

**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



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

**MONDAY
MAY 12, 2025
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, MAY 12, 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

March 7, 2025 – Investiture Ceremony
April 14, 2025 – Regular Meeting

IV. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Steven Martin – 10 years – Police Department
Martin Dickerson – 10 years – Police Department

V. SPRING 2025 CITY UNIVERSITY GRADUATION

VI. PUBLIC HEARING

- a. A Public Hearing will be held to receive input on the City of Florence Fiscal Year budget 2025-2026.
- b. A Public Hearing will be held to receive input on the allocation of Community Development Block Grant funds awarded from the U.S. Department of Housing and Urban Development.

VII. ORDINANCES IN POSITION

- a. **Bill No. 2025-08 – Second Reading**
An Ordinance to adopt the updated Downtown Design Standards for the City of Florence.
- b. **Bill No. 2025-14 – Second Reading**
An Ordinance to amend the Unified Development Ordinance regarding setbacks for communication towers.

c. Bill No. 2025-15 – Second Reading

An Ordinance to amend the Summersett Acres Planned Development on Jefferson Drive.

d. Bill No. 2025-16 – Second Reading

An Ordinance to annex and zone NC-6.2 the property located at 1006 West Marion Street, identified as Florence County Tax Map Number 90060-13-005.

VIII. INTRODUCTION OF ORDINANCES

a. Bill No. 2025-17 – First Reading

An Ordinance to raise revenue and adopt a budget for the City of Florence, South Carolina, for the Fiscal Year beginning July 1, 2025 and ending June 30, 2026.

b. Bill No. 2025-18 – First Reading

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

c. Bill No. 2025-19 – First Reading

An Ordinance to amend the Unified Development Ordinance regarding cemetery preservation.

d. Bill No. 2025-20 – First Reading

An Ordinance to rezone 1203 Sopkin Avenue from CA to NC-6.1.

e. Bill No. 2025-21 – First Reading

An Ordinance to annex and zone NC-6.3 1.467 acres of the lot located at Toscana Drive, a portion of Florence County Tax Map Number 00100-01-101.

IX. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2025-12

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2025-2026.

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

b. Resolution No. 2025-15

A Resolution to name the amphitheater located in the Florence Veterans Park after Colonel Barry Wingard.

c. Resolution No. 2025-16

A Resolution of City Council approving Downtown Redevelopment Grants for Fourth Quarter.

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

X. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

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

XI. CITY MANAGER'S REPORT

XII. MAYORAL REPORT

XIII. COMMITTEE REPORTS

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

XIV. EXECUTIVE SESSION

- a. For a discussion on downtown redevelopment grants as outlined in Resolution No. 2025-15 [30-4-70(a)(5)].
- b. For a discussion regarding appointments to city Boards and Commissions [30-4-70(a)(1)].
- c. For a discussion of the redevelopment of a property located in the downtown central overlay district [30-4-70(a)(5)].

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

XV. ADJOURN



**INVESTITURE CEREMONY
MONDAY, APRIL 7, 2025 – 6:00 P.M.
CITY CENER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

The Honorable Marcus Woodson presided over the April 7, 2025 Investiture Ceremony for Zach McKay. Councilman Bryan Braddock provided the Opening Prayer for the ceremony and the Pledge of Allegiance followed the prayer.

Zach McKay was sworn in as a Councilman representing At-Large on April 7, 2025 in Council Chambers of the City Center. Attorney William Edwards administered the oath of office to Zach McKay. Assisting with the swearing in was Alexis Nanney, Jeff McKay, Carrie McKay and Clair McKay.

Dated this 12th day of May 2025.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, APRIL 14, 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; Mr. Benjamin Zeigler, City Attorney; Mr. Luke Carter, City Attorney; Mrs. Casey Moore, Municipal 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; Mr. Joshua Whittington, Director of Utilities; Mrs. Victoria Nash, Director of Parks, Recreation, and Sports Tourism; Mr. Glenn Bodenheimer, Interim Finance Director and Ms. Patrice Rankin, Administrative Coordinator

MEDIA PRESENT

Abby Ann Ramsey 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 April 14, 2025 Regular meeting of Florence City Council to order at 1:03pm.

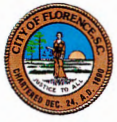
INVOCATION

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

Mayor Barnes acknowledged Councilman Zach McKay and welcomed him to Florence City Council.

APPROVAL OF MINUTES

Councilman Braddock made a motion to adopt the minutes of the March 10, 2025 Regular Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.



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SERVICE RECOGNITIONS

Mrs. Amanda Pope, Director of Marketing/Communications and Municipal Services recognized Niesha Johnson for 20 years of service with the City of Florence.

Mr. Allen Heidler, Police Chief, recognized Shannon McKenzie for 15 years of service with the Florence Police Department.

APPEARANCES BEFORE COUNCIL

Susie Brown

Ms. Susie Brown appeared before the Council to address accessibility concerns at the Barnes Street Activity Center. While acknowledging that the facility meets ADA compliance standards, she noted that the existing handicap ramp is located a considerable distance from the main entrance. This poses challenges for seniors who use walkers or canes, as they must navigate a longer route to reach the entrance. Additionally, a curb directly in front of the entrance obstructs a direct path and raises safety concerns.

Ms. Brown stated that she has been in communication with city officials regarding this issue since at least March 2022. Initially, she was told the matter would be reviewed; however, in 2024, she was informed that a ramp would not be installed. While expressing strong support for the Barnes Street Activity Center and its recreational programs for seniors, Ms. Brown emphasized that the accessibility issues must be addressed. She urged the Council to consider installing a handicap ramp directly in front of the building.

Councilman McCall referred to an image of the center and asked for confirmation that the request was for a ramp directly at the entrance. Ms. Brown affirmed, explaining that the existing ramp is located halfway down the building, which is too far for some seniors to navigate comfortably.

Councilman Smith asked City Manager Mr. Scotty Davis whether the facility is ADA compliant. Mr. Davis confirmed that it is. Councilman Smith then asked Ms. Brown if her request was simply to relocate or add a ramp in a more convenient location. Ms. Brown confirmed this, reiterating that while the building complies with ADA standards, it remains functionally inaccessible for some individuals.

Councilman McKay shared his personal experience, noting that during a recent visit to the Barnes Street Activity Center, his wheelchair was too wide to access the ramp and then maneuver to the front entrance. He added that reaching the ramp from the designated handicap parking area requires entering traffic, which could create both safety hazards and potential legal liabilities for the City.

Councilman Braddock remarked that the Council has not previously been in a position to fully understand such accessibility challenges until Councilman McKay's recent addition to the Council.

Mayor Pro Tem Jebaily recommended that Councilman McKay and City Manager Scotty Davis meet to explore potential solutions for improving access at the Barnes Street Activity Center.

Mayor Barnes thanked Ms. Brown for bringing the issue to the Council's attention.



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ORDINANCES IN POSITION

Bill No. 2025-08 – Second Reading

An Ordinance to adopt the updated Downtown Design Standards for the City of Florence.

Pro tem Jebaily made a motion to adopt Bill No. 2025-08 on second reading and Councilwoman NeSmith- Jackson seconded the motion.

Councilwoman NeSmith-Jackson asked Mr. Jerry Dudley, Planning Director, if the Downtown Design Standards state that building owners are required to use a commercial contractor. Mr. Dudley said he doesn't recall this being included in the guidelines. Mr. Clint Moore, Assistant City Manager of Development, said any requirements for commercial contractors would fall under the International Building Code. Any work being performed in excess of \$5,000 on a commercial building has to be done by a licensed commercial contractor. Mr. Moore said the International Building Code is separate from the Downtown Design Standards. Councilwoman NeSmith-Jackson said constituents informed her that they were told that they had to use a commercial contractor when doing work in the downtown area. She said when researching she found that there is no such thing as a commercial contractor in the State of South Carolina. She said she's concerned that this will make people believe that they have to use a certain type of contractor that doesn't exist. Mr. Moore said the type of work that is being done, downtown and city-wide, will dictate what type of licensing the contractor would have. Councilwoman NeSmith-Jackson said people are not aware of the process to do work downtown and said it can sound like a lot more than what a general contractor can do when the term "commercial contractor" is being used.

Pro tem Jebaily acknowledged Councilwoman NeSmith-Jackson's question and asked Mr. Dudley and Mr. Moore if her question relates to the Downtown Design Standards. Councilwoman NeSmith-Jackson clarified that she was asking if anything in the Downtown Design Standards states the requirement for a commercial contractor.

Councilman McCall said after reviewing the minutes from last month's meeting, there was a discussion pertaining to the city's noise ordinance. He said Council is already voting to amend the Unified Development Ordinance and he would like to look at some further amendments pertaining to the Unified Development Ordinance.

Councilman McCall made a motion to defer Bill No. 2025-08 and Councilman Smith seconded the motion.

Pro tem Jebaily again asked for clarification that Bill No. 2025-08 only relates to the Downtown Design Standards and has nothing to do with the city's noise ordinance. Mr. Dudley responded yes. Pro tem Jebaily said Council can address the noise ordinance, but it does not relate to Bill No. 2025-08.

Pro tem Jebaily asked for clarification that the noise ordinance is a separate ordinance. Mr. Dudley said the noise ordinance is a section of the city's Unified Development Ordinance.

Mayor Barnes asked if Bill No. 2025-08 could be discussed in Executive Session to receive legal advice.

Mr. Ron Scott, City Attorney, asked for clarification on if moving this ordinance to Executive Session is to receive information related to procedurally how to proceed. Mayor Barnes said yes.

Mayor Barnes said this matter will be moved to Executive Session in order to receive legal advice.



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Bill No. 2025-12- Second Reading

An Ordinance to rezone from NC-15 to NC-6.3 the property located at Dexter Drive and Attwood Avenue, identified as Florence County Tax Map Number 00150-01-140.

Councilman Braddock made a motion to adopt Bill No. 2025-12 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-12 was adopted.

Bill No. 2025-13 – Second Reading

An Ordinance to amend the budget for Fiscal Year beginning July 1, 2024 and ending June 30, 2025.

Councilman McCall made a motion to adopt Bill No. 2025-13 on second reading and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-13 was adopted.

INTRODUCTION OF ORDINANCES

Bill No. 2025-14 – First Reading

An Ordinance to amend the Unified Development Ordinance regarding setbacks for communication towers.

Councilman Smith made a motion to pass Bill No. 2025-14 on first reading and Councilman Braddock seconded the motion.

Councilwoman NeSmith-Jackson made a motion to discuss Bill No. 2025-14 in Executive Session.

Pro tem Jebaily requested that Mr. Dudley provide a brief overview of the various components of the Unified Development Ordinance (UDO), highlighting how these ordinances have historically been addressed individually rather than as a comprehensive package.

Councilman McCall raised a point of order, stating that Pro tem Jebaily's remarks were not germane to Bill No. 2025-14 but instead pertained to the broader history of ordinances. He noted that a motion and second had already been made to pass Bill No. 2025-14 on first reading, and no motion to defer the bill had been introduced. Councilwoman NeSmith-Jackson clarified that she made a motion to discuss the bill in Executive Session. There being no objection to the motion, Mayor Barnes declared this item to be discussed in Executive Session.

