

**REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL**



**COUNCIL CHAMBERS  
324 W. EVANS STREET  
FLORENCE, SOUTH CAROLINA**

**MONDAY  
OCTOBER 13, 2025  
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, OCTOBER 13, 2025 – 1:00PM  
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. APPROVAL OF MINUTES**

September 8, 2025 – Regular Meeting

**IV. ORDINANCES IN POSITION**

**a. Bill No. 2025-38 – Second Reading**

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

**V. INTRODUCTION OF ORDINANCES**

**a. Bill No. 2025-39 – First Reading**

An Ordinance to amend Chapter 17 of the City Code of the City of Florence to add Article IV and provisions related to regulating improper use of public place and urban camping and other matters related thereto.

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

**b. Bill No. 2025-40 – First Reading**

An Ordinance to annex and zone RG-3 the third phase of Smith's Field subdivision, identified as Florence County Tax Map Numbers 00100-01-384 to 00100-01-443 and 00100-01-093.

**c. Bill No. 2025-41 – First Reading**

An Ordinance to annex and zone NC-6.2 the parcel located at 922 West Sumter Street, identified as Florence County Tax Map Number 90060-09-037.

**VI. INTRODUCTION OF RESOLUTIONS**

**a. Resolution No. 2025-30**

A Resolution to adopt the Sewer Collection System Master Plan.

**b. Resolution No. 2025-34**

A Resolution recognizing October as Domestic Violence Awareness Month.

**c. Resolution No. 2025-35**

A Resolution of Recognition for Reverend Dr. Ralph W. Canty, Sr., honoring his dedicated service as one of the longest-serving pastors in the Florence area.

**d. Resolution No. 2025-36**

A Resolution pledging to practice and promote civility in the City of Florence.

**e. Resolution No. 2025-37**

A Resolution certifying buildings as an abandoned building site pursuant to the South Carolina Abandoned Buildings Revitalization Act Section 12-67-100 of the South Carolina Code of Laws, as amended, regarding the property located at 262 West Cheves Street, Florence County Tax Map Number 90087-01-015.

**f. Resolution No. 2025-38**

A Resolution to approve a Conditional Grant and Development Agreement located within the Downtown Redevelopment District for a development located at 262 West Cheves Street.

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

**g. Resolution No. 2025-39**

A Resolution and Conditional Grant and Development Agreement to provide an incentive for the development of new housing within East Florence as part of the ongoing Neighborhood Redevelopment Project.

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

**h. Resolution No. 2025-40**

A Resolution authorizing Staff and the City Attorney to utilize the eminent domain process to the extent necessary to acquire ownership of the property described on Exhibit "A" hereto for the public purpose of the expansion of the existing fueling facility.

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

**VII. REPORT TO COUNCIL**

**a. Appointments to Boards and Commissions**

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

**b. Appointment to the PDRTA Board of Directors**

**c. Appropriation of Accommodations Tax funds for Fiscal Year 2025/26.**

**VIII. CITY MANAGER'S REPORT**

**IX. MAYORAL REPORT**

**X. COMMITTEE REPORTS**

**a. Business Development Committee**

**b. Community Development Committee**

- c. Finance, Audit and Budget Committee

## **XI. EXECUTIVE SESSION**

- a. To receive legal advice on the unauthorized camping ordinance, Bill No. 2025-39 [30-4-70(a)(2)].
- b. For a discussion of an economic development project as referenced in Resolution No. 2025-38 [30-4-70(a)(5)].
- c. For a discussion of an economic development project as referenced in Resolution No. 2025-39 [30-4-70(a)(5)].
- d. To receive legal advice on the eminent domain process relating to Resolution No. 2025-40 [30-4-70(a)(2)].
- e. For a discussion regarding appointments to city Boards and Commissions [30-4-70(a)(1)].
- f. To receive information on an economic development project for property located in a downtown overlay district [30-4-70(a)(5)].
- g. To receive legal advice regarding a potential lawsuit [30-4-70(a)(2)].
- h. To receive an update on an ongoing economic development project [ 30-4-70(a)(5)].
- i. For a personnel matter [30-4-70(a)(1)].

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

## **XII. ADJOURN**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, SEPTEMBER 8, 2025 – 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, Councilman Bryan A. Braddock, Councilwoman LaShonda NeSmith-Jackson, Councilman J. Lawrence Smith, II and Councilman Zach McKay

**ALSO PRESENT**

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

**MEDIA PRESENT**

Deirdre Weaver-Currin with the Post and Courier was 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 September 8, 2025 Regular meeting of Florence City Council to order at 1:02pm.

**INVOCATION**

Councilman Braddock gave the invocation for the meeting. The pledge of allegiance to the American Flag followed the invocation.

**APPROVAL OF MINUTES**

Pro tem Jebaily made a motion to adopt the minutes of the August 11, 2025 Regular Meeting and Councilman Smith seconded the motion. The minutes were unanimously (7-0) adopted.

Pro tem Jebaily made a motion to adopt the minutes of the August 13, 2025 Special Meeting and Councilman McCall seconded the motion. The minutes were unanimously (7-0) adopted.



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**SERVICE RECOGNITIONS**

Mr. Joshua Whittington, Director of Utilities, recognized Mareco Windom for 30 years of service with the City of Florence.

**APPEARANCES BEFORE COUNCIL**

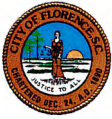
**Suzanne La Rochelle**

Ms. Suzanne La Rochelle appeared before Council regarding concerns over the recusal process. Mayor Barnes asked Mr. Ronald Scott, City Attorney, to share information from prior conversations with Ms. La Rochelle regarding her appearance before Council. Mr. Scott said that Ms. La Rochelle had expressed concerns about potential violations of the State Ethics Act, specifically regarding property transfers to the Housing Authority of Florence, due to the family relationship between the Mayor and the Housing Authority's Executive Director. Mr. Scott clarified that the Ethics Commission was consulted, and it confirmed there was no ethics violation, as there is no personal economic interest for the Mayor or the Executive Director. He emphasized that votes on related matters were legally sound and did not benefit either party financially. He also noted that Ms. La Rochelle was informed of the Ethics Commission's guidance beforehand, though the full legal correspondence remains confidential. Mr. Scott reassured Council that the City's legal counsel followed proper procedure and that public entities, like the City and Housing Authority, operate under clear laws and regulations. He concluded by stressing the importance of accurate and fair representation of facts, especially when suggesting legal or ethical violations.

Ms. La Rochelle spoke on concerns with Mayor Barnes voting on Bill No. 2025-28, which transferred city property to the Housing Authority of Florence. She said Dr. Alphonso Bradley, the Mayor's brother, holds the position of Executive Director of the Housing Authority and she expected the Mayor to recuse herself due to family ties and questioned how recusals are handled under the South Carolina Ethics Law. Ms. La Rochelle clarified that she did not accuse anyone of violating the law but sought clarity on procedures, specifically, the filing of recusal statements and documentation in Council minutes. She said her initial request to speak was denied by the City Attorney, who suggested the issue was too legal in nature for public comment. After further communication, she was later permitted to speak. She was informed by Mr. Ron Scott, City Attorney, that the South Carolina Ethics Commission was consulted and concluded no recusal was required, since the Housing Authority is not a business and there was no economic interest involved. However, Ms. La Rochelle disagreed, saying that Dr. Bradley's salary and professional standing depend on the Housing Authority's financial condition, which she argued could be considered an economic interest. She emphasized that state law prohibits public officials from participating in matters involving the economic interest of immediate family members, including employment or salary benefits. She also requested that the exact Ethics Commission opinion be released for transparency, asserting that citizens deserve to see the guidance in full if it truly supports the City's position.

Mr. Ron Scott, City Attorney, clarified that Ms. La Rochelle's request to appear before Council was not denied. He explained that her inquiry regarding Council's recusal practices was more appropriate for discussion with legal counsel, and he provided her with a detailed written response.

Councilman McCall expressed frustration over recurring opposition to affordable housing projects in North Florence, citing the national affordability crisis and the need for local action. He characterized the objections as politically motivated and emphasized that even if the Mayor recused herself, the ordinance would still pass. He voiced strong support for the project, noting its benefits to the community and the need to revitalize a long-abandoned property. Councilman McCall reiterated his commitment to moving



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the project forward and said that concerns could have been addressed privately rather than used to delay progress.

Mayor Barnes noted that the project outlined in Bill No. 2025-28 was approved by a 6-1 vote and will move forward to benefit the lives of residents in North Florence and beyond. She affirmed the City's commitment to partnering with the Housing Authority of Florence and using all available resources to support the community.

**Fanika George-DeWitt**

Ms. Fanika George-DeWitt appeared before Council to address several community concerns. She raised issues regarding the removal of her city-issued trash cans and requested more frequent sanitation service or alternatives to the current trash policy. She suggested expanding the Pearl Moore Basketball Center or constructing an additional indoor recreation facility. Ms. George-DeWitt requested transportation assistance for youth participating in city league sports and emphasized the need for community police officers familiar with local residents. She proposed the City seek state approval for a municipal penny tax to increase funding and requested implementation of the Food Share Program in Florence. Additionally, she encouraged collaboration among local hospitals and Prisma Health to establish a facility for children with developmental delays. She highlighted the need for truly affordable housing and requested that Camp F.E.V.E.R. retain its name and allow younger participants. Lastly, she advocated for term limits and a community voting process for City league sports board members.

**ORDINANCES IN POSITION**

**Bill No. 2025-35 - Second Reading**

**An Ordinance to annex and zone NC-15 the lot located at 2507 West Andover Road, Florence County Tax Map Number 01221-01-090.**

Councilman McKay made a motion to adopt Bill No. 2025-35 on second reading and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-35 was adopted.

