2006; and

WHEREAS, Harry Carson’s remarkable career and accomplishments have brought distinction to his hometown of Florence and serve as an inspiration to generations of young athletes; and

WHEREAS, the City of Florence desires to honor Harry Carson’s contributions to the sport of football and his connection to the Florence community by naming the football complex at the Freedom Florence Recreation Complex in his honor;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Florence, South Carolina, that the football complex at the Freedom Florence Recreation Complex is hereby named the “Harry Carson Football Complex,” in recognition of Harry Carson’s outstanding accomplishments and the lasting legacy he represents to the Florence community.

RESOLVED THIS 14TH DAY OF SEPTEMBER 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.c.

Resolution

Department: Parks, Recreation and Sports Tourism

Issue Under Consideration:

A Resolution to name Field 1 of the Football Complex at the Freedom Florence Recreation Complex the "Lawrence Timmons Field."

Current Status/Previous Action Taken:

This Resolution is sponsored by Mayor Lethonia Barnes.

Points to Consider:

1. Lawrence Timmons is a Florence native who played football at Wilson High School before continuing his collegiate career at Florida State University.
2. Lawrence Timmons was selected 15th overall in the first round of the 2007 NFL Draft by the Pittsburgh Steelers and helped the team win Super Bowl XLIII.
3. During his professional career, Lawrence Timmons earned a Pro Bowl selection and recorded more than 1,000 career tackles while playing for the Pittsburgh Steelers and Miami Dolphins.
4. The proposed naming recognizes Lawrence Timmons' accomplishments and his connection to the Florence community and honors his achievements as an example for future generations of local athletes.

Attachments:

1. Proposed Resolution

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

RESOLUTION NO. 2026-42

**A RESOLUTION TO NAME FIELD 1 OF THE FOOTBALL COMPLEX AT THE
FREEDOM FLORENCE RECREATION COMPLEX THE “LAWRENCE TIMMONS
FIELD.”**

WHEREAS, Lawrence Timmons is a native of Florence, South Carolina, and developed into one of the state’s premier high school football players at Wilson High School; and

WHEREAS, during his senior season at Wilson High School, Timmons recorded more than 150 tackles, earned All-State honors, and was named South Carolina’s Defensive Player of the Year; and

WHEREAS, Timmons continued his football career at Florida State University before being selected by the Pittsburgh Steelers with the 15th overall pick in the first round of the 2007 NFL Draft; and

WHEREAS, Timmons became a key member of the Pittsburgh Steelers defense and helped lead the team to victory in Super Bowl XLIII; and

WHEREAS, during his professional career with the Pittsburgh Steelers and Miami Dolphins, Timmons earned a Pro Bowl selection and surpassed 1,000 career tackles; and

WHEREAS, Lawrence Timmons’ accomplishments have brought distinction to his hometown of Florence and serve as an inspiration to generations of young athletes; and

WHEREAS, the City of Florence desires to honor Lawrence Timmons’ achievements and his connection to the Florence community by naming Field 1 of the Football Complex at the Freedom Florence Recreation Complex in his honor;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Florence, South Carolina, that Field 1 of the Football Complex at the Freedom Florence Recreation Complex is hereby named the “Lawrence Timmons Field,” in recognition of Lawrence Timmons’ outstanding accomplishments and the lasting legacy he represents to the Florence community.

RESOLVED THIS 14TH DAY OF SEPTEMBER 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.d.

Resolution

Department: Parks, Recreation and Sports Tourism

Issue Under Consideration:

A Resolution to name Field 2 of the Football Complex at the Freedom Florence Recreation Complex the "Darian Durant Field."

Current Status/Previous Action Taken:

This Resolution is sponsored by Councilman J. Lawrence Smith, II.

Points to Consider:

1. Darian Durant is a Florence native who played football at Wilson High School before continuing his collegiate career at the University of North Carolina.
2. Darian Durant became one of the most accomplished quarterbacks in UNC history and went on to play professionally in the Canadian Football League with the Saskatchewan Roughriders.
3. Darian Durant led the Saskatchewan Roughriders to the 2013 Grey Cup Championship and was named a CFL West Division All-Star during his professional career.
4. The proposed naming recognizes Darian Durant's accomplishments and his connection to the Florence community and honors his legacy as a successful quarterback and role model for future generations of local athletes.