Attorney Sarah Spruill, along with Mr. Patrick Bernier of Duke Energy and Mr. Caleb Jergensen, an engineer representing Duke Energy, provided Council with a presentation regarding Bill No. 2025-14.

Ms. Spruill explained that the current ordinance requires a one-to-one setback ratio—meaning a communication tower must be set back from the nearest lot line by a distance equal to its height. However, modern engineering standards have significantly improved tower design, making the traditional "fall zone" requirement outdated. Communication towers are now built to collapse inward rather than fall directly over, and the proposed amendment to the Unified Development Ordinance (UDO) would reflect this by basing the setback on the engineered fall zone rather than tower height. This amendment would apply specifically to residential lot lines.



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Mr. Jergensen elaborated on the technological advancements in tower design and modeling. Modern software allows engineers to identify and design structural stress points that ensure a tower folds in on itself in the rare event of a collapse—typically caused by extreme, non-weather-related events. A licensed professional engineer would be required to certify the fall zone.

Pro tem Jebaily asked why Duke Energy wished to place the towers closer to the right-of-way. Ms. Spruill clarified that the request stems from the need to replace outdated towers, installed prior to the current zoning code, with safer, modern structures. The amendment would enable Duke Energy to replace existing towers without being constrained by the outdated setback requirement, which is specifically problematic for residential uses, not general setbacks.

Pro Tem Jebaily then asked City Attorney Ron Scott whether the representatives needed to remain for Executive Session to provide legal input. Mr. Scott advised that their presence was not necessary for legal counsel and that clarification questions could be addressed during the open session.

Councilman McCall asked if other municipalities have adopted similar amendments. Ms. Spruill cited Sumter, Darlington, Charleston, Georgetown, and York Counties, as well as the Cities of Surfside Beach and Walterboro, as jurisdictions that had adopted comparable provisions.

Mr. Bernier explained that Duke Energy is planning to replace a 300-foot tower currently located on nonconforming land. The new tower would be placed adjacent to the existing one, allowing all communications infrastructure to remain within a single compound. To meet future capacity and reliability demands, it is necessary to upgrade these towers. Ms. Spruill added that even with the proposed amendment, any new tower would still be subject to the special exception process.

Pro tem Jebaily asked if there was a way to address Duke Energy's needs without amending the UDO. Ms. Spruill explained that the foot-for-foot residential setback is not waivable under current ordinance, meaning the request cannot proceed to the Board of Zoning Appeals without a formal amendment. The proposed amendment would only affect Paragraph 6 of the communications tower provision, allowing an application for special exception where the fall zone, as certified by an engineer, does not encroach upon a residential lot line. Pro tem Jebaily asked for confirmation that the amendment is intended to allow special exceptions. Ms. Spruill confirmed, stating the request is not permissible under the current code without amendment.

Councilwoman NeSmith-Jackson asked whether the listed municipalities had adopted similar amendments. Ms. Spruill confirmed they had, using language comparable to the proposed text. In response to further questions from Councilwoman NeSmith-Jackson, Ms. Spruill confirmed that tower height would be determined on a site-by-site basis, with the current proposal involving a 300-foot tower. Mr. Jergensen added that towers are engineered to fold inward by creating critical stress points in the center. Regarding the fall zone and setback, Ms. Spruill clarified that both are based on the tower's individual design and engineering. Mr. Bernier stated the towers are considered 50-year assets, designed to withstand high winds and ice, and the current tower being considered is approximately 50 years old.

Councilman Braddock sought clarification that the amendment would still require approval through the Board of Zoning Appeals. Ms. Spruill confirmed this. He also asked whether a 300-foot tower designed to collapse within 150 feet would require a 150-foot setback. Ms. Spruill confirmed, stating the setback would be determined by the engineered fall zone rather than total tower height.



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Bill No. 2025-15 – First Reading

An Ordinance to amend the Summersett Acres Planned Development on Jefferson Drive.

Councilman McCall made a motion to pass Bill No. 2025-15 on first reading and Councilwoman NeSmith-Jackson seconded the motion.

Mr. Jerry Dudley, Planning Director, said this property is part of an older Planned Development District adopted in the early 2000s, located between Jefferson Drive and Palmetto Street. The district includes a mix of zoning designations, ranging from single-family residential to multifamily and commercial, based on the 1999 Consolidated Zoning Ordinance. Any amendments or new developments within the district are reviewed under that original ordinance. One section of the parcel is currently zoned B-3, which permits a residential density of up to 6.5 units per acre. The property owner is seeking to develop this area with multifamily buildings at a higher density of 14.5 units per acre. To accommodate this, the owner is requesting a rezoning to R-5, which would permit the proposed density. The proposed change is consistent with adjacent property uses. Planning Commission voted unanimously (6-0) to approve the amendment.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-15 was passed on first reading.

Bill No. 2025-16 – First Reading

An Ordinance to annex and zone NC-6.2 the property located at 1006 West Marion Street, identified as Florence County Tax Map Number 90060-13-005.

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2025-16 on first reading and Councilman McCall seconded the motion.

Mr. Jerry Dudley, Planning Director, said that the property in question is contiguous with the city limits and is located near several of the city's redevelopment neighborhoods, including areas developed by Habitat for Humanity. The proposed zoning designation for the property is Neighborhood Conservation 6.2, which aligns with the zoning of surrounding properties and the city's future land use plan. Mr. Dudley noted that the property has been damaged by fire, and upon annexation, the owner intends to utilize the city's demolition program. This action supports the city's broader neighborhood revitalization strategy. Planning Commission unanimously (6-0) voted to recommend the proposed zoning designation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-16 was passed on first reading.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2025-10

A Resolution to designate additional public spaces within the City of Florence in which the possession, sale, service, consumption and distribution of beer and wine at special events may be permitted.

Pro tem Jebaily made a motion to pass Resolution No. 2025-10 and Councilwoman NeSmith-Jackson seconded the motion.

Mrs. Victoria Nash, Director of Parks, Recreation, and Sports Tourism explained Resolution 2025-10 will allow approved groups and organizations to sell and distribute alcohol at specific areas within Timrod Park: the pickleball courts and their spectator areas, the tennis courts and their spectator areas, and the



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amphitheater and lawn. Permits would be required, subject to approval by the Parks, Recreation, and Sports Tourism Department. Additionally, groups must participate in the Officers in Blue program when hosting these events.

Councilwoman NeSmith-Jackson asked if alcohol consumption would be limited strictly to the areas listed. Mrs. Nash confirmed it would, noting the City does not want alcohol near the playground or other open areas. She reiterated that only the specified areas would allow alcohol.

Councilman McCall inquired whether alcohol is permitted in other city parks. Mrs. Nash stated that it is currently allowed at the Lawton Chase House and lawn, the Soccer Complex, and Carolina Bank Field. When asked whether a similar allowance at another park would require Council approval, she confirmed it would.

Councilman Braddock asked if any of those parks have playgrounds or child-centered areas. Mrs. Nash said no. He also asked if alcohol sales would be limited to beer and wine, which she confirmed. Braddock raised concerns about changing the park's atmosphere, particularly given the presence of children, and said he was hesitant to support the Resolution. Mrs. Nash acknowledged his concerns and emphasized the requirement for Officers in Blue at all such events.

Councilman McKay asked who would cover the cost of the officers. Mrs. Nash said the event organizers would be responsible.

Councilman Smith asked about the City's ability to restrict alcohol use. Mr. Ron Scott, City Attorney, explained that restrictions would depend on the event setup, and the Council could direct the legal team to develop ordinances with specific limitations.

Mr. Scotty Davis, City Manager, clarified that alcohol would be sold and distributed by private organizations, not the City. The City's role is limited to approving permits and requiring the presence of Officers in Blue. When asked if all events would require officer presence, Mr. Davis confirmed they would.

Councilman McCall asked for further confirmation that alcohol is allowed at Lawton Chase House and lawn, Carolina Bank Field, and the Soccer Complex, which Mrs. Nash confirmed. He also questioned why tennis and pickleball courts are included but not basketball or football fields. Mrs. Nash explained that organizations like the United States Tennis Association (USTA) sometimes request alcohol sales for tournaments, but a permit would still be required.

Pro Tem Jebaily asked whether event organizers must carry insurance. Mrs. Nash confirmed they must provide general liability insurance, name the City as the certificate holder, and maintain coverage of at least \$1 million.

Councilman Braddock reiterated his opposition, citing concerns about the park's residential setting and frequent child visitors. He noted that, unlike Carolina Bank Field and the Soccer Complex, Timrod Park is not a fully enclosed space, which raises liability and safety issues. He expressed that he could not support Resolution 2025-10.

Pro tem Jebaily asked for clarification on whether the tennis center currently allows alcohol sales. Mrs. Nash confirmed that it does. He expressed agreement with Councilman Braddock's concerns, noting that existing locations where alcohol is permitted are generally distinct facilities, whereas Timrod Park is situated within a residential neighborhood. Pro tem Jebaily also inquired whether the City had been



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directly asked to authorize alcohol sales for the listed locations. Mrs. Nash responded that the inquiry was more general—whether the City already had a policy in place, which it does not.

Pro tem Jebaily then asked if the pickleball tournament would proceed regardless of the Resolution's outcome. Mrs. Nash confirmed that it would. He followed up by asking whether a vote against the Resolution could deter future tournaments from choosing Florence as a host site. Mrs. Nash said she could not say for certain but noted that events such as "Jazz in the Park" have also proposed including wine service at the amphitheater.

Councilwoman NeSmith-Jackson acknowledged that alcohol sales at tournaments could generate revenue for the hosting organizations. While she understood Councilman Braddock's concerns, she stated that she did not have an issue supporting the Resolution.

Councilman Braddock cautioned that approving this Resolution could set a precedent, potentially opening the door to alcohol sales at special events in other city parks also located in residential areas.

Mayor Barnes asked what the City's justification would be if asked why Timrod Park is being treated differently than other parks. Mrs. Nash responded that City staff would have to consider the unique characteristics of each park. She cited Lucas Park as an example, explaining that it is not designed for large-scale events or tournaments.

Councilman Smith asked whether the City would be responsible for clearly marking designated alcohol consumption areas. Mrs. Nash suggested that barriers could be used to define those zones. He also inquired about the tournament's timeline. Mrs. Nash stated the event is scheduled for next month, ahead of the May 12th Council meeting.

Council voted (4-3) in favor of the motion, with Councilman McKay, Pro tem Jebaily and Councilman Braddock voting against the motion and Mayor Barnes, Councilwoman NeSmith-Jackson, Councilman McCall and Councilman Smith voting in favor of the motion. Resolution No. 2025-10 was passed.

Resolution No. 2025-11

A Resolution to proclaim April as Fair Housing Month in the City of Florence.

Councilman McCall made a motion to pass Resolution No. 2025-11 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes presented the Resolution to members of the Pee Dee Realtors Association.

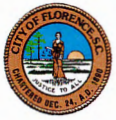
Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-11 was passed.

Resolution No. 2025-12

A Resolution to adopt the Community Development Block Grant Budget for Fiscal Year 2025-2026.

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

Mayor Barnes said without objection, this item will be deferred. Without objection, this item will be deferred.



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Resolution No. 2025-13

A Resolution of Recognition for the Florence 10U All Star Boys Basketball team for winning the South Carolina Athletic Programs Championship.