**Bill No. 2025-36 – Second Reading**

**An Ordinance to rezone from CA to NC-6.3 two lots at 235 East Howe Springs Road, Florence County Tax Map Numbers 00152-01-127 and 00152-01-017.**

Councilman Smith made a motion to adopt Bill No. 2025-36 on second reading and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-36 was adopted.

**Bill No. 2025-37 – Second Reading**

**An Ordinance to amend Sections 1-2.7.2-A, 1-2.7.2-B, 1-2.8.2, 1-2.10.1-B, and 7-25.2 of the Unified Development Ordinance regarding accessory dwelling units.**

Pro tem Jebailly made a motion to adopt Bill No. 2025-37 on second reading and Councilwoman NeSmith-Jackson seconded the motion.





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Councilman McCall made a motion to amend the ordinance by removing the requirement that an Accessory Dwelling Unit (ADU) must provide one improved parking space in addition to the required parking for the principal structure.

Pro tem Jebaily requested clarification on the amendment, and Councilman McCall restated that the amendment removes the language requiring the additional improved parking space for ADUs.

The motion to amend carried unanimously (7-0).

Councilman McCall then made a motion to increase the maximum size of detached ADUs from 50% of the principal structure's footprint or 800 square feet, to a maximum of 1,000 square feet.

Mr. Scotty Davis, City Manager, asked whether the increase would apply to both attached and detached ADUs. Councilman McCall clarified that the change would apply only to detached ADUs.

The motion to amend carried unanimously (7-0).

Council voted unanimously (7-0) in favor of the motion, as amended. Bill No. 2025-37 was adopted, as amended.

### **INTRODUCTION OF ORDINANCES**

#### **Bill No. 2025-38 - First Reading**

**An Ordinance to amend the budget for Fiscal Year beginning July 1, 2025 and ending June 30, 2026.**

Councilman McCall made a motion to pass Bill No. 2025-38 on first reading and Councilman McKay seconded the motion.

Mr. Glenn Bodenheimer, Interim Finance Director, explained that this ordinance is part of the City's annual process to carry forward unspent funds from the previous year's budget, specifically for approved projects or capital purchases. He emphasized that none of the items listed are new; all were previously approved either in last year's adopted budget or through the early purchase amendment. In many cases, construction projects weren't completed, or there were delays in receiving capital items. As an example, Mr. Bodenheimer mentioned the \$2 million fire truck, which has already been paid for but will not be delivered until later this month. Since the City has not yet taken possession, it remains an outstanding expenditure. Mr. Bodenheimer also noted that the ordinance has been reviewed by the Finance, Audit and Budget Committee.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-38 was passed on first reading.

### **INTRODUCTION OF RESOLUTIONS**

#### **Resolution No. 2025-28**

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

Councilman McCall made a motion to pass Resolution No. 2025-28 and Councilman McKay seconded the motion.





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Mr. Clint Moore, Assistant City Manager of Development, presented a new Resolution originally introduced at the previous month's meeting. At that time, the City planned a project along the East Palmetto Corridor. However, due to anticipated future improvements in that area, the focus has shifted to the South Church Street Corridor for gateway beautification enhancements. As part of the application process, Council is required to adopt a Resolution committing to matching funds, allocation of staff time, and compliance with procurement policies.

Pro tem Jebaily inquired on the vision for the South Church Street Corridor. Mr. Moore explained that the project will focus on beautification efforts and emphasized the opportunity to enhance the entrance into the city using multiple City-owned properties in the area. Pro tem Jebaily commended staff for their efforts and expressed support for the project.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-28 was passed.

**Resolution No. 2025-29**

**A Resolution to adopt the City of Florence Water Distribution System Master Plan.**

Councilman McCall made a motion to pass Resolution No. 2025-29 and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported that city staff, in collaboration with AECOM, has been developing the Water Distribution System Master Plan over the past several years. The plan outlines a 20-year strategy to address aging infrastructure, improve water quality, and support future growth. It includes capital improvement projects that may be funded through City resources or grants and is a key requirement for pursuing major grant opportunities, reflecting the City's proactive planning efforts.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-29 was passed.

**Resolution No. 2025-30**

**A Resolution to adopt the City of Florence Sewer Collection System Master Plan.**

Mr. Clint Moore, Assistant City Manager of Development, explained that this plan is similar to the Water Distribution System Master Plan but focuses on the City's sewer infrastructure. It provides a comprehensive assessment of the existing sewer collection system, including outfalls, system requirements, and future needs based on projected growth. The Sewer Collection System Master Plan offers a 20-year outlook on capital improvements and serves as a strategic guide for the City as it continues to develop and upgrade its sewer infrastructure.

The record reflects that although Council proceeded to vote on the Resolution, no formal motion or second was made; therefore, under parliamentary procedure, the Resolution did not pass.

**Resolution No. 2025-31**

**A Resolution to adopt the City of Florence Stormwater Master Plan.**

Councilman McKay made a motion to pass Resolution No. 2025-31 and Councilman Braddock seconded the motion.



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Mr. Clint Moore, Assistant City Manager of Development, stated that City staff has been working on the Stormwater Master Plan for several years, examining both areas within and outside the City limits. The plan takes a comprehensive look at the overall stormwater infrastructure and proposes future projects to address various concerns throughout the community. Unlike the water and sewer systems, stormwater infrastructure involves multiple owners within the municipal limits. This master plan helps identify responsible parties, promotes coordination among them, and provides a framework for implementing solutions. The study was partially funded through a \$250,000 grant from the South Carolina Office of Resilience.

Pro tem Jebailly spoke in favor of the Water Distribution System Master Plan, Sewer Collection System Master Plan and the Stormwater Master Plan. He thanked city staff, AECOM and everyone involved for all of their efforts and shared that the master plans will be available on the city's website.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-31 was passed.

**Resolution No. 2025-32**

**A Resolution authorizing the City Manager to execute a stormwater infrastructure program subrecipient agreement between the City of Florence and the SC Office of Resilience to fund a stormwater infrastructure improvement project that will mitigate the impact of future disasters.**

Pro tem Jebailly made a motion to pass Resolution No. 2025-32 and Councilman McCall seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, reported that the City received a grant from the South Carolina Office of Resilience to support major stormwater improvements along the Oakland Avenue Corridor. He noted that the area currently lacks adequate infrastructure, and what does exist is insufficient. The grant will fund engineering and design work, and as cost estimates have increased in coordination with the South Carolina Department of Transportation (DOT), the Office of Resilience has awarded the City an additional \$400,000, bringing the total grant award to \$3.4 million. Mr. Moore also highlighted that in addition to the \$7 million received through the 2021 bond, the City has secured approximately \$14 million in additional stormwater grant funding by partnering with various agencies. He provided updates on current projects: construction is underway at Cedar and McQueen Streets, as well as at the Pennsylvania Street outfalls. Work on the Oakland Avenue project is pending the final DOT encroachment permit.

Councilman Braddock said he has received public inquiries about the work on Coit Street, and also between Second Loop Road and Palmetto Street. He asked if the City could provide project timelines and updates on its website. Mr. Moore responded that a stormwater page exists and will be updated to include project start and completion dates.

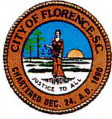
Pro tem Jebailly expressed support for the Oakland Avenue project.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-32 was passed.

**Resolution No. 2025-33**

**A Resolution recognizing September as Spinal Cord Injury Awareness Month in the City of Florence.**

Councilman McKay made a motion to pass Resolution No. 2025-33 and Councilman McCall seconded the motion.



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Councilman McKay thanked Council for recognizing Spinal Cord Injury Awareness Month and announced that he would be presenting the Resolution later this month to the Spinal Cord Injury Group of the Pee Dee. He expressed his enthusiasm about serving on an ad hoc committee focused on addressing the needs of individuals with disabilities within the community.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-33 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.

### **CITY MANAGER'S REPORT**

Mr. Scotty Davis, City Manager, provided an overview of the City's long-standing commitment to community policing, which has been in place for approximately 20 years. Over the past 12 years, the approach has been expanded to include all divisions within the Florence Police Department. He highlighted several key community-focused programs, including the Citizen's Police Academy, National Night Out, youth engagement initiatives, and the Victim Advocacy Program. The Police Department also collaborates with approximately 40 neighborhood and crime watch associations and maintains a Chief's Citizen Advisory Board to foster community input. Mr. Davis recognized the efforts of officers who work directly with residents, specifically Officer Jordan Williams for his outreach and engagement. He shared a video clip of Officer Williams participating in a dance-off at a Florence After 5 event, commending his positive interaction with the community and emphasizing the value of strong relationships between law enforcement and the public.

Councilman McCall also commended Officer Williams, expressing appreciation for his dedication and active involvement in the community.

### **MAYORAL REPORT**

Mayor Barnes announced that Judge Haigh Porter will be honored by The School Foundation on September 23<sup>rd</sup>. She also noted that the Manna House will host the 2<sup>nd</sup> Annual Singing for Suppers Karaoke Competition Fundraiser on September 25<sup>th</sup>. On October 9<sup>th</sup> at 6:00pm, an event will take place at Dr. Iola Jones Park to unveil a historical marker honoring Dr. Iola Jones, in partnership with Francis Marion University. Additionally, the Sounds of the Pee Dee Concert Series will be held at Dr. Iola Jones Park on September 20<sup>th</sup>. Mayor Barnes encouraged the community to attend these events.