Attachments:

1. Proposed Resolution

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

RESOLUTION NO. 2026-43

**A RESOLUTION TO NAME FIELD 2 OF THE FOOTBALL COMPLEX AT THE
FREEDOM FLORENCE RECREATION COMPLEX THE “DARIAN DURANT FIELD.”**

WHEREAS, Darian Durant is a native of Florence, South Carolina, and began his football career at Wilson High School, where he became one of the area’s most accomplished quarterbacks; and

WHEREAS, during his senior season at Wilson High School, Durant passed for a school-record 2,446 yards and helped lead Wilson to the Class 4A state semifinals, and over his high school career, passed for more than 7,200 yards and 69 touchdowns; and

WHEREAS, Durant continued his football career at the University of North Carolina, where he became one of the most productive quarterbacks in the university’s history and, by his senior season, held UNC career records for passing yards, touchdown passes, completions, completion percentage, and total offense; and

WHEREAS, Durant continued his professional football career in the Canadian Football League, where he became a longtime quarterback for the Saskatchewan Roughriders and was named a CFL West Division All-Star; and

WHEREAS, Durant led the Saskatchewan Roughriders to the 2013 Grey Cup Championship, throwing three touchdown passes in the championship game; and

WHEREAS, Darian Durant’s accomplishments have brought distinction to his hometown of Florence and serve as an inspiration to generations of young athletes; and

WHEREAS, the City of Florence desires to honor Darian Durant’s achievements and his connection to the Florence community by naming Field 2 of the Football Complex at the Freedom Florence Recreation Complex in his honor;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Florence, South Carolina, that Field 2 of the Football Complex at the Freedom Florence Recreation Complex is hereby named the “Darian Durant Field,” in recognition of Darian Durant’s outstanding accomplishments and the lasting legacy he represents to the Florence community.

RESOLVED THIS 14TH DAY OF SEPTEMBER 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.e.

Resolution

Department: Parks, Recreation and Sports Tourism

Issue Under Consideration:

A Resolution to name Field 3 of the Football Complex at the Freedom Florence Recreation Complex the "Justin Durant Field."

Current Status/Previous Action Taken:

This Resolution is sponsored by Councilman Chaquez T. McCall.

Points to Consider:

1. Justin Durant is a Florence native who played football at Wilson High School before continuing his collegiate career at Hampton University.
2. Durant helped Hampton University win three consecutive MEAC championships from 2004 through 2006 and became the first player in MEAC history to earn Defensive Player of the Year honors three consecutive times.
3. Durant was selected 48th overall in the second round of the 2007 NFL Draft by the Jacksonville Jaguars and went on to play nine seasons in the National Football League.
4. Durant was inducted into the MEAC Hall of Fame in recognition of his collegiate accomplishments.
5. The proposed naming recognizes Durant's accomplishments and his connection to the Florence community and honors his legacy as an accomplished local athlete and example for future generations.

Attachments:

1. Proposed Resolution

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

RESOLUTION NO. 2026-44

**A RESOLUTION TO NAME FIELD 3 OF THE FOOTBALL COMPLEX AT THE
FREEDOM FLORENCE RECREATION COMPLEX THE “JUSTIN DURANT FIELD.”**

WHEREAS, Justin Durant is a native of Florence, South Carolina, and began his football career as a linebacker at Wilson High School before continuing his career at Hampton University; and

WHEREAS, during his collegiate career at Hampton University, Durant helped lead the Pirates to three consecutive Mid-Eastern Athletic Conference championships from 2004 through 2006 and became the first player in MEAC history to earn Defensive Player of the Year honors three consecutive times; and

WHEREAS, Durant earned All-American honors multiple times during his collegiate career and was later inducted into the MEAC Hall of Fame in recognition of his outstanding accomplishments; and

WHEREAS, Durant was selected by the Jacksonville Jaguars with the 48th overall pick in the second round of the 2007 NFL Draft, making him the highest NFL Draft selection in Hampton University history at the time; and

WHEREAS, Durant went on to play nine seasons in the National Football League with the Jacksonville Jaguars, Detroit Lions, Dallas Cowboys, and Atlanta Falcons; and

WHEREAS, Justin Durant’s accomplishments have brought distinction to his hometown of Florence and serve as an inspiration to generations of young athletes; and

WHEREAS, the City of Florence desires to honor Justin Durant’s achievements and his connection to the Florence community by naming Field 3 of the Football Complex at the Freedom Florence Recreation Complex in his honor;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Florence, South Carolina, that Field 3 of the Football Complex at the Freedom Florence Recreation Complex is hereby named the “Justin Durant Field,” in recognition of Justin Durant’s outstanding accomplishments and the lasting legacy he represents to the Florence community.

RESOLVED THIS 14TH DAY OF SEPTEMBER 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.f.

Resolution

Department: Community Services Department

Issue Under Consideration:

A Resolution to adopt the Florence Neighborhood Revitalization Plan Update.

Current Status/Previous Action Taken:

The Florence Neighborhood Revitalization Plan Update was presented as information to the Community Development Committee on August, 26, 2026.

