

**REGULAR MEETING  
OF  
FLORENCE CITY COUNCIL**



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

**MONDAY  
September 8, 2025  
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, SEPTEMBER 8, 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**

August 11, 2025 – Regular Meeting

August 13, 2025 – Special Meeting

**IV. HONORS AND RECOGNITIONS**

**SERVICE RECOGNITIONS**

Mareco Windom – 30 years – Water Production

**V. APPEARANCES BEFORE COUNCIL**

**a. Suzanne La Rochelle**

To speak to Council regarding the recusal process.

**b. Fanika George-DeWitt**

To speak to Council regarding several concerns.

*Note: Each person who gives notice to speak may be limited to a five (5) minute presentation at the discretion of the presiding officer, City of Florence Code of Ordinances, Section 2-24(h).*

**VI. ORDINANCES IN POSITION**

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

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

**b. Bill No. 2025-36 – Second Reading**

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

**c. Bill No. 2025-37 – Second Reading**

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

**VII. INTRODUCTION OF ORDINANCES**

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

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

**VIII. INTRODUCTION OF RESOLUTIONS**

**a. Resolution No. 2025-28**

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

**b. Resolution No. 2025-29**

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

**c. Resolution No. 2025-30**

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

**d. Resolution No. 2025-31**

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

**e. Resolution No. 2025-32**

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

**f. Resolution No. 2025-33**

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

**IX. REPORT TO COUNCIL**

**a. Appointments to Boards and Commissions**

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

**X. CITY MANAGER'S REPORT**

**XI. MAYORAL REPORT**

**XII. COMMITTEE REPORTS**

**a. Business Development Committee**

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

**XIII. EXECUTIVE SESSION**

- a. For a discussion regarding appointments to city Boards and Commissions [30-4-70(a)(1)].
- b. For a personnel matter regarding city judges [30-4-70(a)(1)].

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

**XIV. ADJOURN**



**REGULAR MEETING OF FLORENCE CITY COUNCIL  
MONDAY, AUGUST 11, 2025 – 1:00 P.M.  
CITY CENTER – COUNCIL CHAMBERS  
324 WEST EVANS STREET  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT**

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

**ALSO PRESENT**

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

**MEDIA PRESENT**

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

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

**CALL TO ORDER**

Mayor Barnes called the August 11, 2025 Regular meeting of Florence City Council to order at 1:02pm.

**INVOCATION**

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

**APPROVAL OF MINUTES**

Councilman McKay made a motion to adopt the minutes of the July 14, 2025 Regular Meeting and Councilwoman NeSmith-Jackson seconded the motion. The minutes were unanimously (7-0) adopted.



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**ADDENDUM TO THE AGENDA**

**Resolution No. 2025-27**

**A Resolution of Recognition for the Florence-Darlington Technical College baseball team for advancing to the NJCAA Division I World Series.**

Councilman Smith made a motion to add this item to the August 11, 2025 meeting agenda and Councilman McCall seconded the motion. This item was added to the agenda by unanimous vote (7-0).

**SERVICE RECOGNITIONS**

Mr. Shannon Tanner, Fire Chief, recognized Jay Lee for 20 years of service with the Florence Fire Department.

**ORDINANCES IN POSITION**

**Bill No. 2025-25 – Second Reading**

**An ordinance to update Appendix B of the City's current Business License Ordinance as required by section 6-1-400 to 6-1-420 of the South Carolina Code of Laws.**

Councilman Braddock made a motion to adopt Bill No. 2025-25 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-25 was adopted.

**Bill No. 2025-26 – Second Reading**

**An Ordinance to amend Ordinance No. 2024-14 entitled “a series Ordinance making provision for the terms and conditions of an issue of combined waterworks and sewerage system capital improvement revenue bonds of the City of Florence, SC, in one or more series, in the aggregate principal amount of not exceeding \$270,000,000 as authorized by a bond ordinance of the City of Florence, SC, adopted October 24, 1989, as amended; authorizing the issuance of bond anticipation notes; and other matters relating thereto” to add additional improvement to the City’s waterworks and sewerage system to be paid from the proceeds of bonds authorized therein and other matters relating thereto.**

Pro tem Jebaily made a motion to adopt Bill No. 2025-26 on second reading and Councilman McCall seconded the motion.

Pro tem Jebaily asked Mr. Scotty Davis, City Manager, to review the projects covered under the proposed bond. Mr. Davis said that the total bond authorization is up to \$270 million, but the City plans to borrow only approximately \$127 million initially. The bond funds will support water quality projects; maintenance of city water plants, wells, and the overall system; line extensions; the expansion of the Surface Water Treatment Plant from 10 million to 15 million gallons per day; and sewer system improvements. Mr. Davis emphasized the City will borrow only what can reasonably be spent within a one to two year period. Additional funds will be borrowed in phases as projects are completed.

Pro tem Jebaily asked about the timeline for water quality improvements. Mr. Davis estimated five to seven years, noting that some groundwater plants may require complete rebuilds, a long and complex process. Mr. Davis also discussed implementation of a Supervisory Control and Data Acquisition



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(SCADA) system across several water plants, which will provide real time operational data and improve efficiency by allowing staff reallocation.

Councilman McKay inquired whether the bond would address sewer system capacity. Mr. Davis confirmed it would, noting current capacity limitations on the east side of the city and near Second Loop Road and Jeffries Creek. He said a major sewer expansion is planned by 2032.

Councilman McCall noted the original plan to expand the Surface Water Treatment Plant to 20 million gallons per day, but Mr. Davis explained that the \$350 million bid exceeded the bond capacity. The revised plan to expand to 15 million gallons per day allows for broader project coverage. Councilman McCall commended Mr. Davis and city staff for their efforts.

Councilman Smith requested clarification on the City's ability to borrow such funds. Mr. Davis reported that the City holds an Aa2 rating from Moody's and a AA+ rating from Standard and Poor's. He credited this to the City's strong financial position, stable government, economic diversity, and ability to repay debt over the next 20–30 years.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-26 was adopted.

**Bill No. 2025-27 – Second Reading**

**An Ordinance granting Lumos Fiber of South Carolina, LLC a franchise to use the public rights of way within the City of Florence for the purpose of constructing, installing and maintaining network facilities for telecommunications services within and through the City.**

Pro tem Jebaily made a motion to adopt Bill No. 2025-27 on second reading and Councilman Smith seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-27 was adopted.

**Bill No. 2025-28 – Second Reading**

**An Ordinance to declare surplus and authorize the conveyance of real estate to the Florence Housing Authority, specifically Florence County Tax Map Parcels 90100-06-016 and 90100-06-017.**

Pro tem Jebaily made a motion to adopt Bill No. 2025-28 on second reading and Councilman McKay seconded the motion.

Councilwoman NeSmith-Jackson asked whether updated plans had been received from the Florence Housing Authority, noting that the initial plans included a community garden, playground, and clubhouse. She inquired if any revisions had been submitted for the project. Mayor Barnes responded by outlining the City's longstanding partnership with the Florence Housing Authority and explained that the plans are still subject to change, with features like the community garden not yet finalized. She emphasized that the City is not funding the project but is partnering with the Housing Authority, who is responsible for the project's construction and design decisions. Councilwoman NeSmith-Jackson expressed a desire to receive updated plans for transparency and to keep the community informed. Mayor Barnes acknowledged this and highlighted ongoing collaboration with the community to ensure progress.

Council voted (6-1) in favor of the motion, with Councilwoman NeSmith-Jackson voting against the motion. Bill No. 2025-28 was adopted.





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**Bill No. 2025-29 – Second Reading**

**An Ordinance to annex and zone RG-2 a lot located on Pelican Drive, identified as Florence County Tax Map Number 00522-01-026.**

Councilman McKay made a motion to adopt Bill No. 2025-29 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

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

**Bill No. 2025-30 – Second Reading**

**An Ordinance to annex and zone AC the two lots located at 2037 and 2111 South Irby Street, identified as Florence County Tax Map Numbers 00150-01-007 and 00150-01-061.**

Pro tem Jebaily made a motion to adopt Bill No. 2025-30 on second reading and Councilwoman NeSmith-Jackson seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-30 was adopted.

**Bill No. 2025-31 – Second Reading**

**An Ordinance to annex and zone NC-15 the two lots located at 922 and 926 Third Loop Road, identified as Florence County Tax Map Numbers 01511-01-037 and 01511-01-038.**

Councilman Braddock made a motion to adopt Bill No. 2025-31 on second reading and Councilman McKay seconded the motion.

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

**Bill No. 2025-32 – Second Reading**

**An Ordinance to annex and zone IL a lot located at Jennie O'Bryan Boulevard, a portion of Florence County Tax Map Number 00122-01-042.**

Pro tem Jebaily made a motion to adopt Bill No. 2025-32 on second reading and Councilman Smith seconded the motion.

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

**Bill No. 2025-33 – Second Reading**

**An Ordinance to annex and zone NC-6.3 a lot located on Westfield Drive, identified as Florence County Tax Map Number 00072-01-045.**

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2025-33 on second reading and Councilman McCall seconded the motion.

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





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**Bill No. 2025-34 – Second Reading**

**An Ordinance to name a private road located in front of Florence County Tax Map Number 00099-01-212.**

Councilman McKay made a motion to adopt Bill No. 2025-34 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-34 was adopted.

**INTRODUCTION OF ORDINANCES**

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

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

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2025-35 on first reading and Pro tem Jebaily seconded the motion.

Mr. Jerry Dudley, Director of Planning, said this property is located in the Windsor Forest subdivision and consists of a single family detached home. The proposed zoning is Neighborhood Conservation-15 (NC-15). City and water services are currently available to the property. Planning Commission unanimously voted (9-0) to recommend the annexation and zoning designation.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-35 was passed on first reading.

**Bill No. 2025-36 - First Reading**

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

Councilwoman NeSmith-Jackson made a motion to pass Bill No. 2025-36 on first reading and Councilman McKay seconded the motion.

Mr. Jerry Dudley, Director of Planning, said the proposal for this property is a six-unit townhome development, but it has not been approved by Planning Commission yet. City water and sewer services are available to the parcels. The parcels are currently zoned Campus District and the proposed zoning of Neighborhood Conservation-6.3 (NC-6.3) will allow single-family detached housing, townhomes, and multi-family developments. Planning Commission unanimously voted (9-0) to recommend the rezoning designation.

Pro tem Jebaily asked if the townhomes would be two stories or one level townhomes. Mr. Dudley said city staff is unsure as they have not seen the design for the townhomes, but he assumes they will be two-story townhomes.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-36 was passed on first reading.



**Bill No. 2025-37 - First Reading**

**An Ordinance to amend Sections 1-2.7.2-A, 1-2.7.2-B, 1-2.8.2, 1-2. 10.1-B, and 7-25.2 of the Unified Development Ordinance regarding accessory dwelling units.**

Pro tem Jebaily made a motion to pass Bill No. 2025-37 on first reading and Councilman McCall seconded the motion.