Councilman McCall made a motion to pass Resolution No. 2025-13 and Councilman Smith seconded the motion.

Mayor Barnes and Councilman McCall presented the Resolution to the Florence 10U All Star Boys Basketball team and coaches.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-13 was passed.

Resolution No. 2025-14

A Resolution of Recognition for the Florence 17U All Star Boys Basketball team for winning the South Carolina Athletic Programs Championship.

Councilman McCall made a motion to pass Resolution No. 2025-14 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes and Councilman McCall presented the Resolution to the Florence 17U All Star Boys Basketball team and coaches.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-14 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, reported that he has received numerous inquiries about the AESC Plant and the associated traffic near Wilson High School. He asked Mr. Michael Hemingway, Director of Utility Planning and Economic Development, to provide an update, as he has been assisting with the project, which is located in the County.

Mr. Hemingway presented a series of photographs to illustrate the progress of the new road construction along Energy Drive. This new roadway will serve as the main access point to and from the AESC facility, connecting to Highway 327. He explained that while the road is still under construction, the paved portion is already being used for transporting materials to and from the site. The road extends from the rear of the AESC facility on its western side to Highway 327 and connects Koppers Road at one end and Williston Road at the other. To accommodate intersection improvements at North Williston Road and Energy Drive, a temporary road closure and bypass will be put in place.

Councilwoman NeSmith-Jackson inquired whether a stop sign or traffic light would be installed at this intersection. Mr. Hemingway responded that a stop sign will be used initially, but as traffic increases with the development of the Technology Park, a signalized interchange will be installed.



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Councilwoman NeSmith-Jackson also asked whether the entire street will be closed during construction. Mr. Hemingway clarified that only a portion will be closed temporarily to meet South Carolina Department of Transportation (SCDOT) requirements. A temporary road will be in place during the closure. When asked about the expected duration, he estimated approximately 30 days, contingent on weather and other potential delays.

He then presented photos showing a stream crossing and ongoing bridge construction between Williamson Road and North Williston Road. Additional images displayed a paved section of the new road and the developing training facility. He noted that the first core space has been completed, and the final section is expected to be finished within the next month to align with the opening of the training center.

Councilman Braddock asked whether the state is funding the road construction. Mr. Hemingway confirmed that funding was secured through the South Carolina Department of Commerce.

Councilwoman NeSmith-Jackson also asked whether traffic congestion near Wilson High School would be reduced once the training center opens. Mr. Hemingway explained that contractors are currently working on turn lanes at the intersection of Koppers Road and Old Marion Highway. While temporary traffic issues are expected to persist through the end of the year, the entire roadway is scheduled for completion by December 2025. He added that while there is peak congestion during school start and dismissal times, traffic is generally light during the rest of the day.

MAYORAL REPORT

Mayor Barnes acknowledged that April is recognized as Sexual Assault Awareness Month, with April 30th designated as Denim Day. In observance, the City Center will be illuminated in teal. She also encouraged residents to participate in local clean-up efforts with Keep Florence Beautiful. Mayor Barnes noted that the recent cleanup on Clement Street was a success and expressed appreciation to the volunteers and lawn care services that contributed. Addressing recent community concerns, Mayor Barnes acknowledged reports regarding police profiling and asked Councilman McCall to address these concerns.

Councilman McCall shared that he has received several calls and emails on the matter. While emphasizing the community's shared commitment to prioritizing crime reduction, he stressed the importance of avoiding unnecessary targeting. He reminded residents that the Public Safety Citizen's Review Board exists as a safeguard for such concerns. Established in 2021, the Board provides oversight and is composed of members who undergo training with both the Police and Fire Departments. Councilman McCall noted that to date, the Board has received one complaint, which was not substantiated. He expressed gratitude for the Board's service and emphasized its role in ensuring accountability within public safety departments.

Mayor Barnes spoke in agreeance with Councilman McCall and reaffirmed Council's commitment to addressing crime and ensuring a safe community for all.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily informed Council that the Business Development Committee received a report on the Florence Regional Airport from Mr. Brad Beadles, Executive Director. He then invited Mr. Beadles to provide a brief update directly to Council.



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Mr. Beadles introduced himself and spoke about the airport's potential and plans for expansion. He extended an invitation to Council and the public for Aviation Day at the Florence Regional Airport, scheduled for Monday, April 28th. He noted that Aviation Week is recognized annually in South Carolina to highlight the role airports play in the state's economic development. This will be the first Aviation Day hosted at Florence Regional Airport since before the COVID-19 pandemic.

Mr. Beadles emphasized community involvement in the event and expressed a commitment to elevating the airport's presence in Florence and the Pee Dee region. He shared that American Airlines representatives will attend to discuss pilot recruitment. Additionally, raffle prizes for the event were created by students from Advantage Academy's Welding and Graphic Design programs. Mr. Beadles invited the public to reach out to him with any questions or concerns related to the airport.

Pro tem Jebaily asked if there are current considerations to add more flights from American Airlines or to introduce another airline. Mr. Beadles confirmed that such discussions are ongoing. He explained that the airport previously lacked the space to accommodate an additional airline due to the repurposing of a ticket counter for other infrastructure needs. However, he is in communication with both Delta Airlines and Breeze Airways and plans to attend an air service development conference in June to further those discussions.

Both Mr. Beadles and Pro tem Jebaily encouraged the public to utilize the Florence Regional Airport for upcoming travel and commended airport staff for their continued efforts.

Following the report, Councilman Braddock announced his resignation from the Business Development Committee. He recommended that Pro tem Jebaily consider appointing Councilman McKay to the committee, citing his strong background in commerce and economic development.

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes shared that she and Mr. Davis recently attended a Fireside Chat hosted by the Pee Dee Realtors Association. She expressed her appreciation to City staff for their continued support with the Fireside Chat events.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall reported that the committee received an informational update regarding the RFP award for the City auditor. He noted that only one proposal was submitted, from the firm that previously conducted the City's audit. The committee also reviewed the financial statements for February 2025. Additionally, Councilmen Smith and Braddock spoke about the continued success of the CARES Program and offered suggestions for its future implementation and improvement.

EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion regarding appointments to Boards and Commissions, to discuss a contractual matter regarding Project Urban Square, to receive an update regarding a pending lawsuit, for a discussion on a contractual matter regarding the purchase of property, to receive legal advice on Bill No. 2025-08 and Bill No. 2025-14.

Councilwoman NeSmith-Jackson made a motion to enter into Executive Session and Pro tem Jebaily seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:43pm.



**FLORENCE CITY COUNCIL
REGULAR MEETING – APRIL 14, 2025**

Pro tem Jebaily made a motion to resume open session and Councilwoman NeSmith-Jackson seconded the motion. The motion carried. Council resumed open session at 4:46pm and took action on the following items:

Bill No. 2025-08 – Second Reading

An Ordinance to adopt the updated Downtown Design Standards for the City of Florence.

The motion by Councilman McCall to defer Bill No. 2025-08, seconded by Councilman Smith is on the table.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-08 was deferred.

Bill No. 2025-14 – First Reading

An Ordinance to amend the Unified Development Ordinance regarding setbacks for communication towers.

The motion by Councilman Smith to pass Bill No. 2025-14 on first reading, seconded by Councilman Braddock, is on the table.

Pro Tem Jebaily stated that, upon approval of the first reading, it is his understanding that the ordinance can be amended by staff in between readings to narrow its scope. Mr. Moore confirmed this, clarifying that staff will amend the ordinance so that it is limited solely to public utility providers.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-14 was passed on first reading.

Appointments to Boards and Commissions

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

Civic Center Commission

Councilwoman NeSmith-Jackson deferred her nomination to the Board.

Design Review Board

Councilman McCall deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

Parks and Beautification Commission

Pro tem Jebaily made a motion to appoint Andrew Chaplin, III to the Parks and Beautification Commission and the motion carried unanimously. Andrew Chaplin, III was appointed to the Parks and Beautification Commission for a term to begin immediately and expire on June 30, 2029.

Planning Commission

Councilman McKay deferred his nomination to the Board.



**FLORENCE CITY COUNCIL
REGULAR MEETING – APRIL 14, 2025**

Veterans Park Committee

Councilman McKay deferred his nomination to the Board.

Resilience and Sustainability Advisory Committee

Councilman McKay deferred his nomination to the Board.

Contractual matter regarding Project Urban Square

Mayor Barnes expressed that both the City and the community remain enthusiastic about the potential of Project Urban Square, recognizing it as a major investment in the area. However, she acknowledged growing frustration over delays, noting that the project has not progressed according to the original timelines established in 2020 and 2021. Given the significant public investment already committed, Mayor Barnes emphasized the City's strong desire to see the development move forward as swiftly as possible.

Mr. David Tuttle, Principal Developer of Project Urban Square, provided an update on the project's progress. He reported that the multifamily phase is advancing, though contractors encountered unsuitable soil that will require remediation. That process is expected to take place in the coming weeks. Mr. Tuttle also noted that construction is progressing, with ongoing design work for the office building and coordination with builders to begin development of the townhome phase. He expressed enthusiasm about the project's future and thanked the Council for the opportunity to provide an update.

Mayor Barnes noted that the City has already granted three extensions to the project. A fourth and final extension has now been approved, extending the deadline for the multifamily phase to October 1, 2025, and pushing all remaining deadlines in the incentive agreement by six months. She also announced that moving forward, Project Urban Square will be required to provide monthly progress updates to the Business Development Committee.

Pro tem Jebaily made a motion to approve the agreement with Project Urban Square and Councilman Braddock seconded the motion.

Council voted unanimously (7-0) in favor of the motion. The motion was passed.

ADJOURN

Without objection, the April 14, 2025 Regular meeting of City Council was adjourned at 4:54pm.

Dated this 12th day of May 2025.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

FLORENCE CITY COUNCIL MEETING

DATE: February 10, 2025

AGENDA ITEM: An ordinance to amend Section 4-16.3.1 of the City of Florence Unified Development Ordinance, and to adopt The City of Florence Downtown Design Standards.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

The adoption of the recently updated City of Florence Downtown Design Standards and amendment of Section 4-16.3.1 of the Unified Development Ordinance which references the City of Florence Downtown Design Standards.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On January 8, 2025, the City of Florence Design Review Board held a public hearing on the updated City of Florence Downtown Design Standards and voted unanimously (6-0) to recommend that the City of Florence Downtown Design Standards be adopted.
- (2) On January 14, 2025, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously (7-0) to recommend that the updated City of Florence Downtown Design Standards be adopted and Section 4-16.3.1 of the Unified Development Ordinance be amended in reference.

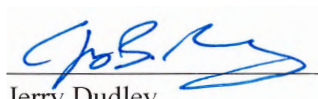
III. POINTS TO CONSIDER:

- (1) The purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted June 12, 2023, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- (2) The Unified Development Ordinance adopts and incorporates design guidelines and standards for development within the City's historic overlay districts by reference.
- (3) The previous Design Guidelines for Downtown Florence, SC were originally written in 2005 and adopted in 2008.
- (4) City staff worked with the consulting firm Bolton & Menk, Inc. to development and design updated standards for the historic overlay districts. The process included public input sessions as well as input and review sessions with a steering committee comprised of key stakeholders.
- (5) The updated standards provide clarity and direction to property owners and developers within those districts and provide guidance for staff and the Design Review Board in their task to approve projects within those districts.
- (6) The proposed City of Florence Downtown Design Standards can be viewed online at: https://www.cityofflorence.com/sites/default/files/uploads/24-1211-florence_design_standards_draft_pages.pdf

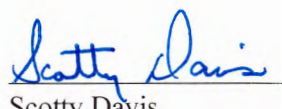
IV. PERSONAL NOTES:

V. ATTACHMENTS:

A) Ordinance

A handwritten signature in blue ink, appearing to read "Jerry Dudley", is positioned above a horizontal line.