### **COMMITTEE REPORTS**

#### **Business Development Committee, Chaired by Pro tem Jebaily**

Pro tem Jebaily reported that the committee received updates on city projects and reviewed the master plans presented earlier in the meeting. He shared that the developer for Urban Square has secured the construction loan for the apartment complex and has hired Weaver Cook from Greensboro, North Carolina, as the general contractor. City staff recently held an onsite meeting to discuss logistics such as laydown areas and site access. He noted that building construction will begin once the "final lift" is



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completed. Pro tem Jebaily asked Mr. Clint Moore, Assistant City Manager, to clarify the term “final lift,” to which Mr. Moore explained it refers to adding approximately six inches of soil. Pro tem Jebaily also mentioned that a large vacant lot next to Seminar Brewing has been cleared and will be the new location for Faith Nursing Home, which will relocate and operate under the name Pecan Healthcare and Rehabilitation Facility by Wellspring Health.

**Community Development Committee, Chaired by Mayor Barnes**

Mayor Barnes said that the committee is initiating the City’s first comprehensive housing study. She noted ongoing collaborative efforts with community partners to enhance and revitalize the area and announced that four properties on Brunson Street are planned for development by local developers. Additionally, the committee discussed the possibility of conducting a youth study.

**Finance, Audit and Budget Committee, Chaired by Councilman McCall**

Councilman McCall reported that the committee reviewed the carryforward ordinance and the July 2025 financial packet. He added that the committee will next focus on evaluating how the City can finance proposed projects.

**EXECUTIVE SESSION**

Mayor Barnes said Council will be entering into Executive Session for a discussion regarding appointments to city Boards and Commissions and for a personnel matter regarding city judges.

Pro tem Jebaily 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 2:07pm.

Councilwoman NeSmith-Jackson made a motion to resume open session and Councilman McKay seconded the motion. The motion carried. Council resumed open session at 2:36pm and took action on the following items:

**Appointments to Boards and Commissions**

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

**Accommodations Tax Advisory Committee**

Pro tem Jebaily deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

**Board of Zoning Appeals**

Councilman McKay made a motion to appoint William Edwards to the Board of Zoning Appeals and the motion carried unanimously. William Edwards was appointed to the Board of Zoning Appeals for a term to begin immediately and expire on June 30, 2028.

**Design Review Board**

Councilman McCall deferred his nomination to the Board.



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**Construction and Maintenance Board of Adjustments and Appeals**

Mayor Barnes deferred remaining nominations to the Board.

**Parks and Beautification Commission**

Councilman McKay deferred his nomination to the Board.

**Resilience and Sustainability Advisory Committee**

Councilman Smith deferred his nomination to the Board.

**Public Safety Citizen's Review Board**

Councilman McKay deferred his nomination to the Board.

**ADJOURN**

Without objection, the September 8, 2025 Regular meeting of City Council was adjourned at 2:38pm.

Dated this 13<sup>th</sup> day of October 2025.

\_\_\_\_\_  
Casey C. Moore, Municipal Clerk

\_\_\_\_\_  
Lethonia Barnes, Mayor



**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

**AGENDA ITEM:** An ordinance amending the FY 2025-26 Budget

**DEPARTMENT/DIVISION:** Finance

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**I. ISSUE UNDER CONSIDERATION**

For City Council consideration is an ordinance to amend the FY 2025-26 City of Florence Budget.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

No previous action has been taken on this ordinance.

**III. 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 2024-25 to provide funding from Unappropriated Reserves for FY 2025-26 in the General Fund, the Water & Sewer Utilities Fund, the Water and Sewer Equipment Replacement Fund, and the Water & Sewer Construction Fund to complete projects and purchases which were not finalized at the end of fiscal year 2024-25.

**IV. STAFF RECOMMENDATION**

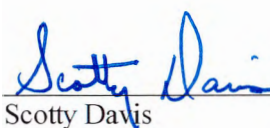
Approve and adopt the proposed ordinance.

**V. ATTACHMENTS**

A copy of the proposed ordinance is attached.



Glenn A. Bodenheimer  
Interim Finance Director



Scotty Davis  
City Manager

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE TO AMEND THE BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026**

**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, 2024, and ending June 30, 2025, 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 \$4,197,869 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2024-25.
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**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 is increased in the amount of \$49,200 to pay for the costs of the Recodification of the City Code.
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10041200-533900	Other Maintenance/Service Contracts (City Court) is increased \$18,887 to fund the annual software subscription for CivicCase for court processing.
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10041300-531000	Professional services (City Manager's Office) is increased \$10,400 to fund the purchase and implementation of a new agenda management platform for the City.
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10041300-560070	Marketing and Promotions (City Manager's Office) is increased \$4,800 to fund the promotion of Cypress, the city's AI-powered chatbot.
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10041600-532030	Public Notices (Human Resources) is increased by \$20,474 to cover the cost of a bus wrap with PDRTA promoting police and fire department job recruitment.
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10042100-537000	Vehicle Repair & Maintenance (Police) is increased by \$21,376 to cover repair costs for three vehicles damaged in motor vehicle crashes during FY 2024–2025: \$15,663 for a Dodge Charger (Asset #5557), \$4,190 for a Ford Interceptor (Asset #5626), and \$1,523 for a Ford Interceptor (Asset #5621).
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10042100-580060	Other Equipment is increased by \$16,000 to carry over funding for training expenses and the replacement of a K-9, pending selection of a new handler.
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## **FY 2025-2026 Budget Amendment Ordinance (continued)**

10042100-580070	Data Processing Equipment is increased by \$2,115 to cover the purchase of a polygraph laptop. Although ordered prior to year-end, Dell did not issue the invoice until July 2025.
10042200-537000	Vehicle Repair & Maintenance (Fire) is increased by \$60,955 to fund the ongoing refurbishment of two Pierce engines, with one scheduled for completion by the end of August and the other by the end of November.
10042200-550280	Personal Protective Equipment (Fire) is increased by \$8,000 to provide matching funds for a Municipal Association of South Carolina grant awarded in FY24-25.
10042200-560020	Uniforms & Clothing (Fire) is increased in the amount of \$4,500 to cover uniform items ordered in FY24-25 but not received by year end.
10042200-561020	Conference & Training (Fire) is increased by \$26,700 to enhance wildfire and other specialized training for personnel. These expenditures will be funded by reimbursements the City received from Horry County for wildfire assistance provided in FY24-25.
10042200-573010	Fire Prevention (Fire) is increased by \$3,500 to produce fire safety and prevention coloring books. The books have been ordered and were funded through sponsorships received in FY24-25.
10042200-573020	Risk Management (Fire) is increased in the amount of \$3,300 for the purchase of a computer aided data system to store and retrieve Safety Data Sheets for all City departments. Software has been ordered but not implemented.
10042200-580020	Office Furniture (Fire) is increased in the amount of \$3,446 for the replacement of furniture at various fire facilities as approved by Ordinance 2025-19 for early purchases during FY 2024-2025.
10042200-580040	Auto Equipment (Fire) is increased in the amount of \$2,265,965 for the purchase of one ladder fire apparatus (\$2,000,000), associated equipment related to the purchase of the Fire Engine during FY2024-2025 from remaining funds appropriated from the South Carolina Department of Labor, Licensing, and Regulation (\$240,961) and for the purchase of equipment related to the new ladder truck and staff vehicle purchase (\$25,004). The ladder truck was paid for during FY 2024-2025 but is not scheduled to be delivered until September 2025. The prepayment is currently recognized as a prepaid asset on the City's financial statements.
10042200-580060	Other Equipment (Fire) is increased in the amount of \$175,000 for the replacement of Station 2 membrane roof (\$75,000), refurbishment of engine and ladder truck for extended services as reserve apparatus (\$90,000), and repair work for overhead doors at various stations (\$10,000).

**FY 2025-2026 Budget Amendment Ordinance (continued)**

10043020-580040	Auto Equipment (Beautification & Facilities) is increased in the amount of \$50,000 to purchase one replacement pickup truck.
10043020-580050	Facility Improvements (Beautification & Facilities) is increased in the amount of \$60,000 to refurbish the animal shelter facility, including interior and exterior painting (\$35,000), replacement of countertops in clinics and kitchen (\$15,000), and kennel and fencing repairs (\$10,000).
10043020-580060	Other Equipment (Beautification & Facilities) is increased in the amount of \$75,000 to purchase a small backhoe/termite.
10043023-580060	Other Equipment (Equipment Maintenance) is increased in the amount of \$10,000 to purchase an AC recovery machine and tire machine.
10043500-580010	Building & Fixed Equipment (Parks, Recreation and Sports Tourism) is funded in the amount of \$14,825 to provide upgrades for Barnes Street Activity Center.
10043500-580040	Auto Equipment (Parks, Recreation & Sports Tourism) is increased in the amount of \$50,000 to fund the purchase of a replacement vehicle.
10043500-580050	Facility Improvements (Parks, Recreation and Sports Tourism) is increased in the amount of \$695,000 to provide for the tennis center pavilion furniture and carpet upgrade (\$20,000), construction of three dog parks (\$200,000), construction of Lola Jones Amphitheater (\$250,000), tennis court resurfacing (\$40,000), Soccer Complex/Sports Complex top dress (\$65,000), Sports Complex field resurfacing (\$20,000), and Timrod Park Amphitheater (\$100,000).
10043500-580060	Other Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$17,500 to purchase a new mower for the Sports Complex.
10046300-531000	Professional Services (Planning) is increased in the amount of \$444,000 for the funding of a housing study (\$57,000), a Neighborhood Revitalization Strategy Update (\$226,000), a Comprehensive Plan Update (\$86,000) and to rewrite the City's sign ordinance (\$75,000). The housing study and the Neighborhood Revitalization Strategy Update are currently under contract and work has begun.
10046300-580030	Office Equipment (Planning) is increased in the amount of \$16,500 for remodeling of the police department records storage space (\$15,000), the purchase of an iPad to support zoning inspections (\$500), and the purchase of a touchscreen monitor for paperless plan review (\$1,000).

## **FY 2025-2026 Budget Amendment Ordinance (continued)**

10049300-594070 IT Hardware/Software Support (Non-Departmental) is increased in the amount of \$21,810 to provide funding for continued software implementation for the new business license software.