Points to Consider:

1. The Florence Neighborhood Revitalization Plan Update is a planning framework for the continued revitalization, stabilization, and reinvestment in the City's core historic neighborhoods to include North Florence, Historic West Florence, East Florence, Maple Park, and Timrod Park.
2. This updated plan builds upon the previous plan adopted on December 8, 2014.
3. The updated plan can be viewed in its entirety at the following link:
<https://www.cityofflorencesc.gov/sites/default/files/uploads/Departments/Planning/florence-plan-8-25-26-version.pdf>
4. The update is intended to complement and support the City's Comprehensive Plan, adopted neighborhood plans, capital improvement efforts, housing initiatives, development regulations, economic development activities, and other adopted plans and programs.

Attachments:

1. Neighborhood Revitalization Plan Update 2026 Resolution

Resolution No. 2026-

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF FLORENCE, SOUTH CAROLINA**

WHEREAS, the City of Florence recognizes that healthy, stable, and vibrant neighborhoods are fundamental to the City's quality of life, economic vitality, community identity, and long-term sustainability; and

WHEREAS, the City of Florence has a longstanding commitment to neighborhood revitalization and has previously undertaken neighborhood planning initiatives to address conditions affecting the vitality and sustainability of its core neighborhoods; and

WHEREAS, the City's original Neighborhood Revitalization Strategy was developed through extensive community engagement and was adopted by City Council in 2014 as a framework for comprehensive neighborhood revitalization, stabilization, and redevelopment; and

WHEREAS, the City of Florence has prepared an updated Florence Neighborhood Revitalization Plan to build upon previous neighborhood planning efforts and establish an updated framework for coordinated public and private investment, neighborhood stabilization, redevelopment, housing, infrastructure, connectivity, placemaking, community engagement, and other revitalization initiatives; and

WHEREAS, the updated strategy is intended to complement and support the City's Comprehensive Plan, adopted neighborhood plans, capital improvement efforts, housing initiatives, development regulations, economic development activities, and other adopted plans and programs; and

WHEREAS, the City Council finds that adoption of the Strategy Update will provide valuable policy guidance for City officials and staff in evaluating neighborhood needs, establishing priorities, coordinating resources, supporting community partnerships, and implementing projects and programs designed to improve the quality of life for residents throughout the City; and

WHEREAS, the City Council has considered the updated Florence Neighborhood Revitalization Plan and finds that its adoption is in the best interest of the City of Florence and its residents.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Florence, South Carolina in a meeting duly assembled do hereby adopt the updated Florence Neighborhood Revitalization Plan.

ADOPTED, this **14th** day of **September, 2026.**

Approved as to form:

City Attorney

Lethonia Barnes

Mayor

Attest:

Casey C. Moore
Municipal Clerk



STAFF REPORT
Florence City Council
September 14, 2026

Agenda Item:
VIII.h.

Resolution

Department: City Manager's Office

Issue Under Consideration:

A Resolution committing the City of Florence to providing a local match for a Municipal Association of South Carolina Big Idea Grant and following its procurement policy when securing services and products with grant funds.

Current Status/Previous Action Taken:

No action has previously been taken.

Points to Consider:

1. The Municipal Association of South Carolina launched the IMPACT Fund (Innovative Municipal Projects for Advancing Change and Transformation) in 2025 to support bold, forward-thinking projects that improve quality of life in South Carolina cities and towns.
2. The City of Florence intends to apply for a Big Idea Grant, which awards up to \$100,000 for bold, creative and forward-thinking ideas that result in a long-term impact.
3. To be eligible, applicants must provide a 5% local match and submit a resolution of support from City Council.
4. Evaluation criteria for the grant include: Creativity and Innovation, Community Impact, Strategic Value, Project Readiness, and Replicability.

Attachments:

1. Proposed Resolution

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

RESOLUTION NO. 2026-47

A RESOLUTION COMMITTING THE CITY OF FLORENCE TO PROVIDING A LOCAL MATCH FOR A MUNICIPAL ASSOCIATION OF SOUTH CAROLINA BIG IDEA GRANT AND FOLLOWING ITS PROCUREMENT POLICY WHEN SECURING SERVICES AND PRODUCTS WITH GRANT FUNDS.

BE IT RESOLVED, by the City Council of the City of Florence, South Carolina, here assembled on this 14th day of September 2026, that the City of Florence hereby commits to provide a local match of at least \$5,000.00, which equals the minimum 5% local match required by the Municipal Association of South Carolina, to support the City's application for the Big Idea Grant in the amount of \$100,000.00. These grant and local matching funds will be used for a pollinator pathway and sound garden project located at the existing City Center Market Facility.

BE IT FURTHER RESOLVED that the Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from the Big Idea Grant.

This resolution is made in regard to the submission of an application for the Big Idea Grant funds to the Municipal Association of South Carolina on or before the application deadline of September 25, 2026.

AND IT IS SO RESOLVED, this 14th day of September 2026.

APPROVED AS TO FORM:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR, CITY OF FLORENCE, SC

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK, CITY OF FLORENCE, SC