Jerry Dudley
Planning Director

A handwritten signature in blue ink, appearing to read "Scotty Davis", is positioned above a horizontal line.

Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

AN ORDINANCE TO AMEND SECTION 4-16.3.1 OF THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE AND ADOPT THE CITY OF FLORENCE DOWNTOWN DESIGN STANDARDS:

WHEREAS, a Public Hearing was held in City Council Chambers on January 8, 2025 before the City of Florence Design Review Board and notice of said hearing was duly given;

WHEREAS, a Public Hearing was held in City Council Chambers on January 14, 2025 before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, the purpose of the Unified Development Ordinance is to implement the Comprehensive Plan adopted June 12, 2023, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence;

WHEREAS, the Design Review Board, Planning Commission, and City Staff recommend the adoption of the City of Florence Downtown Design Standards and the proposed text amendment as they guide development in a manner consistent with the stated purpose of the Unified Development Ordinance.

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 the City of Florence Downtown Design Standards are hereby adopted as an amendment to the Unified Development Ordinance;
2. That the Unified Development Ordinance applicable to the City of Florence hereby amends Section 4-16.3.1, which will read in whole as follows:

“In the interest of promoting the cultural, economic, and general welfare of the public by providing a mechanism for the identification, recognition, conservation, maintenance, protection, and enhancement of the existing architecturally valuable structures and to promote the redevelopment and revitalization of the City’s traditional downtown area by ensuring its harmonious, orderly, and efficient growth and redevelopment, the design guidelines standards are adopted and incorporated by reference.”

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: April 14, 2025

AGENDA ITEM: Ordinance to amend Section 1-2.8.6A of the *Unified Development Ordinance* regarding communication towers and antennas.

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend Section 1-2.8.6A6 of the *Unified Development Ordinance* addressing the distance from the boundary line of a residential district or use of a communication tower structure.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On March 11, 2025 the City of Florence Planning Commission voted unanimously, 6-0, to recommend the proposed UDO amendment.
- (2) It was recommended by City Council on April 14, 2025 that the proposed amendment only apply to public utility providers. This Ordinance has been updated to include this recommendation.


III. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text may be made by or to the Planning Director.
- (2) The *Unified Development Ordinance* currently requires a setback from residential districts or uses of one foot of distance for each foot in tower height.
- (3) Duke Energy has proposed this amendment to the Planning Director in order to adapt the Ordinance to modern tower design. Modern designs address the potential risk of a tower collapse by engineering them to collapse inwardly rather than fall to the side, which results in a smaller radius than the full height of the tower. The amendment requires a setback equal to the tower's fall zone as certified by an engineer.
- (4) Planning Commission recommended the amendment to the *Unified Development Ordinance* to use the fall zone for determining setbacks but also included language requiring that the fall zone be certified by an engineer who is licensed in the state of South Carolina as indicated in a letter that includes the engineer's signature and seal.

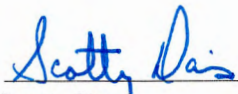
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

**AN ORDINANCE TO AMEND SECTION 1-2.8.6A6 OF THE UNIFIED DEVELOPMENT
ORDINANCE REGARDING COMMUNICATION TOWER SETBACKS**

WHEREAS, a Public Hearing was held in City Council Chambers on March 11, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Duke Energy was presented requesting to amend Section 1-2.8.6A6 of the *Unified Development Ordinance* to change the setback requirement for towers in residential districts;

WHEREAS, the City of Florence Planning Commission and City Staff recommend the proposed text amendments as they will guide development in a manner consistent with the stated purpose of the Unified Development Ordinance;

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 the provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amending Section 1-2.8.6A6 et seq., which will read in whole as follows:**

Section 1-2.8.6 Communications, Utility, and Transportation Use Standards

The standards of this Section apply to communications, utility, and transportation uses that are specified in Table 1-2.7.6, "Communications, Utility, and Transportation Uses" as conditional (C) or permitted special exception (SE).

A. Communication Towers and Antennas are permitted if they are designed and operated in accordance with all requirements of the Federal Communications Commission (FCC), as well as any state permit requirements, and it is demonstrated that:

- 1.** A communications facility report will be submitted to the City describing the type of proposed communications facility, its effective range, and the technical reasons for its design and placement. If the proposed communications facility cannot be accommodated on an existing or approved facility within a one mile search radius of the proposed site, the report will specify the reasons and conditions along with supporting proof. And in an effort to promote long-range planning to minimize the number of towers and their impact on the community, providers of commercial wireless communications service will include a plan delineating existing and any proposed and/or anticipated facilities within Florence County;

2. A proposal for a new communications tower will be designed structurally, electrically, and in all respects, to accommodate both the applicant's antennas and comparable antennas for at least two additional users if the tower is 100 feet or more in height and for at least one additional user if the tower is over 60 feet in height, but less than 100 feet in height. The tower owner will allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use. The conditions and terms for shared use will be submitted to the City. If the land for the tower is leased, a copy of the relevant portions of a signed lease allowing the tower owner to add additional users and associated facilities on the tower will be submitted at the time of application to the City for tower erection;
3. No tower or antenna will be located within 1,000 feet of an existing tower or antenna, except where the applicant certifies that the existing tower does not meet the applicant's structural specifications and applicant's technical design requirements, or that a co-location agreement could not be obtained;
4. All applicable safety code requirements will be met;
5. Towers or antennas will not be painted unless otherwise required by state or federal regulations;
6. Tower or antenna structures are separated from a boundary line of a residential district or a property line of a residential use by a distance equal to one foot for each one foot in height, measured from the property line. **Tower or antenna structures owned and operated by a public utility provider are separated from a boundary line of a residential district or a property line of a residential use by a distance equal to or greater than the tower's fall zone as determined and certified by an engineer licensed in the state of South Carolina in a letter that includes the engineer's signature and seal. The fall zone is measured from the boundary line of the residential district or property line of the residential use;**
7. Towers will not be illuminated by artificial means and will not display strobe lights unless such is specifically required by the Federal Aviation Administration (FAA) or other federal or state authority for a particular tower. When incorporated into the approved design of the tower, light fixtures used to illuminate ball fields, parking lots, or similar areas may be attached to the tower;
8. There will be no use of any portion of a communications facility for signs other than warning or equipment information signs;
9. Abandoned or unused communications facilities will be removed within 120 days from the date of ceasing operations. A copy of the notice to the Federal Communications Commission (FCC) of intent to cease operations of subject facility will be submitted to the City. If the lot or parcel for the facility is leased, a copy of the relevant portions of a signed lease which requires the removal of the communications facility upon cessation of operations at the site will be submitted at the time of application for a building permit;
10. Communications facilities will be certified by a qualified and licensed professional engineer in the State of South Carolina to conform to the latest structural standards and wind loading requirements of the Uniform Building Code and the Electronic Industry Association;
11. Documentation that the proposed communications facility will comply with the latest health and safety standards established by the Federal Communications Commission (FCC) on RF emissions and exposures;

12. All applicants will furnish a surety bond or make an equivalent cash deposit in an amount to be determined by the City to be necessary to remove an abandoned facility in the event the persons responsible for such removal default;
13. Ground ancillary buildings and towers shall have a security fence erected within the visually screened area. The security fence shall be not less than eight feet in height.

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: April 14, 2025

AGENDA ITEM: Ordinance to amend the Summersett Acres Planned Development District

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend the Planned Development District standards for Summersett Acres, located along Jefferson Drive and affecting a portion of Tax Map Number 00100-01-248.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On March 11, 2025 the City of Florence Planning Commission voted unanimously, 6-0, to recommend the proposed PDD amendment.

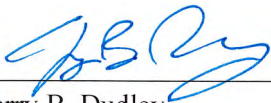
III. POINTS TO CONSIDER:

- (1) The original development was zoned as a Planned Development District in 2006 (Ordinance 2006-30). It was approved under the 1999 *Florence County Consolidated Zoning Ordinance* which was in effect at the time of adoption. The request is to amend the PDD to change the B-3 designation of 3.24 acres of the northern portion of the parcel to R-5 in order to expand the existing multi-family development.
- (2) The PDD as originally adopted established that the use and development standards for this parcel follow the B-3, General Commercial uses and standards contained in the 1999 *Florence County Consolidated Zoning Ordinance*. The B-3 designation allows for multi-family development with a maximum density of 6.5 units per gross acre.
- (3) The applicant is requesting an R-5, Residential Multi-family designation for the property, which allows up to 16 units for 2-bedroom apartments.
- (4) The applicant is proposing to construct a 48 unit apartment complex (all 2 bedroom) to enlarge the existing Summersett Acres complex on the adjacent parcel. This results in a gross density of 14.5, which would be allowed under the R-5 designation.
- (5) At Planning Commission, City staff recommended that the Summersett Acres PDD be amended to allow the increased density for the specified portion of the parcel in order to enable the applicant to expand the existing apartments. Planning Commission concurred, voting 6 to 0 to approve the amendment.

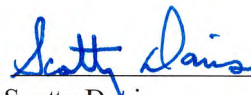
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance (includes Exhibit A)
- (2) Vicinity Map
- (3) Summersett Acres PDD



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

**AN ORDINANCE TO AMEND THE SUMMERSETT ACRES
PLANNED DEVELOPMENT DISTRICT ORDINANCE
TO REZONE A PORTION OF TAX MAP NUMBER 00100-01-248 FROM B-3 TO R-5**

WHEREAS, a Public Hearing was held in City Council Chambers on March 11, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by Somersett, LLC, owner of TMN 00100-01-248, was presented requesting to amend the Summersett Acres Planned Development District Ordinance to change the zoning designation of a 3.24 acre portion of the aforementioned parcel from B-3 to R-5 as illustrated in Exhibit A;

WHEREAS, according to the 1999 *Florence County Consolidated Ordinance*, the R-5 Zoning Designation permits greater density of units per acre to enable the construction of a 48-unit apartment complex;

The property requesting amendment is shown more specifically on Florence County Tax Map 00100, block 01, parcel 248 (3.24 acres).