Mr. Jerry Dudley, Director of Planning, provided an overview of proposed changes to the City's regulations on Accessory Dwelling Units (ADUs). He explained that ADUs may be either attached or detached from the primary single-family dwelling and are intended to serve as separate living quarters on the same property. These units are commonly found in older neighborhoods and areas near downtown. Several existing ADUs are currently considered legal nonconformities, while others are not permitted under the current Unified Development Ordinance (UDO). The City has been asked to reevaluate its policy, and staff is now proposing amendments to the UDO to allow both attached and detached ADUs as conditional uses in all residential zoning districts and commercial reuse districts. Key provisions of the proposal include: ADUs must be self-contained with separate entrance, kitchen, and bathroom, only one ADU is permitted per lot in addition to the primary residence, and ADUs will count toward the total number of accessory structures allowed (maximum of two per lot). Detached ADUs must be located at least 10 feet from the primary structure, share utilities and address with the primary residence and be limited to 50% of the main dwelling's footprint or 800 square feet, whichever is less. Attached ADUs must be limited to 35% of the main dwelling's footprint or 800 square feet, not exceed 30% of the established rear yard and not exceed the height of the primary structure. All ADUs must comply with standard permitting and setback requirements, provide one additional off-street parking space, and may not be used as short-term rentals or solely for home-based businesses. The property owner is required to reside on the property and be listed on the deed.

Councilman Braddock spoke in favor of Bill No. 2025-37 and expressed his gratitude for the city making a way for the units to be available for those seeking affordable housing options.

Pro tem Jebaily asked whether other municipalities in the state allow accessory dwelling units and if the City of Florence was an exception. Mr. Dudley confirmed that Florence is the exception, noting that most municipalities have already adopted similar regulations.

Councilman McCall asked for clarification on the parking requirements for an ADU, specifically whether a parking space must be added at the rear of the property if the ADU is located there. Mr. Dudley explained that parking spaces can be located anywhere on the property. A single-family residence is required to have two parking spaces, and the addition of a detached ADU would require one additional space, bringing the total to three. A driveway may be used to meet this requirement if it can physically accommodate the necessary number of vehicles. If the driveway extends to the rear of the property, the additional space may be placed there, or the driveway can be expanded to meet the requirement.

Councilwoman NeSmith-Jackson asked for clarification on whether the regulations apply to homeowners simply adding extra rooms or living space to their home. Mr. Dudley clarified that the ADU regulations would not apply to additions like a master suite. However, a homeowner could create an ADU by adding a separate living unit, either as an attached addition with a dividing wall or as a detached structure, provided it meets the requirements for an independent dwelling.

Councilman McCall asked whether adding a pool house would require an additional parking space. Mr. Dudley responded that pool houses have long been permitted, but if the pool house is intended to be used as an ADU, the property owner must obtain a permit and comply with the ADU requirements.



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Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-37 was passed on first reading.

**INTRODUCTION OF RESOLUTIONS**

**Resolution No. 2025-25**

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

Pro tem Jebaily made a motion to pass Resolution No. 2025-25 and Councilman McCall seconded the motion.

Mr. Clint Moore, Assistant City Manager of Development, explained that the Big Idea Grant is a new \$100,000 grant from the Municipal Association of South Carolina, with smaller \$25,000 grants also available. As part of the submittal process, Council must adopt a Resolution committing matching funds, staff time, and adherence to the proper procurement policy.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-25 was passed.

**Resolution No. 2025-26**

**A Resolution of City Council approving Downtown Redevelopment Grants for First Quarter, FY26.**

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

**Resolution No. 2025-27**

**A Resolution of Recognition for the Florence-Darlington Technical College baseball team for advancing to the NJCAA Division I World Series.**

Councilman McCall made a motion to pass Resolution No. 2025-27 and Councilman Smith seconded the motion.

Mayor Barnes, Councilman McKay and Councilman Smith presented the Resolution to Head Coach Preston McDonald. Coach McDonald thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-27 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, announced that Mr. Allen Heidler, Police Chief, will retire in October after 42 years of service with the Florence Police Department. Mr. Davis commended Chief Heidler for his service and noted that he will be formally recognized for his retirement at the October 13<sup>th</sup> City



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Council meeting. Following Chief Heidler's retirement, Captain Stephen Starling will assume the role of Interim Police Chief. Chief Heidler reflected on his career in law enforcement and expressed his gratitude to both the City of Florence and the Florence Police Department.

Mayor Barnes thanked Chief Heidler for his service and wished him well in his retirement.

**MAYORAL REPORT**

Mayor Barnes highlighted the Pine Street Townhomes Ribbon Cutting held on July 30<sup>th</sup>, praising the design and impact of the development on downtown. She recognized the developer, Mr. Jesse Wiles, for his work. She also celebrated the success of the 4<sup>th</sup> of July Fireworks over Florence event and the Sounds of the Pee Dee Concert series, expressing joy over the community's engagement. Councilman McKay echoed her sentiments, noting the success of the events and community outreach efforts.

**COMMITTEE REPORTS**

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

Pro tem Jebaily said the committee received an update on Project Urban Square, which is set to begin construction in September. The project includes 102 apartment units across four stories and is expected to take 14-15 months to complete. Additionally, Holly Beaumier with the Florence Visitors and Convention Bureau provided an update on a feasibility study to connect the Florence Rail Trail to the Swamp Fox Trail Extension in Sumter.

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

Mayor Barnes stated that the committee is actively working on community partnerships and discussed a recent meeting with community leaders about the city's initiative to provide properties to developers for affordable housing development.

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

Councilman McCall said the committee did not meet in July but will resume meetings this month. He said the committee did receive the financial packet for the month of July and everything is in good standing.

**EXECUTIVE SESSION**

Mayor Barnes said Council will be entering into Executive Session for a discussion of a proposed Economic Development Project as indicated in Resolution No. 2025-26, for a discussion regarding appointments to city Boards and Commissions, to receive an update on a proposed Economic Development Project, to receive an update on a proposed Economic Development Project in the downtown central district and for a personnel matter.

Councilman McCall made a motion to enter into Executive Session and Councilman Smith seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:14pm.

Pro tem Jebaily made a motion to resume open session and Councilman Smith seconded the motion. The motion carried. Council resumed open session at 3:46pm and took action on the following items:





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**Resolution No. 2025-26**

**A Resolution of City Council approving Downtown Redevelopment Grants for First Quarter, FY26.**

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2025-26 and Councilman McKay seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2025-26 was passed.

**Appointments to Boards and Commissions**

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

**Accommodations Tax Advisory Committee**

Pro tem Jebaily deferred his nomination to the Board.

Councilman McKay deferred his nomination to the Board.

**Agricultural Commission**

Councilman McCall made a motion to reappoint Jesse Adams to the Agricultural Commission and the motion carried unanimously. Jesse Adams was reappointed to the Agricultural Commission for a term to begin immediately and expire on June 30, 2028.

**Planning Commission**

Mayor Barnes made a motion to reappoint Charles Howard, Jr. to Planning Commission and the motion carried unanimously. Charles Howard, Jr. was reappointed to Planning Commission for a term to begin immediately and expire on June 30, 2028.

Councilman Smith made a motion to appoint Michael Valrie, II to Planning Commission and the motion carried unanimously. Michael Valrie, II was appointed to the Agricultural Commission for a term to begin immediately and expire on June 30, 2028.

**Board of Zoning Appeals**

Councilman McKay deferred his nomination to the Board.

**Design Review Board**

Councilman McCall made a motion to appoint Ahmad Jackson to the Design Review Board and the motion carried unanimously. Ahmad Jackson was appointed to the Design Review Board for a term to begin immediately and expire on June 30, 2029.

Councilman McCall deferred his nomination to the Board.

Mayor Barnes made a motion to appoint Steve Powers to the Design Review Board and the motion carried unanimously. Steve Powers was appointed to the Design Review Board for a term to begin immediately and expire on June 30, 2029.



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Councilwoman NeSmith-Jackson made a motion to appoint Tonya Morman-Jackson to the Design Review Board and the motion carried unanimously. Tonya Morman-Jackson was appointed to the Design Review Board for a term to begin immediately and expire on June 30, 2029.

Councilman Smith made a motion to reappoint Dr. John Keith to the Design Review Board and the motion carried unanimously. Dr. John Keith was reappointed to the Design Review Board for a term to begin immediately and expire on June 30, 2029.

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

Mayor Barnes deferred remaining nominations to the Board.

**Parks and Beautification Commission**

Councilman McKay deferred his nomination to the Board.

**Veterans Park Committee**

Councilman McCall made a motion to reappoint Donnie Carter to the Veterans Park Committee and the motion carried unanimously. Donnie Carter was reappointed to the Veterans Park Committee for a term to begin immediately and expire on June 30, 2030.

**Resilience and Sustainability Advisory Committee**

Councilman Smith deferred his nomination to the Board.

Councilman McCall made a motion to reappoint Hunter Morgan to the Resilience and Sustainability Advisory Committee and the motion carried unanimously. Hunter Morgan was reappointed to the Resilience and Sustainability Advisory Committee for a term to begin immediately and expire on June 30, 2028.

**Public Safety Citizen's Review Board**

Councilman McKay deferred his nomination to the Board.

**ADJOURN**

Without objection, the August 11, 2025 Regular meeting of City Council was adjourned at 3:53pm.

Dated this 8<sup>th</sup> day of September 2025.

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

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



**SPECIAL MEETING OF FLORENCE CITY COUNCIL  
WEDNESDAY, AUGUST 13, 2025 – 9:00 A.M.  
SURFACE WATER TREATMENT PLANT  
2598 FLORENCE HARLLEE BOULEVARD  
FLORENCE, SOUTH CAROLINA**

**MEMBERS PRESENT**

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

**MEMBERS ABSENT**

Councilwoman LaShonda NeSmith-Jackson

**ALSO PRESENT**

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

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.

**OTHERS PRESENT**

Mr. George Simon, Mr. Jonathan Treadway and Mr. John Epting with CDM Smith.

Mr. Michael Henry, Jr., Mr. Brandon Bichler, Mr. Keiran Ryan, and Mr. Porter Rivers, with AECOM.

Mr. John White with John B. White, Jr. Law Firm and Mr. Jerome Tarpley with Cory Watson Attorneys.

**CALL TO ORDER**

Mayor Barnes called the August 13, 2025 Special Meeting of Florence City Council to order at 9:51 a.m.

[Councilman McCall via telephone.]

**INVOCATION**

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





**FLORENCE CITY COUNCIL  
SPECIAL MEETING – AUGUST 13, 2025**

**EXECUTIVE SESSION**

Mayor Barnes said Council will be entering into Executive Session to receive legal advice regarding the PFAS lawsuit.

Councilman Smith made a motion to enter into Executive Session and Councilman Braddock seconded the motion. The motion carried. Council entered into Executive Session at 9:53a.m.

[Councilman McKay arrived at 10:32 a.m.]

Councilman Smith made a motion to resume open session and Pro tem Jebaily seconded the motion. The motion carried. Council resumed open session at 11:51am and took the following action:

Pro tem Jebaily made a motion that the City adopts the objective to select the technology resulting in the lowest concentration of PFAS and further moved that Council authorize the City's engineering team and consultants to develop the plans needed to move the water system to MCLG status, for the purposes of PFAS, recognizing that MCL compliance is necessary and must be accomplished by 2031 in accordance with federal regulatory requirements and as financially feasible and Councilman McKay seconded the motion.

Council voted in favor of the motion. The motion carried unanimously (5-0), with Councilman McCall and Councilwoman NeSmith-Jackson being absent from the meeting.