10049300-594101 Recreation Facilities (Non-Departmental) is increased in the amount of \$37,116 to provide funding for Timrod and Levy Park upgrades (\$22,000) and remaining funds from the Long Leaf Fund Grant Program for various park upgrades (\$15,116).

10049300-598040 Downtown Promotions (Non-Departmental) is increased in the amount of \$11,500 to provide funding for the downtown rebranding initiative not encumbered in the prior year.

**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 \$1,031,220 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 \$110,000 to fund completion of the bar screen replacement project.

20044042-531000 Professional Services (Water Production) is increased in the amount of \$625,000 to fund the purchase of electronic solenoid valves for Otis, Marion, Lucas & SF elevated tanks (\$250,000) and to fund the purchase of Sensus Cordoned Meters (14 GWTPs) (\$375,000).

20044042-580050 Facility Improvements (Water Production) is increased in the amount of \$110,000 to fund improvements to the Gully Branch ground water treatment plant.

20044042-580060 Other Equipment (Water Production) is increased in the amount of \$75,000 to replace raw water pump #1 at the Surface Water Treatment Plant.

20049300-594070 IT Hardware/Software Support (Non-Departmental) is increased in the amount of \$111,220 ongoing support and training for upgrades to ERP system.

**Section 5.** 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 \$998,890 from unrestricted net assets.

## **FY 2025-2026 Budget Amendment Ordinance (continued)**

**Section 6.** 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:

21044041-580040 Auto Equipment (Wastewater Equipment) is increased in the amount of \$224,417 to purchase a new bucket truck (\$180,000) and to replace a full-size pickup truck (\$44,417).

21044041-580060 Other Equipment (Wastewater Equipment) is increased in the amount of \$200,000 to purchase a replacement emergency generator for the Wastewater Treatment Plant.

21044042-580040 Auto Equipment (Water Production Equipment) is increased in the amount of \$49,473 for the purchase a replacement full-size pickup truck.

21044042-580060 Other Equipment (Water Production Equipment) is increased in the amount of \$525,000 to upgrade for the computer operating system (\$325,000) and the purchase of an emergency generator at the Surface Water Treatment Plant (\$200,000).

**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 \$120,000 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 W0067 Hoffmeyer Road Sewer Extension (Water and Sewer Construction Fund) is increased in the amount of \$120,000 for continued funding for the sewer extension associated with Fast Track. This project is near completion.

**Section 9.** That the category of revenues of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

310375-435010 From Unappropriated Reserve is funded in the amount of \$325,000 from unrestricted net assets.

**Section 10.** That the category of expenses of the Stormwater Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

31044046-580060 Other Equipment (Stormwater Equipment) is increased in the amount of \$325,000 for the replacement of a Fecon mulcher.

**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.

**FY 2025-2026 Budget Amendment Ordinance (continued)**

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

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

**Approved as to form:**

\_\_\_\_\_  
Benjamin T. Zeigler  
**City Attorney**

\_\_\_\_\_  
Lethonia Barnes  
**Mayor**

**Attest:**

\_\_\_\_\_  
Casey C. Moore  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025  
**AGENDA ITEM:** Ordinance  
**DEPARTMENT/DIVISION:** Police Department

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**I. ISSUE UNDER CONSIDERATION:**

An Ordinance to amend Chapter 17 of the City Code of the City of Florence to add Article VI and provisions related to regulating improper use of public places and urban camping and other matters related thereto.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**


1. No previous action by City Council has been taken regarding this matter.

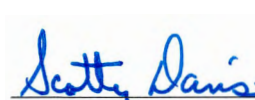
**III. POINTS TO CONSIDER:**

1. Pursuant to South Carolina State Code Title 5, Chapter 27, the City of Florence has the authority to prevent the encumbering of streets, sidewalks, alleys, or public grounds from obstacles or materials.
2. The Supreme Court of the United States has recognized that a municipality has the right to regulate the use of rights of way and public property to protect the public's health, safety, and welfare.
3. Multiple court cases including *Martin v. Boise*, 920 F.3d 584 (9th Cir. 2019) and *Johnson v. City of Grants Pass*, 50 F.4th 787 (9th Cir. 2022) have determined that a city may regulate the encumbering of the public rights of way and public property to ensure the safety and convenience of their use by the public.

**IV. ATTACHMENTS:**

1. Ordinance

  
Clint Moore  
Assistant City Manager

  
Scotty Davis  
City Manager

ORDINANCE NO. 2025 - \_\_\_\_\_

AN ORDINANCE TO AMEND CHAPTER 17 OF THE CITY CODE OF THE CITY OF FLORENCE TO ADD ARTICLE VI AND PROVISIONS RELATED TO REGULATING IMPROPER USE OF PUBLIC PLACES AND URBAN CAMPING AND OTHER MATTERS RELATED THERETO.



**WITNESSETH:**

**WHEREAS**, the City of Florence; South Carolina (the “City”) seeks to maintain public health, safety, and welfare within its jurisdiction; and

**WHEREAS**, the accumulation of camping materials, bedding, tents and personal belongings in public spaces interferes with public access, sanitation, and safety; and

**WHEREAS**, unregulated camping and prolonged habitation of public places has been linked to unsafe and unsanitary conditions, including fire hazards, health risks, and the improper disposal of waste; and

**WHEREAS**, the City Council of the City (“the City Council”) desires to regulate the improper use of public places and urban camping within the City by adding to the Code of Ordinances within the City (“the Code”) provisions related thereto;

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

- a. There is added to Chapter 17 an Article VI entitled “Improper Use of Public Places” and a Section 17-109 entitled “Urban Camping,” such section being set forth in the attached Exhibit A.
- b. This Ordinance shall become effective upon its approval and adoption by the City Council of the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Approved as to form:

\_\_\_\_\_  
RONALD T. SCOTT  
CITY ATTORNEY

\_\_\_\_\_  
LETHONIA BARNES  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY MOORE

## EXHIBIT A

### (a) *Definitions*

The following definitions apply to this section:

1. **Camping:** Residing in or using a public street, sidewalk, park, or other public space for private living accommodations, including but not limited to erecting tents or temporary structures, sleeping in one location for a duration greater than one (1) hour, cooking, or engaging in activities intended for residential purposes.
2. **Storing Personal Property:** Leaving personal items such as clothing, bedrolls, cookware, sleeping bags, luggage, or backpacks unattended in public spaces for prolonged periods. (This term shall not apply to parked vehicles that are used for transportation like bicycles, scooters, mopeds etc.)
3. **Public Park:** All municipal parks, playgrounds, plazas, attractions, monuments, and similar public areas within city limits.
4. **Public Street:** Public streets, sidewalks, parking lots, medians, benches, and other publicly accessible rights-of-way within city limits.

### (b) *Prohibitions*

The following shall be prohibited in or on all public property in the City of Florence, including areas under bridges, railroad crossings, streets and other public areas.

1. **Public Parks:** Camping, storing personal property, or sleeping in any public park.
2. **Public Streets and Property:** Camping, storing personal property, or sleeping on a public bench, sidewalk, street, or other public property (including areas under bridges, railroad crossings, and similar areas). Sitting or lying down on public streets or public property.
3. **Blocking Access:** Camping, sleeping, or storing personal property on public property in a manner that obstructs building entrances, exits, or pedestrian pathways.

### (c) *Enforcement and Notice*

#### 1. **Warnings:**

- Any individual who violates the provisions of this ordinance shall, upon the first such violation, be issued a written warning. Such warning shall serve as notice of the requirements of this ordinance and of the potential consequences of subsequent violations.
- A written warning issued pursuant to this ordinance shall be valid and enforceable solely within the geographical boundaries of the location in which the violation occurred, and shall have no effect outside such location.
- An individual may not be arrested for a violation of this ordinance unless he or she has been issued a written warning for a violation of this ordinance within the one (1) year period immediately preceding the alleged violation.

#### 2. **Evidence Standard:**

- Enforcement actions must meet a reasonable standard based on direct or circumstantial evidence demonstrating a violation of the ordinance.

(d) *Environmental and Public Safety Considerations*

1. In enforcing this ordinance, the City of Florence shall prioritize public health and safety, particularly in environmentally sensitive areas where camping may harm local wildlife, vegetation, or waterways.
2. The city shall coordinate with local agencies and nonprofits to provide outreach, shelter resources, and supportive services as alternatives to citations or arrests.

(e) *Exceptions*

This ordinance does not prohibit the following.

1. Sitting or lying down due to a medical emergency.
2. Sitting in wheelchairs or other durable medical equipment.
3. Sitting during parades or festivals within city limits.
4. Patronizing sidewalk restaurants or businesses.
5. Waiting in bus zones.
6. Sitting on benches abutting private property.
7. Waiting in line for public services or events.
8. Children sleeping in strollers or being carried.
9. Camping as permitted by the City of Florence's Parks and Recreation Department.

(f) *Penalties*

1. Penalties shall be consistent with Section 1-7.

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025

**AGENDA ITEM:** Ordinance to Annex and Zone Phase III of Smith's Field, TMNs 00100-01-384 through -443, and TMN 00100-01-093.

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

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**I. ISSUE UNDER CONSIDERATION:**

A request to annex Tax Map Numbers 00100-01-384 through 00100-01-443 as well as 00100-01-093 into the City of Florence and assign them the zoning designation of RG-3 (Residential General-3). The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On September 9, 2025, the Planning Commission held a public hearing regarding the annexation of these lots and voted unanimously, 6-0, to recommend the zoning designation of RG-3.