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 amending the Summersett Acres Planned Development District Ordinance to change the zoning designation of the aforementioned lot from B-3 to R-5;**
- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

EXECUTED ON ONE (1) ADDITIONAL PAGE

Ordinance No. 2025-_____

ADOPTED THIS _____ DAY OF _____, 2025

Approved as to form:

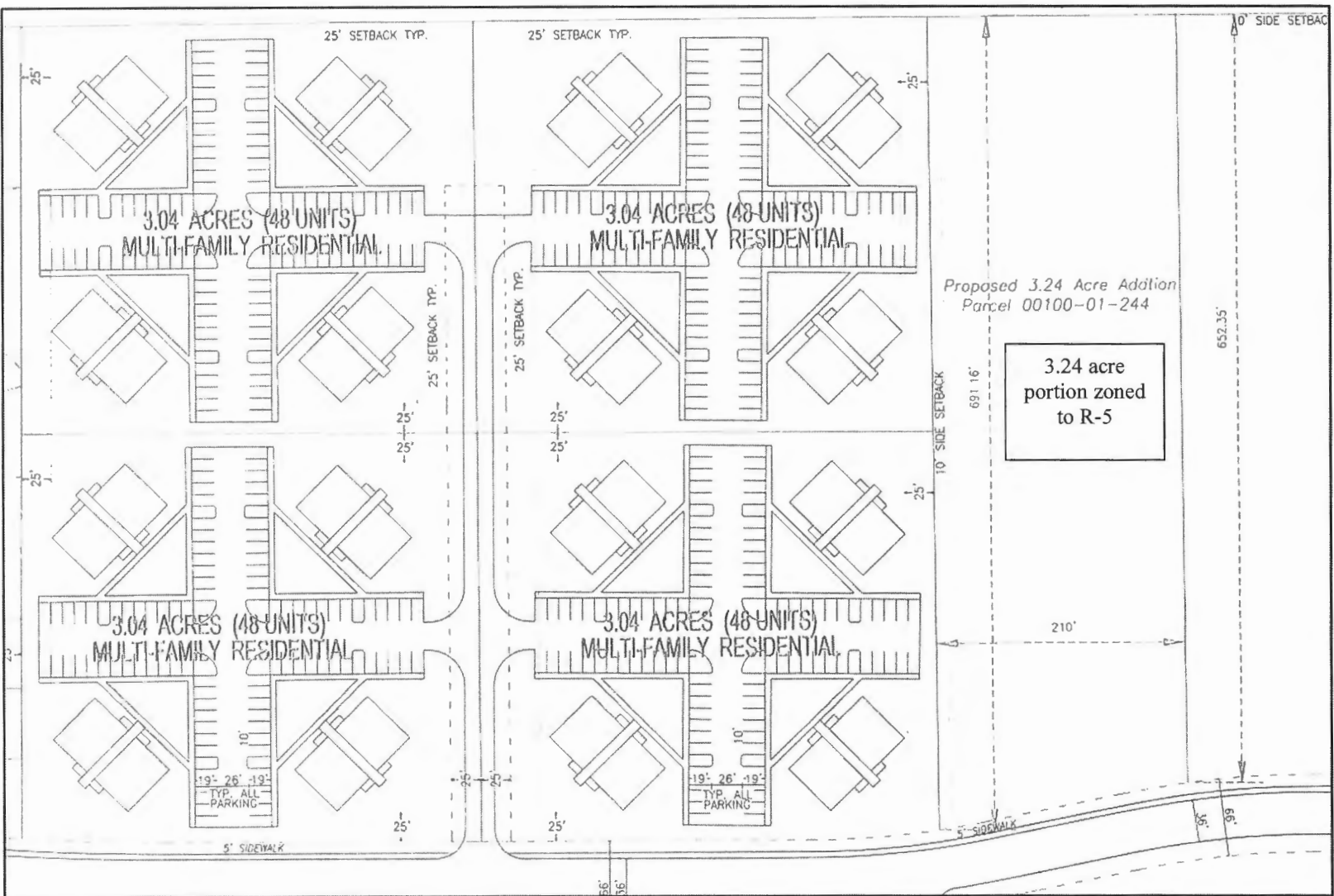
City Attorney

Lethonia Barnes
Mayor

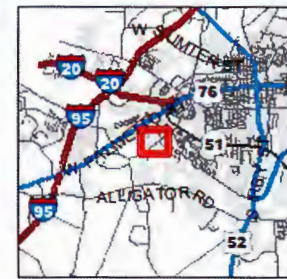
Attest:

Casey C. Moore
Municipal Clerk

Exhibit A - Portion (3.24 acres) of parcel 00100-01-244 to be rezoned from B-3 to R-5



PC 2025-13 Vicinity Map - Summerset Acres



Legend

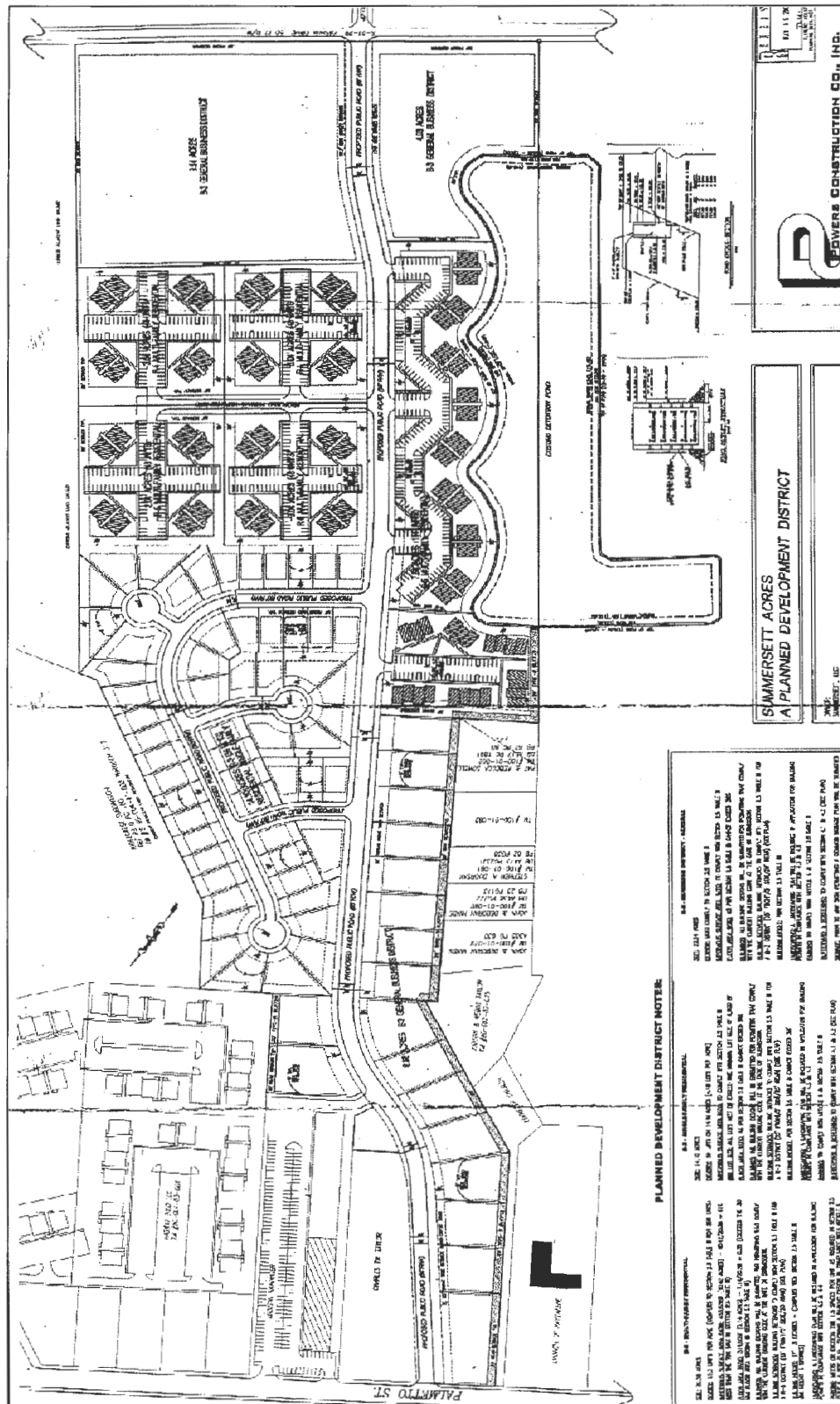
- City Limits
- Parcels
- Proposed Parcel



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

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Date: 2/24/2025



FLORENCE CITY COUNCIL MEETING

DATE: April 14, 2025

AGENDA ITEM: An Ordinance to annex and zone Neighborhood Conservation-6.2 (NC-6.2) the parcel located at 1006 West Marion Street, TMN 90060-13-005.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex the parcel located at 1006 West Marion Street, with Tax Map Number 90060-13-005, 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 March 11, 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).

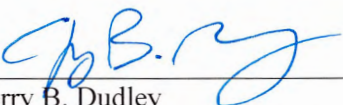
III. POINTS TO CONSIDER:

- (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 March 11, 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).

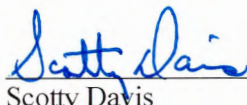
IV. PERSONAL NOTES:

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 1006 WEST MARION STREET, TMN 90060-13-005.**

WHEREAS, a Public Hearing was held in the Council Chambers on March 11, 2025 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Shirley R. Sisnett, owner of TMN 90060-13-005, 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 13, parcel 005 (0.195148 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 2025-14

Vicinity Map - 1006 West Marion Street



Legend

- City Limits
- 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.

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Date: 2/20/2025

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: 1006 W. Marion St.
90060-13-005
3. Annexation is being sought for the following purposes: city 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 _____

APPLICANT (S) (Please print or type):

Name(s): Shirley K. Sisnett
Address: 1006 West Marion St Florence, SC
Telephone Numbers: 803-546-9611 [work] _____ [home] 29501
Email Address: Care giver margaretholloway2000@gmail.com
Signature: Sh. Sisnett Date: 02-18-2025

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 2/21/25

403

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025
AGENDA ITEM: FY 2025-26 Budget Ordinance
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION:

For City Council consideration is the adoption of Fiscal Year 2025-26 Budgets for the City of Florence.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

FY 2025-26 budget development began in January and continued through May with the preparation of revenue estimates, wages and benefits data development, the submission of departmental budget requests, and departmental budget meetings with the City Manager. A Council work session was held to review budget related issues.

III. POINTS TO CONSIDER:

The General Fund, General Fund Debt Service Fund, Water & Sewer Enterprise Fund, Stormwater Enterprise Fund, Water and Sewer Utilities Construction Fund, Stormwater Utility Construction Fund, Water and Sewer Utilities Equipment Replacement Fund, Stormwater Utility Equipment Replacement Fund, and the Hospitality Fund budgets for the fiscal year ending June 30, 2026, recommended for adoption by the City Council are enclosed for your review.

IV. OPTIONS:

1. Adopt the budget.
2. Modification of the budgets as presented.

V. STAFF RECOMMENDATION:

Staff recommends adoption of the FY 2025-26 budgets as recommended.

VI. ATTACHMENTS:

1. The FY 2025-26 budget ordinance is attached.



Glenn A. Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

ORDINANCE NO. 2025- _____

AN ORDINANCE TO RAISE REVENUE AND ADOPT A BUDGET FOR THE CITY OF FLORENCE, SOUTH CAROLINA, FOR THE FISCAL YEAR BEGINNING JULY 1, 2025, AND ENDING JUNE 30, 2026.