Mayor Barnes made a motion to recess at 11:53am and the motion carried unanimously (5-0).

[Councilman Smith left the meeting at 11:53am.]

[Councilman McCall arrived at 12:00pm.]

Councilman Braddock made a motion to resume the Special Meeting and Councilman McKay seconded the motion. The motion carried unanimously (5-0), with Councilwoman NeSmith-Jackson and Councilman Smith being absent from the meeting.

The Special Meeting resumed at 12:47 p.m.

**WATER DISTRIBUTION MASTER PLAN**

Mr. Porter Rivers and Mr. Keiran Ryan presented the City of Florence Drinking Water System Program and Water Distribution Master Plan to Council. Mr. Rivers gave an overview of the agenda:

1. Background
2. Challenges
3. Scope
4. Findings
5. Projects
6. Capital Improvement Program



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**Background**

Mr. Rivers began the presentation by providing a background on the City's water system. The City of Florence originally relied on groundwater as its source for drinking water. The system evolved with the addition of new wells and the acquisition of other systems to include Quinby, Florence County, private developers and Timmonsville. In 1999, the City of Florence constructed the Surface Water Treatment Plant to treat water from the Pee Dee River. Today, the City of Florence operates a dual source system, treating water from both groundwater and surface water. The current water system serves 75,000 people through 33,600 connections. It consists of 690 miles of water lines, 14 elevated storage tanks, and 2 booster pump stations. On average, the system produces 23.5 million gallons per day (MGD), with approximately 60% (13.5 MGD) sourced from groundwater and 40% (10 MGD) from surface water, reaching a maximum daily capacity of 34.5 MGD. The City of Florence's water system is ranked among the top 15 in South Carolina.

**Challenges**

Mr. Rivers provided the challenges of the city's water distribution system. Challenges are detailed below.

- **Reliable Distribution**
  - Source Locations (Groundwater at 60% of demand, Surface Water at 40% of demand)
  - Transmission Lines
    - Williston Road to National Cemetery (36 and 30 inch)
    - Old Marion Highway to Otis Way (30 inch)
- **Adequate Sources**
  - Regional cone of depression (congested well field) impacts well productivity and ground water capacity may be overallocated.
  - Regulatory constraints on groundwater
    - No increase in well withdrawal capacity until 2030
- **Improving Efficiency**
  - Aging infrastructure (some facilities have been around 50+ years)
  - Meeting projected demands
  - High non-revenue water losses
  - Storage capacity limitations
- **Consistent High Quality**
  - Water quality challenges include consistent removal of iron, ability to avoid problems before they occur, flushing plans to address issues when they occur (iron levels should be less than 0.1) and focus on continuous improvement.

There was a discussion regarding high non-revenue water loss. Mr. Rivers noted that approximately 40% of the water entering the distribution system is classified as non-revenue water, which is considered excessive. If this issue is not addressed, future demand could increase by as much as 50%, potentially requiring the City to invest in significant infrastructure upgrades and resulting in a loss of water-generated revenue. Mr. Davis said that city staff have identified certain sources of non-revenue water loss and acknowledged the need for improved tracking of water usage, particularly when filling wash trucks and other heavy equipment. He also pointed out that unauthorized water use by contractors, water leaks, and other related issues are contributing factors to the high levels of non-revenue water loss.



## **FLORENCE CITY COUNCIL SPECIAL MEETING – AUGUST 13, 2025**

Mr. Rivers reported that the City has responded to water quality challenges by investing in the Asset Management Program, the Groundwater System Condition Assessment, the Water Distribution Master Plan and a Water Quality Initiative.

Mr. Ryan provided an overview of the Groundwater System Condition Assessment. The assessment was completed by AECOM to determine improvements to the City's groundwater plants. Below are some of the findings of the Groundwater System Condition Assessment.

### **Well Production**

- City groundwater inventory (>40 MGD)
- 18 of 31 groundwater wells were in service
- 17 of the 31 wells were installed over 30 years ago
- 11 wells have lost 20% or more of their original capacity
- Monthly operational data revealed most wells run 16 hours per day or more

### **Groundwater Plants**

- 5 active multi-well plants only have one well in service
- 4 active plants produced majority of the groundwater in 2022
- 7 high service pumps need replacement

### **System Control**

- Only a portion of the City's critical distribution system components are on a Supervisory Control and Data Acquisition (SCADA)
- 4 water treatment plants are not SCADA controlled
- 10 water treatment plants that are controlled, can't alternate wells
- Several of the elevated storage tanks do not have SCADA for monitoring or control
- Water treatment plants don't have the ability to monitor iron levels remotely

### **Treatment**

- 31 wells sending water to 15 water treatment plants
- Inconsistent removal of iron
- GE Plant previously removed from service; South Carolina Infrastructure Investment Program (SCIIP) funding intends to reactivate these facilities
- Raw groundwater wells serving the inactive plants were found to have good water quality with moderate iron levels

There was a discussion regarding the treatment process. The primary treatment involves adding lime for pH adjustment, aeration to oxidize iron, and filtration using anthracite and sand media. The secondary treatment includes chlorination for disinfection and an additional lime dose for pH adjustment.

Mr. Ryan then provided an overview of the Water Quality Initiative. He said the Water Quality Initiative is a collaborative effort with the City and AECOM to establish a strategic plan towards improving the quality of groundwater entering the distribution system. Components of the initiative include increasing the ability to monitor and control water quality remotely, adding SCADA in central locations (ex. surface water treatment plant), increasing the ability to measure critical process parameters, upgrading the treatment process, and developing standard operating procedures and training operators on processes.

The first step of the initiative is to establish priority rankings for improvements. Mr. Rivers said the City will then need to determine what improvements can be self-performed versus contractor performed.



## **FLORENCE CITY COUNCIL SPECIAL MEETING – AUGUST 13, 2025**

Current city actions being self-performed include replacing customer meters, adding finished water meters to groundwater treatment plants, adding electronic control valves for elevated storage tanks, adding SCADA components to groundwater treatment plants and wells and upgrading treatment processes.

### **Scope**

The scope of the master plan focuses on providing capacity over the next twenty years based on projected growth. Based on projections, surface water will be the largest water supply over groundwater by 2045 due to limitations in groundwater supply. Groundwater can then be used as a strategic asset to meet peak demands on the system.

Another part of the scope includes determining where growth will occur on the system and planning how to supply that demand in the future. AECOM is working with the City to update the hydraulic water model of the distribution system and to establish a level of service (LOS) criteria which can be used to monitor the performance of the system and develop projections. System deficiencies can be identified utilizing the LOS criteria and hydraulic water model which will identify necessary improvements that need to occur within short-term (5 year), intermediate (10 year) or long-term (20 year) planning horizons. Based on these findings, recommendations will be made along with cost estimates for a capital improvements program.

### **Findings**

Mr. Rivers discussed the existing system and the need for additional transmission lines from the Surface Water Treatment Plant to help meet demands on the system and increase the Surface Water Impact Area coverage. Other considerations include additional elevated storage tanks to meet peak demands and increasing the emergency supply. The addition of a new groundwater treatment plant located in the southern part of Florence was also discussed.

Mr. Rivers discussed AECOM's recommendations from the Master Plan to include improving groundwater system efficiency, increasing the ability to distribute surface water throughout the system, enhancing the ability to control/manage storage capacity, measuring (metering) actual system production entering the system, utilizing the condition assessment and rehabilitation of older portions of the system, and developing flushing plans for the entire system.

Mr. Rivers then moved into a discussion of groundwater wells. He emphasized that various assessments and plans should be conducted to analyze the system's wells. These assessments include a Groundwater Inventory Assessment, a Wellfield Management Plan, a Groundwater Model Development, a Condition Assessment of Well Inventory, and a Localized Groundwater Model.

Mr. Rivers addressed some challenges facing the water distribution system. He noted that the Pee Dee Regional Surface Water Treatment Plant has a total capacity of 10 million gallons per day. In comparison, the combined capacity of the Groundwater Treatment Plants is 23 million gallons per day, though the largest individual groundwater plant has a capacity of only 2 million gallons per day.

Mr. Rivers highlighted the impact of the Surface Water Treatment Plant expansion on the water distribution system. The project will be completed in four phases.





### **Projects**

Mr. Rivers highlighted current projects. Current projects include water line improvements, Phase I and II of southeastern transmission line, groundwater treatment plant improvements (GE, River Road, Oakdale, East Florence and South Florence), expanding monitoring and control capabilities, and the Water Quality Initiative.

Mr. Rivers then highlighted proposed projects, which include increasing emergency storage, completing the expansion of surface water distribution and continuing the rehabilitation of groundwater facilities.

Mr. Rivers said recommended projects include reducing non-revenue water, developing a groundwater model and developing and implementing a well management program.

Mr. Rivers highlighted a program designed to assist in the reduction of non-revenue water. This initiative aims to improve the efficiency of water use, potentially reduce costs, and recover lost revenue by identifying areas where water is being wasted. Additionally, the program will support the renewal of the groundwater withdrawal permit.

### **Capital Improvement Program (CIP)**

Mr. Rivers provided an overview of the Capital Improvement Program (CIP), noting that distribution system enhancements are planned to take place over a 20-year period. The total projected cost estimate for proposed improvements is \$124,550,000. Included in the cost estimates are 17 water line projects, 5 new elevated storage tanks, 12 control valves, 11 SCADA units and 10 groundwater production rehabilitation projects that are remaining from the Groundwater Condition Assessment. The projects and/or improvements will be prioritized based on the following criteria: enhance water quality, address system deficiencies (based upon LOS criteria), capacity for growth (industrial and residential areas) and system resiliency. Below the phases are outlined.

- Short term (2025-2030)
  - Issues on concerns that need attention in the next 5 years
  - Cost estimate: \$12.32 million
- Intermediate (2030-2035)
  - Issues or concerns that need attention in the next 10 years
  - Cost estimate: \$35.45 million
- Long term (2035-2045)
  - Issues or concerns that need attention in the next 20 years
  - Cost estimate: \$19.85 million

Mr. Rivers concluded by emphasizing that the Water Distribution Master Plan is a living document that should be revisited at least every two to five years to reflect changes in conditions, costs and priorities. He also emphasized the city must remain proactive rather than reactive in water resource management and asset management. The Stormwater Master Plan will serve as the foundation for sustainable water management, with asset management playing a critical role in long-term success. Mr. Rivers also emphasized that strong collaboration and commitment from all responsible parties are essential for implementing a sustainable, resilient water distribution system. He noted that taking a proactive approach will help to mitigate risks and reduce costs in the future, as well as enhance overall resiliency.

[Break: 2:35pm – 2:48pm]



**SEWER COLLECTION SYSTEM MASTER PLAN**

Mr. Michael Henry, Jr., presented the City of Florence Sewer Collection System Master Plan to Council. Mr. Henry gave an overview of the agenda:

1. Background
2. Scope
3. Findings
4. Capital Improvement Program

**Background**

Mr. Henry explained the Sewer Collection System Master Plan was needed due to historic sanitary sewer overflows (SSOs) during rain events, rapid projected growth in both population and industry, aging infrastructure and capacity limitations, unsustainable piecemeal fixes and deficiencies that were highlighted during the East Florence Capacity Evaluation.

Mr. Henry noted that the East Florence Capacity Assessment was initiated in 2021 due to the projected industrial growth from the Pee Dee Commerce Park, Technology Park and East Florence Park. High level assessments were conducted at the various pump stations to analyze the function and effectiveness.

The City of Florence Sewer System serves approximately 54,000 residents through 22,661 connections. The system consists of 469 miles of gravity pipe, 132 miles of force main, 130 pump stations and 7,000 manholes. The Wastewater Treatment Plant was commissioned in 1950, and the last upgrade increased the plant from 15 million gallons per day to 22 million gallons per day.

There was discussion regarding sanitary sewer overflows (SSOs) and potential solutions for them including raising certain manholes.

**Scope**

The Study Area for the Sewer Collection System Master Plan consisted of 132 miles of gravity pipe, 59 miles of force main, 51 pump stations and 1,381 manholes in the following sewer sheds: Beaverdam Creek, Canal Branch, Jeffries Creek North-West, South Irby Street, Jeffries Creek South, Middle Swamp, Pye Branch, and High Hill/McCall Branch/Two-mile Creek.

Exclusions to the Study Area include connections to the Darlington County sewer system and Timmonsville. Mr. Henry noted future discussion will be needed on the Timmonsville system, acknowledging that the city will eventually want to receive Timmonsville's waste and decommission that treatment plant.

[Councilman Smith arrived at 3:04p.m.]

Mr. Henry reviewed previous studies conducted to include the Jeffries Creek Interceptor Improvements and the Timmonsville Gravity Sewer Rehabilitation. The Jeffries Creek Interceptor Improvement project is included in the current bond funding and is slated to begin in 2026.

Mr. Henry discussed growth and flow projections. There are three types of sewer flows: industrial, commercial and residential. Considerations with projections include influent treatment plant data, average dry weather flow, maximum dry weather flow and the peak flow factor. Future flow growth indicates that



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sanitary flow will more than triple by 2045. Major drivers for flow growth include industrial and residential expansions.

Mr. Henry then discussed the Hydraulic Modeling Exercise, explaining that the model is designed to integrate seamlessly with the city's GIS and asset management systems. As data is refined, it can be easily incorporated into the model for more accurate analysis. He outlined the key steps in the modeling process which include data collection, field work and flow monitoring, sensitivity analysis, and level of service (LOS) development.

**Findings**

Mr. Henry reviewed the following findings from the Hydraulic Modeling Exercise:

- 91 flooded manholes predicted during 2-year storm in existing system
- Critical bottlenecks in Beaverdam Interceptor and Jeffries Creek Interceptor
- Several pump stations are at or near capacity
- Inflow and infiltration (I/I) is a significant contributor to sanitary sewer overflows (SSOs)

**Capital Improvement Program (CIP)**

Capital Improvement Program projects are prioritized into four planning horizons: early action, short-term, intermediate and long-term, and include 13 major conveyance upgrades and projects over 20 years. The Total Opinion of Probable Construction Cost (OPCC) over the next 20 years is \$224.9 million. Below are the projects outlined by planning horizon.

- Early Action (by 2027)
  - Flow Verification and Programmatic Review
  - North Jeffries Creek Interceptor
  - Total OPCC: \$13.72 million
- Short-Term (by 2030)
  - Highway 301 Pump Station Upgrades and Force Main
  - West Palmetto Street Pump Station and Second Loop Interceptor Upgrades
  - Lower South Jeffries Creek Interceptor
  - Total OPCC: \$59.10 million
- Intermediate (by 2035)
  - Beaverdam Creek Upgrades Phase I
  - I/I Reduction Program
  - East Palmetto Street Upgrades
  - Lower South Jeffries Creek Interceptor Upgrades Phase II
  - East Jeffries Creek Interceptor Upgrades
  - Total OPCC: \$66.86 million
- Long-Term (by 2045)
  - Beaverdam Creek Upgrades Phase II
  - I/I Reduction Program
  - Highway 327 Upgrades
  - Pye Branch Upgrades
  - South Irby/Timrod Park Upgrades
  - Upper South Jeffries Creek Interceptor Upgrades





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- Total OPCC: \$85.26 million

Mr. Henry concluded by emphasizing that the Sewer Collection System Master Plan is a living document that should be revisited at least every five years to reflect changes in conditions, costs and priorities. He also emphasized the city must remain proactive rather than reactive in system management, which will help to mitigate future risks and costs while increasing system resiliency.

[Break: 4:02pm- 4:20pm]

**STORMWATER MASTER PLAN**

Mr. Brandon Bichler presented the City of Florence Stormwater Master Plan to Council. Mr. Bichler gave an overview of the agenda:

1. Background
2. Challenges
3. Scope
4. Findings
5. Recommendations
6. Watershed-Based Plan

Mr. Clint Moore, Assistant City Manager of Development, took the opportunity to point out that, unlike the Water Distribution Master Plan and the Sewer Collection System Master Plan which are the sole responsibility of the City of Florence, the Stormwater Master Plan has multiple parties involved including the South Carolina Department of Transportation, Florence County and private property owners.

**Background**

The Stormwater Master Plan identifies several problem definitions to include: historical flooding events (five major hurricanes from 2015 to 2024), limitations of the current stormwater system (storm intensity and aging infrastructure as most systems are over 50 years old) and outdated design practices (reliance on roadways for temporary storage during storms, which is unsustainable due to the increased frequency of large rain events).

Mr. Bichler said this is not the first masterplan completed for the city and noted that the City of Florence completed historical drainage studies in 1960, 1974 and 1989. He provided a timeline of the city's Stormwater Program:

- 1997 – Creation of Stormwater Utility
- 2008 – Implementation of Municipal Separate Storm Sewer System (MS4)
- 2018 – Adopted the Unified Development Ordinance
- 2024 – Implementation of the Stormwater Master Plan (SWMP)

Mr. Bichler explained that the Municipal Separate Storm Sewer System (MS4) program requires compliance to both federal and state regulations. Key responsibilities include detecting and eliminating illicit discharges, controlling runoff from construction sites, implementing pollution prevention practices, and conducting public education and outreach. Additional duties involve maintaining a public reporting system for illicit discharges, conducting outfall monitoring, inspecting best management practices (BMPs), and performing seasonal monitoring for Total Maximum Daily Load (TMDL) to measure E. coli levels in Gully Branch, Jeffries Creek, and Middle Swamp. The MS4 program falls under the National



## **FLORENCE CITY COUNCIL SPECIAL MEETING – AUGUST 13, 2025**

Pollutant Discharge Elimination System (NPDES), regulated by the Environmental Protection Agency (EPA), which sets the program's standards. In South Carolina, the largest MS4 is the South Carolina Department of Environmental Services (SCDES). The state has three medium MS4s, serving the Columbia, Greenville, and Charleston areas, and 70 small MS4s. Within the urbanized area of Florence, there are three MS4s: Darlington County, the City of Florence, and Florence County.

### **Challenges**

Mr. Bichler shared the unique challenges of the stormwater utility, which include multiple responsible parties/jurisdictions (City of Florence, Florence County, South Carolina Department of Transportation and private property owners), as well as the need for collaboration among stakeholders to effectively manage stormwater and maintain the utility.

The City of Florence has already invested in solutions for the stormwater program to include a Stormwater Capital Improvement Program (CIP), a Stormwater Master Plan, and Asset Management.

### **Scope**

Mr. Bichler reviewed the scope of the Stormwater Master Plan which includes comprehensive data collection, stormwater modeling, findings and recommendations, and a watershed-based plan.

Comprehensive Data Collection establishes the existing conditions by looking at historical drainage studies, completing desktop reviews, conducting GIS mapping and completing infrastructure condition assessments. Public engagement was then initiated through public meetings and workshops in which there were 225 community identified issues from City staff and members of the public. Next, fieldwork was completed by updating stormwater infrastructure data, surveilling (CCTV) of existing infrastructure, identifying lack of or undersized infrastructure and filling in gaps from existing documentation. Once the results were received from public engagement and fieldwork, a system model (Stormwater Model) was able to be built.

Mr. Bichler explained that the Stormwater Model integrates data into a GIS-based hydrologic (overland flow) and hydraulic (pipe flow) stormwater model. As GIS is updated the stormwater model can be updated accordingly. This model focuses on critical system components that include major trunk lines in each watershed, lines 30 inches in diameter and larger, and drainage channels critical to stormwater conveyance throughout the city. The model assesses drainage capacity and predicts areas at risk during design storm conditions. The level of service criteria for the stormwater program is used to evaluate effectiveness and utilizes the 10-year and 25-year design storms.

Mr. Bichler compared findings from the model prediction and stakeholder feedback. 67% of modeled capacity restrictions were associated with known flooding locations, while 33% of modeled capacity restrictions were not associated with known flooding locations.

### **Findings**

Mr. Bichler reviewed the findings of the city's stormwater system, which include undersized trunk lines, lack of stormwater infrastructure, inadequate maintenance (clogged culverts, overgrown open channels, jurisdictional conflicts), and homes constructed in low-lying areas or adjacent to floodways.



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Councilman McCall inquired on the status of the Oakland Avenue stormwater project. Mr. Moore replied the project is currently in permitting with the SC Department of Transportation. Currently, permitting is taking anywhere from a year to fourteen months. Following permitting, the project will need to be bid. The estimated start for bidding is March 2026.

### **Recommendations**

Recommendations include 51 stormwater improvement projects at a total estimated cost of \$71.7 million dollars. The projects have been ranked in order of prioritization score with the following criteria: flood risk reduction, benefit cost analysis, impact on city resources (utilities, roads, etc.), phasing, areas with greatest need including low-to-moderate income areas.

Mr. Bichler highlighted stormwater projects that have already been completed to include city-funded cleaning projects at St. Anthony/College Park, Sandhurst West, Tarleton Estates, and the eastern portion of Malden Drive and the Timrod Park Stormwater Project funded by the 319 Grant.

Other ongoing projects include Cedar and McQueen, Pennsylvania Street, North Church and Oakland Avenue, Malden Drive and the Cannon Street Outfall Pond.

### **Watershed-Based Plan**

The Watershed-Based Plan focuses on addressing water quality impacts and follows the Environmental Protection Agency's (EPA) Nine Element Plan. It identified key areas of concern, including water quality impairments and sub-optimal stormwater control measures. To address these issues, the plan recommends 12 additional projects, totaling approximately \$4 million, aimed at reducing sedimentation and erosion to improve localized water quality. Priorities moving forward include utilizing feedback from stakeholder meetings and pursuing 319 grant funding to support water quality improvement efforts.

Mr. Bichler concluded by emphasizing that the Stormwater Master Plan is a dynamic, living document that should be reviewed regularly, at least every five years, to account for changes in conditions, costs, and the city's priorities. He highlighted the city's proactive approach to stormwater management, which has positioned it to better mitigate future risks and expenses while enhancing system resilience. The Stormwater Master Plan will serve as the foundation for sustainable stormwater management, with asset management playing a key role in long-term success. Mr. Bichler also stressed that strong collaboration and commitment from all responsible parties are essential to building and maintaining a sustainable, resilient stormwater system.

Councilman McCall asked Mr. Scotty Davis, City Manager, about potential funding sources and how upcoming projects will be financed. Mr. Davis responded that the city may need to consider raising the Equivalent Residential Unit (ERU) fee as a long-term solution, noting the total cost of the projects is estimated at \$71 million. He added that a similar approach was successful in the past, when a \$0.50 increase generated \$14 million for stormwater improvements.

Mayor Barnes praised Council, staff and the engineering team's efforts and emphasized that this is an ideal time for the city to advance and continue making progress.

### **ADJOURN**

Without objection, the August 13, 2025 Special Meeting of City Council was adjourned at 5:00p.m.



**FLORENCE CITY COUNCIL  
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Dated this 8<sup>th</sup> day of September 2025.

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Casey C. Moore, Municipal Clerk

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Lethonia Barnes, Mayor

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 11, 2025

**AGENDA ITEM:** An Ordinance to annex and zone Neighborhood Conservation-15 (NC-15) the parcel located at 2507 West Andover Road, TMN 01221-01-090.

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

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**I. ISSUE UNDER CONSIDERATION:**

Request to annex the parcel located at 2507 West Andover Road, with Tax Map Number 01221-01-090, into the City of Florence and assign it the zoning designation of Neighborhood Conservation-15 (NC-15). The request is being made by the property owner.

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

On July 8, 2025, the City of Florence Planning Commission held a public hearing on this matter, and voted unanimously, 9-0, to recommend the zoning designation of Neighborhood Conservation-15 (NC-15).

**III. POINTS TO CONSIDER:**

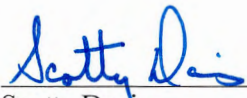
- (1) City water and sewer services are currently available, with no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the July 8, 2025 Planning Commission meeting.
- (3) City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Neighborhood Conservation-15 (NC-15).

**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-15 (NC-15)  
THE LOT AT 2507 WEST ANDOVER ROAD, TMN 01221-01-090.**

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

**WHEREAS,** application by Nileshkumar S. Patel, owner of TMN 01221-01-090, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and given the zoning district classification of NC-15:

**The property requesting annexation is shown more specifically on Florence County Tax Map 01221, block 01, parcel 090 (0.580881 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

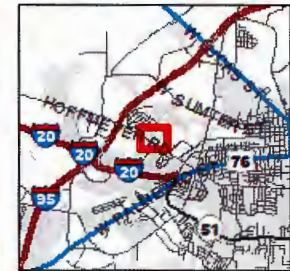
\_\_\_\_\_  
Lethonia Barnes,  
Mayor

Attest:

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



**PC 2025-30**  
**Vicinity Map - 2507 West Andover Road**



**Legend**

- City Limits
- Parcels



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

60 30 0 60 Feet

Date: 6/25/2025



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

01221-01-090

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

9  
Asian  
5  
1

Date 06/02/25

Petitioner

Date

Petitioner

Certification as to ownership on the date of petition:

FOR OFFICIAL USE ONLY

Date 6/2/25

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## FLORENCE CITY COUNCIL MEETING

**DATE:** August 11, 2025

**AGENDA ITEM:** Ordinance to Rezone from CA to NC-6.3 two parcels located at 235 East Howe Springs Road, TMN 00152-01-127 and 00152-01-017.

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

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**I. ISSUE UNDER CONSIDERATION:**

An ordinance to rezone from CA to NC-6.3 two parcels located at 235 East Howe Springs Road, said property being specifically designated in the Florence County Tax Records as Tax Map Parcels 00152-01-127 and 00152-01-017. The request is being made by the property owner.

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

1. On July 8, 2025, Planning Commission held a public hearing on this matter and voted unanimously (9-0) to recommend that the parcels be rezoned from CA to NC-6.3.
2. The owner intends to combine the parcels and build six townhouses.

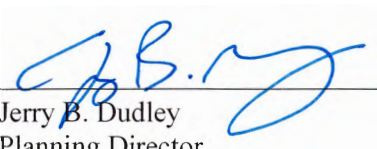
**III. POINTS TO CONSIDER:**

1. This request is being considered for first reading.
2. City water and sewer are available to the parcels.
3. The lots are currently zoned CA Campus District. This zoning district only allows commercial and institutional uses.
4. The requested zoning of NC-6.3 allows single-family detached housing, townhomes, and multi-family development 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 235 EAST HOWE SPRINGS ROAD, TAX MAP NUMBERS 00152-01-127 AND 00152-01-017, FROM CAMPUS ZONING DISTRICT TO NEIGHBORHOOD CONSERVATION-6.3 ZONING DISTRICT:**

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

**WHEREAS**, Neil Patel made application to rezone from CA Campus District to NC-6.3 Neighborhood Conservation-6.3 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-6.3;
2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

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

Approved as to form:

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

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




Attest:

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

**PC 2025-28 Location Map**  
**235 East Howe Springs Road**



### Legend

-  City Limits  
 Parcels  
 Proposed Parcel

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

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

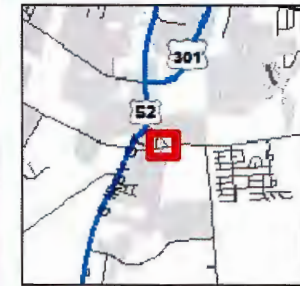
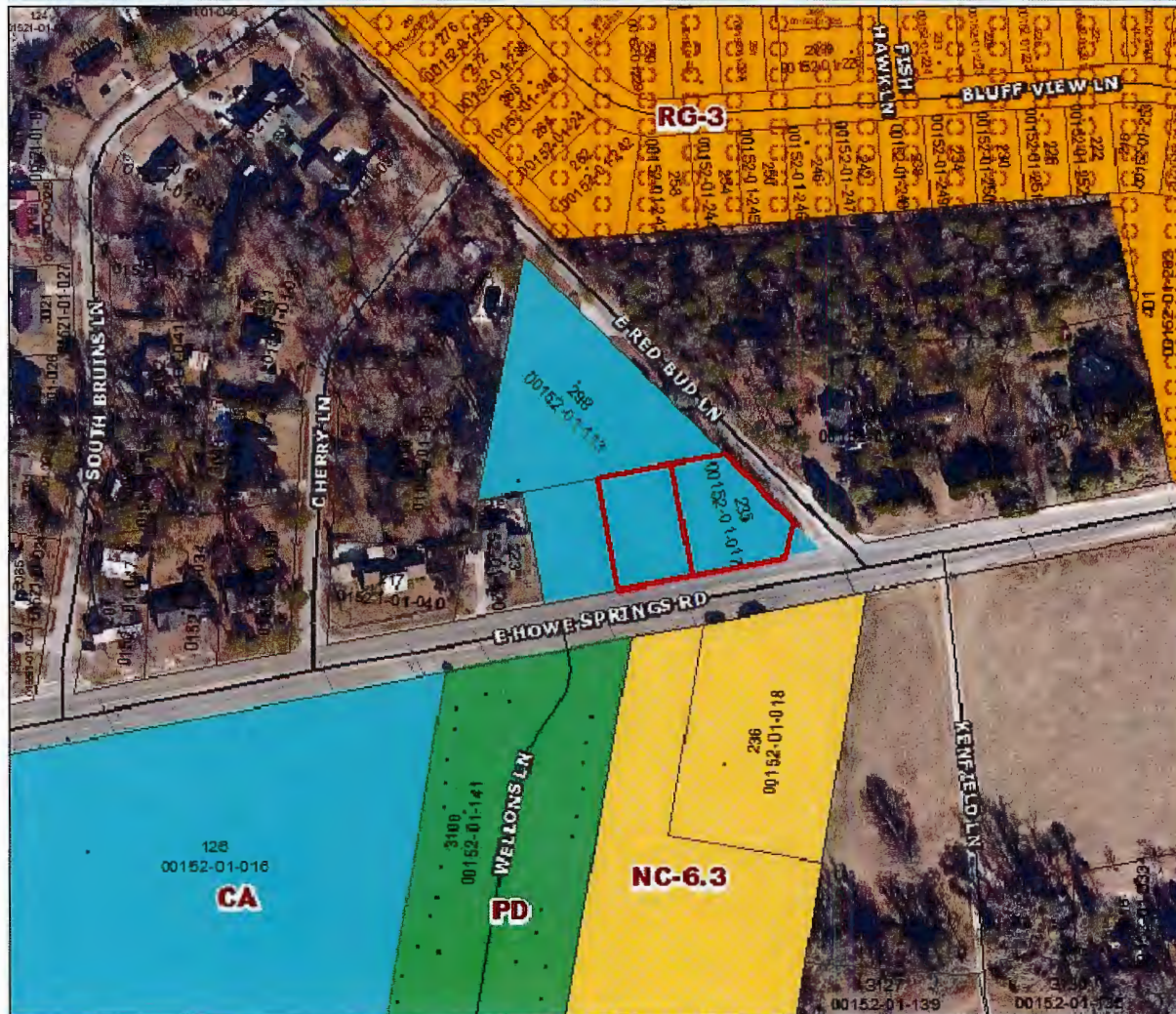
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Date: 8/3/2025



# PC 2025-28 Zoning Map

## 235 East Howe Springs Road



### Legend

Parcels

Zoning District

Residential Districts

RG-3

PD

Neighborhood Conservation Sub-Districts

NC-6.3

Business and Commercial Districts

CA



**DISCLAIMER:**  
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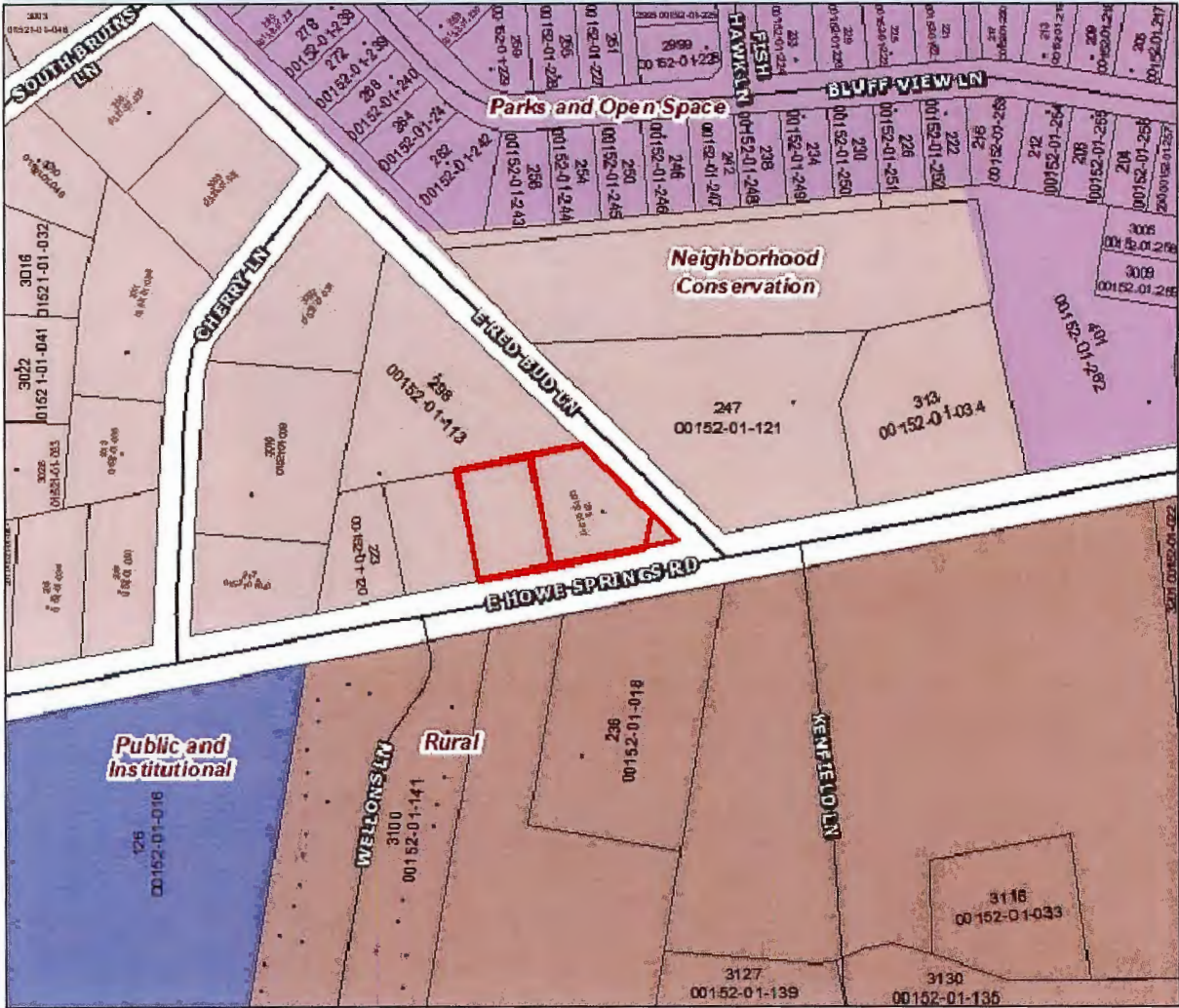
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Date: 5/29/2025



**PC 2025-28**  
**Future Land Use**







### Legend

- ☐ Parcels

Future Land Use 2010

### Future Land Use

-  Neighborhood Conservation  
 Parks and Open Space  
 Public and Institutional  
 Rural



## DISCLAIMER

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50 25 0 50 Feet

Date: 5/29/2025

**FLORENCE CITY COUNCIL MEETING**

**DATE:** August 11, 2025

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

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

---

**I. ISSUE UNDER CONSIDERATION:**

An amendment of the Unified Development Ordinance to provide regulations and standards for permitting accessory dwelling units (ADUs) in residentially zoned districts.

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

- (1) On June 10, 2025, the City of Florence Planning Commission held a public hearing on the proposed amendment to the Unified Development Ordinance regarding detached ADUs and voted unanimously (8-0) to defer a vote in order to provide time to review the amendment proposal in depth.
- (2) On July 8, 2025, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously (9-0) to recommend that the Unified Development Ordinance be amended to permit detached accessory dwelling units (ADUs) in residentially zoned districts.

**III. POINTS TO CONSIDER:**

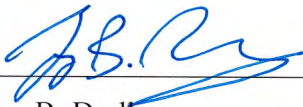
- (1) The purpose of the *Unified Development Ordinance* is to implement the Comprehensive Plan adopted June 12, 2023, guide development in accordance with existing and future needs, and promote the public health, safety, convenience, order, appearance, prosperity, and general welfare, as well as providing for the orderly development of land within the territorial jurisdiction of the City of Florence.
- (2) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text are to be made by or to the Planning Director. City Council may also initiate an amendment by motion.
- (3) There is a critical need for more affordable housing throughout the City of Florence.
- (4) Section 1-2.10.1 B of the *Unified Development Ordinance* currently permits integrated ADUs only in certain zoning districts and with strict restrictions. This section is proposed to be removed from the *Unified Development Ordinance* and has been combined with the proposed addition of Section 1-2.8.2-A, the conditional requirements for accessory dwelling units. Additionally, ADUs are added to the use tables (1-2.7.2-A, 1-2.7.2-B) as a conditional use and a definition is added to Section 7-25.2.
- (5) The purpose of the amendment is to assist in the utilization of existing housing stock, and to provide reasonable standards for new construction in residential neighborhoods. The proposed amendment incorporates site standards and limits the use to owner occupied properties.



**IV. PERSONAL NOTES:**

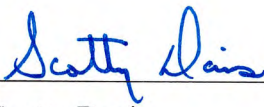
**V. ATTACHMENTS:**

A) Ordinance



---

Jerry B. Dudley  
Planning Director



---

Scotty Davis  
City Manager

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

**AN ORDINANCE TO AMEND SECTIONS 1-2.7.2-A, 1-2.7.2-B, 1-2.8.2, 1-2.10.1-B, and 7-25.2  
OF THE CITY OF FLORENCE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT  
AND REGULATE ACCESSORY DWELLING UNITS.**

**WHEREAS,** a Public Hearing was held in Council Chambers on July 8, 2025 at 6:00 P.M. 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 provide for the orderly development of land within the territorial jurisdiction of the City of Florence;

**WHEREAS,** the Planning Commission and City Staff recommend the amendment of the Unified Development Ordinance in order to permit and regulate accessory dwelling units in all residential neighborhoods;

**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 amended: Tables 1-2.7.2-A and 1-2.7.2-B and Sections 1-2.8.2-A, 1-2.10.1-B, and 7-25.2 which will read in whole as follows:**

Table 1-2.7.2A

Table 1-2.7.2-A Residential and Commercial Uses of the Home																
Land Use	Zoning Districts															
	Residential					Business Commercial			Mixed- Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC <sup>3</sup>	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Residential Uses																
Single Family Detached	P	P	P	P	<sup>3</sup>	P	-	-	-	-	-	-	-	-	-	P
Lot Line Home	-	C	C	C	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Patio Home <sup>2</sup>	-	C	C	C	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Townhome	-	PB	PB	PB	<sup>3</sup>	-	-	PB	PB	PB	-	-	-	-	-	-
Cottage	-	C	C	-	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	PB	PB	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home <sup>1,2</sup>	-	-	-	-	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	PB	PB	<sup>3</sup>	PB	-	-	PB	-	PB	-	-	-	-	-
Multifamily <sup>2</sup>	-	-	C	C	<sup>3</sup>	-	-	C	C	C	C	-	-	-	-	-
Live - Work Units	-	-	-	-	<sup>3</sup>	C	-	-	P	C	P	C	-	-	-	-
Accessory Dwelling Unit	C	C	C	C	<sup>3</sup>	C	-	-	-	-	-	-	-	-	-	C
Residential Neighborhoods																
Single Family Cluster	P	P	P	-	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	P
Mixed Housing Cluster	-	P	P	P	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	<sup>3</sup>	-	-	-	-	-	-	-	-	-	-	-
Commercial Use of the Home																
Bed and Breakfast Inn	C	C	-	-	<sup>3</sup>	C	-	-	C	C	C	-	-	-	-	C
Child Care Services	C	C	C	-	<sup>3</sup>	C	-	-	-	-	-	-	-	-	-	-
Group Home	C	C	C	-	<sup>3</sup>	C	-	-	-	-	-	-	-	-	-	-
Home Occupation	C	C	C	C	<sup>3</sup>	C	-	-	C	C	-	-	-	-	-	-
Short Term Rental	SE	SE	SE	SE	<sup>3</sup>	P	P	P	P	P	P	-	-	-	-	-

**Table 1-2.7.2-B**

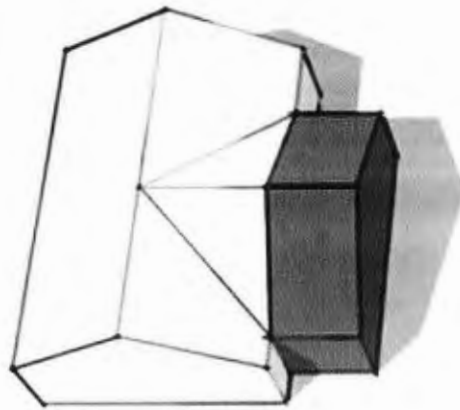
Table 1-2.7.2-B Neighborhood Conservation Residential Uses of the Home						
Land Use	Zoning Districts					
	Residential					
	NC-15	NC-10	NC-6.1	NC-6.2	NC-6.3	NC-4
<b>Residential Uses</b>						
Single Family Detached	P	P	P	P	P	P
Lot Line Home	-	-	-	C	C	-
Patio Home <sup>2</sup>	-	-	-	C	C	-
Townhome	-	-	-	-	PB	-
Cottage	-	-	-	-	-	-
Duplex	-	-	-	PB	PB	PB
Manufactured Home <sup>1,2</sup>	-	-	-	-	-	-
Multiplex (triplex or quadraplex)	-	-	-	-	PB	-
Multifamily <sup>2</sup>	-	-	-	-	C	-
Live - Work Units	-	-	-	-	-	-
Accessory Dwelling Unit	C	C	C	C	C	C
<b>Residential Neighborhoods</b>						
Single Family Cluster	-	-	-	-	-	-
Mixed Housing Cluster	-	-	-	-	-	-
Manufactured Home Park or Subdivision	-	-	-	-	-	-
<b>Commercial Use of the Home</b>						
Bed and Breakfast Inn	-	-	C	C	C	-
Child Care Services	C	C	C	C	C	C
Group Home	-	-	-	-	C	-
Home Occupation	C	C	C	C	C	C
Short Term Rental	SE	SE	SE	SE	SE	SE

## **Section 1-2.8.2 Residential and Commercial Use of the Home Standards**

### **A. Accessory Dwelling Units (ADU)**

*ADU Types.* For the purposes of this Unified Development Ordinance, integrated and detached ADUs shall be permitted. Integrated Units are units that are created within an existing building or attached to an existing building such that they appear to be an integrated part of it (see Figure 1-2.8.2, Integrated ADU Type). A detached ADU is a separate structure containing facilities for cooking and bathing that is located on the same lot of record as the principal structure.

**Figure 1-2.8.2**



**INTEGRATED ADU**

An ADU is allowed only as accessory to and on the same lot as a single family detached dwelling unit, subject to the following standards and conditions:

1. An ADU counts towards the total number of accessory structures permitted for the zoning district.
2. The property owner must obtain a Conditional Use Zoning Certificate by complying with these conditions before renting an existing ADU.
3. The property owner must obtain a City of Florence Business License and Rental Permit prior to renting the ADU.
4. The construction of a new ADU or the modification of an existing ADU requires a Conditional Use Zoning Certificate before a building permit can be issued.
5. The construction of a new ADU or the modification of an existing ADU in an overlay district requires a Conditional Use Zoning Certificate and a Certificate of Appropriateness issued by the Design Review Board with public notice procedures before a building permit can be issued.
6. Either the principal dwelling unit or the ADU must be occupied by the owner and full-time resident of the property. For the purposes of this ordinance, the "owner and full-time resident" shall mean the record owner of the property who physically resides at the subject property, has designated the subject property as his/her legal voting address and the address of his/her driver's license, and the subject property must be assessed at the four percent homeowner's assessment rate according to the records of the Florence County Assessor's Office.
7. Only one ADU, whether attached or detached, is permitted per lot of record.
8. If attached, the ADU must be physically attached to the principal dwelling unit.
9. A distance of at least ten feet shall separate a detached ADU from the principal dwelling unit.
10. New construction may only be built on lots with single family detached houses.
11. A manufactured home or recreational vehicle, travel trailer, camper, or similar vehicle shall not be used as an ADU.
12. An ADU, whether attached or detached, shall:
  - a. Have the same street address as the principal dwelling;
  - b. Not be subdivided or otherwise segregated in ownership from the principal dwelling;
  - c. Use the same water, sewer, gas, and electric utilities as the principal dwelling;



- d. If new construction, it shall maintain the architectural design, style, appearance, and character of the principal dwelling by incorporating design elements such as compatible materials, similar façade treatment, colors, window style, and roof design and pitch;
  - e. Meet the standards of the building code in effect for single family dwellings.
- 13. Maximum detached ADU size is limited to 50% of the footprint of the principal structure, or 800 square feet, whichever is less. An attached ADU is limited to 35% of the total floor area of the principal structure or 800 square feet, whichever is less.
  - 14. An ADU shall not cover more than 30% of the established rear yard.
  - 15. The ADU shall be no taller than the principal building.
  - 16. New construction ADUs shall be located in the rear yard and must comply with all district standards including principle building setbacks, height, massing, and building coverage. In addition, the ADU must not be located any closer to the side property lines than the principal dwelling unit regardless of the setback for the zoning district.
  - 17. The ADU shall provide one improved parking space in addition to the required parking for the principal structure.
  - 18. The ADU shall not be served by a driveway separate from that serving the principal structure unless it is a detached building located on a corner lot or alleyway, in which case a separate driveway may be provided from the side street or alley, whichever applies.
  - 19. An ADU shall not be leased or rented for less than 30 days.
  - 20. An ADU may not be used solely for a home occupation.
  - 21. The City will not issue a Conditional Use Zoning Certificate or Building Permit for an ADU if it has received notice of a restrictive covenant applicable to the lot prohibiting such use.

#### **Section 1-2.10.1 B—Integrated ADUs**

**(current code to be combined with proposed amendment to Section 1-2.8.2 and removed from UDO)**

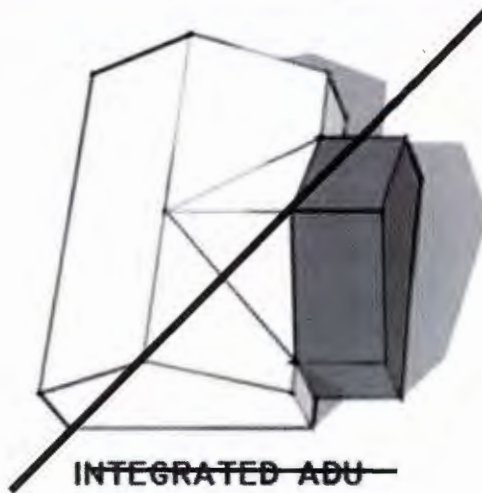
##### **~~B. Accessory Dwelling Units (ADU):~~**

- ~~1. Generally. Accessory dwelling units are permitted only according to the standards of this Section.~~
- ~~2. ADU Types. For the purposes of this Unified Development Ordinance, only integrated ADUs shall be permitted. Integrated Units are units that are created within an existing building or attached to an existing building such that they appear to be an integrated part of it (see Figure 1-2.10.1, Illustrative ADU Type). Any detached ADU shall not be permitted within any zoning district.~~

~~Figure 1-2.10.1~~

**Figure 1-2.10.1**

**Integrated ADU**



3. **Permitted Locations.** Integrated accessory dwelling units are allowed as provided in Table 1-2.10.1, Districts and ADU Types. ADUs are not allowed in districts that are not listed in the table. ADUs are only allowed as an accessory to owner-occupied, single-family detached principal buildings.

**Table 1-2.10.1**  
**Districts and ADU**  
**Types**

District	Subdistrict	Integrated Unit
AR	N/A	Allowed
RE	N/A	Allowed
RS	N/A	Allowed
RG	N/A	Allowed
RU	N/A	Allowed
NC	NC-15	Allowed, subject to Subsection 7 below.
	NC-10	Allowed, subject to Subsection 7 below.
	NC-6.1	Not Allowed
	NC-6.2	Not Allowed
	NC-6.3	Not Allowed
	NC-4	Not Allowed
CR	N/A	Allowed

~~4. Number of ADUs. No lot shall contain more than one ADU (Accessory Dwelling Units).~~

~~5. Bulk and Design Standards.~~

~~a. Integrated Units.~~

~~1. Integrated units shall not occupy more than 25 percent of the total floor area of the principal building.~~

~~2. Integrated units shall not involve design modifications to the exterior of the principal building that make their presence obvious. Where the principal building is expanded to accommodate the integrated unit, the expansion shall be designed, clad, painted, and roofed in a manner that is comparable to the principal building.~~

~~3. Where exterior doors provide direct access to the integrated unit, such doors shall be designed, located, and configured in a manner that is typical for secondary access to a single-family building.~~

~~4. Setbacks for integrated units are the same as for the principal building.~~

~~6. Parking.~~

~~a. In addition to the parking requirements for the principal building, one off-street parking space per bedroom shall be provided for the ADU.~~

~~b. Use of tandem parking to meet this requirement is allowed; however, only one tandem space is allowed per lot.~~

~~7. Required Outdoor Area. Lots that are developed with ADUs shall include a usable outdoor area of at least 1,100 sf., located behind the principal dwelling unit.~~

~~8. Additional Requirements in the NC (Neighborhood Conservation) districts.~~

~~a. Integrated units shall demonstrate the following:~~

~~1. There is either adequate parking already on-site or sufficient room on-site to accommodate two additional vehicles without encroaching into the required yards;~~

~~2. There will be no parking within the front or corner side yards other than on a driveway with a maximum width of 14 feet; and~~

~~3. There will be a single address and utility meter.~~

~~9. Utilities. ADUs shall not be provided with utilities that are metered or billed separately from the principal building~~

**Add Accessory Dwelling Units to Definitions in Division 7-25.2.A**

**Division 7-25.2. A Definitions:**

**Accessory Dwelling Unit** means a self-contained dwelling unit designed for occupancy by one family for living and sleeping purposes that provides complete independent living facilities, including its own entrance, kitchen, bathroom, and sleeping area; that is located on the same lot as a larger single family dwelling that serves as the principal use of the lot; and whose use is subordinate and incidental to the larger single family dwelling.

**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:** September 8, 2025

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

**DEPARTMENT/DIVISION:** Finance

---

**I. ISSUE UNDER CONSIDERATION**

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

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

No previous action has been taken on this ordinance.

**III. POINTS TO CONSIDER**

1. The objective of the proposed ordinance is to align budgeted amounts more closely with actual revenues and expenditures thereby eliminating or reducing significant variances between budgeted and actual amounts in both revenue and expenditure categories.
2. Funds are being re-appropriated from fiscal year 2024-25 to provide funding from Unappropriated Reserves for FY 2025-26 in the General Fund, the Water & Sewer Utilities Fund, the Water and Sewer Equipment Replacement Fund, and the Water & Sewer Construction Fund to complete projects and purchases which were not finalized at the end of fiscal year 2024-25.

**IV. STAFF RECOMMENDATION**

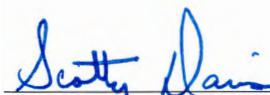
Approve and adopt the proposed ordinance.

**V. ATTACHMENTS**

A copy of the proposed ordinance is attached.



Glenn A. Bodenheimer  
Interim Finance Director



Scotty Davis  
City Manager

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

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

**BE IT ORDAINED** by the City Council of the City of Florence, South Carolina, in a meeting duly assembled and by the authority thereof that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby amended as follows:

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

100375-435010	From Unappropriated Reserve is increased in the amount of \$4,197,869 from Assigned Fund Balance to re-appropriate monies for the completion of projects and purchases which were not finalized at the end of FY 2024-25.
---------------	---

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

10041000-531000	Professional Services is increased in the amount of \$49,200 to pay for the costs of the Recodification of the City Code.
-----------------	---

10041200-533900	Other Maintenance/Service Contracts (City Court) is increased \$18,887 to fund the annual software subscription for CivicCase for court processing.
-----------------	---

10041300-531000	Professional services (City Manager's Office) is increased \$10,400 to fund the purchase and implementation of a new agenda management platform for the City.
-----------------	---

10041300-560070	Marketing and Promotions (City Manager's Office) is increased \$4,800 to fund the promotion of Cypress, the city's AI-powered chatbot.
-----------------	--

10041600-532030	Public Notices (Human Resources) is increased by \$20,474 to cover the cost of a bus wrap with PDRTA promoting police and fire department job recruitment.
-----------------	--

10042100-537000	Vehicle Repair & Maintenance (Police) is increased by \$21,376 to cover repair costs for three vehicles damaged in motor vehicle crashes during FY 2024–2025: \$15,663 for a Dodge Charger (Asset #5557), \$4,190 for a Ford Interceptor (Asset #5626), and \$1,523 for a Ford Interceptor (Asset #5621).
-----------------	---

10042100-580060	Other Equipment is increased by \$16,000 to carry over funding for training expenses and the replacement of a K-9, pending selection of a new handler.
-----------------	--

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

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

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

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



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

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

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

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

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

200375-435010 From Unappropriated Reserve is funded in the amount of \$1,031,220 from unrestricted net assets.

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

20044041-580050 Facility Improvements (Wastewater) is increased in the amount of \$110,000 to fund completion of the bar screen replacement project.

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

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

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

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

**Section 5.** That the category of revenues of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

210375-435010 From Unappropriated Reserve is funded in the amount of \$998,890 from unrestricted net assets.

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

**Section 6.** That the category of expenses of the Water and Sewer Equipment Replacement Fund in said budget is hereby amended by the additional appropriations as follows:

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

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

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

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

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

220375-435010 From Unappropriated Reserve is funded in the amount of \$120,000 from unrestricted net assets.

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

22049900-586010 W0067 Hoffmeyer Road Sewer Extension (Water and Sewer Construction Fund) is increased in the amount of \$120,000 for continued funding for the sewer extension associated with Fast Track. This project is near completion.

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

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

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

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

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

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

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

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

**Approved as to form:**

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

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

**Attest:**

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

**AGENDA ITEM:** Resolution

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

---

**I. ISSUE UNDER CONSIDERATION:**

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

**II. POINTS TO CONSIDER:**

1. The Municipal Association of South Carolina launched the IMPACT Fund (Innovative Municipal Projects for Advancing Change and Transformation) in 2025 to support bold, forward-thinking projects that improve quality of life in South Carolina cities and towns.
2. The City of Florence intends to apply for a Big Idea Grant, which awards up to \$100,000 for bold, creative and forward-thinking ideas that results in a long-term impact.
3. To be eligible, applicants must provide a 5% local match and submit a resolution of support from City Council.
4. Award notifications will be made by October 31, 2025.
5. Evaluation criteria for the grant include:
  - Creativity and Innovation (30%)
  - Community Impact (20%)
  - Strategic Value (20%)
  - Project Readiness (20%)
  - Replicability (10%)

**III. ATTACHMENTS:**

1. Proposed Resolution



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager



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

**RESOLUTION NO. 2025-28**

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

**BE IT RESOLVED**, by the City Council of the City of Florence, South Carolina, here assembled on this 11<sup>th</sup> day of August 2025, that the City of Florence hereby commits to provide a local match of at least \$5,000.00, which equals the minimum 5% local match required by the Municipal Association of South Carolina, to support the City's application for the Big Idea Grant in the amount of \$100,000.00. These grant and local matching funds will be used for a South Church Street corridor improvement project.

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

This resolution is made in regard to the submission of an application for the Big Idea Grant funds to the Municipal Association of South Carolina on or before the application deadline of September 26, 2025.

**AND IT IS SO RESOLVED**, this 8<sup>th</sup> day of September 2025.

APPROVED AS TO FORM:

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

\_\_\_\_\_  
LETHONIA BARNES  
MAYOR, CITY OF FLORENCE, SC

ATTEST:

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

**AGENDA ITEM:** A Resolution to adopt the Water Distribution Master Plan for the City of Florence.

**SPONSOR:** Pro Tempore George Jebaily

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**I. ISSUE UNDER CONSIDERATION:**

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

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

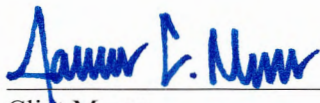
1. The draft of the Water Distribution Master Plan was presented to City Council at the work session on August 13<sup>th</sup> for introduction and comment.
2. The final draft of the Water Distribution Master Plan is located on the City of Florence website.

**III. POINTS TO CONSIDER:**

1. The Water Distribution Master Plan is a collective vision for the future of the City's water utility outlining goals and initiatives for the capital improvements to the overall system to position the City as leader in water production.
2. With an emphasis on improved water quality and delivery, the master plan will create the foundation to provide direction on incremental improvements to help the City of Florence achieve the goal of providing long-term system reliability, resiliency, efficiency, and a high-quality product for our current and future customers.
3. The master plan will act as a guiding document for the improvements over a twenty-year period and provides direction on the management, planning, development, budgeting, and capital improvement plan to facilitate the anticipated residential, commercial, and industrial development.
4. The master plan provides a full analysis of the existing infrastructure and establishes a project list that is prioritized based upon the anticipated growth and the projected locations of development.
5. City staff worked with AECOM, our engineering consultant, to review and evaluate the existing water distribution system and develop this comprehensive guiding document to establish the goals and initiatives to ensure the supply of quality drinking water in a sustainable and resilient manner.

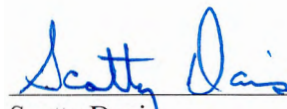
**IV. ATTACHMENTS:**

1. Proposed Resolution



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Clint Moore  
Assistant City Manager



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Scotty Davis  
City Manager

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

**A RESOLUTION TO ADOPT THE WATER DISTRIBUTION MASTER PLAN FOR THE CITY OF FLORENCE.**

**WHEREAS**, the City Council of the City of Florence recognizes the need for a comprehensive master plan to provide guidance in matters of the future and current needs of the domestic water supply and infrastructure for the water utility system;

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

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

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

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

1. That the City of Florence adopt the resolution for the Water Distribution Master Plan.

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

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

**Approved as to form:**

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

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

**Attest:**

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

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

**SPONSOR:** Pro Tempore George Jebaily

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**I. ISSUE UNDER CONSIDERATION:**

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

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

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

**III. POINTS TO CONSIDER:**

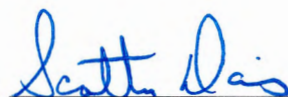
1. The Sewer Collection System Master Plan is a collective vision for the future of the City's sewer utility outlining goals and initiatives for the capital improvements to the overall system to position the City as a leader in sewer collection and treatment.
2. The master plan will act as a guiding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

**IV. ATTACHMENTS:**

1. Proposed Resolution



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager



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

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

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

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

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

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

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

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

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

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

**Approved as to form:**

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

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

**Attest:**

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

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

**SPONSOR:** Pro Tempore George Jebaily

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**I. ISSUE UNDER CONSIDERATION:**

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

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

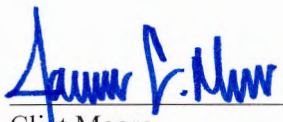
1. The draft of the Stormwater Master Plan was presented to City Council at the work session on August 13<sup>th</sup> for introduction and comment.
2. The final draft of the Stormwater Master Plan is located on the City of Florence website.

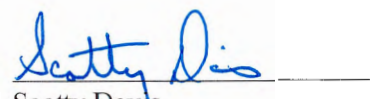
**III. POINTS TO CONSIDER:**

1. The Stormwater Master Plan is a collective vision for the future of the stormwater collection system that influence the various watersheds throughout the city and greater area.
2. The master plan will act as a guiding document for infrastructure improvements over a twenty-year period and will provide solutions to existing concerns with the collection system and multiple organizations that are responsible for different portions of the system throughout our area.
3. The master plan also provides policy recommendations and funding solutions for improved infrastructure projects and water quality improvements for our watersheds and streams.
4. City staff worked with AECOM, our engineering consultant, to review and evaluate the existing collection system and develop future improvement projects to facilitate the growth as well as improving upon the existing system.
5. The Stormwater Master Plan was supplemented with a grant provided by the South Carolina Office of Resilience.

**IV. ATTACHMENTS:**

1. Proposed Resolution

  
Clint Moore  
Assistant City Manager

  
Scotty Davis  
City Manager

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

**A RESOLUTION TO ADOPT THE STORMWATER MASTER PLAN FOR THE CITY OF FLORENCE.**

**WHEREAS**, the City Council of the City of Florence recognizes the need for a comprehensive master plan to provide guidance in matters of the future and current needs of the stormwater collection system for the multiple watersheds within municipal limits and the growth boundary of the City of Florence;

**WHEREAS**, the master plan assembled data on the capacity and condition of all system components, conducted a hydraulic and hydrologic study, and provided policy recommendations to ensure overall improvement of the collection system;

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

**WHEREAS**, the master plan provides guidance to the multiple organizations, including the City of Florence, South Carolina Department of Transportation, and Florence County, on implementation and potential funding for capital improvement projects;

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

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

1. That the City of Florence adopt the resolution for the Stormwater Master Plan.

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

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

**Approved as to form:**

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

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

**Attest:**

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025

**AGENDA ITEM:** A Resolution authorizing the City Manager of the City of Florence to execute an agreement between the City of Florence and the South Carolina Office of Resiliency.

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

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**I. ISSUE UNDER CONSIDERATION:**

A Resolution authorizing the City Manager of the City of Florence to execute an agreement between the City of Florence and the South Carolina Office of Resiliency.

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

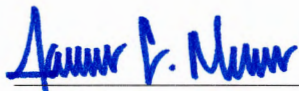
1. City Council previously passed a Resolution authorizing the City Manager to execute the sub-recipient agreement with the South Carolina Office of Resilience for the North Church Street and Oakland Avenue stormwater mitigation project.
2. The current resolution will increase the award amount for the project by \$399,529.52 for a total award amount of \$3,472,833.52.

**III. POINTS TO CONSIDER:**

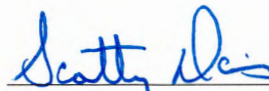
1. The grants were made available through the CDBG Mitigation program and are distributed through the South Carolina Office of Resilience, Disaster Recovery Division.
2. The scope of the Stormwater Mitigation Project involves the upgrade of stormwater infrastructure (pipe, inlets, and junction boxes).
3. This project will improve drainage and upgrade failing infrastructure throughout the watershed.

**IV. ATTACHMENTS:**

1. Proposed Resolution



Clint Moore  
Assistant City Manager



Scotty Davis  
City Manager



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

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF FLORENCE AND THE SOUTH CAROLINA OFFICE OF RESILIENCY.**

**WHEREAS**, all terms of original Resolution (No. 2022-07) signed February 14, 2022, are to be upheld unless modified by this amendment; and

**WHEREAS**, all references in Resolution No. 2022-07 to the City of Florence mitigation infrastructure project's Award Determination Letter terms and conditions shall be modified for the modified Award Determination Letter as amended June 24, 2025; and

**WHEREAS**, the City of Florence recognizes, in this Amended Resolution and by signature of the Amended Award Determination Letter and Amended Subrecipient Agreement by applicant and governing body, full responsibility for any and all cost overruns in excess of the total amended award amount, not to exceed **\$3,472,833.52** in CDBG-MIT grant funds from the South Carolina Office of Resilience to carry out mitigation activities in a timely manner for the North Church & Oakland Stormwater Mitigation Project; and

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

1. That the City of Florence respectfully accepts funding provided by the South Carolina Office of Resilience through the CDBG-MIT Infrastructure Program to fund infrastructure improvements that will mitigation the impact of future flooding.
2. That the City of Florence respectfully accepts responsibility for completion of the Project, any defects or failures, and the long-term maintenance after completion.

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

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

Approved as to form:

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

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

**Attest:**

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

**FLORENCE CITY COUNCIL MEETING**

**DATE:** September 8, 2025  
**AGENDA ITEM:** Resolution  
**DEPARTMENT/DIVISION:** City Council  
Sponsored by Councilman Zach McKay

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**I. ISSUE UNDER CONSIDERATION:**

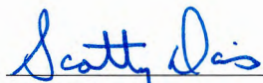
A Resolution recognizing the month of September as Spinal Cord Injury Awareness Month in the City of Florence.

**II. POINTS TO CONSIDER:**

1. Spinal cord injuries affect thousands of individuals and families annually across the United States, resulting in long-term impacts on health, mobility, and independence.
2. Increased public awareness supports prevention efforts and fosters greater understanding, support, and inclusion for individuals living with spinal cord injuries.
3. Recognizing Spinal Cord Injury Awareness Month encourages community engagement, highlights the importance of accessible environments, and supports local healthcare and rehabilitation initiatives.

**III. ATTACHMENTS:**

1. Resolution



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

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

**RESOLUTION NO. 2025-33**

**A RESOLUTION RECOGNIZING SEPTEMBER AS SPINAL CORD INJURY AWARENESS  
MONTH IN THE CITY OF FLORENCE.**

**WHEREAS**, spinal cord injuries affect thousands of individuals and families across the United States each year, often resulting in life-changing challenges to mobility, independence, and health; and

**WHEREAS**, individuals living with spinal cord injuries demonstrate remarkable strength, perseverance, and resilience, serving as an inspiration to others in the community; and

**WHEREAS**, greater public awareness of spinal cord injuries contributes to improved understanding, prevention, support, and inclusion for those affected; and

**WHEREAS**, recognizing Spinal Cord Injury Awareness Month provides an opportunity to highlight the importance of accessible communities, rehabilitation resources, medical research, and programs that promote independence and quality of life; and

**WHEREAS**, the City of Florence recognizes the importance of raising awareness about spinal cord injuries and supporting efforts that promote inclusion, accessibility, and understanding within the community;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Florence, South Carolina, does hereby recognize the month of September as Spinal Cord Injury Awareness Month and encourages residents, businesses, organizations, schools, and healthcare providers to join in activities and efforts that promote awareness, prevention, accessibility, and support for those affected by spinal cord injuries.

**RESOLVED THIS 8<sup>TH</sup> DAY OF SEPTEMBER 2025.**

Approved as to form:

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

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

ATTEST:

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