**III. POINTS TO CONSIDER:**

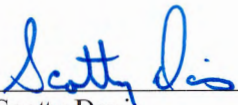
- (1) This request is being considered for first reading.
- (2) The property is being developed as a single family residential subdivision.
- (3) Phase I was annexed on May 8, 2023.
- (4) Phase II was annexed on September 9, 2024.
- (5) This is Phase III of three total phases.
- (6) This includes the retention pond that serves the subdivision.
- (7) City water and sewer services are being installed by the developer.
- (8) The development agreement approved by City Council in April, 2023, establishes that the properties are to be zoned RG-3 at the time of annexation.

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- (1) Ordinance
- (2) Vicinity Map
- (3) Phase Map
- (4) Annexation Petition

  
\_\_\_\_\_  
Jerry B. Dudley  
Planning Director

  
\_\_\_\_\_  
Scotty Davis  
City Manager

**ORDINANCE NO. 2025-\_\_\_\_\_**

**AN ORDINANCE TO ANNEX AND ZONE RG-3 PHASE III OF SMITH'S FIELD, TMNs 00100-01-384 THROUGH -443 AND 00100-01-093.**

**WHEREAS,** a Public Hearing was held in Council Chambers on September 9, 2025 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by Highgate LLC, owner of TMNs 00100-01-384 through -443 and 00100-01-093, was presented requesting an amendment to the City of Florence Zoning Atlas that the indicated properties 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 **RG-3**.

**The properties requesting annexation are shown more specifically below:**

<b>TMN</b>	<b>Street Address</b>	<b>Area (Acre)</b>
00100-01- 093	retention pond	3.5
00100-01- 384	3069 Fincher Dr.	0.18
00100-01- 385	3065 Fincher Dr.	0.18
00100-01- 386	3061 Fincher Dr.	0.17
00100-01- 387	3057 Fincher Dr.	0.32
00100-01- 388	3053 Fincher Dr.	0.17
00100-01- 389	3049 Fincher Dr.	0.17
00100-01- 390	3045 Fincher Dr.	0.18
00100-01- 391	3041 Fincher Dr.	0.18
00100-01- 392	3037 Fincher Dr.	0.18
00100-01- 393	3033 Fincher Dr.	0.18
00100-01- 394	3029 Fincher Dr.	0.18
00100-01- 395	3025 Fincher Dr.	0.18
00100-01- 396	3021 Fincher Dr.	0.18
00100-01- 397	3017 Fincher Dr.	0.18
00100-01- 398	3013 Fincher Dr.	0.18
00100-01- 399	3009 Fincher Dr.	0.18
00100-01- 400	3005 Fincher Dr.	0.18
00100-01- 401	3001 Fincher Dr.	0.18
00100-01- 402	2963 Fincher Dr.	0.18
00100-01- 403	2959 Fincher Dr.	0.18
00100-01- 404	2955 Fincher Dr.	0.18
00100-01- 405	2951 Fincher Dr.	0.18
00100-01- 406	2947 Fincher Dr.	0.18
00100-01- 407	2943 Fincher Dr.	0.18
00100-01- 408	2939 Fincher Dr.	0.18
00100-01- 409	2935 Fincher Dr.	0.18
00100-01- 410	2931 Fincher Dr.	0.18
00100-01- 411	2927 Fincher Dr.	0.18

EXECUTED ON TWO (2) ADDITIONAL PAGES

<b>TAX</b>	<b>Street Address</b>	<b>Area (Acre)</b>
00100-01- 412	2923 Fincher Dr.	0.18
00100-01- 413	2919 Fincher Dr.	0.18
00100-01- 414	2915 Fincher Dr.	0.18
00100-01- 415	2911 Fincher Dr.	0.18
00100-01- 416	2907 Fincher Dr.	0.18
00100-01- 417	2906 Fincher Dr.	0.17
00100-01- 418	2910 Fincher Dr.	0.17
00100-01- 419	2914 Fincher Dr.	0.17
00100-01- 420	2918 Fincher Dr.	0.17
00100-01- 421	2922 Fincher Dr.	0.17
00100-01- 422	2926 Fincher Dr.	0.17
00100-01- 423	2930 Fincher Dr.	0.17
00100-01- 424	2934 Fincher Dr.	0.17
00100-01- 425	2938 Fincher Dr.	0.17
00100-01- 426	2942 Fincher Dr.	0.17
00100-01- 427	2946 Fincher Dr.	0.17
00100-01- 428	2950 Fincher Dr.	0.17
00100-01- 429	2954 Fincher Dr.	0.17
00100-01- 430	2958 Fincher Dr.	0.19
00100-01- 431	3002 Fincher Dr.	0.19
00100-01- 432	3006 Fincher Dr.	0.17
00100-01- 433	3010 Fincher Dr.	0.17
00100-01- 434	3014 Fincher Dr.	0.17
00100-01- 435	3018 Fincher Dr.	0.17
00100-01- 436	3022 Fincher Dr.	0.17
00100-01- 437	3026 Fincher Dr.	0.17
00100-01- 438	3030 Fincher Dr.	0.17
00100-01- 439	3034 Fincher Dr.	0.17
00100-01- 440	3038 Fincher Dr.	0.17
00100-01- 441	3042 Fincher Dr.	0.17
00100-01- 442	3064 Fincher Dr.	0.21
00100-01- 443	3068 Fincher Dr.	0.19

Any portions of public rights-of-way abutting the properties listed above are 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 properties 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.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

Approved as to form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Lethonia Barnes,  
Mayor

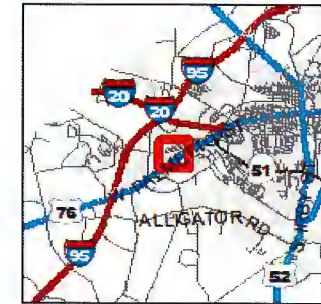
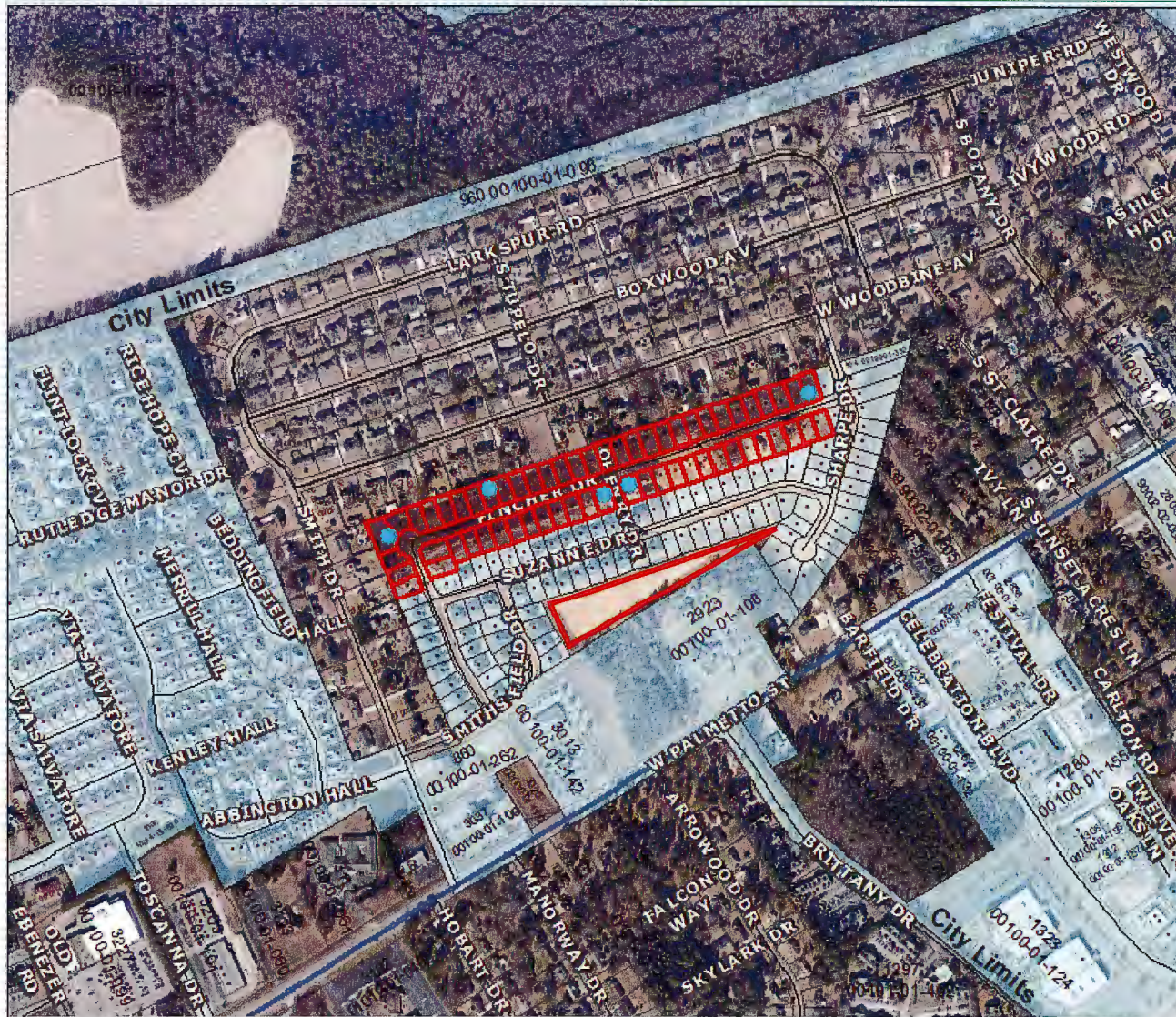
Attest:

\_\_\_\_\_  
Casey C. Moore  
Municipal Clerk






# PC 2025-33

## Vicinity Map - Smith's Field Phase 3



### Legend

-  City Limits
-  Parcels
-  Proposed Parcels

FULL LIFE. FULL FORWARD.  
**FLORENCE**  
 SOUTH CAROLINA

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

500 250 0 500 Feet

Date: 8/19/2025





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 petitioners 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:

Florence County Tax Map Number:

3. Annexation is being sought for the following purposes:

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 Residents TBD Race TBD  
Total 18 and Over TBD Total Registered to Vote TBD

APPLICANT (S) (Please print or type):

Name(s): High Gate LLC (John C. Curl, Member)

Address: PO Box 4815 Florence, SC 29502

Telephone Numbers: 843 669 2305 [work] 843 687 1313 [home] Mob-1

Email Address: Curlbuilt@Outlook.com

Signature [Signature] Date 8/5/2025

Certification as to ownership on the date of petition:

FOR OFFICAL USE ONLY

Date 8/5/25

A3

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025

**AGENDA ITEM:** An Ordinance to annex and zone Neighborhood Conservation-6.2 (NC-6.2) the parcel located at 922 West Sumter Street, TMN 90060-09-037.

**DEPARTMENT/DIVISION:** Department of Planning, Research & Development

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex the parcel located at 922 West Sumter Street, with Tax Map Number 90060-09-037, into the City of Florence and assign it the zoning designation of Neighborhood Conservation-6.2 (NC-6.2). The request is being made by the property owner.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

On September 9, 2025, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 6-0, to recommend the zoning designation of Neighborhood Conservation-6.2 (NC-6.2).

**III. POINTS TO CONSIDER:**

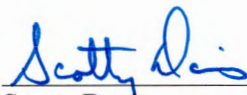
- (1) City water and sewer services are currently available, with no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the September 9, 2025 Planning Commission meeting.
- (3) City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Neighborhood Conservation-6.2 (NC-6.2).

**IV. PERSONAL NOTES:**

**V. ATTACHMENTS:**

- (1) Ordinance
- (2) Vicinity Map
- (3) Annexation Petition

  
\_\_\_\_\_  
Jerry B. Dudley  
Planning Director

  
\_\_\_\_\_  
Scotty Davis  
City Manager

**ORDINANCE NO. 2025 - \_\_\_\_\_**

**AN ORDINANCE TO ANNEX AND ZONE NEIGHBORHOOD CONSERVATION-6.2 (NC-6.2)  
THE LOT AT 922 WEST SUMTER STREET, TMN 90060-09-037.**

**WHEREAS,** a Public Hearing was held in the Council Chambers on September 9, 2025 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

**WHEREAS,** application by Shelley Rhodes, owner of TMN 90060-09-037, 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-6.2:

**The property requesting annexation is shown more specifically on Florence County Tax Map 90060, block 09, parcel 037 (0.260397 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 \_\_\_\_\_, 2025**

Approved as to form:

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Lethonia Barnes,  
Mayor

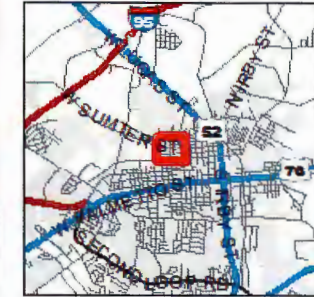
Attest:

\_\_\_\_\_  
Casey C. Moore,  
Municipal Clerk



# PC 2025-34

## Vicinity Map - 922 West Sumter Street



### Legend

-  City Limits
-  Parcels
-  Proposed Parcel

FULL LIFE, FULL FORWARD.  
**FLORENCE**  
SOUTH CAROLINA

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

60 30 0 60 Feet

Date: 8/19/2025

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 petitioners 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:

Florence County Tax Map

*90060-09-037*

3. Annexation is being sought for the following purposes:  
*To integrate the property into the city for local residential use, including a small accessory dwelling unit, while contributing to the community and maintaining compliance with city standards and services*
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 Residents \_\_\_\_\_  
Race \_\_\_\_\_  
Total 18 and Over \_\_\_\_\_  
Total Registered to Vote \_\_\_\_\_

Date 8/11/2025

*[Signature]*  
Petitioner

Date \_\_\_\_\_

\_\_\_\_\_  
Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 8/8/25

93



**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025

**AGENDA ITEM:** A Resolution to adopt the Sewer Collection System Master Plan for the City of Florence.

**SPONSOR:** Pro Tempore George Jebaily

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution to adopt the Sewer Collection System Master Plan for the City of Florence.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

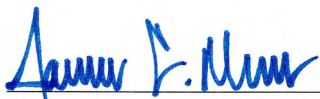
1. The draft of the Sewer Collection System Master Plan was presented to City Council at the work session on August 13<sup>th</sup> for introduction and comment.
2. The final draft of the Sewer Collection System Master Plan is located on the City of Florence website.

**III. POINTS TO CONSIDER:**

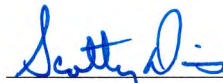
1. The Sewer Collection System Master Plan is a collective vision for the future of the City's sewer utility outlining goals and initiatives for the capital improvements to the overall system to position the City as a leader in sewer collection and treatment.
2. The master plan will act as a guiding document for the improvements over a twenty-year period and will provide solutions to the existing and future infrastructure needs.
3. With the anticipated growth of residential, commercial, and industrial development this master plan will provide direction for capital improvements to facilitate the responsible implementation of investments to our infrastructure.
4. The master plan provides a full analysis of the existing infrastructure and establishes a project list that is prioritized based upon the anticipated growth and the projected locations of development.
5. City staff worked with AECOM, our engineering consultant, to review and evaluate the existing collection system and develop future improvement projects to facilitate the growth as well as improving upon our existing sewer collection system.

**IV. ATTACHMENTS:**

1. Proposed Resolution



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager

**RESOLUTION NO. 2025-\_\_\_\_**

**A RESOLUTION TO ADOPT THE SEWER COLLECTION SYSTEM MASTER PLAN FOR THE CITY OF FLORENCE.**

**WHEREAS**, the City Council of the City of Florence recognizes the need for a comprehensive master plan to provide guidance in matters of the future and current needs of the sewer collection system;

**WHEREAS**, the master plan assembled data on the capacity and condition of all system components, evaluated the current system with respect to critical service standards, and identified the improvements necessary to facilitate future growth;

**WHEREAS**, the master plan provides future capital improvement projects and provides a twenty year plan for sewer collection system management and growth;

**WHEREAS**, the City Council of the City of Florence reviewed the draft of the master plan at the City Council work session held on August 13, 2025;

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

1. That the City of Florence adopt the resolution for the Sewer Collection System Master Plan.

**AND IT IS SO RESOLVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**ADOPTED THIS** \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**Approved as to form:**

\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
Lethonia Barnes  
**Mayor**

**Attest:**

\_\_\_\_\_  
Casey C. Moore  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Mayor Lethonia Barnes

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution recognizing October as Domestic Violence Awareness Month in the City of Florence.

**II. POINTS TO CONSIDER:**

1. Domestic violence is a pervasive issue that affects individuals and families in every community regardless of age, gender, race or socioeconomic status.
2. The impacts of domestic violence extend beyond individual victims, affecting children, families, workplaces, and communities as a whole.
3. The Pee Dee Coalition Against Domestic and Sexual Assault provides critical support, advocacy, and prevention services for survivors in Florence and the greater Pee Dee region.
4. Domestic Violence Awareness Month is observed nationally each October to increase understanding, inspire action, and strengthen community efforts to prevent domestic violence and support survivors.

**III. ATTACHMENTS:**

1. Proposed Resolution



Scotty Davis  
City Manager

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

**RESOLUTION NO. 2025-34**

**A RESOLUTION RECOGNIZING OCTOBER AS DOMESTIC VIOLENCE AWARENESS  
MONTH IN THE CITY OF FLORENCE.**

**WHEREAS**, domestic violence is a widespread and devastating issue that affects individuals and families in every community regardless of age, gender, race, or socioeconomic status; and

**WHEREAS**, the impacts of domestic violence extend beyond the immediate victim to impact children, extended family, workplaces, and the broader community; and

**WHEREAS**, the Pee Dee Coalition Against Domestic and Sexual Assault provides vital support, advocacy, and prevention services for survivors of domestic violence in the Florence community and throughout the Pee Dee region; and

**WHEREAS**, raising awareness of domestic violence is essential to breaking the cycle of abuse, providing support for survivors, and ensuring access to critical resources; and

**WHEREAS**, October is recognized nationally as Domestic Violence Awareness Month, providing an opportunity to unite individuals, organizations, and communities in a collective effort to end domestic violence; and

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Florence, South Carolina, does hereby recognize the month of October as Domestic Violence Awareness Month and encourages residents, businesses, organizations, schools, and community groups to participate in efforts to increase awareness, promote prevention, and support survivors of domestic violence.

**RESOLVED THIS 13<sup>TH</sup> DAY OF OCTOBER 2025.**

Approved as to form:

\_\_\_\_\_  
HAYNSWORTH SINKLER BOYD, P.A.  
CITY ATTORNEY

\_\_\_\_\_  
LETHONIA BARNES  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY C. MOORE  
MUNICIPAL CLERK

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Mayor Lethonia Barnes

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**I. ISSUE UNDER CONSIDERATION:**

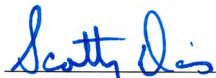
A Resolution of Recognition for Reverend Dr. Ralph W. Canty, Sr., honoring his dedicated service as one of the longest-serving pastors in the Florence area.

**II. POINTS TO CONSIDER:**

1. Dr. Ralph W. Canty, Sr., has served as pastor of Savannah Grove Baptist Church in Effingham, SC since 1968, marking over 55 years of continuous leadership.
2. Under his leadership, the church expanded its ministry, including the construction of an educational complex, a state-of-the-art sanctuary, and the Canty Center, providing community programs, senior care, and employment opportunities.
3. He initiated innovative programs such as the 5th Sunday Mass Choir and Education Plus, offering tutoring and educational support to local students at no cost.
4. Dr. Canty has held significant positions in state and national Baptist organizations, including President of the Progressive National Baptist Convention, and contributed to civic engagement and educational advancement throughout South Carolina.

**III. ATTACHMENTS:**

1. Proposed Resolution



\_\_\_\_\_  
Scotty Davis  
City Manager

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

**RESOLUTION NO. 2025-35**

**A RESOLUTION OF RECOGNITION FOR REVEREND DR. RALPH W. CANTY, SR.,  
HONORING HIS DEDICATED SERVICE AS ONE OF THE LONGEST SERVING  
PASTORS IN THE FLORENCE AREA.**

**WHEREAS**, Dr. Ralph W. Canty, Sr., a native of Sumter, South Carolina, has dedicated over 55 years of faithful service as Pastor of Savannah Grove Baptist Church in Effingham, SC; and

**WHEREAS**, he is a devoted husband, father, grandfather, and great-grandfather, and a distinguished graduate of Morris College and Hood Theological Seminary, with honorary doctorates from Morris and Benedict Colleges; and

**WHEREAS**, under his visionary leadership, Savannah Grove has grown spiritually and physically, establishing the area's first mass choir, launching a free tutoring program (Education Plus), completing a state-of-the-art sanctuary, constructing the Canty Center for adult care and employment, and partnering with Florence County to create a public park on church grounds; and

**WHEREAS**, Dr. Canty has served in key leadership roles in the Progressive National Baptist Convention and the Pee Dee Baptist Convention, while also supporting higher education institutions across the nation; and

**WHEREAS**, in recognition of his remarkable service, a portion of Alligator Road was renamed the Ralph W. Canty, Sr. Highway.

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of Florence, South Carolina, does hereby honor and celebrate Dr. Ralph W. Canty, Sr. for his extraordinary leadership, lifelong service, and enduring legacy to the church, community, and beyond.

**RESOLVED THIS 13<sup>TH</sup> DAY OF OCTOBER 2025.**

Approved as to form:

\_\_\_\_\_  
HAYNSWORTH SINKLER BOYD, P.A.  
CITY ATTORNEY

\_\_\_\_\_  
LETHONIA BARNES  
MAYOR

ATTEST:

\_\_\_\_\_  
CASEY C. MOORE  
MUNICIPAL CLERK

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilman Chaquez McCall

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution pledging to practice and promote civility in the City of Florence.

**II. POINTS TO CONSIDER:**

1. In 2021, the Municipal Association of South Carolina identified restoring civility in local government as a top priority, emphasizing the importance of respectful and constructive communication in municipal settings.
2. The Civility Initiative encourages local governments to adopt civility policies, providing resources such as sample resolutions and training to foster respectful discourse among elected officials, staff, and residents.
3. Key principles of the initiative include active listening, focusing on common ground, and addressing issues rather than individuals, aiming to create a collaborative environment for problem-solving.

**III. ATTACHMENTS:**

1. Proposed Resolution



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Scotty Davis  
City Manager

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

**RESOLUTION NO. 2025-36**

**A RESOLUTION PLEDGING TO PRACTICE AND PROMOTE CIVILITY IN THE CITY  
OF FLORENCE.**

**WHEREAS**, a recent national survey found that 93% of Americans believe that incivility is a problem, with 68% considering it a “major” problem and 74% believing that incivility is increasing in America; and

**WHEREAS**, the City Council of the City of Florence, the governing body of the City of Florence, South Carolina, recognizes that robust debate and the right to self-expression, as protected by the First Amendment to the United States Constitution, are fundamental rights and essential components of democratic self-governance; and

**WHEREAS**, the City Council further recognizes that the public exchange of diverse ideas and viewpoints is necessary to the health of the community and the quality of governance in the City; and

**WHEREAS**, the Members of Council, as elected representatives of the community and stewards of the public trust, recognize their special role in modeling open, free and vigorous debate while maintaining the highest standards of civility, honesty and mutual respect; and

**WHEREAS**, in order to publicly declare its commitment to civil discourse and to express its concern for the common good and well-being of all of its residents, the City Council has determined to adopt this resolution,

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

The City of Florence pledges to practice and promote civility within the governing body.

The elected officials of the City Council enact this civility pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of the City of Florence.

This pledge ensures all communication – both spoken and written – to be open, honest and transparent as this is vital for cultivating trust and relationships.

This pledge ensures mutual respect to achieve municipal goals, recognizing that patience, tolerance and civility are imperative to success.

This pledge ensures opportunities for finding common ground and engaging in civil discussion to seek solutions while actively listening and thoughtfully participating.

*[signatures appear on following page]*



**ADOPTED IN REGULAR MEETING THIS 13<sup>TH</sup> DAY OF OCTOBER 2025.**

Approved as to form:

---

LETHONIA BARNES  
MAYOR

---

GEORGE D. JEBAILY, AT-LARGE  
MAYOR PRO TEMPORE

---

ZACH MCKAY, AT-LARGE  
COUNCILMEMBER

---

CHAQUEZ T. MCCALL, AT-LARGE  
COUNCILMEMBER

---

LASHONDA NESMITH-JACKSON, DISTRICT 1  
COUNCILMEMBER

---

J. LAWRENCE SMITH, II, DISTRICT 2  
COUNCILMEMBER

---

BRYAN A. BRADDOCK, DISTRICT 3  
COUNCILMEMBER

ATTEST:

---

CASEY C. MOORE  
MUNICIPAL CLERK

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025

**AGENDA ITEM:** A Resolution certifying buildings as an abandoned building sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67 Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended regarding the property located at 262 West Cheves Street, Florence, South Carolina, Florence County Parcel No. 90087-01-015, +/-0.51 acres.

**DEPARTMENT/DIVISION:** Department of Planning, Research, and Development

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution certifying buildings as an abandoned building sites pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67 Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended regarding the property located at 262 West Cheves Street, Florence, South Carolina, Florence County Parcel No. 90087-01-015, +/-0.51 acres.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

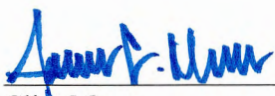
1. No current or previous action has occurred.

**III. POINTS TO CONSIDER:**

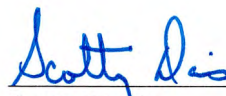
1. The state of South Carolina requires that any developer using the South Carolina Abandoned Building Revitalization Act of 2013 for an incentive to rehabilitate, renovate, or redevelop a property containing an abandoned building must receive certification, through Resolution, from the governmental entity that it is located.

**IV. ATTACHMENTS:**

1. Proposed Resolution



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager

## RESOLUTION NO. 2025- \_\_\_\_

**Certifying Buildings as an Abandoned Building Sites Pursuant to the South Carolina Abandoned Buildings Revitalization Act, Title 12, Chapter 67 Section 12-67-100 et seq., of the South Carolina Code of Laws (1976), as amended regarding the property located at 189 Warley Street, Florence, South Carolina, Florence County Parcel No. 90087-01-015 +/-0.51 acres.**

WHEREAS, the South Carolina Abandoned Buildings Revitalization Act of 2013 (the "Act") was enacted in Title 12., Chapter 67 of the South Carolina Code of Laws to create an incentive for the rehabilitation, renovation and redevelopment of abandoned buildings located in South Carolina; and,

WHEREAS, the Act provides that restoration of abandoned buildings into productive assets for the communities in which they are located serves a public and corporate purpose and results in job opportunities; and,

WHEREAS, Section 12-67-120 of the Act provides the following definitions (in pertinent part):

(1) "Abandoned Building" means a building or structure, which clearly may be delineated from other buildings or structures, at least sixty-six percent (66%) of the space in which has been closed continuously to business or otherwise nonoperational for income producing purposes for a period of at least five (5) years immediately preceding the date on which a taxpayer files a "Notice of Intent to Rehabilitate". *For purposes of this item, a building or structure that otherwise qualified as an "abandoned building" may be subdivided into separate units or parcels, which units or parcels may be owned by the same taxpayer or different taxpayers, and each unit or parcel is deemed to be an abandoned building site for purposes of determining whether each subdivided parcel is considered to be abandoned ... (emphasis added).*

(2) "Building Site" means the abandoned building together with the parcel of land upon which it is located and other improvements located on the parcel. However, the area of the building site is limited the land upon which the abandoned building is located and the land immediately surrounding such building used for parking and other similar purposes directly related to the building's income producing use.

...

(6) "Rehabilitation Expense" means the expense or capital expenditures incurred in the rehabilitation, demolition, renovation or redevelopment of the building site, including without limitations, the renovation or redevelopment of existing buildings, environmental remediation, *site improvements, and the construction of new buildings and other improvements on the building site ... (emphasis added).*

WHEREAS, Section 12-67-140 of the Act provides that a taxpayer who rehabilitates an abandoned building is eligible for a credit against certain income taxes; and,

WHEREAS, Florence Renaissance Company, LLC, or its assigns, (the "Owner" or "Owners" or the "Taxpayer" or the "Taxpayers") is under contract to purchase the property located at 262 West Cheves Street, Florence, South Carolina, Florence County Parcel Number 90087-01-015 +/-0.51 acres (a portion of) (the "Property"); and,

WHEREAS, The Property consists of one (1) existing building of 1,460 square feet of finished space; and,

WHEREAS, the building has been vacant for a minimum period of five (5) years; and,

WHEREAS, the Property is located within the City of Florence in Florence County, South Carolina and,

WHEREAS, the Taxpayer plans to demolish the existing building on the site and develop the site for a mixed-use commercial and residential development (the "Building Site").

WHEREAS, the Taxpayer has requested that the City of Florence, by way of a binding resolution pursuant to Section 12-67-160(A) of the Act, certify that the site consists of a single abandoned building unit as defined by Section 12-67-120.

NOW, THEREFORE, BE IT RESOLVED BY THE FLORENCE CITY COUNCIL, this \_\_\_\_ day of \_\_\_\_, 2025 as follows:

Section 1. The Taxpayer has submitted to the City's Planning and Development Services Department a request for a binding resolution to certify the Site pursuant to Section 12-67-160 of the Act (the "Request to Certify").

Section 2. The Property contains an Abandoned Building Site as defined by Section 12-67-120(1) of the Act; and,

Section 3. The geographic area of the one (1) Building Site is consistent with Section 12-67-120(2) of the Act.

BE IT FURTHER RESOLVED that the words used in singular number include the plural, and words used in the plural include the singular.

**EXECUTED ON ONE (1) ADDITIONAL PAGE**

**AND IT IS SO RESOLVED** this \_\_\_\_ day of October, 2025.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Attorney**

\_\_\_\_\_  
**LETHONIA BARNES**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**CASEY C. MOORE**  
**Municipal Clerk**

**FLORENCE CITY COUNCIL MEETING**

**DATE:** October 13, 2025  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Manager's Office

---

**I. ISSUE UNDER CONSIDERATION:**

A Resolution authorizing staff and the city attorney to utilize the eminent domain process to the extent necessary to acquire ownership of the property described in Exhibit "A" hereto for the public purpose of expanding the city's fueling facility.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN:**

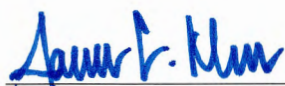
1. No previous action by City Council has been considered regarding this matter.

**III. POINTS TO CONSIDER:**

1. The South Carolina Eminent Domain Procedure Act found in 28-2-10, et seq of the South Carolina Code of Laws authorizes a municipality to acquire ownership of a property through the use of eminent domain for a public purpose.
2. The City of Florence requires additional property to meet the requirements to expand the city's fueling facility to meet the demands for the public safety divisions (Police Department and Fire Department) to fulfill the public's health, safety, and welfare.

**IV. ATTACHMENTS:**

1. Resolution
2. "Exhibit A" Property Description



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager

**RESOLUTION NO. 2025-\_\_\_\_\_**

**A RESOLUTION AUTHORIZING STAFF AND THE CITY ATTORNEY TO UTILIZE THE EMINENT DOMAIN PROCESS TO THE EXTENT NECESSARY TO ACQUIRE OWNERSHIP OF THE PROPERTY DESCRIBED IN EXHIBIT "A" HERETO FOR THE PUBLIC PURPOSE OF EXPANDING THE CITY'S FUELING FACILITY**

**WHEREAS,** The City of Florence (the "City") is a political subdivision of the State of South Carolina and as such has all powers granted to cities by the Constitution and the general law of this State;

**WHEREAS,** The City has authority to utilize the eminent domain process to acquire real property for public purposes pursuant to and in accordance with the procedure set forth in the South Carolina Eminent Domain Procedure Act found in § 28-2-10, *et seq.* of the South Carolina Code of Laws, as amended;

**WHEREAS,** Acquisition of certain real property located in the City and described in Exhibit "A" attached hereto is necessary to expand the City's fueling facility to incorporate a buffer area for equipment; and

**WHEREAS,** The City has made reasonable and diligent efforts to negotiate an agreement with the landowner to acquire the subject real property, and these negotiations have, to date, been unsuccessful.

**NOW, THEREFORE, BASED UPON THE FINDINGS OF FACT SET OUT ABOVE, IT IS HEREBY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FLORENCE, SOUTH CAROLINA AS FOLLOWS:**

- a. The use of eminent domain pursuant to and in accordance with the procedure set forth in the South Carolina Eminent Domain Procedure Act found in 28-2-10, *et seq.* of the South Carolina Code of Laws, as amended, is hereby authorized to acquire ownership of the real property described in Exhibit "A" hereto for the public purpose described above.
- b. This Resolution shall be effective immediately upon its approval by City Council.

**[EXECUTED ON ONE ADDITIONAL PAGE]**



**AND IT IS SO RESOLVED** this \_\_\_\_ day of October, 2025.

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**RONALD T. SCOTT**  
City Attorney

\_\_\_\_\_  
**LETHONIA BARNES**  
Mayor

**ATTEST:**

\_\_\_\_\_  
**CASEY C. MOORE**  
Municipal Clerk

## EXHIBIT "A"

### Property Description

All that certain piece, parcel or lot of land, lying and being in the City of Florence and the State of South Carolina and situate on the Northern side of East Darlington Street between Church Street and C & D Railroad in the City, County and State aforesaid, measuring and fronting forty (40) feet on the said East Darlington Street, and being in depth two hundred (200) feet, and being bounded on the North by lots now or formerly of W.D. Douglas, and the East by lot of the ACL Railroad Company, and on the South by Darlington Street, and on the West by lots of Wingate.

This being the same property conveyed to Robert's Rentals, LP by Deed of Dean Fowler, Jr., Treasurer, Florence County, dated November 5, 2008 and recorded in the Office of the Clerk of Court for Florence County in Deed Book B225 at Page 1344.

**FLORENCE CITY COUNCIL MEETING**

FY 2025-26  
A-tax Appropriations

**DATE:** October 13, 2025

**AGENDA ITEM:** Accommodations Tax.

**DEPARTMENT/DIVISION:** Finance

---

**I. ISSUE UNDER CONSIDERATION**

Appropriation of Accommodations Tax funds for FY 2025-2026.

**II. CURRENT STATUS/PREVIOUS ACTION TAKEN**

- A. The Accommodations Tax Advisory Committee's recommendations went before the Audit, Budget, and Finance Committee.
- B. The Audit, Budget and Finance Committee has recommended for approval.

**III. POINTS TO CONSIDER**

The recommendations of the Accommodations Tax Advisory Committee are attached.

- A. Approve the recommendation of the Advisory Committee.
- B. Adjust appropriations.

**IV. STAFF RECOMMENDATION**

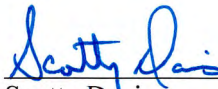
Accept the recommendation of the Accommodations Tax Advisory Committee.

**V. ATTACHMENTS**

A memo and related information from Accommodations Tax Advisory Committee is attached for City Council review.



Glenn Bodenheimer  
Interim Finance Director



Scotty Davis  
City Manager

**CITY OF FLORENCE, SC  
ACCOMMODATIONS TAX REQUESTS, RECOMMENDATIONS AND APPROPRIATIONS REPORT  
FISCAL YEAR 2025-26**

	ORGANIZATION	Appropriated 2024-2025	Requested 2025-2026	Committee Recommended <sup>1</sup>	Appropriated 2025-2026
<b>A. 30% Funds for Tourism Promotion</b>					
1.	Florence Convention & Visitors Bureau	<u>\$355,000</u>	<u>\$406,500</u>	<u>\$406,500</u>	
<b>B. 65% Funds</b>					
1.	Florence Regional Arts Alliance & Pee Dee Arts	\$5,300	\$14,000	\$3,750	
2.	The Masterworks Choir, Inc.	\$1,400	\$2,500	\$700	
3.	Florence Little Theatre	\$7,400	\$12,500	\$5,250	
4.	Florence Symphony Orchestra	\$3,660	\$8,000	\$2,200	
5.	Arts International Festival	\$11,200	\$25,000	\$6,450	
6.	Kickin' Chicken Wing and Chili Cookoff	\$3,960	\$10,000	\$3,550	
7.	Florence Museum	\$38,000	\$80,000	\$31,250	
8.	Carolina Classic Basketball Tournament - Boys & Girls Club	\$12,400	\$25,000	\$8,400	
9.	Freedom Florence, FTC, Soccer Complex & Gym	\$137,000	\$175,000	\$153,350	
10.	Florence Convention & Visitors Bureau	\$250,600	\$400,000	\$255,300	
11.	Florence Tennis Association	\$22,200	\$23,000	\$20,950	
12.	South Carolina Pecan Festival	\$41,000	\$75,000	\$44,900	
13.	Florence Center	\$144,000	\$175,000	\$152,350	
14.	Florence International Basketball Tournament	\$14,200	\$30,000	\$8,050	
15.	Florence Area Sports Council	\$24,000	\$35,000	\$29,700	
16.	Pee Dee Tourism Commission	\$11,600	\$0	\$0	
17.	Hwy 52 Frontage Road Beautification	\$20,000	\$67,000	\$0	
18.	Wilson High Alumni Assn Homecoming Event	\$59,600	\$100,000	\$76,200	
19.	Eastern South Carolina Mustang Club	\$1,580	\$2,000	\$0	
20.	Florence County Parks & Recreation	\$12,800	\$25,000	\$20,950	
21.	Nickelson Media	\$8,100	\$20,000	\$4,250	
22.	South Carolina Ballet	\$0	\$10,000	\$3,250	
23.	Florence Wine & Food Festival	\$0	\$75,000	\$46,500	
24.	Florence Athletic Hall of Fame	\$0	\$10,000	\$3,450	
<b>Total - 65% Funds</b>		<u><b>\$830,000</b></u>	<u><b>\$1,399,000</b></u>	<u><b>\$880,750</b></u>	<u><b>\$0</b></u>

**Note 1:** Including carryover funds from FY 2024-25, it is anticipated that the amount available for distribution to the requesting agencies of "65% funds" will be approximately \$880,750. The "30% funds" for tourism promotion is estimated to be approximately \$406,500.

**Note 2:** The "30% funds" appropriation to the Florence Convention & Visitors Bureau includes \$15,000 designated specifically to the Florence Center for tourism marketing and promotion expenses, and an additional \$9,000 for a Business Development Fund to help promote the Florence Center for educational, religious, and other conferences.