WHEREAS, § 5-7-260 of the South Carolina Code of Laws (as amended) requires that a Municipal Council shall act by ordinance to adopt budgets and levy taxes pursuant to public notice.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Florence in Council duly assembled and by the authority of the same:

Section 1

- (a) There is hereby adopted a General Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$53,148,430.
- (b) Further, there is hereby adopted a General Fund Debt Service Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in the total amount of \$694,000.
- (c) Further, there is hereby adopted a Water and Sewer Utilities Enterprise Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$49,359,700.
- (d) Further, there is hereby adopted a Stormwater Utility Enterprise Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,799,600.
- (e) Further, there is hereby adopted a Water and Sewer Utilities Construction Fund budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$30,725,000.
- (f) Further, there is hereby adopted a Stormwater Utility Construction budget for the City of Florence for fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein, providing for revenues and appropriations in a total amount of \$574,200.

- (g) Further, there is hereby adopted a Water and Sewer Utilities Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$1,860,000.
- (h) Further, there is hereby adopted a Stormwater Utility Equipment Replacement Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$119,620.
- (i) Further, there is hereby adopted a Hospitality Fund budget for the City of Florence for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as filed in the office of the City Clerk which is hereby incorporated by reference as if set forth fully herein providing for revenues and appropriations in the total amount of \$6,730,500. Authorized as part of this ordinance and incorporated into the Hospitality Fund budget is a commitment by the City of Florence to contribute to the operations and maintenance costs of the Florence County Museum for the fiscal year beginning July 1, 2025, and ending June 30, 2026, pursuant to the Memorandum of Understanding Between Florence County and the City of Florence dated April 25, 2013.

Section 2

In accordance with § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general operating purposes for the period from July 1, 2025, and ending June 30, 2026, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected, and paid into the treasury of the City of Florence for the operational use and service thereof. A tax of seventy one and six-tenths (71.6) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the corporate purposes, improvements, and for the purpose of paying current operating expenses of said municipality. Such tax, is composed of the existing rate of 64.1 mills plus an additional 7.5 mills, as allowed in § 6-1-320 (A)(1) and § 6-1-320 (A)(2) of the SC Code of Laws, and such tax is levied on property assessed for taxation for County and State purposes.

Section 3

In accordance with of § 6-1-320 of the South Carolina Code of Laws (as amended), a tax for general obligation bond indebtedness for the period from July 1, 2025, and ending June 30, 2026, for the sums and in the amount hereinafter mentioned, is and shall be levied, collected, and paid into the treasury of the City of Florence for the purpose of meeting general obligation bond debt service requirements. A tax of up to, but not exceeding, four (4.0) mills upon each one dollar (\$1.00) in value of real estate and personal property of every description owned and used in the City of Florence, South Carolina, is and shall be levied and paid into the City treasury for the credit to the City of Florence for the purpose of providing and paying for general obligation bond debt of the municipality. Such tax is levied on property that is assessed for taxation for County and State purposes.

Section 4

In accordance with § 23-47-10 through § 23-47-80 of the South Carolina Code of Laws (as amended), and § 14-93 through § 14-98 of the City of Florence, SC Code of ordinances (as amended), funding is and shall be provided to allow for the operation, maintenance, and enhancements of the E-911 system through a monthly charge of seventy-seven cents (\$0.77) upon each local exchange access line in the area served by or which would be served by the E-911 service and/or system of the City. Such charges are specifically enforceable under § 23-47-50 (B) of the SC Code of Laws. E-911 fees collected by the City of Florence shall be used to fund the acquisition of Police and Fire communications equipment in compliance with § 23-47-40 (B) of the South Carolina Code of Laws, as amended.

Section 5

The City Manager shall administer the budget and may authorize the transfer of appropriate funds within and between departments as necessary to achieve the goals of the budget. The City Manager is authorized to assign fund balance intended to be used for specific purposes.

Section 6

The City Manager or his designee is authorized to execute all necessary documents relating to the lease-purchase financing of equipment specifically authorized in the budget as presented or amended by City Council for fiscal year beginning July 1, 2025, and ending June 30, 2026. This action further constitutes a resolution of City Council authorizing and approving such equipment for lease-purchase acquisition, and this ordinance shall serve as representation of this resolution.

Section 7

If for any reason, any sentence, clause, or provision of this Ordinance shall be declared invalid, such shall not affect the remaining provisions thereof.

Section 8

That all ordinances or parts of ordinances conflicting with the provisions of this Ordinance are hereby repealed, insofar as the same affect this Ordinance.

Section 9

That this Ordinance shall become effective on July 1, 2025.

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: May 12, 2025

AGENDA ITEM: An ordinance amending the FY 2024-25 budget

DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

For City Council consideration is an ordinance to amend the FY 2024-25 City of Florence Budget.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

This proposed ordinance was presented to the Finance Committee on April 30, 2025. The proposed ordinance was also discussed at the Council Budget work session on May 7, 2025.

III. POINTS TO CONSIDER

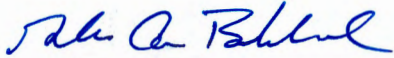
1. The objective of the proposed ordinance is to amend the General Fund budget for FY 2024-25 to appropriate funding for the purchases designated by the City Manager in FY 2024-25 as early purchases to be funded in the FY 2024-25 budget from increases in the FY 2023-24 fund balance.

IV. STAFF RECOMMENDATION

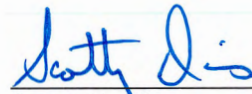
Approve and adopt the proposed ordinance.

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, 2024 AND ENDING JUNE 30, 2025

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled, 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 budgeted revenues of the General Fund are hereby amended by the following additional appropriations:

100375-435010 From Unappropriated Reserve is increased in the amount of \$1,111,600 from unassigned fund balance for projects and purchases not currently included in FY 2024-25 budget.

Section 2. That the budgeted expenditures of the General Fund are hereby amended by the following additional appropriations:

10042100-580020 Office Furniture (Police) is funded in the amount of \$5,400 for the purchase of replacement desks and chairs for the Administrative Division and Patrol Divisions.

10042100-580030 Office Equipment (Police) is funded in the amount of \$2,000 for the purchase of metal shelving for the evidence room.

10042100-580060 Other Equipment (Police) is increased in the amount of \$47,700 for the purchase replacement K-9 and initial training for retired K-9 (\$16,000), individual first aid kits to be carried by all Class I officers (\$5,700), replacement for 18 bullet proof vests that expire next year (\$22,500), replacement of event equipment for police events (\$2,000), and replacement equipment for prisoner transports (\$1,500).

10042100-580070 Data Processing Equipment (Police) is funded in the amount of \$33,000 for the purchase of five (5) Mobile Data Terminals and related equipment (\$30,000), mini I-pad for Codes Enforcement Officer (\$1,000), and purchase of laptop for new polygraph officer (\$2,000).

10042200-580020 Office Furniture (Fire) is funded in the amount of \$5,000 for the replacement of furniture at various fire facilities.

10042200-580040 Auto Equipment (Fire) is funded in the amount of \$50,000 for the replacement of one (1) staff vehicle.

10042200-580060 Other Equipment (Fire) is funded in the amount of \$180,000 for the replacement of Station 2 membrane roof (\$75,000), refurbishment of engine and ladder truck for extended services as reserve apparatus (\$90,000), repair work for overhead doors at various stations (\$10,000), and replacement of air conditioner at station (\$5,000).

10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$50,000 to purchase one (1) replacement pickup trucks.

FY 2024-2025 Budget Amendment Ordinance (continued)

- 10043020-580050 Facility Improvements (Beautification & Facilities) is funded in the amount of \$60,000 to refurbish 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 funded in the amount of \$105,000 for the purchase of small backhoe/termite (\$90,000), sidewalk scarifier/grinder (\$8,000), and traffic control device/arrow board (\$7,000).
- 10043023-580060 Other Equipment (Equipment Maintenance) is funded in the amount of \$10,000 for the purchase of A/C recovery machine (\$7,000) and tire machine (\$3,000).
- 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 & Sports Tourism) is increased in the amount of \$375,000 to fund tennis court resurfacing (\$40,000), construction of berm at sports complex (\$150,000), 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 \$36,000 to purchase a new mower for the Sports Complex (\$17,500), a walk behind blower (\$15,000), and a tennis court dryer (\$3,500).
- 10046300-580030 Office Equipment (Planning) is funded in the amount of \$102,500 to fund the required five-year comprehensive plan (\$86,000), to build an extension on to the police records storage room in the City Center (\$15,000), purchase an iPad to support zoning field inspections (\$500), and for the purchase of a touchscreen monitor/television for review of paperless plans (\$1,000).

This Ordinance shall become effective immediately upon its approval and adoption of 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

30% Excess/Early Purchases

Department	Org	Object	Amount	Description
Police	10042100	580020	5,400.00	\$2400 dollars for the Administration Division and the replacement of desks and the acquisition of partitions. \$3000 dollars for Patrol and the replacement of desks and chairs.
Police	10042100	580030	2,000.00	Metal shelving for the evidence room.
Police	10042100	580060	16,000.00	Replace retired K-9, including initial training.
Police	10042100	580060	5,700.00	Individual first aid kits to be carried by all Class I police officers.
Police	10042100	580060	22,500.00	For the replacement of 18 bullet proof vest's that expire next year and are not covered by grants. Equipment for special police events:
Police	10042100	580060	2,000.00	Replace broken coolers, replace broken event tables, signage and banners.
Police	10042100	580060	1,500.00	Additional and replacement equipment for prisoner transports including: Padded head gear, leg restraints, leg shackles and belly chains.
Police	10042100	580070	25,000.00	Five (5) replacement Mobile Data Terminals (MDT's)
Police	10042100	580070	5,000.00	Miscellaneous computer parts for in-car MDT's, printers and scanners and other technology parts and replacements that are not serviced or covered by Vc3.
Police	10042100	580070	1,000.00	Apple mini I-pad's for Codes Enforcement
Police	10042100	580070	2,000.00	Laptop computer for new polygraph operator.
Police Total			88,100.00	
Fire	10042200	580020	5,000.00	Replacement furniture and appliances for stations. Tables, chairs, day room furnishings, bedding, etc.
Fire	10042200	580040	50,000.00	Replacement of 1 staff vehicle
Fire	10042200	580060	75,000.00	Replace membrane roof at station 2
Fire	10042200	580060	90,000.00	Refurbishment of engine and ladder truck for extended service as reserve apparatus
Fire	10042200	580060	10,000.00	Repair work, painting and replacement parts for overhead doors at the older stations
Fire	10042200	580060	5,000.00	Replacement of 1 air conditioners at stations
Fire Total			235,000.00	
Beautification	10043020	580040	50,000.00	Replacement of one fleet vehicles: Truck #312 / Asset #5267 - \$50,000
Beautification	10043020	580050	60,000.00	Animal Shelter Facility Repairs: Painting Interior / Exterior (\$35,000) Replacement of Counter Tops in Clinics/Kitchen (\$15,000) Kennel and Fencing Repairs (\$10,000)
Beautification	10043020	580060	105,000.00	Purchase of Equipment for Division Operations: Traffic Control Device / Arrow Board (\$7,000) Sidewalk Scarifier / Grinder (\$8,000) Small Backhoe / Termite (\$90,000)
Beautification Total			215,000.00	
Equipment Maintenance	10043023	580060	10,000.00	A/C Recovery Machine (\$7,000) Tire Machine (\$3,000)
Equipment Maintenance Total			10,000.00	
Parks, Recreation & Sports Tourism	10043500	580040	50,000.00	Funds to replace vehicle 942, which was purchased in 2012.
Parks, Recreation & Sports Tourism	10043500	580050	150,000.00	Berm for Sports Complex
Parks, Recreation & Sports Tourism	10043500	580050	40,000.00	Tennis Center Clay Court Resurface
Parks, Recreation & Sports Tourism	10043500	580050	50,000.00	Soccer Complex Top Dress
Parks, Recreation & Sports Tourism	10043500	580050	15,000.00	Sports Complex Top Dress
Parks, Recreation & Sports Tourism	10043500	580050	20,000.00	Sports Complex Field Resurface
Parks, Recreation & Sports Tourism	10043500	580050	100,000.00	Timrod Park Amphitheater
Parks, Recreation & Sports Tourism	10043500	580060	17,500.00	New Mower Sports Complex

