



**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**

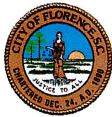
Mayor Barnes called the August 11, 2025 Regular meeting of Florence City Council to order at 1:02pm.

**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**

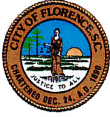
**An Ordinance to amend Ordinance No. 2024-14 entitled “a series Ordinance making provision for the terms and conditions of an issue of combined waterworks and sewerage system capital improvement revenue bonds of the City of Florence, SC, in one or more series, in the aggregate principal amount of not 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.

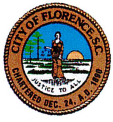
**Bill No. 2025-28 – Second Reading**

**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.

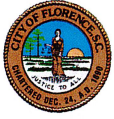
**Bill No. 2025-33 – Second Reading**

**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**

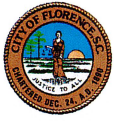
**An Ordinance to rezone from CA to NC-6.3 two lots at 235 East Howe Springs Road, Florence County Tax Map Numbers 00152-01-127 and 00152-01-017.**

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.



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**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.

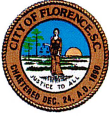
Pro tem Jebaily asked whether other municipalities in the state allow accessory dwelling units and if the City of Florence was an exception. Mr. Dudley confirmed that Florence is the exception, noting that most municipalities have already adopted similar regulations.

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 Jebailly 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**

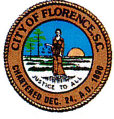
Councilman McCall said the committee did not meet in July but will resume meetings this month. He said the committee did receive the financial packet for the month of July and everything is in good standing.

**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**

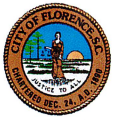
Councilman McKay deferred his nomination to the Board.

**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.

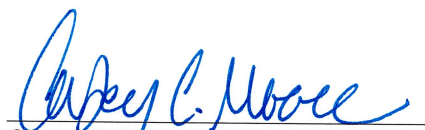
**Public Safety Citizen's Review Board**

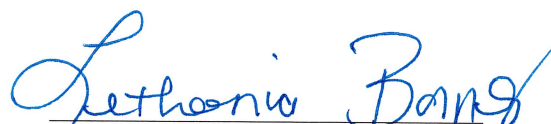
Councilman McKay deferred his nomination to the Board.

**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