Parks, Recreation & Sports Tourism	10043500	580060	15,000.00	Walk Behind blower for Parks Crew
Parks, Recreation & Sports Tourism	10043500	580060	3,500.00	Tennis Court Dryer
Parks, Recreation & Sports Tourism Total			461,000.00	
Planning	10046300	531000	86,000.00	Required five year comprehensive plan update.
Planning	10046300	580030	15,000.00	\$15,000 dollars to build an extension onto the police records storage room in the City Center because the current storage room is beyond maximum capacity.
Planning	10046300	580030	1,000.00	Funding for shared purchase (with Engineering) to purchase a touchscreen monitor/tv for review of paperless plans.
Planning	10046300	580030	500.00	Funding to purchase iPad to support zoning field inspections associated with implementation of EPL software.
Planning Total			102,500.00	
Grand Total			1,111,600.00	

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025

AGENDA ITEM: Ordinance to amend Division 4-16.1 of the *Unified Development Ordinance* regarding the preservation of cemeteries on development sites.

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend Division 4-16.1 of the *Unified Development Ordinance* to create Section 4-16.1.14 to provide regulations for the preservation of cemeteries on development sites.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On April 8, 2025 the City of Florence Planning Commission voted 6 to 1 with 1 abstaining, to recommend the proposed UDO amendment.

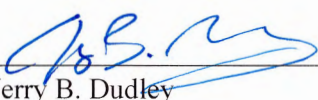
III. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text may be made by or to the Planning Director.
- (2) The *Unified Development Ordinance* currently does not provide requirements for the development of properties that contains graves, cemeteries, or graveyards.
- (3) The creation of Section 4-16.1.14 provides special site development standards to guide development when a grave, cemetery, or graveyard is present.
- (4) Planning Commission recommended the amendment to the *Unified Development Ordinance*.

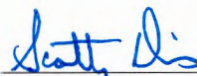
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

**AN ORDINANCE TO AMEND DIVISION 4-16.1 OF THE UNIFIED DEVELOPMENT
ORDINANCE TO CREATE SECTION 4-16.1.14 REGARDING CEMETERIES ON
DEVELOPMENT SITES**

WHEREAS, a Public Hearing was held in City Council Chambers on April 8, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application was presented requesting to amend Division 4-16.1 of the *Unified Development Ordinance* to create Section 4-16.1.14 to provide regulations for the preservation of cemeteries on development sites;

WHEREAS, the City of Florence Planning Commission and City Staff recommend the proposed text amendments as they will guide development in a manner consistent with the stated purpose of the *Unified Development Ordinance*;

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 the provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amending Division 4-16.1 to create Section 4-16.1.14 which will read in whole as follows:**

Sec. 4-16.1.14 Requirements for Properties Containing Graves, Cemeteries, and Graveyards

A. Application. The requirements for the development of properties that contains graves, cemeteries, graveyards, or other like facilities for the final disposition of human remains apply in all zoning districts and to all development including the subdivision of land.

B. Boundary and Documentation. Graves, cemeteries, graveyards, or other like facilities shall be determined by an applicant's professional archaeologist or other methods as deemed appropriate by the Planning Director to determine the boundary and confirmation of the cemetery.

1. The archaeologist or other licensed professional shall be responsible for determining the approximate boundaries of the cemetery and shall provide information on the history of the cemetery. A final report shall include, but not be limited to:

- a. Map(s) portraying the location and orientation of graves within the cemetery.
- b. Map(s) depicting the location and orientation of the cemetery relative to the site and recognized landmarks such as public roads or benchmarks visible on a USGS map.
- c. Description of field and archival methods and results used to document the cemetery.
- d. Coordinates of the boundary in SC 83 State Plane Coordinates.

C. Requirements. The following requirements are as follows:

1. Existing cemeteries or like facilities shall be deeded as a separate lot and shall be accessed by a minimum twenty (20) foot wide private or public easement.
2. Lot size. Lots deeded separately containing the grave or like facility shall include the boundary of the cemetery as determined by the professional and shall include the bufferyard requirements established within Sec. 4-16.1.14(C)(4) below.
3. Access. Must be an improved surface and must meet the requirements outlined within Section 4-13.3.10 Construction Specifications.
4. Bufferyard. A twenty-five (25) foot bufferyard shall be provided around the perimeter of the cemetery and shall not include the location of any graves. No landscaping is required within the bufferyard.
5. Existing cemetery fences and walls shall be repaired and maintained.
6. Fencing. Fencing of cemetery or like facility is permitted but is not required. Fencing material shall be made of a material which is compatible with the material of the new development. Fencing shall not be greater than six (6) feet in height around the entire perimeter of the property and shall be fifty (50) percent opaque. Fences up to eight (8) feet in height may be allowed with a variance from the Board of Zoning Appeals.
7. Construction. During construction of the development, the property corners of the cemetery must be clearly staked until the public infrastructure is complete and all public roads and facilities have been deeded to the City; and until the Certificate of Occupancy is achieved for any contiguous properties.

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: May 12, 2025

AGENDA ITEM: Ordinance to Rezone from CA to NC-6.1 the parcel located at 1203 Sopkin Avenue, TMN 90099-12-016.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to rezone from CA to NC-6.1 the parcel located at 1203 Sopkin Avenue, said property being specifically designated in the Florence County Tax Records as Tax Map Parcel 90099-12-016. The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

1. On April 8, 2025, Planning Commission held a public hearing on this matter and voted unanimously (8-0) to recommend that the parcel be rezoned from CA to NC-6.1.
2. The owner intends to subdivide the parcel and build a single family house.
3. The owner intends to convert the existing building to a single family house.

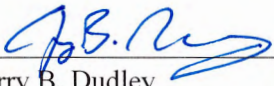
III. POINTS TO CONSIDER:

1. This request is being considered for first reading.
2. City water and sewer are available to the parcel.
3. The property is currently zoned CA Campus District. This zoning district only allows commercial and institutional uses.
4. The requested zoning of NC-6.1 allows single-family detached housing only.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- A) Ordinance
- B) Location Map
- C) Zoning Map
- D) Future Land Use Map



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2025-_____

**AN ORDINANCE TO REZONE PROPERTY IDENTIFIED AS 1203 SOPKIN AVENUE,
TAX MAP NUMBER 90099-12-016, FROM CAMPUS ZONING DISTRICT TO
NEIGHBORHOOD CONSERVATION-6.1 ZONING DISTRICT:**

WHEREAS, a Public Hearing was held in City Council Chambers on April 8, 2025 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Daddy Bummies LLC made application to rezone from CA Campus District to NC-6.1 Neighborhood Conservation-6.1 District;

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

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

1. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence for the aforesaid property to NC-6.1;
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 2025-17 **Location Map - 1203 Sopkin Avenue**



Legend

- City Limits
- Parcels
- Proposed Parcel



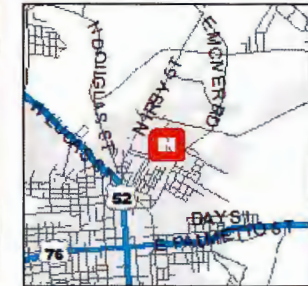
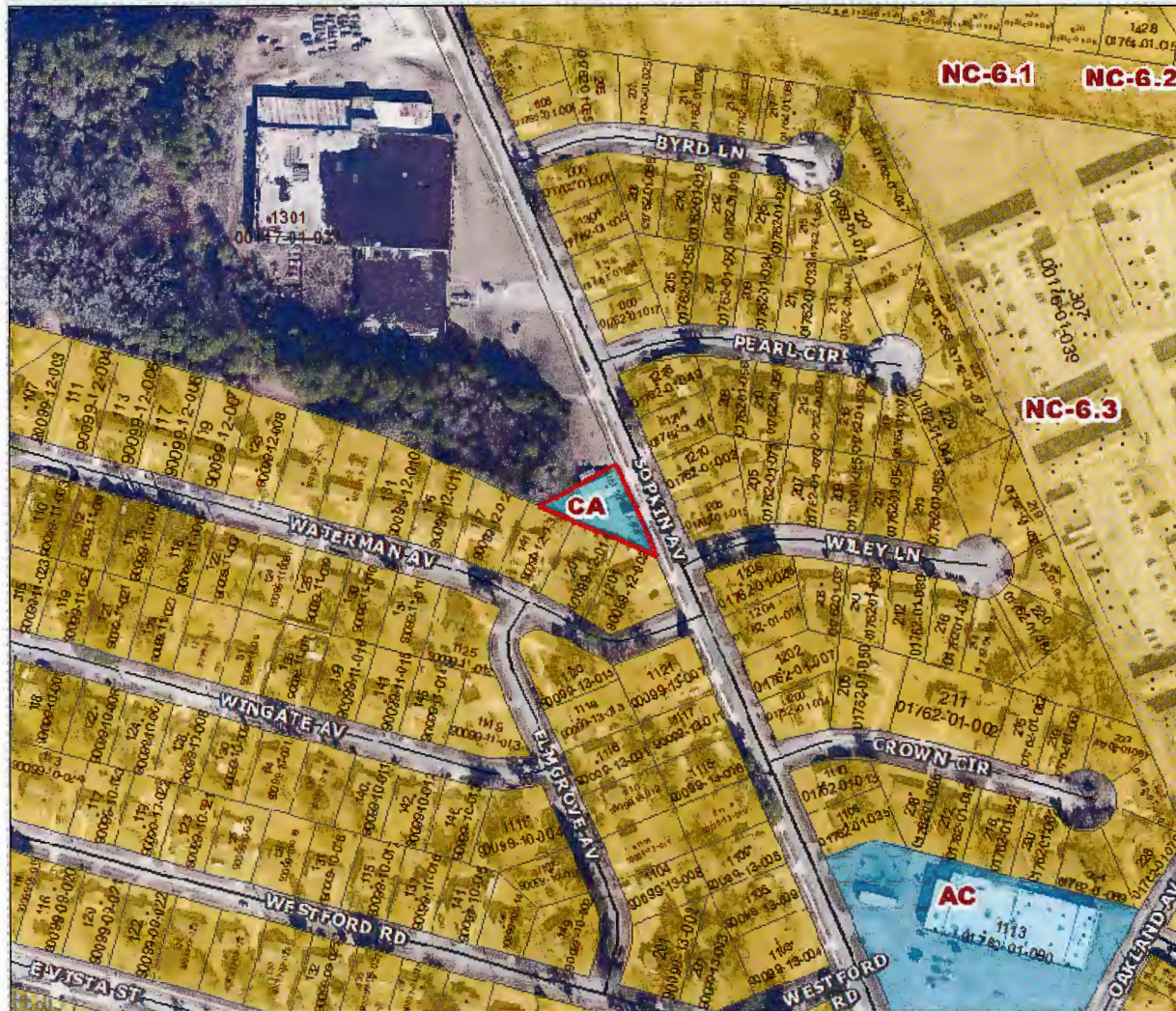
DISCLAIMER:
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50 25 0 50 Feet

Date: 3/26/2025

PC 2025-17

Zoning Map - 1203 Sopkin Avenue



Legend

Parcels

Zoning District

Agricultural and Open Space Districts

OSR

Neighborhood Conservation Sub-Districts

NC-6.1

NC-6.2

NC-6.3

Business and Commercial Districts

CA

Mixed Use Districts

AC

Proposed Parcel

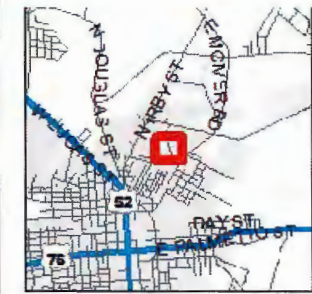
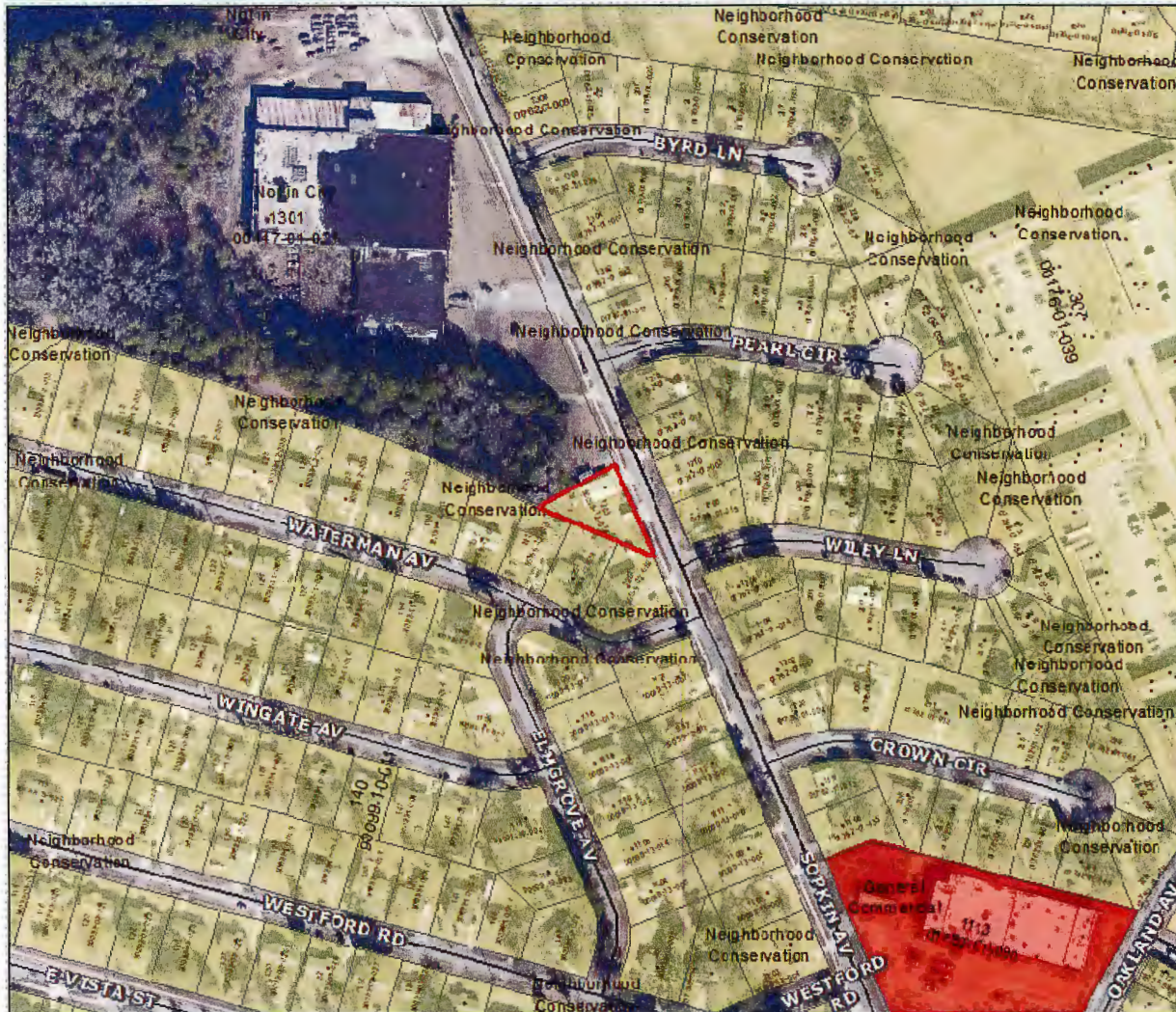
FULL LIFE, FULL FORWARD
FLORENCE
SOUTH CAROLINA

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50 25 0 50 Feet

Date: 3/26/2025

PC 2025-17 **Future Land Use Map - 1203 Sopkin Avenue**



Legend

- Parcels
- Proposed Parcel

Future Land Use and Character 2023

FLU_1

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

50 25 0 50 Feet

Date: 3/26/2025

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025

AGENDA ITEM: An Ordinance to annex and zone Neighborhood Conservation-6.3 (NC-6.3) a portion of the parcel located on Toscana Drive, TMN 00100-01-101.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex 1.467 acres of the 4.65 acre parcel located at the intersection of Toscana Drive and West Palmetto Street, Tax Map Number 00100-01-101, into the City of Florence and assign it the zoning designation of Neighborhood Conservation-6.3 (NC-6.3). The request is being made by the potential property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

- (1) On March 11, 2025, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 5-0, to defer the case in order to give the applicant time to discuss concerns with the Villa Toscana Homeowners Association.
- (2) On April 8, 2025, Planning Commission voted 4 to 2 to recommend the annexation and zoning designation of NC-6.3.

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 March 11, 2025 Planning Commission meeting.
- (3) The parcel is currently unzoned in the County allowing for a wide range of uses including residential, commercial, industrial, and agrarian.
- (4) The proposed NC-6.3 allows for a mixture of attached and detached residential development ranging from single-family detached to multifamily. At this time, the applicant is proposing a townhome development.
- (5) Numerous residents from the adjacent neighborhood of Villa Toscana (single-family detached homes) were present at the Planning Commission public hearing to voice concerns regarding the proposed townhome development. Additionally, two emails were received by the City Clerk voicing similar concerns over the density of the proposed development, the potential impact on property values, and increased traffic and safety concerns.
- (6) City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Neighborhood Conservation-6.3 (NC-6.3).

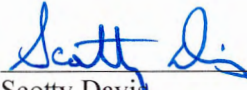
IV. PERSONAL NOTES:

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-6.3 (NC-6.3)
1.467 ACRES OF THE LOT AT TOSCANA DRIVE, A PORTION OF TMN 00100-01-101.**

WHEREAS, a Public Hearing was held in the Council Chambers on March 11, 2025 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Stephen L. Hopkins, potential owner of TMN 00100-01-101, 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-6.3:

The property requesting annexation is shown more specifically on Florence County Tax Map 00100, block 01, parcel 101 (1.467 acres).

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 classification.
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

Vicinity Map - Toscana Drive



Legend

- City Limits
Parcels
Proposed Parcel

FULL LIFE FULL FORWARD.
FLORENCE
SOUTH CAROLINA

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400 200 0 400 Feet

Date: 2/20/2025

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: 00100-01-100 *Portion of*
3. Annexation is being sought for the following purposes:
to build townhomes
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
Total 18 and Over

1

Race

Total Registered to Vote

1

APPLICANT (S). (Please print or type):

Name(s): Louie Hopkins (Agent)

Address: P.O. Box 2511 Florence SC 29503

Telephone Numbers: 843-992-4697 [work] _____ [home]

Email Address: hopkinsbuilders1@AOL.com

Signature [Signature] Date 2-18-25

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 2/19/25

93

FLORENCE CITY COUNCIL MEETING

DATE: May 12, 2025
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Pro tem George Jebaily

I. ISSUE UNDER CONSIDERATION:

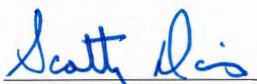
A Resolution to name the amphitheater at Florence Veterans Park in honor of Colonel Barringer Wingard, Jr.

II. POINTS TO CONSIDER:

1. Colonel Barringer Fox Wingard, Jr. was a decorated veteran and a devoted member of the Florence community, who passed away on November 17, 2024.
2. He served nearly 36 years in the United States Army and the South Carolina National Guard, including over 20 years on active duty.
3. He played a pivotal role in establishing the Florence Veterans Park, serving as its Chairman and guiding its mission to honor Pee Dee veterans.
4. In 2016, he was recognized as the Veteran of the Year for the Pee Dee region.
5. The naming of the amphitheater serves as a lasting tribute to Colonel Wingard's military service and community dedication.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION 2025-15

A RESOLUTION TO NAME THE AMPHITHEATER AT FLORENCE VETERANS PARK IN HONOR OF COLONEL BARRINGER FOX WINGARD, JR.

WHEREAS, Colonel Barringer Fox Wingard, Jr., a decorated veteran, esteemed public servant, and dedicated member of the Florence, South Carolina community, passed away on November 17, 2024; and

WHEREAS, Colonel Wingard served his country with honor and distinction for nearly 36 years in the United States Army and the South Carolina National Guard, including more than 20 years on active duty, holding assignments such as Assistant Professor of Military Science at Georgia Institute of Technology, faculty at the U.S. Army War College, and as Chief, Operations Division, Police Reform Directorate in Afghanistan; and

WHEREAS, Colonel Wingard's distinguished military record includes multiple awards of the Legion of Merit, the Meritorious Service Medal, the Bronze Star, and the prestigious Silver Medal, Order of the Marechaussee, recognizing his lifelong contributions to the U.S. Army Military Police Corps; and

WHEREAS, in his adopted hometown of Florence, Colonel Wingard exemplified civic leadership, volunteering with numerous organizations, including serving on the Boards of the Friends of the Library and the Florence Rotary Club, and as Chair of the Advisory Board for McLeod Men; and

WHEREAS, Colonel Wingard was instrumental in the establishment and development of the Florence Veterans Park, serving as its Chairman, leading efforts to honor veterans of the Pee Dee region through meaningful and lasting memorials; and

WHEREAS, in recognition of his unwavering commitment to veterans and the local community, Colonel Wingard was honored as the 2016 Veteran of the Year for the Pee Dee area; and

WHEREAS, Colonel Wingard's leadership, patriotism, and tireless advocacy for veterans have left a profound and lasting impact on the City of Florence and the broader community;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Florence, South Carolina that the amphitheater at Florence Veterans Park shall be named:

The Colonel Barringer Fox Wingard, Jr. Amphitheater

RESOLVED THIS 12TH DAY OF MAY 2025.

Approved as to form:

CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK