Jason M. Springs
District 1

Andrew T. Rodgers, Jr.
District 2

Dr. Alphonso Bradley
District 3

Jerry W. Yarborough, Jr.
District 4

Kent C. Caudle
District 5

Stoney "Toney" C. Moore
District 6

Waymon Mumford
District 7

C. William Schofield
District 8

Willard Dorriety, Jr.
District 9

AGENDA
FLORENCE COUNTY COUNCIL
REGULAR MEETING
180 NORTH IRBY STREET, COUNTY COMPLEX
COUNCIL CHAMBERS, ROOM 803
FLORENCE, SOUTH CAROLINA
THURSDAY, DECEMBER 11, 2025
9:00 A.M.

The Council meeting will be accessible via live stream at www.florenceco.org.

I. CALL TO ORDER: C. WILLIAM SCHOFIELD, CHAIRMAN

II. INVOCATION: WAYMON MUMFORD, SECRETARY/CHAPLAIN

III. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG:
JERRY YARBOROUGH, JR., VICE-CHAIRMAN

IV. WELCOME: C. WILLIAM SCHOFIELD, CHAIRMAN

V. MINUTES:

MINUTES OF THE NOVEMBER 20, 2025, REGULAR MEETING
Council Is Requested To Approve The Minutes Of The November 20, 2025, Regular Meeting Of The County Council.

VI. PUBLIC HEARINGS:

Council Will Hold Public Hearing To Receive Public Input With Regard To The Following:

ORDINANCE NO. 28-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina; And Other Matters Related Thereto.

VII. APPEARANCES:

RECOGNITION OF EMPLOYEES

Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 25, 30, And 35 Years In The Following Departments: The EMS Department, The Library, And The Facilities Department.

VIII. COMMITTEE REPORTS:

(Items Assigned To Committees Will Appear In *Italics*.)

Administration & Finance
(Chairman Schofield, Councilmen Mumford, Dorriety, and Rodgers)

Public Services & County Planning
(Councilman Caudle/Chair, Councilmen Bradley, and Springs)

Justice & Public Safety
(Councilman Springs/Chair, Councilmen Yarborough, and Moore)

Education, Recreation, Health & Welfare
(Councilman Yarborough/Chair, Councilmen Bradley, and Rodgers)

Agriculture, Forestry, Military Affairs & Intergovernmental Relations
(Councilman Schofield/Chair, Councilmen Yarborough, and Mumford)

November 25, 2025, City-County Conference Committee

IX. RESOLUTIONS/PROCLAMATIONS:

RESOLUTIONS:

1. **RESOLUTION NO. 36-2024/25** *(Deferral)*
   A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road, Located Near Cartersville, S.C. In County Council District 4.

2. **RESOLUTION NO. 16-2025/26**
   A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24.

3. **RESOLUTION NO. 17-2025/26**
   A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of One (1) Additional Participant And Establish Monthly Limits Of The Participant In The South Carolina Procurement Card Program.

4. **RESOLUTION NO. 18-2025/26**
   A Resolution To Amend Sections 11.2D, 11.2G(1), And 11.2G(2) Of The Florence County Personnel Policy Manual Regarding Maximum Carryover Per Calendar Year And Payment Of Annual Leave Upon Separation From Employment.

X. ORDINANCES IN POSITION:

THIRD READING

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1. **ORDINANCE NO. 71-2024/25** *(Deferral)*
   An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City Hall Building Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement

Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.

2. **ORDINANCE NO. 18-2025/26**
An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4)

3. **ORDINANCE NO. 19-2025/26**
An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Darlington County, South Carolina; And Other Matters Related Thereto.

4. **ORDINANCE NO. 20-2025/26**
An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The "Company") And Florence County, South Carolina (The "County") To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto.

SECOND READING:

1. **ORDINANCE NO. 22-2025/26**
An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee Agreement Between Florence County, South Carolina And Pearl Solar, LLC And Certain Affiliates, Thereby

Replacing The 2020 Pearl Solar Fee Agreement; And Authorizing Other Related Matters.

2. **ORDINANCE NO. 23-2025/26**
An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; And Other Matters Related Thereto. (Planning Commission Approved 8 to 1; Council District 3)

3. **ORDINANCE NO. 24-2025/26**
An Ordinance To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

4. **ORDINANCE NO. 25-2025/26**
An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

5. **ORDINANCE NO. 26-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

6. **ORDINANCE NO. 27-2025/26**

An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; And Other Matters Related Thereto (Planning Commission Approved 9 to 0; Council District 3)

7. **ORDINANCE NO. 28-2025/26**

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Williamsburg County, South Carolina; And Other Matters Related Thereto.

INTRODUCTION:

1. **ORDINANCE NO. 29-2025/26**
   An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070; And Other Matters Related Thereto.(Planning Commission Approved 5 to 0; Council District 6)

2. **ORDINANCE NO. 30-2025/26**
   An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

3. **ORDINANCE NO. 31-2025/26**
   An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074,

01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3, 9)

4. **ORDINANCE NO. 32-2025/26**
   An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3, 9)

5. **ORDINANCE NO. 33-2025/26**
   An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00101-01-309, 00101-01-401, 00101-01-402; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 3)

6. **ORDINANCE NO. 34-2025/26**
   An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

7. **ORDINANCE NO. 35-2025/26**
   An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From

Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

8. **ORDINANCE NO. 36-2025/26**
An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial District To RU-1, Rural Community District; And Other Matters Related Thereto. (Planning Commission Approved 5 to 0; Council District 7)

9. **ORDINANCE NO. 37-2025/26**
An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 244. – Number Of Principal Buildings/Uses On A Lot. (Planning Commission Approved (5 to 0)

10. **ORDINANCE NO. 38-2025/26** *(By Title Only)*
An Ordinance To Create A Class Of Property Defined As A Chronic Nuisance Property, To Provide Certain Remedies

Including Civil Fines, And Other Matters Related Thereto.

11. **ORDINANCE NO. 39-2025/26** *(By Title Only)*
An Ordinance To Amend The Provisions Of The Florence County Code Of Ordinances Relating To Taxation/Service Or User Fees/Uniform Service Charges, So As To Provide For The Continuation Of The County Road Maintenance Fund, The Recurring Imposition Of A Road Maintenance Fee, And The Use Of The Revenues Collected From The Road Maintenance Fee; To Provide Certain Findings With Respect To The Road Maintenance Fee Required By The South Carolina Supreme Court In Burns V. Greenville County Council.

12. **ORDINANCE NO. 40-2025/26***(By Title Only)*
An Ordinance Authorizing The Execution And Delivery Of Documents Relating To The Provision Of County Facilities; Consenting To And Approving The Issuance Of Not Exceeding $12,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds (Capital And Non-Capital Projects) Series 2026 By The Florence County Public Facilities Corporation In One Or More Series To Provide Funding To Finance The Costs Of Acquisition, Construction, Renovation And Expansion Of County Facilities And To Reimburse The County For Certain Non-Capital Expenditures; Consenting To And Approving The Execution Of A Second Amendment To Public Facilities Purchase And Occupancy Agreement By And Between Florence County, South Carolina And The Florence County Public Facilities Corporation; Consenting To The Form Of A Second Supplemental Trust Agreement To Be Entered Into By The Florence County Public Facilities Corporation, And The Trustee For The Bonds; And Together Therewith An Assignment To The Trustee For The Bonds Of Certain Rights To Payment And Other Rights Of Florence County Public Facilities Corporation Under The Facilities Purchase And Occupancy Agreement; And Making Provision For All Other Matters Relating To The Foregoing.

XI. APPOINTMENTS TO BOARDS & COMMISSIONS:

CITY-COUNTY CIVIC CENTER

Council Is Requested To Approve The Appointment Of Linda Free To Serve On The City-County Civic Center Commission With The Appropriate Expiration Term.

XII. REPORTS TO COUNCIL:

A. ADMINISTRATION:

1. **MONTHLY REPORTS**

   Monthly Financial Reports Are Provided To Council For The Fiscal Year 2026 Through October 31, 2025, As An Item For The Record.

2. **2026 ANNUAL CALENDAR**

   Council Is Asked To Approve The 2026 Annual Calendar Of Meeting Dates And Official County Holidays.

3. **CHANGE ORDER FOR BID NO. 40-24/25**

   Council Is Asked To Approve Change Order Number Two For Bid No. 40-24/25 With Palmetto Corp Of Conway, Inc. In The Amount Of $197,048.07 To Include Sparks Street To Be Funded From District 4 CPST III-A Appropriated Funds.

4. **CHANGE ORDER FOR BID NO. 33-24/25**

   Council Is Asked To Approve Change Order Three For Bid No. 33-24/25 With Chipley Company In The Amount Of $119,866 To Include N. Floyd Road Extension For District 1 To Be Funded From CPST III-A Funds.

B. PROCUREMENT/PUBLIC WORKS:

BID NO. 14-25/26

Council Is Requested To Award Bid No. 14-25/26, Paving, Patching, And Resurfacing Of Chantz Ct. In The Vintage Place Subdivision In District 3 To Campbell Pavement Specialties, Inc. Of Sumter, SC In The Amount Of $97,209.00 To Be Funded From District 3 Infrastructure Funding. (***6 Compliant Bids).***

XIII. OTHER BUSINESS:

INFRASTRUCTURE:

COUNCIL DISTRICT 2

Council Is Requested To Approve The Expenditure Of Not To Exceed $4,888.00 From Council District 2 Infrastructure Funding Allocations To Assist The Johnsonville Fire Department With The Completion Of The Concrete Pad For The Utility Building.

IVX. EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended,

XV. ADJOURN:

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Minutes

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Minutes Of The November 20, 2025, Regular Meeting Of County Council.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Approve with corrections or additions.

ATTACHMENTS:
A copy of the minutes from the November 20, 2025, County Council meeting.

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REGULAR MEETING OF THE FLORENCE COUNTY COUNCIL, THURSDAY, NOVEMBER 20, 2025, 9:00 A.M., COUNTY COMPLEX, 180 NORTH IRBY STREET, ROOM 803, FLORENCE SC, SOUTH CAROLINA

PRESENT:
C. William Schofield, Chairman
Jerry W. Yarborough, Jr., Vice-Chairman
Waymon Mumford, Secretary/Chaplain
Stoney C. Moore, Council Member
Andrew Rodgers, Jr., Council Member
Willard Dorriety, Jr., Council Member
Jason M. Springs, Council Member
Dr. Alphonso Bradley, Council Member (Via Telephonically)
Kevin Yokim, County Administrator
D. Malloy McEachin, County Attorney
Hope M. Jones, Clerk to Council

ABSENT:
Kent C. Caudle, Council Member

ALSO PRESENT:
Jamie Floyd, Tax Assessor
Ashley Davison, Finance Director
Nathan Dawsey, Parks & Recreation Director
Shawn Brashear, Planning & Building & Code Enforcement Director
Shannon Munoz, Deputy Administrator of Administration
Mitch Fulmore, Deputy Administrator of Public Safety
Steve Allen, Public Works Director
Chief Billy Dillon, Fire Chief
Chief Worrell, West Florence Fire Department
Chief Deputy Tommy Sullivan, Sheriff's Office
Andrew Stout, Museum Director
Barrott Dowdy, EMS Director
Scott Tanner, Deputy Administrator of Operations
Reggie Sanders, Director of GIS
Carleton Snow, Director of Information Technology
Tenae Reaves, Director of Human Resources
Kristy Burch, Director of Emergency Management
Charlene Conner, Risk Management
Don Strickland, Director of PDRTA

DRAFT

A notice of the regular meeting of the Florence County Council appeared in the November 18, 2025, edition of the **MORNING NEWS**. In compliance with the Freedom of Information Act, copies of the meeting Agenda were provided to members of the media, members of the public requesting copies, posted in the lobby of the County Complex, provided for posting at the Doctors Bruce and Lee Foundation Public Library, all branch libraries, and on the County's website (www.florenceco.org). The Council meeting was made available via live stream at www.florenceco.org.The video is archived on the County website.

CALL TO ORDER/INVOCATION/PLEDGE/WELCOME:

Chairman Schofield called the meeting to order and recognized the Junior Leadership Florence Class. Secretary/Chaplain Mumford provided the invocation, and Vice-Chairman Yarborough led the Pledge of Allegiance to the American Flag.

MINUTES OF THE OCTOBER 16, 2025, REGULAR MEETING

Council Is Requested To Approve The Minutes Of The October 16, 2025, Regular Meeting Of The County Council. Councilman Dorriety made the motion to approve, and Councilman Springs seconded. The motion was approved by the members present. Councilman Bradley voted "YES" telephonically.

PUBLIC HEARINGS:

Council held a public hearing to receive public input with regard to the following:

ORDINANCE NO. 19-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Darlington County, South Carolina; And Other Matters Related Thereto.

ORDINANCE NO. 20-2025/26

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The "Company") And Florence County, South Carolina (The "County") To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto.

APPEARANCES:

CITY OF LAKE CITY

Ms. Yamekia Robinson, Mayor of Lake City, Requests To Appear Before Council To Introduce The New City Administrator, Malik Whitaker, And Express Their Appreciation For Council Support. Mayor Robinson and Mr. Whitaker appeared before Council to give an update on the City of Lake City.

DRAFT

COMMITTEE REPORTS:

City-County Conference Committee: Chairman Schofield stated the next meeting will be on November 25, 2025.

RESOLUTIONS:

RESOLUTION NO. 36-2024/25 DEFERRED

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road, Located Near Cartersville, S.C. In County Council District 4.

RESOLUTION NO. 12-2025/26

The Clerk published the title of the Resolution. A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of Three (3) Additional Participants And Establish Monthly Limits For The Three (3) Participants In The South Carolina Procurement Card Program. Vice-Chairman Yarborough made the motion, and Councilman Springs seconded. Mr. Yokim stated Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program, was adopted by the Florence County Council on November 19, 2009. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program. Since the inception of the County's participation in the Program, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely manner and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10. The motion was approved by the members present.

RESOLUTION NO. 13-2025/26

The Clerk published the title of the Resolution. A Resolution Inducing And Identifying An Investment Under The Name Of Pearl Solar, LLC And Other Matters Related Thereto. Councilman Moore made the motion and Councilman Rodgers seconded. Mr. Yokim stated The County entered into an Agreement Governing the Darlington-Florence Industrial Park dated April 21, 2016. The County is recruiting a company known to it as Pearl Solar, LLC, and/or one or more affiliates to make certain investments in the County. The Company anticipates investing no less than $2,500,000 in the County. The motion was approved by the members present.

DRAFT

RESOLUTION NO. 14-2025/26

The Clerk published the title of the Resolution. A Resolution Authorizing Approval To Transfer CPSTIII Funds In The Amount Of $167,306.52 Pursuant To Section 3.8 (2) Of Ordinance 31-2019/20 From General County Projects- Recreation: Reclaiming And Paving Of Roads And Parking Lots At Lynches River County Park To General County Infrastructure - Improvements To Dewitt's Bluff Landing Great Pee Dee River Due To Cost Overruns. Councilman Rodgers made the motion and Councilman Dorriety seconded. Mr. Yokim stated that Florence County adopted Ordinance 31-2019/20 on July 16, 2020. Any proceeds of the Bonds allocated to any of the Projects described in Sections I through III of the Project List remaining after such Project is complete shall be applied, to the extent necessary, to any other Project described in Sections I through III of the Project List for which funding is inadequate due to cost overruns. Allocation of Bond proceeds to Projects with cost overruns shall be in the sole discretion of Council, and shall be made from time to time by Resolution of Council. This resolution approves the transfer of funds from one project totaling $167,306.52 to the project with cost overruns. The motion was approved by the members present.

RESOLUTION NO. 15-2025/26

The Clerk published the title of the Resolution. A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 Of Ordinance 16-2023/24. Vice-Chairman Yarborough made the motion and Councilman Moore seconded. Mr. Yokim stated that Florence County adopted Ordinance 16-2023/24 on November 16, 2023. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall, by resolution from time to time, designate the specific individual projects to be funded from CPSTIII Excess . This resolution approves funds for three projects totaling $3,672,100 from CPSTIII A & B and reduces the amount previously allocated to two CPSTIII A projects by $331,097.50, because bids were lower than estimated. The motion was approved by all the members present.

ORDINANCES IN POSITION:

ORDINANCE NO. 71-2024/25 THIRD READING DEFERRED

An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City Hall Building Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.

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ORDINANCE NO. 15-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Suburban District To Urban District And To Change The Zoning Designation From R-1 Single-Family Residential District To R-5A Multi-Family Residential District For The Properties Located Off Of Dogwood Lane, Quinby, SC, As Shown On Florence County Tax Map Number 90136, Block 03, Parcels 006, 007, 008, 009, 010, and 011; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 3). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved by all the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO. 16-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation From R-1 Single-Family Residential District To R-3A Single-Family Residential District For The Property Located Off Of N. Williston Road, Florence, SC, As Shown On Florence County Tax Map Number 00204, Block 01, Parcel 032; And Other Matters Related Thereto. (No Vote; Council District 7). Councilman Moore made the motion and Vice-Chairman Yarborough seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO. 17-2025/26 THIRD READING

The Clerk published the title of the Ordinance. An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 112. – Special Use Permit. (Planning Commission Approved 7 to 0). Councilman Springs made the motion and Councilman Dorriety seconded. The motion was approved on the third reading of the ordinance by all the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO. 18-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto. (Planning Commission Approved 7 to 0; Council District 4). Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated that this zoning map amendment was requested by Pete Gioldasis. The applicant desires to change the land use designation and zoning designation for the subject property. The applicant's justification for the requested map amendment changes are to accommodate a Downtown Development District land use and a B-4 Central Commercial District zoning designation. The surrounding properties are zoned residential R-

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3 and commercial B-4. The motion was approved on the second reading of the ordinance by all the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO. 19-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Darlington County, South Carolina; And Other Matters Related Thereto. Vice-Chairman Yarborough made the motion and Councilman Springs seconded. Mr. Yokim stated Florence County acting by and through its County Council is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. IP Solar, LLC has obtained certain land in Darlington County and is presently recruiting a project. The County desires to expand the boundaries of the Park and amend the Agreement to include the Project by an amendment to the Agreement. The motion was approved on the second reading of the ordinance by the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO. 20-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The "Company") And Florence County, South Carolina (The "County") To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto. Councilman Moore made the motion and Councilman Springs seconded. Mr. Yokim stated that Florence County, acting by and through its County Council, is authorized and empowered to enter into agreements with qualifying industry to encourage investment and projects constituting economic development property to which the industrial development of the State of South Carolina will be promoted by inducing new and existing manufacturing and commercial enterprises. A company identified under the code name of Project Splitshot is considering expanding its facility in Florence County, South Carolina, which would result in an investment of at least $18,500,000 and the creation of approximately 74 new, full-time jobs in the County, provided that the Company and the County reach an agreement as to various incentives to offset the costs associated with the Project. The County has determined, pursuant to the Act, to finalize with the Company a Fee-in-Lieu of Tax and Incentive Agreement. The motion was approved on the second reading of the ordinance by the members present. Councilman Bradley voted with a "YES" vote telephonically.

ORDINANCE NO 21-2025/26 SECOND READING

The Clerk published the title of the Ordinance. An Ordinance To Authorize And Approve An Agreement For The Development Of A Multi-County Park Agreement By And Between Florence County And Williamsburg County, Such Multi-County Park To Be Geographically

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Located In Florence County And Williamsburg County And Established Pursuant To Section 4-1-170 Of The Code Of Laws Of South Carolina 1976, As Amended; Authorizing The Inclusion Of Certain Property Located In Florence County In The Multi-County Park; And Other Matters Related Thereto. Councilman Springs made the motion and Councilman Rodgers seconded. Mr. Yokim stated at the request of Economic Development that Council vote the ordinance down. This ordinance, as it stands, would create a new multi-county industrial park; instead, we will amend existing MCIP agreements. The motion to deny the ordinance on second reading was approved by the members present. Councilman Bradley voted with a "YES" vote to deny the ordinance.

ORDINANCE NO. 22-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee Agreement Between Florence County, South Carolina And Pearl Solar, LLC And Certain Affiliates, Thereby Replacing The 2020 Pearl Solar Fee Agreement; And Authorizing Other Related Matters.

ORDINANCE NO. 23-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; And Other Matters Related Thereto. (Planning Commission Approved 8 to 1; Council District 3)

ORDINANCE NO. 24-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

ORDINANCE NO. 25-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182,

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01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191; And Other Matters Related Thereto. (Planning Commission Approved 9 to 0; Council District 7)

ORDINANCE NO. 26-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

ORDINANCE NO. 27-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; And Other Matters Related Thereto (Planning Commission Approved 9 to 0; Council District 3)

ORDINANCE NO. 28-2025/26 INTRODUCTION

The Clerk published the title of the Ordinance. An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina; And Other Matters Related Thereto.

Chairman Schofield declared the ordinances introduced.

APPOINTMENTS TO BOARDS & COMMISSIONS:

REPORTS TO COUNCIL:

Mr. Yokim provided updates on projects.

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CPST III:
District 1 – The contract for Miles, Red, Joy, Gracelyn, and Donald roads was approved in February, and construction is underway. Calvin Street and Maxie Thomas Road were added via change order with the Council's approval. Bid 13-25/26 was approved in October, and rocking construction is underway on the following roads: Beaumont, McElveen Cut Ave., Red Wing Ln., W. Oshay, Dublin, Wilson, S. Locklair, Margie Ln., Garris, Dory, Candice, and Clover Hill. Quantities are being developed for Wallace St. This will occur in the 2026 paving year.
District 2 – All District 2 CPST III projects are complete.
District 3 – The remaining projects are currently being reviewed and scheduled for future delivery by Davis & Floyd.
District 4 - The Deer Road water line extension is under construction. Due to cost savings, the project will serve more residents and complete a loop for greater system integrity.
District 5 – Bid 51-24/25 was approved at the June council meeting and includes four dirt-to-pave roads: Eagerton, Park, Kerris Lane, and Karisma Rd.
District 6 – Bid 10-25/26 was approved and consists of the following roads: Swamp Fox Dr. and Jamestown Road (including Jamestown Cemetery Road portion).
District 7 – Dorado, E. Rico, E. Suena, E. Tierra, Heard, N. Ives, Marlow, S. 3rd, S. Fairview, S. Robeson, Charlotte, S. Ballard, McFarland, Oak, Walnut, Clyde, E. Evans, Jarrott, Day, and Divine Streets were included in Bid 40-24/25 and approved in March. Construction has begun. The Oakland Avenue sidewalk project (from Coker St. to E. Old Marion Hwy) is currently being designed. Davis & Floyd is working towards sidewalk design alignments and potential Right-Of-Ways. A survey crew will be on-site in the week of October 20th.
District 8 – Projects are being scheduled for future delivery.
District 9 – Bid 56-24/25 was approved by Council in July, and construction is underway for resurfacing the following roads: Bryson Dr., Coventry Ln., Left Bank Dr., Mockingbird Cir., Lakeshore Dr., and Parkland Dr.

Other CPST III Construction Projects: **CPSTIII Timmonsville:** Bid 47-23/24 resurfacing of Main and Vanda Streets is complete. A Change Order has been developed to add the resurfacing of three additional roads to Bid 40-24/25. The remaining projects are being scheduled for future delivery, except Cooper Lane.

CPST III-A:
District 1 – N. Floyd & Hagan were bid in January; the construction is underway and will fully ramp up for these roads within the next few months.
District 2- E. First Avenue was approved via Resolution 48-24/25 in May. It appears that a portion of E. First Ave. has already been paved by another organization. The remainder of this avenue will be bid in the next paving season due to the number of roads that the construction companies must complete.
District 4 - Sparks was packaged with other CPSTIII roads in September.

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District 5 – Bid 10-25/26 was approved and consists of the following roads: S. Railroad Avenue, Branch Rd., and Hewitt Cemetery Rd. East Industrial Park Blvd. will be added via resolution at the November Council meeting.
District 6 - Dempsy was bid with several other roads in September.
District 7 – Construction on McMillan Lane and Quail Arbor Circle has begun. Tara Village drainage improvements are being reviewed by engineers. E. Siesta Drive's scope may be reduced since piping and a portion of paving has occurred. The engineers are clarifying the new scope. E. Shenandoah Lane & parking is complete.
District 8 – Projects are being reviewed for future delivery.
District 9 – Bid 56-24/25 was approved in July, and construction has begun on Parkland Dr.
Montclair Way: The project is scheduled to be bid out by the end of November since we have SCDOT Encroachment Permit approval. Nesbit completed the Right Of Way survey plat & Malloy is working on the Right Of Way document. USACE approval has been granted. Alliance updated its design to include a traffic signal.
Municipal projects for Johnsonville, Scranton, Coward, & Pamplico are currently being reimbursed as invoices are received.
According to CPST III Engineer Todd Warren, 229 of 346 Road District projects have been completed, and 63 roads are under construction.

Departments:

Operations:

- Browntown: Roof Repairs completed.
- Landscaping and clearing of trees and brushes has also been completed.
- Applying for a grant of $205,000 through SC Conservation Bank for further development. Most likely will be included in the grant cycle closing January 31.
- May be necessary to place property under a conservation easement to gain the support of the Pee Dee Land Trust and to enhance competitiveness in Conservation Grant opportunities.
- The county has also applied for SCDAH Historical Preservation Planning Grant, award notification on that grant is expected at any time. If awarded the monies will be used to stabilize the structures.

Information Technology:

The florencecountysc.gov domain migration has begun and will be rolling out as department users have time. Only the Solicitor's Office and County Council are left.

MONTHLY REPORTS

Monthly Financial Reports Are Provided To Council For The Fiscal Year 2026 Through September 30, 2025, As An Item For The Record.

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CHRISTMAS BONUS

Council Is Asked To Authorize The FY2025/26 Christmas Bonus For County Employees In The Amount Of $100. Councilman Springs made the motion and Councilman Dorriety seconded. Councilman Mumford made a motion to amend "To increase the bonus to $300," and Councilman Dorriety seconded. Mr. Yokim stated that Funding for the $100 Christmas bonus has already been included in the various departments' budgets. The General Fund cost of a $100 bonus is approximately $100,000. The audit of FY2024/25 financial statements is underway and preliminary indications are that the General Fund will finish approximately $3,000,000 ahead of what was budgeted, as a result of personnel and other cost savings. Therefore, it is staff's recommendation that the amount for the additional bonus be funded from General Fund, fund balance. The motion to amend was approved by the members present. The motion as amended, was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically on both motions.

MARKETING AGREEMENT

Council Is Asked To Approve An Exclusive Agreement To Allow A Company Known As Arcadia To Market County-Owned Properties For The Purpose Of Installing Cell Towers Throughout The County And Authorize The County Administrator To Execute The Appropriate Documents Pending Review Of The County Attorney. Councilman Dorriety made the motion and Councilman Springs seconded. Mr. Yokim stated that the County owns certain real estate, buildings, and other improvements on real property. The County desires to enter into an agreement by which the County shall provide Arcadia with the exclusive right to market properties and enter into a lease(s) for all or a portion of the properties for the purpose of constructing a monopole or other similar structure and leasing space and subleasing ground space to wireless service providers. The term of the agreement shall be five years, commencing the effective date of this agreement and subject to any earlier termination as set forth herein. In addition, this agreement shall automatically renew and extend for five additional one-year extension options, unless either party wishes to terminate this agreement at the conclusion of the initial term. The County would receive 30% of the gross rent. These towers cost approximately $500,000, which would add to our property tax base. There is no cost to us. The citizens would reap the benefits of having better cell coverage throughout the County. The County has the right to approve or refuse any location. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

BID NO. 14-25/26

Council Is Requested To Award Bid No. 14-25/26, Paving, Patching, And Resurfacing Of Chantz Ct. In The Vintage Place Subdivision In District 3 To Campbell Pavement Specialties, Inc. Of Sumter, SC In The Amount Of $97,209.00 To Be Funded From Public Works Budgeted Funds (***6 Compliant Bids).*** Councilman Dorriety made the motion and Councilman Springs seconded. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

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CHANGE OF FUNDING SOURCE

Council Is Requested To Approve The Change Of Funding Source For The Purchase Of Property Known As 48.26 More Or Less Acres Of Land Designated As County Tax Map Numbers 00035-04-011 And 00056-04-022 In The Amount Of Seven Hundred Nineteen Thousand, Eight Hundred And Seventy Dollars And Seventy-Nine Cents To Be Funded From South Carolina Department Of Commerce, LocateSC Grant, And Florence County West Legislative Funds Instead of Fund 337 Economic Development Capital Fund As Approved By Council On July 20, 2023. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated that the County purchased 48 acres. Economic Development wants this action to reimburse Fund 337, Economic Development Capital Fund. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

EXTENSION OF AN AGREEMENT

Council Is Requested To Authorize An Extension Of The Current Agreement Between PCG, (Public Consulting Group) And Florence County. This Will Allow The County To Participate In The South Carolina ASPP Through June 2028. The ASPP Will Allow Florence County To Realize Funds Related To The ASPP (Ambulance Supplemental Payment Program). Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated that Public Consulting Group, (PCG), and Florence County entered into an agreement in October of 2024 for FY25. PCG worked with the Department of Health and Human Services, (DHHS), to develop the ASPP. PCG has an exclusive partnership with the South Carolina EMS Association to provide ASPP services for providers throughout the state. SC DHHS has recently completed the Year 1 IGT, (Intergovernmental Transfer) and participating counties will soon be invoiced. This includes Florence County. Florence County will provide IGT's to DHHS. DHHS will use the IGT to draw down the matching federal funds. Florence County will receive the IGT funds along with the matching federal share funds through the MCO's, (Medicaid Managed Care Organizations). Participating in the program is advantageous, as it will allow the County to see a higher overall collection rate for services provided to patients participating in MCO programs. Extending the agreement through FY28 will allow Florence County to access federal funds available through the Centers for Medicare & Medicaid Services for EMS services provided. The county attorney approved the contract renewal. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

RECLASSIFICATION OF A POSITION

Council Is Asked To Approve The Reclassification Of One Vacant Budgeted Position In The Information Technology Department From IT Manager Operations To Computer Technician And Distribute The Salary Savings Of $18,385 Between Five Positions To Provide Equitable Pay Across Positions. Councilman Dorriety made the motion and Councilman Springs seconded. Mr. Yokim stated that Resolution 13-24/25 gives the

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Administrator authority to approve title changes to improve efficiency and expedite internal process improvements. This reclassification and distribution of salary savings allows the IT Department greater alignment and to take advantage of synergies within the department. The request has no financial impact to the Information Technology Department. The proposed changes are budget-neutral and have been reviewed and approved by the Finance Director and Human Resources Director. The Administrator and Deputy Administrator also approve of these changes. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

DESIGN SERVICES AGREEMENT

Council Is Asked To Approve An Agreement With Collins & Almers Architecture For Design Services For The Windy Hill Fire Station To Be Funded From Bond Funds Appropriated Through Ordinance 47-2024/25 And For The County Administrator To Execute An Agreement. Councilman Dorriety made the motion and Vice-Chairman Yarborough seconded. Mr. Yokim stated that Collins & Almers Architecture is on the On-Call List of architectural firms approved by Council on June 15, 2023. Collins & Almers Architecture was selected the Administration and Florence County Fire and Rescue. Council approval includes authorization for the County Administrator to execute all associated documents and contract agreements to proceed, pending County Attorney review and approval. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

SUPPLEMENTAL CERTIFICATION PAY

Council Is Asked To Approve Amendments To The Supplemental Certification Pay Of Building Code Enforcement Staff Within The Building Department. Councilman Dorriety made the motion and Councilman Moore seconded. Mr. Yokim stated that the Building Department has lost several key persons to third-party firms in very recent years. These firms offer starting bonuses and better hourly pay with flexible hours. while it could be argued that the county offers better benefits, we still lag behind the competitive wages of other jurisdictions across South Carolina. Director Shawn Brashear has spoken with the leadership of the Home Builders Association of the Greater Pee Dee (HBA) in regard to updating the fee structure of all permits issued by the planning and building department. permit fees have not been updated since their implementation in 1997. The HBA is committed to working with the director to make appropriate changes to permit fees to ensure that the pay structure is sustainable. This coordinated work will begin in January 2026 and be presented to the County Council prior to July 2026. The total budget impact is $11,100, inclusive of all affected positions with specified certifications. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

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COMPENSATION AND CLASSIFICATION STUDY

Council Is Asked To Approve The Compensation And Classification Study, Pay Grades, And Rescind Section 9.5A(1) Of The Personnel Policy Manual And Restate Section 9.5A(1) Minimum: The Designated Entry Rate Constitutes The Actual Starting Rate And Can Only Be Increased By The County Administrator Upon Significant Certifications Or Qualifications That Make This Position Vital To The Operations Of Florence County And For These Approvals To Be Effective The First Full Pay Period In January 2026. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. Mr. Yokim stated that the last comprehensive compensation and classification study conducted for Florence County was implemented during the first pay period of October 1997. Merit-based salary increases have not been implemented since 2005, and there were several years employees did not receive cost-of-living adjustments (COLA). The proposed entry salaries for all positions are set at a minimum of 5% above the current grade entry rates, with the majority exceeding 10% above. This adjustment is intended to address and eliminate prior concerns regarding potential position downgrades. When considering the adoption of the Comp & Class Plan, it is important to note that the implementation costs should not represent an ongoing additional expense to the county, but should be viewed as an investment. This investment supports the County's efforts to attract and retain a competent workforce so that its Vision, Mission, & Values are supported. Current position job descriptions, along with data from the SCAC Wage and Salary Report, were key factors considered in the development of this study. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

OTHER BUSINESS:

COUNCIL DISTRICT 4

Council Is Requested To Approve The Expenditure Not To Exceed $18,349.00 From Council District 4 Road System Maintenance Fee Funding Allocations For 622 Tons Of MBC Stone To Be Hauled To Florence County Yard For Industrial Park West By Kirven Construction. Vice-Chairman Yarborough made the motion and Councilman Dorriety seconded. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

COUNCIL DISTRICT 2

Council Is Requested To Approve The Expenditure Not To Exceed $27,200.00 From Council District 2 Road System Maintenance Fees Funding Allocations To Place 850 Tons Of MBC Stone On Singletary Road. Councilman Rodgers made the motion and Councilman Dorriety seconded. The motion was approved by the members present. Councilman Bradley voted with a "YES" vote telephonically.

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EXECUTIVE SESSION:

Pursuant To Section 30-4-70 Of The South Carolina Code Of Laws 1976, As Amended, To Receive Legal Advice On An Ongoing Litigation. Councilman Dorriety made the motion and Councilman Mumford seconded which was approved unanimously. Councilman Bradley voted with a "YES" vote telephonically.

Council went into an executive session at 9:50 AM.
Council reconvened at 10:27 AM.
The Chairman stated no action was taken in executive session.

ADJOURN:

There being no further business to come before Council, the Chair will entertain a motion to adjourn. Councilman Dorriety made the motion to adjourn, and Vice-Chairman Yarborough seconded, which was approved unanimously.

COUNCIL MEETING ADJOURNED AT 10:28 A.M.

WAYMON MUMFORD	**HOPE M. JONES**
SECRETARY-CHAPLAIN	**CLERK TO COUNCIL**

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PUBLIC HEARING

NOVEMBER 20, 2025

ORDINANCE NO. 19-2025/26

An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina, And Darlington County, South Carolina; And Other Matters Related Thereto.

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PUBLIC HEARING

NOVEMBER 20, 2025

ORDINANCE 20-2025/26

An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The "Company") And Florence County, South Carolina (The "County") To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto.

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Job Title	Current Grade/Salary Range (min.-max)	Proposed Pay Grade	Pay Grade Entry Level
Accountant II	15 ($42,334-$61,264)	27	$ 46,975.24
Accountant, Treasurer	18($47,612-$69,421)	30	$ 53,858.58
Accounting Manger, Family Court	16 ($44,094-$63,984)	28	$ 49,165.93
Accounts Receivable Clerk - Magistrate	11($35,293-$50,390)	23	$ 39,146.04
Administrative Assistant, Administration	12 ($37,057-$53,109)	24	$ 40,971.62
Administrative Assistant, Family Court	12 ($37,057-$53,109)	24	$ 40,971.62
Administrative Assistant, Library	12 ($37,057-$53,109)	23	$ 39,146.04
Administrative Assistant, Public Defender (Secretary I)	09($31,773-$44,950)	21	$ 35,735.28
Advocate, Domestic Violence	16($44,094-$63,984)	28	$ 49,165.93
Advocate, Victim Witness	16($44,094-$63,984)	28	$ 49,165.93
Analyst, BP Prop Homestead	12 ($37,057-$53,109)	23	$ 39,146.04
Analyst, Delinquent Tax	15($42,334-$61,264)	27	$ 46,975.24
Analyst, Election	11 ($35,293-$50,390)	31	$ 56,370.28
Analyst, GIS	19 ($49,370-$72,139)	30	$ 53,858.58
Area Supervisor, Maintenance	11($35,293-$50,390)	23	$ 39,146.04
Assistant Director, Public Works	33($74,008-$110,198)	38	$ 77,556.33
Assistant Public Defender-Partial State Funded	26($61,687-$91,167)	35	$ 67,644.32
Assistant Solicitor I	40($86,324-$129,227)	42	$ 93,067.58
Assistant Solicitor I - DUI (Dept.753,Slot 01) Partial State Funded	24(58,168-$85,732)	37	$ 74,100.64
Assistant Solicitor II	40($86,324-$129,227)	44	$ 101,950.42
Assistant Solicitor II (Dept. 900,Slot 10) Partial State Funded	26($61,687-$91,167)	35	$ 67,644.32
Assistant, Athletics	00($16.22)	21	$ 35,735.28
Assistant, Interpretive	00($14.04)	19	$ 32,615.16
Associate Probate Judge	27($63,449-$93,885)	36	$ 70,798.92
Attendant, Climbing Wall	00($14.05)	19	$ 32,615.16
Attendant, Splash Pad	00($14.05)	19	$ 32,615.16
Bailiff	07 ($28,257-$39,517)	18	$ 31,158.80
Bookmobile Librarian	12 ($37,057-$53,109)	23	$ 39,146.04
Branch Library Associate - Pamplico	08 ($30,016-$42,234)	19	$ 32,615.16
Branch Library Associate, Assistant Manager - Olant	12 ($37,057-$53,109)	23	$ 39,146.04
Branch Library Associate, Johnsonville	08 ($30,016-$42,234)	19	$ 32,615.16
Branch Library Associate, Johnsonville Assistant Ma	12 ($37,057-$53,109)	23	$ 39,146.04
Branch Library Associate, Lake City	08 ($30,016-$42,234)	19	$ 32,615.16
Branch Library Associate, Lake City Assistant Manag	12 ($37,057-$53,109)	23	$ 39,146.04
Branch Library Associate, Olanta	08 ($30,016-$42,234)	19	$ 32,615.16
Branch Library Associate, Timmonsville Assistant Ma	12 ($37,057-$53,109)	23	$ 39,146.04
Branch Manager, Johnsonville - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Branch Manager, Lake City - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Branch Manager, Olanta - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Branch Manager, Pamplico - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Branch Manager, Timmonsville - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Cadastral Mapper	16 ($44,094- $63,984)	27	$ 46,975.24
Case Manager, Pre-Trial Intervention	13($38,816-$55,827)	25	$ 42,882.33
Chief Constable	16($44,094-$63,984)	27	$ 46,975.24
Chief Deputy Sheriff	38($87,100-$126,139)	46	$ 111,681.08
Chief of Library Headquarters	25 ($59,930-$88,449)	37	$ 74,100.64
Clerk I, Audit	09 ($31,773-$44,950)	21	$ 35,735.28
Clerk II, Audit	10 ($33,535-$47,671)	22	$ 37,401.80
Clerk III	08 ($30,016-$42,234)	20	$ 34,139.60
Clerk III, Audit	11 ($35,293-$50,390)	25	$ 42,882.33
Clerk III, Veterans Affairs	08($30,016-$42,234)	20	$ 34,139.60

Clerk of Court for Therapeutic Services	19($49,370-$72,139)	30	$ 53,858.58
Clerk of Court/Administrative Assistant, Probate	19($49,370-$72,139)	29	$ 51,458.79
Clerk, Data Processing	12 ($37,057-$53,109)	24	$ 40,971.62
Clerk, Delinquent Tax	13($38,816-$55,827)	25	$ 42,882.33
Clerk, Estate & Probate	12($37,057-$53,109)	24	$ 40,971.62
Clerk, Guardian & Conservatorship	13($38,816-$55,827)	25	$ 42,882.33
Clerk, Inmate Services	11 ($35,293-$50,390)	23	$ 39,146.04
Clerk, Library Mail/Courier	08 ($30,016-$42,234)	19	$ 32,615.16
Clerk, Reception	09 ($31,773-$44,950)	20	$ 34,139.60
Clerk, Senior Estate & Probate	13($38,816-$55,827)	26	$ 44,882.16
Code Enforcement Officer	16($44,094-$63,984)	27	$ 46,975.24
Code Enforcement Officer I	16($44,094-$63,984)	27	$ 46,975.24
Communications Training Officer	13 ($38,816-$55,827)	29	$ 51,458.79
Community Outreach	16($44,094-$63,984)	33	$ 61,750.54
Constable I - Magistrate	10($33,535-$47,671)	22	$ 37,401.80
Constable II - Magistrate	11($35,293-$50,390)	24	$ 40,971.62
Constable III - Magistrate	12($37,057-$53,109)	24	$ 40,971.62
Cook	10 ($33,535- $47,671)	21	$ 35,735.28
Coordinator I, E911	14($40,575-$58,544)	26	$ 44,882.16
Coordinator II, E911	16($44,094-$63,984)	28	$ 49,165.93
Coordinator, Jury	10 ($33,535-$47,671)	21	$ 35,735.28
Coordinator, Juvenile Drug Court Program- Partial State Funded	22($54,649-$80,294)	33	$ 61,750.54
Coordinator, Marketing - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Coordinator, Professional Standards	24 ($58,168-$85,732)	33	$ 61,750.54
Coordinator, Public Works	16($44,094-$63,984)	27	$ 46,975.24
Coordinator, Youth Services - Librarian III	23 ($56,410-$83,013)	33	$ 61,750.54
Crew Member (Part-time)- Paramedic	19($49,370-$72,139)	34	$ 64,630.28
Crew Member (Part-time)-EMT	19($49,370-$72,139)	29	$ 51,458.79
Crew Member 12 Hour Shift- Advanced EMT	19($49,370-$72,139)	30	$ 53,858.58
Crew Member 12 Hour Shift- EMT	19($49,370-$72,139)	29	$ 51,458.79
Crew Member- Advanced EMT	19($49,370-$72,139)	30	$ 53,858.58
Crew Member- Paramedic	19($49,370-$72,139)	34	$ 64,630.28
Crew Member-EMT	19($49,370-$72,139)	29	$ 51,458.79
Crew Worker, Maintenance	10($33,535-$47,671)	21	$ 35,735.28
Curator of History	19($49,370-$72,139)	30	$ 53,858.58
Curatorial Assistant	10($33,535-$47,671)	24	$ 40,971.62
Custodian III, Detention	12 ($37,057-$53,109)	24	$ 40,971.62
Custodian, Library	06 ($26,496-$36,798)	16	$ 28,438.26
Custodian, Recreation Florence	00($12.57)	15	$ 27,168.40
Customer Service Clerk (Permit Clerk)	13($38,816-$55,827)	25	$ 42,882.33
Customer Service Coordinator, Treasurer	15($42,334-$61,264)	27	$ 46,975.24
Customer Service Rep- Assessor	10 ($33,535- $47,671)	21	$ 35,735.28
Deputy Auditor	22 ($54,649-$80,294)	32	$ 58,999.11
Deputy Clerk of Court I	16($44,094-$63,984)	27	$ 46,975.24
Deputy Clerk of Court II	18($47,612-$69,421)	29	$ 51,458.79
Deputy Director, Planning & Building	38($82,803-$123,794)	44	$ 101,950.42
Deputy Director, Voters Registration	14 ($40,575-$58,544)	35	$ 67,644.32
Deputy Facilities Manager	16 ($44,094-$63,984)	34	$ 64,630.28
Deputy I.T Director- System Administrator	38($82,803-$123,794)	44	$ 101,950.42
Deputy I.T Director-I.T.Security/Network	38($82,803-$123,794)	44	$ 101,950.42
Deputy Tax Collector	25($59,930-$88,449)	34	$ 64,630.28
Deputy Treasurer	28($65,207-$96,604)	41	$ 88,920.75
Director of Community Relations & Workforce Development	00	39	$ 81,173.18

Director of Investor Relations & Marketing	30 ($68,728-$102,043)	38	$ 77,556.33
Director, Juvenile Arbitration	17(45,852-$66,702)	30	$ 53,858.58
Director, Parks & Recreation	27($63,449-$93,885)	45	$ 106,704.89
Director, Procurement	32($72,250-$107,477)	39	$ 81,173.18
Director, Public Works	42($89,840-$134,663)	49	$ 128,045.85
Emergency Manager	26 ($61,687-$91,167)	38	$ 77,556.33
Executive to Solicitor	23($56,410-$83,013)	32	$ 58,999.11
Executive Assistant, Public Defender (Secretary III)	11($35,293-$50,390)	25	$ 42,882.33
Executive Director	42($89,840-$134,663)	45	$ 106,704.89
Field Agent, County Tax	14($40,575-$58,544)	26	$ 44,882.16
Field Appraiser	19 ($49,370-$72,139)	30	$ 53,858.58
Field Auditor	11 ($35,293-$50,390)	25	$ 42,882.33
Filing Mgr., Family Court	16 ($44,094-$63,984)	28	$ 49,165.93
Fire Chief	34 ($75,766-$112,917)	48	$ 122,340.49
General Accountant, Clerk of Court	15 ($42,334-$61,264)	27	$ 46,975.24
GIS Technician Assistant	14 ($40,575-$58,544)	26	$ 44,882.16
Head Curator of Education	17($45,852-$66,702)	36	$ 70,798.92
Head Curator of Interpretation and Collections	24($58,168-$85,732)	36	$ 70,798.92
Heavy Equipment Operator I	16($44,094-$63,984)	27	$ 46,975.24
Investigator, PREA	20 ($51,132-$74,856)	35	$ 67,644.32
Investigator, Public Defender- Partial State Funded	21($52,891-$77,576)	31	$ 56,370.28
Investigator, Sheriff	22($60,287-$84,710)	35	$ 67,644.32
IT Tech/ Asst. Election Warehouse Mgr.	14 ($40,575-$58,544)	26	$ 44,882.16
Junior System Administrator	20($51,132-$74,856)	34	$ 64,630.28
Legal Records Clerk II	09($31,773-$44,950)	21	$ 35,735.28
Legal Records Clerk II- Family Court	09 ($31,773-$44,950)	20	$ 34,139.60
Legal Records Clerk III	10($33,535-$47,671)	22	$ 37,401.80
Legal Records Clerk III - Non Financial	10($33,535-$47,671)	21	$ 35,735.28
Legal Records Clerk III- Family Court	10 ($33,535-$47,671)	22	$ 37,401.80
Legal Records Clerk III/ PT	10($33,535-$47,671)	22	$ 37,401.80
Legal Records Clerk IV - Family Court	12 ($37,057-$53,109)	24	$ 40,971.62
Legal Records Clerk IV, Probate	12($37,057-$53,109)	24	$ 40,971.62
Librarian I	17 ($45,852-$66,702)	28	$ 49,165.93
Librarian I, Programming	17 ($45,852-$66,702)	28	$ 49,165.93
Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Librarian III	23 ($56,410-$83,013)	33	$ 61,750.54
Librarian, Children's - Librarian I	17 ($45,852-$66,702)	28	$ 49,165.93
Librarian, Teen - Librarian I	17 ($45,852-$66,702)	28	$ 49,165.93
Library Assistant	07 ($28,257-$39,517)	17	$ 29,767.46
Library Assistant, Children's Services	07 ($28,257-$39,517)	17	$ 29,767.46
Library Assistant, Information Services	07 ($28,257-$39,517)	17	$ 29,767.46
Library Assistant, Pamplico	07 ($28,257-$39,517)	17	$ 29,767.46
Library Associate, Children's Services	12 ($37,057-$53,109)	23	$ 39,146.04
Library Associate, Systems Services	12 ($37,057-$53,109)	23	$ 39,146.04
Library Page PRN - Circulation	00	18	$ 31,158.80
Library Page/ PRN	00	18	$ 31,158.80
Licensed Practical Nurse	19 ($49,370-$72,139)	33	$ 61,750.54
Litter Officer	11 ($35,293-$50,390)	27	$ 46,975.24
Magistrate	23($56,410-$83,013)	36	$ 70,798.92
Magistrate-PT	23($56,410-$83,013)	33	$ 61,750.54
Manager, Access Services - Librarian II	20 ($51,132-$74,856)	30	$ 53,858.58
Manager, Communications	27 ($63,449-$93,885)	38	$ 77,556.33
Manager, Data Processing	20 ($51,132-$74,856)	32	$ 58,999.11

Manager, Grants	28 ($65,207-$96,604)	35	$	67,644.32
Manager, Magistrate Accounting	25($59,930-$88,449)	34	$	64,630.28
Manager, Office - Assessor	14 ($40,575-$58,544)	27	$	46,975.24
Manager, Office - Clerk of Court	14 ($40,575-$58,544)	26	$	44,882.16
Manager, Office - Coroner	14 ($40,575-$58,544)	26	$	44,882.16
Manager, Office - Detention	12 ($37,057-$53,109)	27	$	46,975.24
Manager, Office - Flo Magistrate	13($38,816-$55,827)	24	$	40,971.62
Manager, Office - Library	16 ($44,094-$63,984)	28	$	49,165.93
Manager, Office - Narcotics	12($37,057-$53,109)	24	$	40,971.62
Manager, Office - Public Works	20($51,132-$74,856)	31	$	56,370.28
Manager, Office - Sheriff	12($37,057-$53,109)	25	$	42,882.33
Manager, Office- Museum	14($40,575-$58,544)	26	$	44,882.16
Manager, Technical Services - Librarian II	20 ($51,132-$74,856)	30	$	53,858.58
Marriage License Clerk	12($37,057-$53,109)	24	$	40,971.62
Natural Hazards Coordinator	21 ($52,891-$77,576)	32	$	58,999.11
Naturalist	10($33,535-$47,671)	21	$	35,735.28
Office Administrator, Effingham	16($44,094-$63,984)	27	$	46,975.24
Office Administrator, Lake City	16($44,094-$63,984)	27	$	46,975.24
Office Coordinator	17($45,852-$66,702)	28	$	49,165.93
Office Coordinator, Recreation	16($44,094-$63,984)	27	$	46,975.24
Office Coordinator, Solicitor	23($56,410-$83,013)	32	$	58,999.11
Paralegal	18($47,612-$69,421)	29	$	51,458.79
Permit Technician	13($38,816-$55,827)	25	$	42,882.33
Planner II	21($52,891-$77,576)	32	$	58,999.11
Planner III	21($52,891-$77,576)	35	$	67,644.32
Poll Worker Recruiter/ Precinct Coordinator	10 ($33,535-$47,671)	23	$	39,146.04
Process Manager	12($37,057-$53,109)	24	$	40,971.62
Program Assistant, Senior Center	10($33,535-$47,671)	21	$	35,735.28
Program Coordinator	16($44,094-$63,984)	27	$	46,975.24
Prosecutor, Criminal Domestic Violence- Partial State Funded	26($61,687-$91,167)	35	$	67,644.32
Public Information Officer	28 ($65,207-$96,604)	34	$	64,630.28
Public Information Officer - EMD	17 ($45,852-$66,702)	32	$	58,999.11
Public Works Area Supervisor	27($63,449-$93,885)	36	$	70,798.92
Radio System Coordinator	17 ($45,852-$66,702)	32	$	58,999.11
Registered Nurse	27 ($63,449-$93,885)	36	$	70,798.92
Registrar	13($38,816-$55,827)	25	$	42,882.33
Registrar of Deeds	0	39	$	81,173.18
Representative I, Customer Service	10($33,535-$47,671)	22	$	37,401.80
Representative II, Customer Service	12($37,057-$53,109)	24	$	40,971.62
Representative III, Customer Service	13($38,816-$55,827)	25	$	42,882.33
Representative, Voter Services	12 ($37,057-$53,109)	25	$	42,882.33
Seasonal Summer Camp Counselor	00($14.05)	19	$	32,615.16
Seasonal Tax Levy Preparer	00 ($16.75/hr.)	19	$	32,615.16
Senior Planner	26($61,687-$91,167)	36	$	70,798.92
Software Engineer	00	43	$	97,407.80
Solicitor, Secretary III	11($35,293-$50,390)	23	$	39,146.04
Specialist, Audit	16 ($44,094- $63,984)	29	$	51,458.79
Specialist, Graphic Communications & Media	13($38,816-$55,827)	33	$	61,750.54
Specialist, Quality Assurance	17 ($45,852-$66,702)	33	$	61,750.54
Superintendent, Building & Grounds	14 ($40,575-$58,544)	27	$	46,975.24
Superintendent, Facilities-Project	17($45,852-$66,702)	28	$	49,165.93
Superintendent, Programs	17($45,852-$66,702)	28	$	49,165.93
Superintendent, Recreation	17($45,852-$66,702)	28	$	49,165.93

Superintendent, Timmonsville Community Center	17($45,852-$66,702)	28	$	49,165.93
Supervisor, Children's Library - Librarian II	20 ($51,132-$74,856)	30	$	53,858.58
Supervisor, Environmental Discovery Center	15($42,334-$61,264)	27	$	46,975.24
Supervisor, Maintenance - Detention	22 ($54,649-$80,294)	34	$	64,630.28
Supervisor, Recreation	14($40,575-$58,544)	26	$	44,882.16
Systems Technician- Partial State Funded	18($47,612-$69,421)	33	$	61,750.54
Team Leader, Maintenance	15($42,334-$61,264)	27	$	46,975.24
Technician, Computer	19($49,370-$72,139)	30	$	53,858.58
Technician, Engineering	17($45,852-$66,702)	28	$	49,165.93
Technician, GIS	16 ($44,094-$63,984)	27	$	46,975.24
Technician, Maintenance	10 ($33,535-$47,671)	24	$	40,971.62
Technician, Mobile Home	13 ($38,816-$55,827)	25	$	42,882.33
Technician, Procurement	10($33,535-$47,671)	22	$	37,401.80
Technological Hazards Coordinator	19 ($49,370-$72,139)	32	$	58,999.11
Terminal Agency Coordinator	14($40,575-$58,544)	26	$	44,882.16
Utility Worker	06($26,496-$36,798)	20	$	34,139.60
V W Advocate Coordinator	16($44,094-$63,984)	28	$	49,165.93
Vehicle Operator II	08($30,016-$42,234)	22	$	37,401.80
Veterans Service Representative	13($38,816-$55,827)	25	$	42,882.33
Violent Crime Prosecutor- Partial State Funded	24(58,168-$85,732)	34	$	64,630.28
Visitor Services Representative	06($26,496-$36,798)	20	$	34,139.60
Voter Reg., Administrative Assistant	10 ($33,535-$47,671)	22	$	37,401.80

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Public Hearing (s)

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Will Hold Public Hearings To Receive Public Input With Regard To The Following:

ORDINANCE NO. 28-2025/26
An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina; And Other Matters Related Thereto.

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FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Appearances
Recognition of Employees

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Recognize The Employees Who Have Diligently Served The Citizens Of Florence County For 25, 30, And 35 Years In The Following Departments: EMS Department, The Library, And The Facilities' Department.

ATTACHMENTS:
A copy of the list.

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December Recognition

Years of Service	First Name	Middle	Last Name	Department
30	JASON	E	SMITH	EMS
35	PAULA	F	CHILDERS	Library
25	BRAD	E	BEARD	Facilities

FLORENCE COUNTY COUNCIL MEETING

DECEMBER 11, 2025

AGENDA ITEM: Resolution No. 36-2024/25 *(Deferral)*

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

A Resolution Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road Located Near Cartersville, S.C. In County Council District 4.

POINTS TO CONSIDER:

1. Palmer Road is located in Council District 4 area of the County; and

2. Palmer Road is maintained by the Public Works Department of Florence County; and

3. Council is requested to abandon and cease maintenance on Palmer Road between W. Smith Street And Chaney Gove Road near Cartersville, S.C; and

4. All property owners contiguous to the section of Palmer Road requested to be closed agree the road should be closed.

OPTIONS:

1. ***(Recommended)*** to defer Resolution No. 36-2024/25.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of proposed Resolution No. 36-2024/25.

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Sponsor(s)/Department	: County Council/Administration/Public Works	
Public Hearing	: February 20, 2025 Deferred	I, Hope M. Jones,
Adopted	:	Council Clerk, certify that this
Committee Referral	: N/A	Resolution was advertised for
Committee Consideration Date	: N/A	Public Hearing on 2/4/2025.
Committee Recommendation	: N/A	

RESOLUTION NO. 36-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(Authorizing The Cessation Of Maintenance On An Abandonment And/Or Closure Of Existing Palmer Road Located Near Cartersville, S.C. In County Council District 4.)

WHEREAS:

1. Palmer Road is located in Council District 4 area of the County; and

2. Palmer Road is maintained by the Public Works Department of Florence County; and

3. Council is requested to abandon and cease maintenance on Palmer Road between W. Smith Street And Chaney Gove Road near Cartersville, S.C; and

4. All property owners contiguous to the section of Palmer Road requested to be closed agree the road should be closed.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Palmer Road Is Hereby Abandoned, Closed By Florence County And All Maintenance Thereof By Florence County Is Hereby Discontinued.

2. Florence County Declares Palmer Road Between W. Smith Street And Chaney Grove Road Closed As A Public Way.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to content and form
D. Malloy McEachin, County Attorney

DRAFT

FLORENCE COUNTY COUNCIL MEETING
December 11, 2025

AGENDA ITEM: Resolution No. 16-2025/26

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.

POINTS TO CONSIDER:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023.

2. Section 2.02 of Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess.

3. This resolution approves additional funds for two projects and funds for one new project totaling $251,914.07 from CPSTIII-A.

OPTIONS:
1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. Proposed Resolution 16-2025/26
2. Ordinance 16-2023/24

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Sponsor(s)/Department	Administration
Adopted:	December 11, 2025
Committee Referral	N/A
Committee Consideration Date	N/A
Committee Recommendation	N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 16-2025/266

(A Resolution Designating Specific Individual Projects To Be Funded From CPST III Excess Pursuant To Section 2.02 of Ordinance 16-2023/24.

WHEREAS:

1. Florence County adopted Ordinance 16-2023/24 on November 16, 2023; and

2. Section 2.02 of said Ordinance 16-2023/24 is for the Designation of Specific Projects and within the project categories set forth in Section. 2.01(a)-(g), Council shall by resolution from time to time designate the specific individual projects to be funded from CPSTIII Excess;

3. The specific projects designated are as follows:

District 1 (CPSTIII-A)	
N. Floyd Road	$119,866.00
District 4 (CPSTIII-A)	
Sparks Street	$47,048.07
Lynches River Park Access Imp.	$85,000.00

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT: Florence County Council hereby approves the above projects totaling $251,914.07 from CPSTIII-A funds.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s)	: Finance
First Reading	: September 21, 2023
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Second Reading	: October 19, 2023
Public Hearing	: October 19, 2023
Third Reading	: November 16, 2023
Effective Date	: Immediately

I, Hope M. Jones,
Council Clerk, certify that this
Ordinance was advertised for
Public Hearing on 10/ 3/2023.

ORDINANCE NO. 16-2023/24

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO PROVIDE PURSUANT TO SECTION 4-10-340(B)(3) OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, FOR THE EXPENDITURE OF EXCESS REVENUES RECEIVED BY THE COUNTY FROM THE CAPITAL PROJECT SALES TAX IMPOSED IN FLORENCE COUNTY PURSUANT TO ARTICLE 3 OF CHAPTER 10 OF TITLE 4 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED AND A REFERENDUM HELD IN FLORENCE COUNTY ON NOVEMBER 3, 2020, TO SPECIFY THE PURPOSES FOR WHICH EXPENDITURES WILL BE MADE, AND OTHER MATTERS RELATING THERETO.

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BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

ARTICLE I

FINDINGS OF FACT

Section 1.01 Findings.

On July 16, 2020, the Council enacted Ordinance Number 31-2019/20 entitled: "AN ORDINANCE TO IMPOSE A ONE PERCENT SALES TAX, SUBJECT TO A REFERENDUM, WITHIN FLORENCE COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT; TO DEFINE THE SPECIFIC PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF THE TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH THE TAX MAY BE IMPOSED; TO PROVIDE THE MAXIMUM COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS TO BE RAISED BY THE TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AND TO CONCUR IN THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO ESTABLISH THE PRIORITY IN WHICH THE PROCEEDS OF THE TAX ARE TO BE EXPENDED; TO AUTHORIZE THE ISSUANCE OF GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SUBJECT TO SUCH REFERENDUM, TO DEFRAY COSTS OF PROJECTS AND ISSUANCE COSTS; TO PROVIDE FOR THE CONDUCT OF SUCH REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF THE TAX; TO PROVIDE FOR THE PAYMENT OF THE TAX; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO" (the "Initial Ordinance"). The Initial Ordinance was enacted pursuant to the authority of certain provisions of the Code of Laws of South Carolina, 1976, as amended (the "S.C. Code"), including the Capital Project Sales Tax Act, Sections 4-10-300 et seq. of the S.C. Code (the "Sales Tax Act").

Pursuant to the Initial Ordinance and the Sales Tax Act, a referendum was held in the County on November 3, 2020. As certified by the Florence County Voter Registration and Elections Commission, the question presented in the referendum (the "Referendum Question") was approved by the majority of the voters casting a vote therein, with 33,263 votes cast in favor and 13,944 votes cast in opposition.

Pursuant to the Sales Tax Act and approval of the Referendum Question, the imposition of the sales and use tax provided for in the Sales Tax Act, the third such sales and use tax imposed in Florence County ("CPST III") commenced May 1, 2021 and will terminate on April 30, 2028.

The Referendum Question contained projects permitted to be funded from the proceeds of CPST III pursuant to Section 4-10-330(A)(1) of the Sales Tax Act (the "Initial Projects").

On February 18, 2021, the Council enacted Ordinance No. 15-2020/21 entitled "AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF NOT EXCEEDING ONE HUNDRED TWENTY MILLION DOLLARS ($120,000,000) GENERAL OBLIGATION BONDS OF FLORENCE COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO" (the "CPST Bond Ordinance").

Pursuant to the CPST Bond Ordinance, the County issued, sold, and delivered $120,000,000 in principal amount of general obligation bonds of the County on March 11, 2021 (the "CPST III Bonds") in order to provide funds to defray the costs of the Initial Projects.

The CPST III Bonds are payable from the revenues derived from the imposition of CPST III and mature on June 1, 2028.

Section 3.8 of the Initial Ordinance provides for a flow of funds relative to the CPST III revenues and the CPST III Bonds. Said Section 3.8 provides that an amount equal to the amount of principal and interest payable on the CPST III Bonds during the following thirteen months shall be maintained in the sinking

fund for the CPST III Bonds at all times, after which funds may be used to fund any debt service reserve fund established for the CPST Bonds and used to pay cost overruns with respect to the Initial Projects.

No debt service reserve fund has been established for the CPST III Bonds and all of the Initial Projects are either complete for fully funded with no cost overruns.

In consultation with the County's municipal financial advisor, County administration has projected that the amount of CPST III revenue that will be collected to April 30, 2028 will exceed debt service requirements with respect to the CPST III Bonds to the final maturity of the CPST III Bonds by between $50,000,000 and $80,000,000 (the "CPST III Excess").

Section 4-10-340(B)(3) of the Sales Tax Act, provides that, if excess revenues from the imposition of a capital project sales tax remain after all projects in the applicable referendum question have been fully funded and the capital project sales tax has not been reimposed, County Council may by ordinance apply may specify and direct the expenditure of such proceeds to other projects selected by County Council so long as the projects fall within the categories of project listed in Section 4-10-330(A)(1) of the Sales Tax Act.

CPST III is currently in effect and has not been reimposed.

As allowed by Section 4-10-340(B)(3) of the Sales Tax Act, Council therefore intends by and through this Ordinance to specify and direct the expenditure of $50,000,000 of the CPST Excess to public projects in the categories listed in Section 4-10-330(A)(1) of the Sales Tax Act.

* * *

ARTICLE II

SPECIFICATION AND DIRECTION OF EXPENDTURE OF EXCESS CPST III REVENUES

Section 2.01 Purposes of Expenditures.

As provided in Section 4-10-340(B)(3) of the Sales Tax Act, Council hereby directs the expenditure of $50,000,000 of CPST III Excess to the following projects:

(a) Road Improvements
(including without limitation paving, repaving, or other resurfacing, routing, rerouting drainage, sidewalks or other resurfacing, routing, rerouting drainage, sidewalks, and other in each County Council District, to be allocated equally among County Council districts

(b) Infrastructure permitted by Section 4-10-330(A)(1) of the Sales Tax Act and serving economic development projects

(c) Cultural, recreational, and historic Facilities to include parks and public land

(d) Improvements to fire protection facilities

(e) Montague Road Extension

(f) General improvements to County facilities
Permitted by Section 4-10-330(A)(1) of the Sales Tax Act

(g) Municipal water and sewer improvements

Section 2.02 Designation of Specific Projects.

Within the project categories set forth in Section. 2.01(a)-(g) above, Council shall by resolution from time to time designate the specific individual projects to be funded from CPST III Excess.

Section 2.03 Application of CPST III Excess to Projects.

Council may fund the projects identified in Section 2.01 above either by direct expenditure of the CPST III Excess designated in such Section or by using such amounts to pay debt service on acquisition agreements with respect to such projects, including without limitation installment purchase agreements.

ARTICLE III

MISCELLANEOUS

Section 3.01 Severability of Invalid Provisions.

If any one or more of the covenants or agreements provided in this Ordinance should be contrary to law, then such covenant or covenants or agreement or agreements shall be deemed severable from the remaining covenants and agreements, and shall in no way affect the validity of the other provisions of this Ordinance.

Section 3.02 Further Action by Officers of County.

The proper officers of the County are fully authorized and empowered to take the actions required to implement the provisions of this Ordinance and to furnish such certificates and other proofs as may be required of them. In the absence of any officer of the Council herein authorized to take any act or make any decision, the County Administrator is hereby authorized to take any such act or make any such decision.

Section 3.03 Effective Date of Ordinance.

This Ordinance shall take effect immediately and no further authorization is required to execute and deliver all documents and certificates required to effect the sale, issuance and delivery of the Bonds. This Ordinance shall be construed liberally to effect the intent of Council.

ATTEST:

Hope Jones, Clerk to County Council

Willard Dorriety, Jr., Chairman

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: (1) proxy - Bradley

STATE OF SOUTH CAROLINA

COUNTY OF FLORENCE

I, the undersigned, Clerk of the Florence County Council (the "County Council"), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance adopted by the County Council on November 16, 2023. The Ordinance was read at three public meetings of the County Council on three separate days, September 21, 2023, October 19, 2023, and November 16, 2023. An interval of at least seven days occurred between each reading of the Ordinance. At each such meeting, a quorum of the County Council was present and remained present throughout the meeting.

The meetings held on September 21, 2023, October 19, 2023, and November 16, 2023 were each a regular meeting of the County Council, for which notice had been previously given pursuant to and in conformity with Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended (the "Freedom of Information Act").

The original of the Ordinance is duly entered in the permanent records of County Council, in my custody as Clerk.

The Ordinance is now of full force and effect, and has not been modified, amended or repealed.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of the County, this 16th day of November, 2023.

(Seal)

Clerk, Florence County Council

FLORENCE COUNTY COUNCIL MEETING
December 11, 2025

AGENDA ITEM: Resolution No. 17-2025/26

DEPARTMENT: Auditor

ISSUE UNDER CONSIDERATION:
(A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of One (1) Additional Participant And Establish Monthly Limits Of the Participant In The South Carolina Procurement Card Program.)

POINTS TO CONSIDER:
1. Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009.

2. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases.

3. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program.

4. Since the inception of the County's participation in the Program, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

FUNDING FACTORS:
Funding will come from account number 10-411-416-100.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. Copy of Resolution No. 17-2025/26.

2. Copy of Resolution No. 5-2009/10.

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Sponsor (s) Department	: Auditor
Adopted	: December 11, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 17-2025/26

COUNCIL- ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(A Resolution To Amend Section 4 Of Resolution No. 5-2009/10 In Order To Authorize The Inclusion Of One (1) Additional Participant And Establish Monthly Limits Of The South Carolina Procurement Card Program.)

WHEREAS:

1. Resolution No. 5-2009/10 authorizing Florence County's participation in the South Carolina Procurement Card Program was adopted by Florence County Council on November 19, 2009; and
2. Increasing Florence County's participation in this Program will further reduce the County's exposure to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. Efficiencies currently experienced by the County's participation in this Program will increase with an increase in participation in this program; and

4. Since the inception of the County's participation in the Program almost fourteen years ago, each procurement card has been used solely for official, authorized use, and each transaction has been reconciled timely and fully accounted for at all times in accordance with Section 1 of Resolution No. 5-2009/10.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Section 4 of Resolution No. 5-2009/10 is hereby amended to issue a SC Procurement Card for the following position and establish the amount as outlined below:

DRAFT

Department	Daily Limit	Monthly Limit
Auditor		
(010-411-416-100)		*$1,500*

ATTEST:

_____
Hope M. Jones

SIGNED:

_____
D. Malloy McEachin, County Attorney

_____
William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

DRAFT

Sponsor(s)/Department	: County Council
Adopted:	: November 19, 2009
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A

RESOLUTION NO. 5-2009/10

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

(To Authorize Florence County To Participate In The South Carolina Procurement Card Program and To Establish Local Policies And Procedures.)

WHEREAS:

1. Section 8f of Ordinance No. 01-2009/10, the annual budget Ordinance for Florence County, states in part, "Credit cards which obligate Florence County are not permitted unless specifically authorized by written resolution of County Council"; and

2. Florence County is currently exposed to a certain amount of financial risk by having open charge accounts at various vendors throughout the County, a necessity for many small purchases; and

3. It is becoming increasingly inefficient to do business without some form of credit card program: One such recent example of inefficiency being that the South Carolina Law Enforcement Division (SLED) no longer extends credit for the cost of employment background checks, but requires credit card payment. Since the County currently does not conduct business using credit cards, payment has to be made with a check in advance, which delays the County's hiring process by as much as an additional three weeks; and

4. The per-transaction processing cost of a typical purchase order system such as Florence County's is estimated to be in excess of $75 per purchase; whereas the same per-transaction processing cost for the SC Procurement Card Program is less than $25 per purchase (inclusive of all documentation, issuance, tracking, partial payout, reconciliation, and closure); and

5. The SC Procurement Card Program contains control mechanisms not available on commercial credit cards, in that the County can program each card with dollar and transaction limits per day/month, restrict use by vendor type, electronically monitor transactions in real time, cancel cards instantly via the Internet, and benefit from coverage of any fraudulent transactions with $100,000 per cardholder liability insurance by VISA; and

6. The SC Procurement Card Program has been in existence for approximately ten years, is currently being used by about fifty local governments, including eleven counties, and has handled over 1,000,000 transactions in 2008, totaling more than $244,000,000.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. Florence County is hereby authorized to participate in the South Carolina Procurement Card Program, and the County Administrator is directed to execute the necessary documentation to proceed.

2. Regular monitoring of the County's participation in the Program will include detailed reviews of each monthly statement at all levels, including heads of participating departments.

3. The County Administrator will manage the County's participation in the Program:
    a. Requiring that each card be used solely for official, authorized use, reconciled timely, and fully accounted for at all times.
    b. Providing monthly reports to County Council detailing the dollar volume and number of transactions for each card authorized in the Program.
    c. Notifying the Council immediately of any event of fraud or misuse.
    d. Terminating or suspending any user, department, or all County participation as necessary.

4. Below is a listing of the positions to which cards will be issued as participants in the Program and a daily spending limit and a total monthly spending limit for each position. County Council may amend this list to add additional positions to the Program, or to increase existing spending limits, upon the recommendation of the County Administrator.

Department	Daily Limit	Monthly Limit
Public Works Department *(153-441-431)*		
Urban Supervisor	$2,500	$2,500
Recreation Department *(010-471-451)*		
Facilities Superintendent	$ 200	$1,000
Program Superintendent	$ 500	$2,000
Parks Superintendent	$ 200	$1,000
Sheriff's Office *(010-421-421)*		
Maintenance Supervisor	$2,500	$6,000
Fiscal Technician	$1,000	$2,000
Lieutenant/Security	$1,000	$1,000
Human Resources Department *(010-411-412)*		
Director	$ 200	$ 550
Human Resources Coordinator	$ 200	$ 550
Clerk to Council *(010-411-402)*	*$1,500*	*$1,500*
Facilities Management *(010-411-420)*		
Facilities Manager	$ 500	$1,500
Facilities Coordinator	$ 100	$ 500
Buildings & Grounds Superintendent	$ 100	$ 500
Emergency Management *(010-421-422)*		
Emergency Preparedness Coordinator	$1,000	$1,000
Technical Hazards Coordinator	$1,000	$1,000
Radio Technician	$1,000	$1,000
Information Technology *(010-411-427)*		
Information Tech. Director	$2,500	$2,500

ATTEST:

Connie Y. Haselden, Council Clerk

SIGNED:

K. G. Rusty Smith, Jr., Chairman

COUNCIL VOTE: approved
OPPOSED: 0
ABSENT: 0

FLORENCE COUNTY COUNCIL MEETING

December 11, 2025

AGENDA ITEM: Resolution No. 18-2025/26

DEPARTMENT: Human Resources

ISSUE UNDER CONSIDERATION:

(To Amend Sections 11.2D, 11.2G(1) And 11.2G(2) Of The Florence County Personnel Policy Manual Regarding Maximum Carryover Per Calendar Year And Payment of Annual Leave Upon Separation From Employment.)

POINTS TO CONSIDER:

1. This change is being made to reflect the South Carolina Retirement System's policy allowing a lump-sum payment for unused annual leave not to exceed 45 days and the carryover not to exceed 45 days.
2. Florence County desires to match the state's leave and carryover amounts.
3. The amended sections will be effective with the next rollover of annual leave for the 2026 calendar year.

OPTIONS:

1. ***(Recommended***) Approve Resolution No. 18-2025/26.
2. Provide an alternate directive.

ATTACHMENT:

Resolution No. 18-2025/26

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Sponsor(s)/Department : Administration
Adopted : December 11, 2025
Committee Referral : N/A
Committee Consideration Date : N/A
Committee Recommendation : N/A

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

RESOLUTION NO. 18-2025/26

(To Amend Sections 11.2D, 11.2G(1) And 11.2G(2) Of The Florence County Personnel Policy Manual Regarding Maximum Carryover Per Calendar Year And Payment of Annual Leave Upon Separation From Employment.)

WHEREAS:

1. The Florence County Personnel Policy Manual was approved and effective July 1, 2011; and

2. Florence County desires to match the South Carolina Retirement System's policy allowing for 45 days of maximum carryover and for the payment for unused annual leave not to exceed 45 days upon separation; and

3. For this change to become effective for the 2026 calendar year, and it can only be authorized by County Council.

NOW THEREFORE BE IT RESOLVED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1) Amend Section 11.2D Maximum Carry-Over Per Calendar Year to repeal "…. Twenty-five (25)" and replace with "Forty-five (45)".
2) Amend Section 11.2G Payment of Annual Leave Upon Separation From Employment (1) to repeal "…. 25" and replace with "45".
3) Amend Section 11.2G(2) to repeal "…25" and replace with "45".

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

FLORENCE COUNTY COUNCIL MEETING

DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 71-2024/25 Third Reading- Deferral

DEPARTMENT: Finance

ISSUE UNDER CONSIDERATION:

[An Ordinance Authorizing The Purchase Of Certain Real Property From The City Of Johnsonville, South Carolina, Comprising The City Hall Building Of The City Of Johnsonville, South Carolina, And The Sale Of Such Building To Florence County School District Five, South Carolina Under An Installment Purchase Agreement Between Florence County, South Carolina, And Florence County School District Five, South Carolina, And Other Matters Relating Thereto.]

OPTIONS:

1. (***Recommend)*** approved as presented.
2. Provide an alternate directive.

ATTACHMENTS:

Copy of proposed Ordinance No. 71-2024/25, third reading.

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Sponsor(s)	: Finance	
First Reading	: April 17, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: May 15, 2025	
Public Hearing	:June19,2025	
Third Reading	:	
Effective Date	: Immediately	

ORDINANCE NO. 71-2024/25

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

AUTHORIZING THE PURCHASE OF CERTAIN REAL PROPERTY FROM THE CITY OF JOHNSONVILLE, SOUTH CAROLINA, COMPRISING THE CITY ~~HALL BUILDING~~ADMINISTRATION COMPLEX OF THE CITY OF JOHSONVILLE, SOUTH CAROLINA, AND THE SALE OF SUCH BUILDING TO FLORENCE COUNTY SCHOOL DISTRICT FIVE, SOUTH CAROLINA UNDER AN INSTALMMENT PURCHASE AGREEMENT BETWEEN FLORENCE COUNTY, SOUTH CAROLINA, AND FLORENCE COUNTY SCHOOL DISTRICT FIVE, SOUTH CAROLINA, AND OTHER MATTERS RELATING THERETO.

BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL, SOUTH CAROLINA, IN COUNCIL ASSEMBLED, AS FOLLOWS:

Section 1 Findings and Determinations.

As an incident to the enactment of this ordinance (the "Ordinance"), Florence County Council ("Council"), the governing body of Florence County, South Carolina (the "County"), finds that the facts set forth in this Article I exist, and that the following statements made with respect thereto are true and correct:

1. Florence County School District Five, South Carolina (the "School District") is a public school district organized and existing under the laws of the State of South Carolina and located in the southeastern portion of the County; and

2. The City of Johnsonville, South Carolina (the "City") is a body politic and political subdivision of the State of South Carolina, and is a municipality that is located within the School District; and

3. The School District headquarters in the City was constructed in 1913 and has been determined by the School District to be inadequate for its present and future needs; and

4. In January 2021, the City completed construction of a new Johnsonville City Hall administration building comprised of 7,317 square feet (the "City ~~Hall Building~~Administration Complex"), which the City has determined contains facilities that are in excess of the City's needs; and

5. The School District wishes to acquire the City ~~Hall Building~~Administration Complex for use as its district headquarters and has requested the County to purchase the City ~~Hall Building~~Administration Complex from the City and sell it to the School District under an installment purchase agreement; and

6. In the interest of supporting the School District and promoting the efficiency and effective delivery of governmental services within the County, the County has agreed to purchase the City ~~Hall Building~~Administration Complex and sell it to the School District under an installment purchase agreement.

7. The City Administration Complex is currently subject to an installment purchase financing arrangement between the City and the Johnsonville Public Facilities Corporation outstanding in the principal amount of $2,617,000 (the "Outstanding IPRB"), of which not exceeding $2,250,000 has been determined by the School District to the value of the City Administration Complex (the "Administration Complex Value"); the remainder of the outstanding principal amount of the Outstanding IPRB being allocated to other capital costs of the City.

NOW, THEREFORE, BE IT ORDAINED BY FLORENCE COUNTY COUNCIL IN MEETING DULY ASSEMBLED:

Section 2 Purchase of City ~~Hall Building~~Administration Complex; Payment of outstanding IPRB.

1. Council hereby authorizes the purchase of the City ~~Hall Building~~Administration Complex from the City for an amount not to exceed $~~2,350,000~~2,250,000, and the County Administrator is hereby authorized to take all such actions and deliver such documents as shall be acquired to effectuate such purpose. In lieu of the direct purchase of the City ~~Hall Building~~Administration Complex, the County may also assume the obligations and rights by assignment of the City with respect to its existing installment purchase financing arrangement (the "Installment Purchase Financing") with the Johnsonville Public

Facilities Corporation and Truist Bank; provided, however, that remaining principal payments to be assumed by the County under such Installment Purchasing financing assumed by the County shall be not greater than $~~2,350,000~~2,250,000.

2. In addition to the purchase of the City Administration Complex authorized in Section 2.1 above, Council further authorizes the payment by the County of the outstanding amount of the Outstanding IPRB, including any interest due thereon, in order facilitate the transfer of the City Administration Complex; provided, however, that the reimbursement to the County of any amount paid by the County to pay in full the Outstanding IPRB above the Administration Complex Value shall be evidenced by a general obligation bond of the City delivered by the City to the County upon such terms as the County Administrator shall approve.

Section 3 Sale of City ~~Hall Building~~Administration Complex to School District.

The sale of the City ~~Hall Building~~Administration Complex to the School District pursuant to an installment purchase and sale agreement (the "Sale Agreement") is hereby authorized. The Sale Agreement shall be in substantially the form presented to Council and attached hereto as "Exhibit A" with such changes as the County Administrator, in his sole discretion, shall make in order to effectuate the purpose of this Ordinance. The amount and terms of the installment purchase agreement shall be determined by the County Administrator and the County Administrator is authorized to take all such actions and deliver such documents as necessary to effect such sale of the City ~~Hall Building~~Administration Complex to the School District.

Section 4 Governing Law.

This Ordinance shall be construed and interpreted in accordance with the laws of the State of South Carolina.

Section 5 Provisions of Ordinance of Separable.

The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 6 Repeal of Conflicting Ordinance, etc.; Effective Date.

All orders, resolutions, ordinances and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Ordinance shall take effect and be in full force from and after its approval following third reading.

FLORENCE COUNTY, SOUTH CAROLINA

_____

Chairman of County Council

ATTEST:

_____

Clerk to County Council

Summary report: Litera Compare for Word 11.11.0.158 Document comparison done on 5/29/2025 8:16:40 AM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: iw://hsblawfirm.cloudimanage.com/hsbdocs/10813829/5 - Flo Co Ordinance to Purchase Johnsonville City Hall.docx	
Modified DMS: iw://hsblawfirm.cloudimanage.com/hsbdocs/10813829/6 - Flo Co Ordinance to Purchase Johnsonville City Hall.docx	
Changes:	
Add	19
~~Delete~~	15
~~Move From~~	0
Move To	0
Table Insert	0
~~Table Delete~~	0
Table moves to	0
~~Table moves from~~	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	34

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 18-2025/26
Third Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto.]
(Planning Commission Approved 7 to 0; Council District 4)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Pete Gioldasis; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and

3. The applicant's justification for the requested map amendment changes are to accommodate a Downtown Development District land use and a B-4 Central Commercial District zoning designation; and,

4. The surrounding properties are zoned residential R-3 and commercial B-4.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 18-2025/26
2. Staff report for PC#2025-32
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

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Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: September 23, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: September 23, 2025	this Ordinance was
Planning Commission Action	: September 23, 2025[Approved 7-0]	advertised for Public
First Reading/Introduction	: October 16, 2025	Hearing on August 23, 2025
Committee Referral	: N/A	(PC) and September 6, 2025
County Council Public Hearing	: N/A	(PC).
Second Reading	: November 20, 2025	
Third Reading	: December 11, 2025	
Effective Date	: Immediately	

ORDINANCE NO. 18-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Downtown Development District And To Change The Zoning Designation From R-3 Single-Family Residential District To B-4 Central Commercial District For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Pete Gioldasis; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and

3. The applicant's justification for the requested map amendment changes are to accommodate a Downtown Development District land use and a B-4 Central Commercial District zoning designation; and,

4. The surrounding properties are zoned residential R-3 and commercial B-4.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of W. Market Street, Timmonsville, SC As Shown On The Following Tax Map As: 70013-09-006; Is Hereby Rezoned Downtown Development District and B-4 Central Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 23, 2025
PC#2025-32

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Pete Gioldasis To Change The Future Land Use Designation From Variable Development District 1 To **Downtown Development District** And To Change The Zoning Designation From R-3 Single-Family Residential District To **B-4 Central Commercial District** For The Property Located Off Of W. Market Street, Timmonsville, SC, As Shown On Florence County Tax Map Number 70013, Block 09, Parcel 006.
LOCATION:	102 W. Market Street, Timmonsville, SC
TAX MAP NUMBERS:	70013, Block 09, Parcel 006
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	Jimmy & Christina Gioldasis
APPLICANT:	Pete Gioldasis
ZONING/LAND AREA:	R-3 / Approximately 0.35 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	R-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is commercial and zoned R-3 (Single-Family Residential District).
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-4 Central Commercial District.

3. Surrounding Land Use and Zoning:
   North: Town of Timmonsville / Commercial / B-4
   South: Town of Timmonsville / Residential / R-3
   West: Town of Timmonsville / Residential / R-3
   East: Town of Timmonsville / Residential / R-3

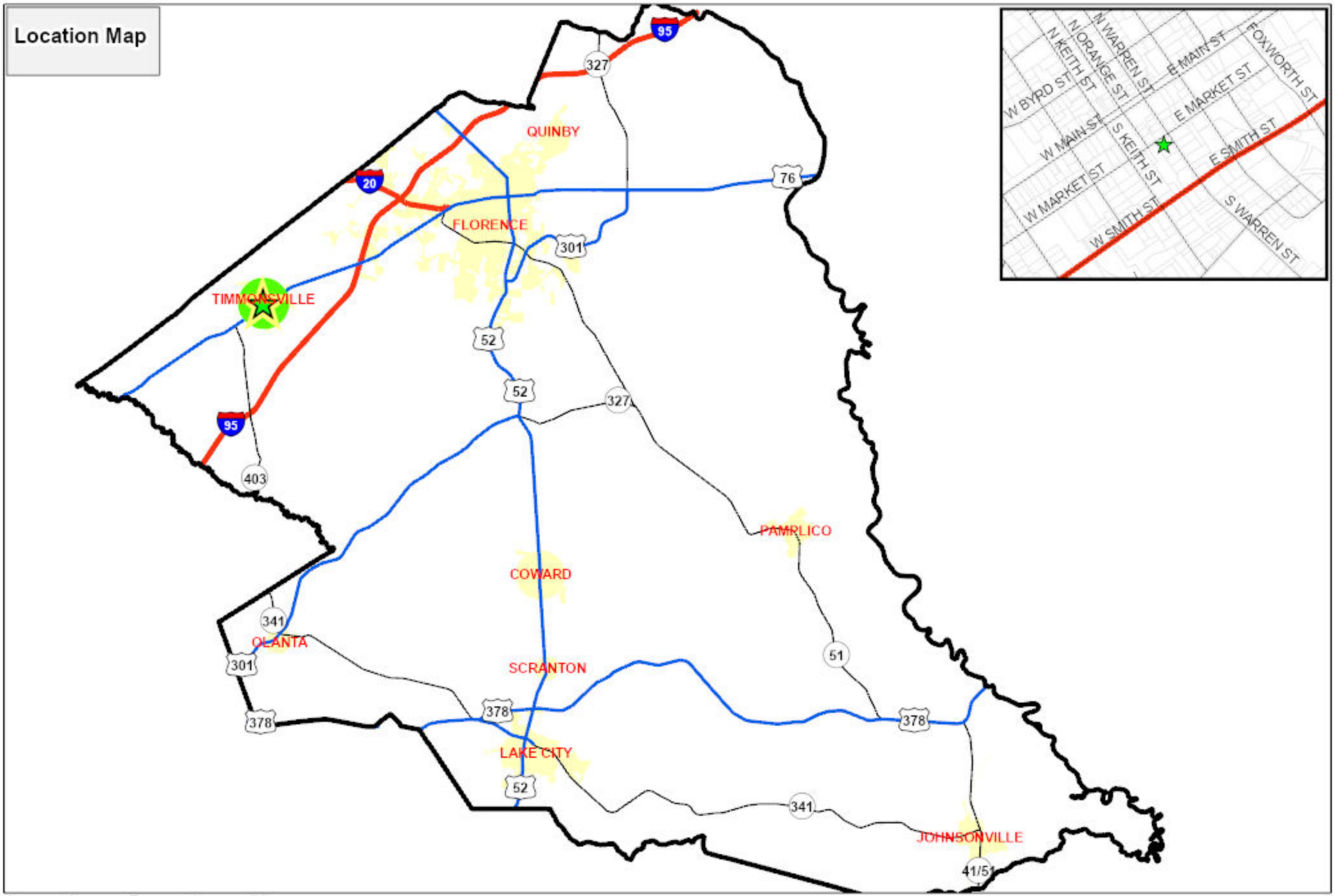
4. Transportation Access and Circulation:
   Present access to this property is by way of W. Market Street, Timmonsville, SC

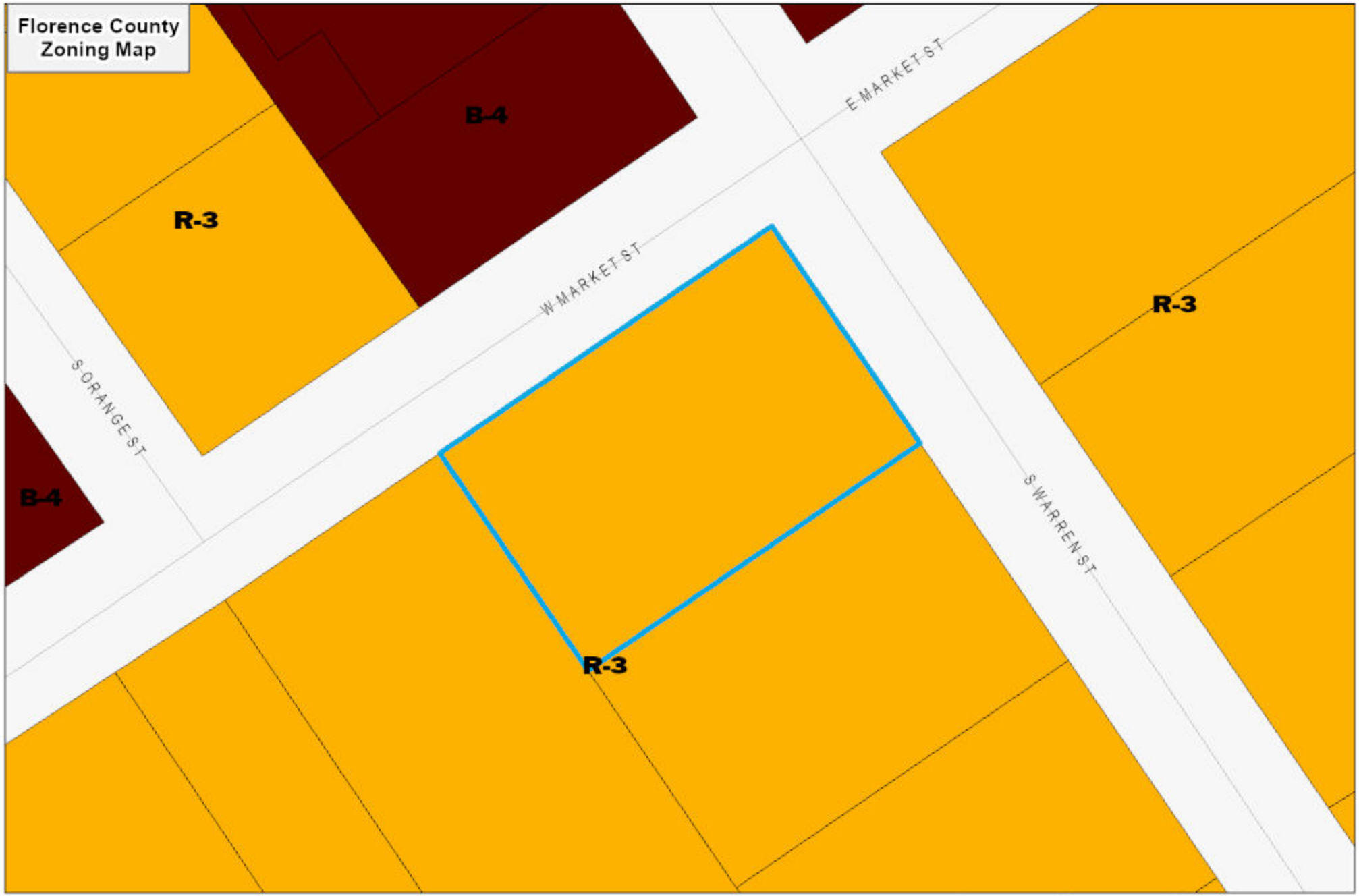
5. Traffic Review:
   The rezoning of this property from R-3 to B-4 could have a minimum impact on traffic flow.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District (VD1). The applicant has requested to change their future land use designation to Downtown Development District. The requested rezoning of the property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION SEPTEMBER 23, 2025:
Seven Planning Commission members voted 7 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for Tax Map Number 70013, Block 09, Parcel 006 from Variable Development District 1 to Downtown Development District and to change the zoning designation from R-3, Single Family Residential District to B-4 Central Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
W BYRD ST
N KEITH ST
N ORANGE ST
N WARREN ST
E MAIN ST
FOXWORTH ST
W MAIN ST
S KEITH ST
E MARKET ST
E SMITH ST
W MARKET ST
W SMITH ST
S WARREN ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
09/23/2025
Council District 4
PC#2025-32


Florence County
Zoning Map
B-4
R-3
E MARKET ST
W MARKET ST
S ORANGE ST
S WARREN ST
R-3
R-3
B-4
0
40
80 Feet
Current County Zoning
B-4, CENTRAL
R-3, SINGLE-FAMILY, SMALL LOTS
Florence County
Planning Department
Meeting Date:
09/23/2025
Council District 4
PC#2025-32
N



Florence County
Planning Department
Meeting Date:
09/23/2025

Council District 4
PC#2025-32


Florence County
FLU Map
Downtown
Development
District
W MARKET ST
S WARREN ST
Variable
Development
District 1
0
50
Feet
Future Land Use
City Zoning
Downtown Development District
Suburban Development District
Urban District
Variable Development District 1
Variable Development District 2
Florence County
Planning Department
Meeting Date:
09/23/2025
Council District 4
PC#2025-32
N

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 19-2025/26 Third Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Darlington County, South Carolina; And Other Matters Related Thereto.]

POINTS TO CONSIDER:

1. Florence County acting by and through its County Council is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks.
2. IP Solar, LLC has obtained certain land in Darlington County and is presently recruiting a project.
3. The County desires to expand the boundaries of the Park and amend the Agreement to include the Project by an amendment to the Agreement.

OPTIONS:

1. ***(Recommend)***, approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the proposed Ordinance No. 19-2025/26 Third Reading.
2. Copy of the amendment agreement.

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Sponsor(s)	: Economic Development
Introduction	: October 16, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Second Reading	: November 20, 2025
Public Hearing	: November 20, 2025
Third Reading	: December 11, 2025
Effective Date	: Immediately

I, _____
Council Clerk, certify that the
ad for a Public Hearing on this
Ordinance ran on: _____.

ORDINANCE NO. 19 - 2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING THE ENLARGEMENT OF THE JOINT COUNTY INDUSTRIAL PARK BETWEEN FLORENCE COUNTY, SOUTH CAROLINA, AND DARLINGTON COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Article VIII, Section 13 of the South Carolina Constitution and Title 4, Section 1, Code of Laws of South Carolina, 1976, as amended (collectively, "***MCIP Act***"), Florence County (the "***County***"), acting by and through its County Council ("***County Council***"), is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. Under the authority provided in the MCIP Act, the County has created a multicounty park with Darlington County ("***Park***");

WHEREAS, IP Solar, LLC ("***IP Solar***") has obtained certain land in Darlington County and is presently recruiting a project on such land (the "***Project***"); and

WHEREAS, in connection therewith, IP Solar, the County, and Darlington County desire to include certain property owned, to be owned, or to be leased by IP Solar as more particularly described on **Exhibit A** attached hereto (the "***Property***") in an existing multi-county industrial park created pursuant to that certain *Agreement Governing the Darlington-Florence Industrial Park dated as of April 21, 2016*, and any amendment there to (the "***Agreement***") between the County and Darlington County;

WHEREAS, the County desires to expand the boundaries of the Park and amend the Agreement to include the Project by an amendment to the Agreement in substantially the same form as set forth on **Exhibit B** attached hereto (the "***Amendment***").

NOW, THEREFORE, BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL:

SECTION 1. There is hereby authorized an expansion of the Park's boundaries to include the Project upon the execution of the Amendment. The Florence County Council Chair, the Florence County Administrator and the Clerk to the Florence County Council are hereby authorized to execute this Ordinance, the Amendment and such other documents, and take such further actions as may be necessary to complete the expansion of the Park boundaries.

SECTION 2. Pursuant to the MCIP Act and the terms of the Agreement, the expansion of the Park's boundaries is complete on adoption of this Ordinance by County Council and the adoption of an ordinance by Darlington County authorizing the expansion of the Park with a description of the additional property to be included in the Park.

SECTION 3. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections,

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phrases and provisions hereunder.

SECTION 4. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the County Council.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

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Exhibit A

PROPERTY DESCRIPTION

Those parcels located in the County of Darlington, State of South Carolina, bearing Tax Map Parcel Numbers and those legal description provided below:

074-00-01-001, 073-00-01-069, 050-00-01-004, 051-00-01-012,
051-00-01-077, 074-00-01-074, 051-00-01-086, & 050-00-01-014

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Exhibit B

Amendment to Agreement

[FOLLOWS ON NEXT PAGE]

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STATE OF SOUTH CAROLINA	**)**	**AMENDMENT TO THE AGREEMENT**
	)	**GOVERNING THE DARLINGTON-**
COUNTY OF FLORENCE	**)**	**FLORENCE INDUSTRIAL PARK TO**
COUNTY OF DARLINGTON	**)**	**INCLUDE IP SOLAR, LLC**

This Amendment to the *Agreement Governing the Darlington-Florence Industrial Park dated as of April 21, 2016* (the "***Amendment"***) is made and entered into by and between Florence County, South Carolina ("***Florence County"***) and Darlington County, South Carolina ("***Darlington County"***), each a body politic and corporate and political subdivision of the State of South Carolina (collectively the "***Counties"***), and is to be effective as of the _____ day of _____, 2025.

WITNESSETH:

WHEREAS, Florence County, acting by and through its County Council, and Darlington County, acting by and through its County Council, are authorized pursuant to Article VIII, Section 13(D) of the Constitution of the State of South Carolina and Title 4, Chapter 1 of the Code of Laws of the State of South Carolina 1976, as amended, and specifically Section 4-1-170 thereof (collectively, the "***Park Act***"), to develop jointly an industrial or business park with other counties within the geographical boundaries of one or more member counties; and

WHEREAS, pursuant to the Park Act, Florence County and Darlington County entered into that *Agreement Governing the Darlington-Florence Industrial Park dated as of April 21, 2016* (as amended, modified, and supplemented, collectively, the "***Park Agreement***"), whereby Florence County and Darlington County agreed to develop a joint county industrial or business park eligible to include property located in either Florence County and Darlington County (the "**Park**"); and

WHEREAS, Section 1.01 of the Park Agreement establishes the procedure for enlargement of the boundaries of the Park to include additional property; and

WHEREAS, Florence County and Darlington County, having determined that an enlargement of the boundaries of the Park to include therein certain property described in greater detail in Schedule 1 attached hereto ("***IP Solar, LLC***) would promote economic development and thus provide additional employment and investment opportunities within said Counties, have agreed to enter into this Amendment to the *Agreement Governing the Darlington-Florence Industrial Park* between Florence and Darlington Counties to enlarge the boundaries of the Park by including therein IP Solar, LLC, located in Darlington County; and

WHEREAS, each of Florence County and Darlington County has authorized the execution and delivery of this Amendment by Florence County Council Ordinance No. _____ adopted on _____, 2025 and Darlington County Council Ordinance No. 25-18 enacted on August 11, 2025 respectively.

NOW THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Amendment and for other good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. Exhibit A-1 to the Park Agreement, which describes the boundaries of the Park property located in Darlington County, is hereby amended to include IP Solar, LLC, consisting of the parcel which is described on **Schedule 1** hereto and made a part hereof by reference.

2. Except as expressly amended or modified herein, the remaining terms and conditions of the Park Agreement shall remain in full force and effect.

3. In the event that any clause or provisions of this Amendment shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any of the remaining provisions hereof.

4. This Amendment may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

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[SIGNATURE PAGE FOLLOWS]

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In WITNESS WHEREOF, the duly authorized and appointed officers of Florence County, South Carolina and Darlington County, South Carolina have set their hand and seals hereto to be effective as of the above written date.

FLORENCE COUNTY, SOUTH CAROLINA

By:_____
C. William Schofield, Chairman
Florence County Council

(SEAL)
ATTEST:

_____
Hope Jones, Clerk to Council
Florence County Council

DARLINGTON COUNTY, SOUTH CAROLINA

By:_____
Bobby Hudson, Chairman
Darlington County Council

(SEAL)
ATTEST:

_____
J. JaNet Bishop, Clerk to Council
Darlington County Council

DRAFT

IP Solar, LLC

Property located in Darlington County

Tax Map Numbers
074-00-01-001, 073-00-01-069, 050-00-01-004, 051-00-01-012, 051-00-01-077, 074-00-01-074, 051-00-01-086, & 050-00-01-014

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FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 20-2025/26 Third Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing The Execution And Delivery Of A Fee-In-Lieu-Of-Tax Agreement By And Between [Project Splitshot], Formerly Identified As Project Splitshot (The "Company") And Florence County, South Carolina (The "County") To Provide For The Payment Of Certain Fees In Lieu Of Taxes, The Issuance Of Certain Special Source Revenue Credits, And Other Matters Related Thereto.]

POINTS TO CONSIDER:

1. Florence County acting by and through its County Council is authorized and empowered to enter into agreements with qualifying industry to encourage investment and projects constituting economic development property to which the industrial development of the State of South Carolina will be promoted by inducing new and existing manufacturing and commercial enterprises.

2. A company identified under the code name of Project Splitshot is considering expanding its facility in Florence County, South Carolina, which would result in an investment of at least $18,500,000 and the creation of approximately 74 new, full-time jobs in the County, provided that the Company and the County reach an agreement as to various incentives to offset the costs associated with the Project.

3. The County has determined, pursuant to the Act, to finalize with the Company a Fee-in-Lieu of Tax and Incentive Agreement.

OPTIONS:

1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the proposed Ordinance No. 20-2025/26 Third Reading.
2. A copy of the FILOT agreement redline version.

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Sponsor(s)	: Economic Development	
First Reading/Introduction	: October 16, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _11/1/2025
Second Reading	: November 20, 2025	
Public Hearing	: November 20, 2025	
Third Reading	: December 11, 2025	
Effective Date	: []	

ORDINANCE NO. 20-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU-OF-TAX AGREEMENT BY AND BETWEEN [PROJECT SPLITSHOT], FORMERLY IDENTIFIED AS PROJECT SPLITSHOT (THE "COMPANY") AND FLORENCE COUNTY, SOUTH CAROLINA (THE "COUNTY") TO PROVIDE FOR THE PAYMENT OF CERTAIN FEES IN LIEU OF TAXES, THE ISSUANCE OF CERTAIN SPECIAL SOURCE REVENUE CREDITS, AND OTHER MATTERS RELATED THERETO.

WHEREAS:

1. Florence County, South Carolina, a political subdivision of the State of South Carolina (the "***County***"), acting by and through its County Council (the "***County Council***"), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44, Code of Laws of South Carolina 1976, as amended (the "***Act***") (i) to enter into agreements with qualifying industry to encourage investment and projects constituting economic development property to which the industrial development of the State of South Carolina will be promoted by inducing new and existing manufacturing and commercial enterprises to locate and remain in the State and thus utilize and employ manpower and other resources of the State; and (ii) to covenant with such industry to accept certain payments in lieu of *ad valorem* taxes ("***FILOT***") with respect to such investment; and

2. The County is authorized by Title 4, Chapter 1 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170 and 4-1-175 thereof, Section 4-29-68 of Title 4, Chapter 29 of the Code of Laws of South Carolina 1976, as amended (collectively, the "Infrastructure Credit Act"), and Article VIII, Section 13 of the South Carolina Constitution to provide special source revenue credits against FILOT Payments for the purpose of defraying certain costs, including, without limitation, the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the County or the Project (as defined below) and for improved and unimproved real estate and personal property, including machinery and equipment, used in the operation of a manufacturing facility or commercial enterprise, all to enhance the economic development of the County; and

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3. A company identified under the code name of Project Splitshot (the "***Company***") is considering expanding its [] facility in Florence County, South Carolina, which would result in an investment of at least $18,500,000 and the creation of approximately 74 new, full-time jobs in the County, provided that the Company and the County reach an agreement as to various incentives to offset the costs associated with the Project; and

4. The Project is competitive in that the Company is considering locations outside of the County where the Project could be located; and

5. The County has determined, pursuant to the Act, to finalize with the Company a Fee-in-Lieu of Tax and Incentive Agreement as described further below.

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of Florence County, the Florence County Council, as follows:

Section 1. The Chairman of the County Council is hereby authorized and directed to execute Fee-in-Lieu of Tax Agreement (the "***Fee Agreement***") in substantially the form attached hereto as Exhibit A, providing for a fee-in-lieu of tax incentive and the issuance of special source revenue credits. The Fee Agreement is approved with such changes as are not materially adverse to the County with the approval of the County Administrator, in the name of and on behalf of the County; the Clerk of the County Council is hereby authorized and directed to attest to the same; and the County Administrator is hereby authorized and directed to deliver said executed Fee Agreement to the Company.

Section 2. The County hereby finds (i) the Project will benefit the general public welfare of the County by providing service, employment, recreation or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or incorporated municipality or to no charge against its general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public.

Section 3. All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

[*signature page to follow*]

DRAFT

FLORENCE COUNTY, SOUTH CAROLINA

_____

C. William Schofield, Chairman
Florence County Council

Attest:

_____

Hope M. Jones, Clerk to Council
Florence County, South Carolina

Approved as to form and content:

_____

D. Malloy McEachin, Jr.
Florence County Attorney

DRAFT

FEE-IN-LIEU OF *AD VALOREM* TAXES AND

SPECIAL SOURCE REVENUE CREDIT AGREEMENT

BETWEEN

[PROJECT SPLITSHOT]

AND

FLORENCE COUNTY, SOUTH CAROLINA

DATED AS OF [•], 2025

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Exhibit A – Description of Property
Exhibit B – Form of Joinder Agreement
Exhibit C – Description of Infrastructure Credit
Exhibit D – Description of Claw Back

SUMMARY OF CONTENTS OF FEE AGREEMENT

The parties have agreed to waive the requirement to recapitulate the contents of this Fee Agreement pursuant to Section 12-44-55 of the Code (as defined herein). However, the parties have agreed to include a summary of the key provisions of this Fee Agreement for the convenience of the parties. This summary is included for convenience only and is not to be construed as a part of the terms and conditions of this Fee Agreement.

PROVISION	BRIEF DESCRIPTION	SECTION REFERENCE
Sponsor Name	**[Project Splitshot]**	**Recitals**
Project Location	**Florence County**	**Recitals**
Tax Map No.		
FILOT		
• Phase Exemption Period	30 years	Section 1.1
• Investment Commitment	$18,500,000	Section 1.1
• Jobs Commitment	74	Section 1.1
• Investment Period	5	Section 1.1
• Assessment Ratio:	6%	Section 4.1
• Millage Rate	427	Section 4.1
• Fixed or Five-Year Adjustable millage:	Fixed	Section 4.1
• Claw Back information	Statutory and as set forth in Exhibit D	Section 6.1; Exhibit D
Multicounty Park	Florence County – Williamsburg County	Section 1.1
Infrastructure Credit		
• Brief Description	Special Source Revenue Credit	Section 5.1; Exhibit E
• Credit Term	25% for years 1-5; 10% for years 6-10	Section 5.1; Exhibit E
• Claw Back information:	See Exhibit E	Section 5.1; Exhibit E
Other information		

FEE-IN-LIEU OF *AD VALOREM* TAXES AND

SPECIAL SOURCE REVENUE CREDIT AGREEMENT

THIS FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT ("***Fee Agreement***") is entered into, effective, as of [•], 2025, between Florence County, South Carolina ("***County***"), a body politic and corporate and a political subdivision of the State of South Carolina ("***State***"), acting through the Florence County Council ("***County Council***") as the governing body of the County, and Project [Splitshot], a []organized and existing under the laws of the [] ("***Sponsor***").

WITNESSETH:

(a) Title 12, Chapter 44, ("***Act***") of the Code of Laws of South Carolina, 1976, as amended ("***Code***"), authorizes the County to induce manufacturing and commercial enterprises to locate in the State or to encourage manufacturing and commercial enterprises currently located in the State to expand their investments and thus make use of and employ the manpower, products, and other resources of the State by entering into an agreement with a sponsor, as defined in the Act, that provides for the payment of a fee-in-lieu of *ad valorem* tax ("***FILOT***") with respect to Economic Development Property, as defined below;

(b) Sections 4-1-170, 4-1-175, 4-29-68 and 12-44-70 of the Code authorize the County to (i) create multi-county industrial parks in partnership with contiguous counties; (ii) include the property of eligible companies within such parks as an inducement to locate within the County, which inclusion under the terms of Section 13 of Article VIII of the Constitution of the State of South Carolina makes such property exempt from ad valorem property taxes, therefore changing the character of the annual receipts from such properties from ad valorem property taxes to FILOT payments; and (iii) grant an annual tax credit against such FILOT payments in order to assist a company in paying the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the property of any company located within such multi-county industrial parks or for improved or unimproved real estate and personal property including machinery and equipment used in the operation of a commercial enterprise located within such multi-county parks in order to enhance the economic development of the County;

(c) The Sponsor has committed to establish a manufacturing facility ("***Facility***") in the County, consisting of investment in real and personal property of not less than $18,500,000 and the creation of 74 new, full-time jobs;

(d) By an ordinance enacted on [•], 2025, County Council authorized the County to enter into this Fee Agreement with the Sponsor to provide for a FILOT and the other incentives as more particularly described in this Fee Agreement to induce the Sponsor to locate its Facility in the County.

NOW, THEREFORE, AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, parties agree as follows:

ARTICLE I
DEFINITIONS

Section 1.1. ***Terms.*** The defined terms used in this Fee Agreement have the meaning given below, unless the context clearly requires otherwise.

From time to time herein, reference is made to the term taxes or ad valorem taxes. All or portions of the Project are or will be located in a Multicounty Park and, as such, are or will be exempt from ad valorem taxation under and by virtue of the provisions of Paragraph D of Section 13 of Article VIII of the S.C. Constitution and the MCIP Act (as defined herein). With respect to facilities located in a Multicounty

Park, references to taxes or ad valorem taxes means the fees-in-lieu of ad valorem taxes provided for in the MCIP Act.

"***Act***" means Title 12, Chapter 44 of the Code, as the Act may be amended from time to time and all future acts successor or supplemental thereto.

"***Act Minimum Investment Requirement***" means an investment of at least $2,500,000 in the Project by the Sponsor or a Sponsor Affiliate within five years of the Commencement Date, or a combined total investment of at least $5,000,000 in the Project by the Sponsor and one or more Sponsor Affiliates, regardless of the amount invested by each such party, within five years of the Commencement Date.

"***Administration Expenses***" means the reasonable out-of-pocket expenses incurred by the County in the negotiation, approval and execution of this Fee Agreement, for reasonable attorney's fees. Administration Expenses do not include any costs, expenses, including attorney's fees, incurred by the County (i) after execution of this Fee Agreement, (ii) in defending challenges to the FILOT Payments, Infrastructure Credits or any other incentives provided by this Fee Agreement brought by any third parties; or (ii) any actions by the Sponsor or its affiliates and related entities; or (iii) in connection with matters arising prior to execution at the request of the Sponsor outside of the immediate scope of this Fee Agreement.

"***Code***" means the Code of Laws of South Carolina, 1976, as the same may be amended from time to time.

"***Commencement Date***" means the last day of the property tax year during which Economic Development Property is placed in service. The Commencement Date shall not be later than the last day of the property tax year which is three years from the year in which the County and the Sponsor enter into this Fee Agreement. For purposes of this Fee Agreement, the Commencement Date is expected to be December 31, 2024.

"***Contract Minimum Investment Requirement***" means an investment in real and personal property at the Project of not less than $18,500,000 within the Investment Period.

"***Contract Minimum Jobs Requirement***" means not less than 74 full-time or full-time equivalent jobs created by the Sponsor in the County in connection with the Project.

"***County***" means Florence County, South Carolina, a body politic and corporate and a political subdivision of the State, its successors and assigns, acting by and through the County Council as the governing body of the County.

"***County Council***" means the Florence County Council, the governing body of the County.

"***Credit Term***" means the years during the Fee Term in which the Infrastructure Credit is applicable, as described in Exhibit C.

"***Department***" means the South Carolina Department of Revenue.

"***Diminution in Value***" means a reduction in the fair market value of Economic Development Property, as determined in Section 4.1(a)(i) of this Fee Agreement, which may be caused by (i) the removal or disposal of components of the Project pursuant to Section 4.3 of this Fee Agreement; (ii) a casualty as described in Section 4.4 of this Fee Agreement; or (iii) a condemnation as described in Section 4.5 of this Fee Agreement.

"***Economic Development Property***" means those items of real and tangible personal property of

the Project placed in service not later than the end of the Investment Period that (i) satisfy the conditions of classification as economic development property under the Act, and (ii) are identified by the Sponsor in its annual filing of a PT-300S or comparable form with the Department (as such filings may be amended from time to time).

"***Equipment***" means all of the machinery, equipment, furniture, office equipment, and fixtures, together with any and all additions, accessions, replacements, and substitutions.

"***Event of Default***" means any event of default specified in Section 7.1 of this Fee Agreement.

"***Fee Agreement***" means this Fee Agreement.

"***Fee Term***" means the period from the effective date of this Fee Agreement until the Final Termination Date.

"***FILOT Ordinance***" means Ordinance No. 20-2025/26, dated [•], 2025, adopted by the County Council.

"***FILOT Payments***" means the amount paid or to be paid in lieu of *ad valorem* property taxes as provided in Section 4.1 and before taking into account any Infrastructure Credit. For the avoidance of doubt, should any part or all of the Project not be eligible as Economic Development Property, the FILOT Payment shall also mean, in such case, the payments in lieu of taxes made as a result of the Project being located in a Multicounty Park.

"***Final Phase***" means the Economic Development Property placed in service during the last year of the Investment Period.

"***Final Termination Date***" means the date on which the last FILOT Payment or Net FILOT Payment with respect to the Final Phase is made, or such earlier date as the Fee Agreement is terminated in accordance with the terms of this Fee Agreement. Assuming the Phase Termination Date for the Final Phase is December 31, 2058, the Final Termination Date is expected to be January 15, 2060, which is the due date of the last FILOT Payment or Net FILOT Payment with respect to the Final Phase.

"***Improvements***" means all improvements to the Real Property, including buildings, building additions and improvements, roads, sewer lines, and infrastructure, together with all additions, fixtures, accessions, replacements, and substitutions.

"***Infrastructure***" means (i) the infrastructure serving the County or the Project, and (ii) improved and unimproved real estate. Upon the written election by the Sponsor and notice to the County, personal property, including machinery and equipment, used in the operation of a manufacturing or commercial enterprise, and such other items as may be described in or permitted under Section 4-29-68 of the Code shall also be included in the definition of Infrastructure.

"***Infrastructure Credit***" means the special source revenue credit provided to the Sponsor pursuant to Section 12-44-70 of the Act and Section 4-1-175 of the MCIP Act and Section 5.1 of this Fee Agreement, with respect to the Infrastructure. Infrastructure Credits are to be used for the payment of the costs of the Infrastructure.

"***Investment Period***" means the period beginning with the first day of any purchase or acquisition of Economic Development Property and ending five (5) years after the Commencement Date, as may be extended pursuant to Section 12-44-30(13) of the Act. For purposes of this Fee Agreement, the Investment Period, unless so extended is expected to end on December 31, 2029.

"***MCIP Act***" means Article VIII, Section 13(D) of the Constitution of the State of South Carolina, and Sections 4-1-170, 4-1-172, 4-1-175, and 4-29-68 of the Code.

"***Multicounty Park***" means the multicounty industrial or business park governed by the multi-county industrial park agreement between the County and Williamsburg County, South Carolina.

"***Net FILOT Payment***" means the FILOT Payment net of the Infrastructure Credit.

"***Phase***" means the Economic Development Property placed in service during a particular year of the Investment Period.

"***Phase Exemption Period***" means, with respect to each Phase, the period beginning with the property tax year the Phase is placed in service during the Investment Period and ending on the Phase Termination Date.

"***Phase Termination Date***" means, with respect to each Phase, the last day of the property tax year which is the 29th year following the first property tax year in which the Phase is placed in service.

"***Project***" means all the Equipment, Improvements, and Real Property in the County that the Sponsor determines to be necessary, suitable, or useful by the Sponsor in connection with its investment in the County.

"***Real Property***" means real property that the Sponsor uses or will use in the County for the purposes that Section 2.2(b) describes, and initially consists of the land identified on Exhibit A of this Fee Agreement, and shall also include such land located in the County which shall be noted on schedules or supplements to Exhibit A, as may be provided by the Sponsor, provided that any requirement that the Sponsor provide such schedules or supplements with respect to future land may be satisfied by the Sponsor's filing with the Department of Form PT-300 with Schedule S and Z attached listing such additional land, or such comparable form or schedule as the Department may provide in connection with projects subject to the Act.

"***Removed Components***" means Economic Development Property which the Sponsor, in its sole discretion, (a) determines to be inadequate, obsolete, worn-out, uneconomic, damaged, unsuitable, undesirable, or unnecessary pursuant to Section 4.3 of this Fee Agreement or otherwise; or (b) elects to be treated as removed pursuant to Section 4.4(c) or Section 4.5(b)(iii) of this Fee Agreement.

"***Replacement Property***" means any property which is placed in service as a replacement for any Removed Component regardless of whether the Replacement Property serves the same functions as the Removed Component it is replacing and regardless of whether more than one piece of Replacement Property replaces a single Removed Component.

"***Sponsor***" means [Project Splitshot] and any surviving, resulting, or transferee entity in any merger, consolidation, or transfer of assets; or any other person or entity which may succeed to the rights and duties of the Sponsor under this Fee Agreement.

"***Sponsor Affiliate***" means an entity that participates in the investment or job creation at the Project and, following receipt of any required County approval pursuant to Section 9.1 of this Fee Agreement, joins this Fee Agreement by delivering a Joinder Agreement, the form of which is attached as Exhibit B to this Fee Agreement.

"***State***" means the State of South Carolina.

Any reference to any agreement or document in this Article I or otherwise in this Fee Agreement shall include any and all amendments, supplements, addenda, and modifications to such agreement or document.

The term "investment" or "invest" as used in this Fee Agreement includes not only investments made by the Sponsor, but also to the fullest extent permitted by law, those investments made by or for the benefit of the Sponsor in connection with the Project through federal, state, or local grants, in cash or in kind, to the extent such investments are or, but for the terms of this Fee Agreement, would be subject to *ad valorem* taxes to be paid by the Sponsor.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

Section 2.1. ***Representations and Warranties of the County.*** The County represents and warrants as follows:

(a) The County is a body politic and corporate and a political subdivision of the State and acts through the County Council as its governing body. The Act authorizes and empowers the County to enter into the transactions that this Fee Agreement contemplates and to carry out its obligations under this Fee Agreement. The County has duly authorized the execution and delivery of this Fee Agreement and all other documents, certificates or other agreements contemplated in this Fee Agreement and has obtained all consents from third parties and taken all actions necessary or that the law requires to fulfill its obligations under this Fee Agreement.

(b) Based on representations by the Sponsor, County Council evaluated the Project based on all relevant criteria including the purposes the Project is to accomplish, the anticipated dollar amount and nature of the investment resulting from the Project, and the anticipated costs and benefits to the County and following the evaluation, the County determined that (i) the Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against the County's general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project are greater than the costs.

(c) The County identified the Project, as a "project" on December 12, 2024, by adopting an inducement resolution, as defined in the Act.

(d) The County is not in default of any of its obligations (contractual or otherwise) as a result of entering into and performing its obligations under this Fee Agreement.

(e) The County has located or will take all reasonable action to locate and maintain the Project in the Multicounty Park.

Section 2.2. ***Representations and Warranties of the Sponsor.*** The Sponsor represents and warrants as follows:

(a) The Sponsor is in good standing under the laws of the State of its organization, is duly authorized to transact business in the State (or will obtain such authority prior to commencing business in the State), has power to enter into this Fee Agreement, and has duly authorized the execution and delivery of this Fee Agreement.

(b) The Sponsor intends to operate the Project as a manufacturing facility, and for such other purposes that the Act permits as the Sponsor may deem appropriate.

(c) The Sponsor's execution and delivery of this Fee Agreement, and its compliance with the provisions of this Fee Agreement do not result in a default under any agreement or instrument to which the Sponsor is now a party or by which it is bound.

(d) The Sponsor will use commercially reasonable efforts to achieve the Contract Minimum Investment Requirement and the Contract Minimum Jobs Requirement.

(e) The execution and delivery of this Fee Agreement by the County and the availability of the FILOT Payments and other incentives provided by this Fee Agreement has been instrumental in inducing the Sponsor to locate the Project in the County.

ARTICLE III
THE PROJECT

Section 3.1. ***The Project.*** The Sponsor intends and expects to (i) construct or acquire the Project and (ii) meet the Contract Minimum Investment Requirement and the Contract Minimum Jobs Requirement within the Investment Period. The Sponsor anticipates that the first Phase of the Project will be placed in service during the calendar year ending December 31, 2024. Notwithstanding anything contained in this Fee Agreement to the contrary, the Sponsor is not obligated to complete the acquisition of the Project.

Section 3.2 ***Leased Property.*** To the fullest extent that State law allows or is revised or construed to permit leased assets including a building, or personal property to be installed in a building, to constitute Economic Development Property, then any property leased by the Sponsor is, at the election of the Sponsor, deemed to be Economic Development Property for purposes of this Fee Agreement.

Section 3.3. ***Filings and Reports.***

(a) The Sponsor shall file a copy of this Fee Agreement and a completed PT-443 with the Department and the Auditor, Treasurer, Finance Director, and Assessor of the County and partner county to the Multicounty Park.

(b) On request by the County Administrator, the Sponsor shall remit to the County copies of such records related to the calculation of the FILOT Payments and the Net FILOT Payments due hereunder as the County would normally be entitled to in case the Project was subject to ad valorem taxation.

ARTICLE IV
FILOT PAYMENTS

Section 4.1. ***FILOT Payments.***

(a) The FILOT Payment due with respect to each Phase through the Phase Termination Date is calculated as follows:

(i) The fair market value of the Phase calculated as set forth in the Act (for the Real Property portion of the Phase, the fair market value of the property is determined by using original income tax basis for South Carolina income tax purposes without regard to depreciation), multiplied by

(ii) An assessment ratio of ~~four~~ six percent (6%), multiplied by

(iii) A fixed millage rate equal to the cumulative millage rate levied by or on behalf of all the taxing entities within which the Project is located as of June 30, 2025, which the parties believe to be 427.0 mills.

The calculation of the FILOT Payment must allow all applicable property tax exemptions except those excluded pursuant to Section 12-44-50(A)(2) of the Act.

(b) If a final order of a court of competent jurisdiction from which no further appeal is allowable declares the FILOT Payments invalid or unenforceable, in whole or in part, for any reason, the parties shall negotiate, in accordance with and subject to the terms of Section 10.8, the reformation of the calculation of the FILOT Payments to most closely afford the Sponsor with the intended benefits of this Fee Agreement.

Section 4.2. ***FILOT Payments on Replacement Property.*** If the Sponsor elects to place Replacement Property in service, then, pursuant and subject to the provisions of Section 12-44-60 of the Act, the Sponsor shall make the following payments to the County with respect to the Replacement Property for the remainder of the Phase Exemption Period applicable to the Removed Component of the Replacement Property:

(a) FILOT Payments, calculated in accordance with Section 4.1, on the Replacement Property to the extent of the original income tax basis of the Removed Component the Replacement Property is deemed to replace.

(b) Regular *ad valorem* tax payments to the extent the income tax basis of the Replacement Property exceeds the original income tax basis of the Removed Component the Replacement Property is deemed to replace.

Section 4.3. ***Removal of Components of the Project.*** The Sponsor is entitled to remove and dispose of components of the Project in its sole discretion. Components of the Project are deemed removed when scrapped, sold or otherwise permanently removed from the Project with the intent that it no longer be used for the Project. If the components removed from the Project are Economic Development Property, then the Economic Development Property is a Removed Component, no longer subject to this Fee Agreement and is subject to *ad valorem* property taxes to the extent the Removed Component remains in the State and is otherwise subject to *ad valorem* property taxes.

Section 4.4. ***Damage or Destruction of Economic Development Property.***

(a) *Election to Terminate.* If Economic Development Property is damaged by fire, explosion, or any other casualty, then the Sponsor may terminate all or part of this Fee Agreement. In the property tax year in which the damage or casualty occurs and continues, the Sponsor is obligated to make FILOT Payments with respect to the damaged Economic Development Property only to the extent property subject to *ad valorem* taxes would have been subject to such taxes under the same circumstances for the period in question.

(b) *Election to Restore and Replace.* If Economic Development Property is damaged by fire, explosion, or any other casualty, and the Sponsor does not elect to terminate this Fee Agreement, then the Sponsor may restore and replace the Economic Development Property. All restorations and replacements made pursuant to this subsection (b) are deemed, to the fullest extent permitted by law and this Fee Agreement, to be Replacement Property.

(c) *Election to Remove*. If Economic Development Property is damaged by fire, explosion, or any other casualty, and the Sponsor elects not to terminate this Fee Agreement pursuant to subsection (a) and elects not to restore or replace pursuant to subsection (b), then the damaged portions of the Economic Development Property are deemed Removed Components.

Section 4.5. ***Condemnation.***

(a) *Complete Taking*. If at any time during the Fee Term title to or temporary use of the Economic Development Property is vested in a public or quasi-public authority by virtue of the exercise of a taking by condemnation, inverse condemnation, or the right of eminent domain; by voluntary transfer under threat of such taking; or by a taking of title to a portion of the Economic Development Property which renders continued use or occupancy of the Economic Development Property commercially unfeasible in the judgment of the Sponsor, the Sponsor shall have the option to terminate this Fee Agreement by sending written notice to the County within a reasonable period of time following such vesting.

(b) *Partial Taking*. In the event of a partial taking of the Economic Development Property or a transfer in lieu, the Sponsor may elect: (i) to terminate all or part of this Fee Agreement; (ii) to restore and replace the Economic Development Property, with such restorations and replacements deemed, to the fullest extent permitted by law and this Fee Agreement, to be Replacement Property; or (iii) to treat the portions of the Economic Development Property so taken as Removed Components.

(c) In the year in which the taking occurs, the Sponsor is obligated to make FILOT Payments with respect to the Economic Development Property so taken only to the extent property subject to *ad valorem* taxes would have been subject to taxes under the same circumstances for the period in question.

Section 4.6. ***Calculating FILOT Payments on Diminution in Value.*** If there is a Diminution in Value, the FILOT Payments due with respect to the Economic Development Property or Phase so diminished shall be calculated by substituting the diminished value of the Economic Development Property or Phase for the original fair market value in Section 4.1(a)(i) of this Fee Agreement. For the avoidance of doubt, the Infrastructure Credit shall remain applicable to such adjusted FILOT Payment.

Section 4.7. ***Payment of* Ad Valorem *Taxes.*** If Economic Development Property becomes subject to *ad valorem* taxes as imposed by law, pursuant to this Fee Agreement, the Act, or otherwise, then the calculation of any *ad valorem* taxes due with respect to the Economic Development Property in a particular property tax year shall: (i) include the property tax reductions and exemptions that would have applied to the Economic Development Property as if it were not Economic Development Property; and (ii) include a credit for FILOT Payments or Net FILOT Payments the Sponsor has made with respect to the Economic Development Property.

Section 4.8. ***Place of FILOT Payments.*** All FILOT Payments or Net FILOT Payments shall be made directly to the County in accordance with applicable law.

ARTICLE V
ADDITIONAL INCENTIVES

Section 5.1. ***Infrastructure Credits.*** To assist in paying for costs of Infrastructure, the Sponsor is entitled to claim an Infrastructure Credit to reduce certain FILOT Payments due and owing from the Sponsor to the County under this Fee Agreement. The term, amount and calculation of the Infrastructure Credit is described in Exhibit C. In no event may the Sponsor's aggregate Infrastructure Credit claimed pursuant to this Section exceed the aggregate expenditures by the Sponsor on Infrastructure.

For each property tax year in which the Infrastructure Credit is applicable ("Credit Term"), the County shall prepare and issue the annual bills with respect to the Project showing the Net FILOT Payment, calculated in accordance with Exhibit C. Following receipt of the bill, the Sponsor shall timely remit the Net FILOT Payment to the County in accordance with applicable law.

ARTICLE VI
CLAW BACK

Section 6.1. ***Claw Back.*** If the Sponsor, together with any Sponsor Affiliate, fails to perform its obligations under this Fee Agreement as described in Exhibit D, then the Sponsor and any Sponsor Affiliate is subject to the claw backs as described in Exhibit D. Such payments shall be considered FILOT Payments for purposes of this Fee Agreement and the Act. Any amount that may be due from the Sponsor and any Sponsor Affiliate to the County as calculated in accordance with or described in Exhibit D is due within 60 days of receipt of a written statement from the County. If not timely paid, the amount due from the Sponsor and any Sponsor Affiliate to the County is subject to the minimum amount of interest that the law may permit with respect to delinquent *ad valorem* tax payments. The repayment obligation arising under this Section and Exhibit D survives termination of this Fee Agreement and is the exclusive remedy for the failure to perform the obligations described on Exhibit D.

ARTICLE VII
DEFAULT

Section 7.1. ***Events of Default.*** Subject in all events to Section 10.9 hereof, the following are "Events of Default" under this Fee Agreement:

(a) Failure by the Sponsor to make FILOT Payments or Net FILOT Payments due under this Agreement, which failure has not been cured within 30 days following receipt of written notice from the County specifying the delinquency in such payments and requesting that it be remedied;

(b) (i) A representation or warranty made by the Sponsor which is materially incorrect when made or deemed made; or (ii) a failure by the Sponsor to perform any of the material terms, conditions, obligations, or covenants under this Fee Agreement (other than those under (a), above, or addressed under Section 6.1 hereof for which failure an exclusive remedy has been provided in Exhibit D), which failure under (i) or (ii) has not been cured within 30 days after written notice from the County to the Sponsor specifying such failure and requesting that it be remedied, unless the Sponsor has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is corrected, in which case the 30-day period is extended to include the period during which the Sponsor is diligently pursuing corrective action;

(c) A cessation of operations at the Project (after the Commencement Date) for a period of 120 consecutive days or longer other than a temporary cessation of operations for purposes of equipment installation, renovation, or upgrade, facility renovations, or other improvements (not to exceed on year);

(d) A representation or warranty made by the County which is materially incorrect when made or deemed made; or

(e) Failure by the County to perform any of the material terms, conditions, obligations, or covenants hereunder, which failure has not been cured within 30 days after written notice from the Sponsor to the County specifying such failure and requesting that it be remedied, unless the County has instituted corrective action within the 30-day period and is diligently pursuing corrective action until the default is

corrected, in which case the 30-day period is extended to include the period during which the County is diligently pursuing corrective action.

Section 7.2. ***Remedies on Default.***

(a) If an Event of Default by the Sponsor has occurred and is continuing, then the County may take any one or more of the following remedial actions:

(i) bring an action for collection of any amounts due hereunder; and/or terminate this Fee Agreement, upon another 30 days written notice, in the case of an Event of Default under Section 7.1(a); or

(ii) take whatever action at law or in equity that may appear necessary or desirable to remedy the Event of Default under Section 7.1(b) but the County's damages under this Agreement for an Event of Default shall always be limited to and never exceed under any circumstance the amount of FILOT Payments due (after application of any Infrastructure Credit) plus legal fees and expenses under Section 7.3 hereof, and any penalty and interest required by statute. Under no circumstances will the Sponsor ever be liable to the County for any other damages hereunder or any other penalty or other interest.

(b) If an Event of Default by the County has occurred and is continuing, the Sponsor may take any one or more of the following actions:

(i) bring an action for specific enforcement;

(ii) terminate this Fee Agreement; or

(iii) take such other action as is appropriate, including legal action, to recover its damages, to the extent allowed by law. For purposes of this Agreement, the Sponsor and any Sponsor Affiliate's damages under this Agreement for an Event of Default shall be limited to and never exceed, under any circumstance, the actual savings to be realized by the Sponsor and/or the Sponsor Affiliate due to the FILOT Payments and Infrastructure Credit provided herein, plus any legal fees and expenses under Section 7.3 hereof, plus interest at the same rate as provided under (a)(ii) above. Under no circumstances will the County ever be liable for any other damages hereunder or penalty or other interest.

Section 7.3. ***Reimbursement of Legal Fees and Other Expenses.*** If a party is required to employ attorneys or incur other reasonable expenses for the collection of payments due under this Fee Agreement or for the enforcement of performance or observance of any obligation or agreement, the prevailing party is entitled to reimbursement of the reasonable fees of such attorneys and other reasonable expenses so incurred.

Section 7.4. ***Remedies Not Exclusive.*** Unless expressly provided otherwise, no remedy described in this Fee Agreement is intended to be exclusive of any other remedy or remedies described in this Agreement, and each and every such remedy is cumulative and in addition to every other remedy given under this Fee Agreement.

ARTICLE VIII
PARTICULAR RIGHTS AND COVENANTS

Section 8.1. ***Right to Inspect.*** Subject to the Sponsor's safety policies and requirements, this Agreement does not limit any otherwise existing legal right of the County and its authorized agents, at any

reasonable time on prior notice, to enter and examine and inspect the Project for the purposes of permitting the County to carry out its duties and obligations in its sovereign capacity (such as, without limitation, for such routine health and safety purposes as would be applied to any other manufacturing or commercial facility in the County).

Section 8.2. ***Confidentiality.*** The County acknowledges that the Sponsor may utilize confidential and proprietary processes and materials, services, equipment, trade secrets, and techniques ("Confidential Information") and that disclosure of the Confidential Information could result in substantial economic harm to the Sponsor. The Sponsor may clearly label any Confidential Information delivered to the County pursuant to this Fee Agreement as "***Confidential Information***." Except as required by law, the County, or any employee, agent, or contractor of the County, shall not disclose or otherwise divulge any labeled Confidential Information to any other person, firm, governmental body or agency. The Sponsor acknowledges that the County is subject to the South Carolina Freedom of Information Act, and, as a result, must disclose certain documents and information on request, absent an exemption. If the County is required to disclose any Confidential Information to a third party, the County will use its best efforts to provide the Sponsor with as much advance notice as is reasonably possible of such disclosure requirement prior to making such disclosure, and to cooperate reasonably with any attempts by the Sponsor to obtain judicial or other relief from such disclosure requirement.

Section 8.3. ***No Liability of County Personnel.*** All covenants, stipulations, promises, agreements and obligations of the County contained in this Fee Agreement are binding on members of the County Council or any elected official, officer, agent, servant or employee of the County only in his or her official capacity and not in his or her individual capacity, and no recourse for the payment of any moneys under this Fee Agreement may be had against any member of County Council or any elected or appointed official, officer, agent, servant or employee of the County and no recourse for the payment of any moneys or performance of any of the covenants and agreements under this Fee Agreement or for any claims based on this Fee Agreement may be had against any member of County Council or any elected or appointed official, officer, agent, servant or employee of the County except solely in their official capacity.

Section 8.4. ***Limitation of Liability.*** The County is not liable to the Sponsor for any costs, expenses, losses, damages, claims or actions in connection with this Fee Agreement, except from amounts received by the County from the Sponsor under this Fee Agreement. Notwithstanding anything in this Fee Agreement to the contrary, any financial obligation the County may incur under this Fee Agreement is deemed not to constitute a pecuniary liability or a debt or general obligation of the County.

Section 8.5. ***Assignment.*** The Sponsor may assign this Fee Agreement in whole or in part with the prior written consent of the County or a subsequent written ratification by the County, which may be done by resolution, and which consent or ratification the County will not unreasonably withhold. Notwithstanding the foregoing, the Sponsor may assign this Agreement to an Affiliate without the prior written consent of the County provided that the Sponsor notifies the County within thirty days following such assignment. While the Sponsor may assign the Agreement to Affiliates as provided herein, the Sponsor shall remain liable for any payment obligations, including but not limited to claw back payments, described herein, the County. The Sponsor agrees to notify the County and the Department of the identity of the proposed transferee within 60 days of the transfer. In case of a transfer, the transferee assumes the transferor's basis in the Economic Development Property for purposes of calculating the FILOT Payments.

Section 8.6. ***No Double Payment; Future Changes in Legislation.*** Notwithstanding anything contained in this Fee Agreement to the contrary, and except as expressly required by law, the Sponsor is not required to make a FILOT Payment in addition to a regular *ad valorem* property tax payment in the same year with respect to the same piece of Economic Development Property. The Sponsor is not required to make a FILOT Payment on Economic Development Property in cases where, absent this Fee Agreement, *ad valorem* property taxes would otherwise not be due on such property.

Section 8.7. ***Administration Expenses.*** The Sponsor will reimburse the County for its Administration Expenses in connection with the initial negotiation and implementation of this Fee Agreement (as well as the other documents related to this Fee Agreement) in an amount that shall in any event be capped at and limited in the aggregate to $20,000 on receipt of a written request from the County or at the County's direction, which request shall include a statement of the amount and nature of the Administration Expense. The Sponsor shall pay the Administration Expense as set forth in the written request no later than 60 days following receipt of the written request from the County. The County does not impose a charge in the nature of impact fees or recurring fees in connection with the incentives authorized by this Fee Agreement. The payment by the Sponsor of the County's Administration Expenses shall not be construed as prohibiting the County from engaging, at its discretion, the counsel of the County's choice.

Section 8.8. ***Multicounty Park.*** By December 31, 2025, the County will cause the Real Property to be placed in the Multicounty Park (if not already in the Multicounty Park) and to maintain the Real Property in the Multicounty Park or in some other multicounty industrial or business park within the meaning of the MCIP Act for at least as long as the Infrastructure Credit is to be provided to the Sponsor under this Fee Agreement.

Section 8.9. ***Indemnification Covenants.***

(a) Except as provided in paragraph (d) below, the Sponsor shall indemnify and save the County, its employees, elected officials, officers and agents (each, an "***Indemnified Party***") harmless against and from all liability or claims arising from the County's execution of this Fee Agreement, performance of the County's obligations under this Fee Agreement or the administration of its duties pursuant to this Fee Agreement, or otherwise by virtue of the County having entered into this Fee Agreement, but excluding matters related to any County-based or City-based procurement requirements.

(b) The County is entitled to use counsel of its choice and the Sponsor shall reimburse the County for all of its costs, including attorneys' fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a), above. The County shall provide a statement of the costs incurred in the response or defense, and the Sponsor shall pay the County within 30 days of receipt of the statement. The Sponsor may request reasonable documentation evidencing the costs shown on the statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(c) The County may request the Sponsor to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Sponsor shall resist or defend against such claim on behalf of the Indemnified Party, at the Sponsor's expense. The Sponsor is entitled to use counsel of its choice, manage and control the defense of or response to such claim for the Indemnified Party; provided the Sponsor is not entitled to settle any such claim without the consent of that Indemnified Party.

(d) Notwithstanding anything in this Section or this Fee Agreement to the contrary, the Sponsor is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Fee Agreement, performance of the County's obligations under this Fee Agreement, or the administration of its duties under this Fee Agreement, or otherwise by virtue of the County having entered into this Fee Agreement; (ii) resulting from that Indemnified Party's own negligence, bad faith, breach of contractual obligations, fraud, deceit, or willful misconduct; or (iii) any violation of law by such Indemnified Party, but excluding the validity of the incentives contemplated by this Fee Agreement not as a result of a failure to comply with procedural or authorization requirements applicable to the County in authorizing or administering such incentives. unless the Sponsor has expressly consented in writing to the County defending such action.

(e) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Sponsor with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Sponsor notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 8.10. ***Florence County Progress.*** For each year in which this Fee Agreement is in effect, beginning with the year of the Commencement Date, the Sponsor agrees to be a Pacesetter or higher (or comparable successor level) member of Florence County Progress (or any successor organization).

ARTICLE IX
SPONSOR AFFILIATES

Section 9.1. ***Sponsor Affiliates.*** The Sponsor may designate Sponsor Affiliates from time to time, including at the time of execution of this Fee Agreement, pursuant to and subject to the provisions of Section 12-44-130 of the Act. To designate a Sponsor Affiliate, the Sponsor must deliver written notice to the County identifying the Sponsor Affiliate and requesting the County's approval of the Sponsor Affiliate. Except with respect to a Sponsor Affiliate designated at the time of execution of this Fee Agreement, which may be approved in the County Council ordinance authorizing the execution and delivery of this Fee Agreement, approval of the Sponsor Affiliate may be given by the County Administrator delivering written notice to the Sponsor and Sponsor Affiliate to allow the Sponsor Affiliate to join in the investment at the Project; provided, however, that the County hereby expressly consents to any future designation by the Sponsor as a Sponsor Affiliate (i) any third party that the Sponsor may elect to involve in the construction or financing of the Project, and (ii) the landowner(s) of the Real Property. The Sponsor Affiliate's joining in the investment at the Project will be effective on delivery of a Joinder Agreement, the form of which is attached as Exhibit B, executed by the Sponsor Affiliate to the County.

Section 9.2. ***Primary Responsibility.*** Notwithstanding the addition of a Sponsor Affiliate, the Sponsor acknowledges that it has the primary responsibility for the duties and obligations of the Sponsor and any Sponsor Affiliate under this Fee Agreement, including the payment of FILOT Payments or any other amount due to or for the benefit of the County under this Fee Agreement. For purposes of this Fee Agreement, "primary responsibility" means that the Sponsor shall make all Fixed FILOT Payments and remit any other amount due under this Fee Agreement. The Sponsor Affiliate's secondary obligation to make FILOT Payments under this Fee Agreement to the County shall be limited to the FILOT Payments due on the Sponsor Affiliate's Economic Development Property only and under no circumstances shall the Sponsor Affiliate be liable for any FILOT Payments relating to the Sponsor's Economic Development Property.

ARTICLE X
MISCELLANEOUS

Section 10.1. ***Notices.*** Any notice, election, demand, request, or other communication to be provided under this Fee Agreement is effective when delivered to the party named below or when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), except where the terms of this Fee Agreement require receipt rather than sending of any notice, in which case such provision shall control:

IF TO THE SPONSOR:

[]

WITH A COPY TO (does not constitute notice):

Frank T. Davis
Haynsworth Sinkler Boyd, P.A.
One North Main Street
Greenville, SC 29601

IF TO THE COUNTY:

~~Florence County, South Carolina~~Florence County Administrator
Attn: Kevin Yokim
180 N. Irby Street, MSC-G
Florence, SC 29501
~~Attention: County Administrator~~

WITH COPIES TO (does not constitute notice):

~~[~~Florence County Attorney
180 N. Irby Street, MSC-G
Florence, SC 29501

And

Turner Padget Graham & Laney
Attn: Arthur E. Justice, Jr.
P.O. Box 5478
Florence, SC 29502

Section 10.2. ***Provisions of Agreement for Sole Benefit of County and Sponsor.*** Except as otherwise specifically provided in this Fee Agreement, nothing in this Fee Agreement expressed or implied confers on any person or entity other than the County and the Sponsor and any Sponsor Affiliates any right, remedy, or claim under or by reason of this Fee Agreement, this Fee Agreement being intended to be for the sole and exclusive benefit of the County and the Sponsor and any Sponsor Affiliates.

Section 10.3. ***Counterparts; Electronic Signatures.*** This Fee Agreement may be executed in any number of counterparts, and all of the counterparts together constitute one and the same instrument. Each party hereto also agrees that electronic signatures, whether digital or encrypted, of the parties to this Fee Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logistically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email signatures.

Section 10.4. ***Governing Law.*** South Carolina law, exclusive of its conflicts of law provisions that would refer the governance of this Fee Agreement to the laws of another jurisdiction, governs this Fee Agreement and all documents executed in connection with this Fee Agreement.

Section 10.5. ***Headings.*** The headings of the articles and sections of this Fee Agreement are

inserted for convenience only and do not constitute a part of this Fee Agreement.

Section 10.6. ***Amendments.*** This Fee Agreement may be amended only by written agreement of the parties to this Fee Agreement.

Section 10.7. ***Agreement to Sign Other Documents.*** From time to time, and at the expense of the Sponsor, to the extent any expense is incurred, the County agrees to execute and deliver to the Sponsor such additional instruments as the Sponsor may reasonably request and as are authorized by law and reasonably within the purposes and scope of the Act and this Fee Agreement to effectuate the purposes of this Fee Agreement.

Section 10.8. ***Interpretation; Invalidity; Change in Laws.***

(a) If the inclusion of property as Economic Development Property or any other issue is unclear under this Fee Agreement, then the parties intend that the interpretation of this Fee Agreement be done in a manner that provides for the broadest inclusion of property under the terms of this Fee Agreement and the maximum incentive permissible under the Act, to the extent not inconsistent with any of the explicit terms of this Fee Agreement. It is expressly agreed that the Sponsor may add Economic Development Property, whether real or personal, by including such property on the Sponsor's PT-300 Schedule S or successor form during the Investment Period to the fullest extent permitted by law.

(b) If any provision of this Fee Agreement is declared illegal, invalid, or unenforceable for any reason, the remaining provisions of this Fee Agreement are unimpaired, and the parties shall reform such illegal, invalid, or unenforceable provision to effectuate most closely the legal, valid, and enforceable intent of this Fee Agreement so as to afford the Sponsor with the maximum benefits to be derived under this Fee Agreement, it being the intention of the County to offer the Sponsor the strongest inducement possible, within the provisions of the Act, to locate the Project in the County.

(c) The County agrees that in case the FILOT incentive described in this Fee Agreement is found to be invalid and the Sponsor does not realize the economic benefit it is intended to receive from the County under this Fee Agreement as an inducement to locate in the County, the County agrees to provide a special source revenue or Infrastructure Credit to the Sponsor (in addition to the Infrastructure Credit explicitly provided for above) to the maximum extent permitted by law, to allow the Sponsor to recoup all or a portion of the loss of the economic benefit resulting from such invalidity.

Section 10.9. ***Force Majeure.*** Notwithstanding Section 7.1 hereof or any other provision of this Fee Agreement to the contrary, the Sponsor is not liable or responsible for any delays or non-performance caused in whole or in part, directly or indirectly, by strikes, accidents, freight embargoes, pandemics, fires, floods, inability to obtain materials, conditions arising from governmental orders or regulations, war or national emergency, acts of God, natural disasters, and any other cause, similar or dissimilar, beyond the Sponsor's reasonable control.

Section 10.10. ***Termination; Termination by Sponsor.***

(a) Unless first terminated under any other provision of this Fee Agreement, this Fee Agreement terminates on the Final Termination Date.

(b) The Sponsor is authorized to terminate this Fee Agreement at any time with respect to all or part of the Project on providing the County with 30 days' notice.

(c) Any monetary obligations due and owing at the time of termination and any provisions which are intended to survive termination, survive such termination.

(d) In the year following termination, all Economic Development Property is subject to *ad valorem* taxation or such other taxation or payment in lieu of taxation that would apply absent this Fee Agreement. The Sponsor's obligation to make FILOT Payments under this Fee Agreement terminates to the extent of and in the year following the year the Sponsor terminates this Fee Agreement pursuant to this Section.

Section 10.11. ***Entire Agreement.*** This Fee Agreement expresses the entire understanding and all agreements of the parties, and neither party is bound by any agreement or any representation to the other party which is not expressly set forth in this Fee Agreement or in certificates delivered in connection with the execution and delivery of this Fee Agreement.

Section 10.12. ***Waiver.*** Either party may waive compliance by the other party with any term or condition of this Fee Agreement only in a writing signed by the waiving party.

Section 10.13. ***Business Day.*** If any action, payment, or notice is, by the terms of this Fee Agreement, required to be taken, made, or given on any Saturday, Sunday, or legal holiday in the jurisdiction in which the party obligated to act is situated, such action, payment, or notice may be taken, made, or given on the following business day with the same effect as if taken, made or given as required under this Fee Agreement, and no interest will accrue in the interim.

Section 10.14. ***Agreement's Construction.*** Each party and its counsel have reviewed this Fee Agreement and any rule of construction to the effect that ambiguities are to be resolved against a drafting party does not apply in the interpretation of this Fee Agreement or any amendments or exhibits to this Fee Agreement.

Section 10.15. ***Effective Date.*** This Agreement shall be effective as of the date stated above or such later date as the date on which the Agreement is signed by all of the Parties hereto. If a Party fails to date its signature in the blank provided, the effective date shall be the latest date of any the other Party's signature hereto.

[Signature pages follow]

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this Fee Agreement to be executed in its name and on its behalf by the Chair of County Council and to be attested by the Clerk of the County Council, as of the last day and year below.

FLORENCE COUNTY, SOUTH CAROLINA

(SEAL)

By:_____
~~County Council Chair~~C. William Schofield,
Chairman, County Council

Florence County, South Carolina

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ATTEST:

By: _____
~~Clerk to County Council~~Hope M. Jones, Council Clerk
Florence County, South Carolina

Dated: [●], 2025

[Signature Page 1 to Fee in Lieu of Ad Valorem *Taxes Agreement]*

IN WITNESS WHEREOF, the Sponsor has caused this Fee Agreement to be executed by its duly authorized officer, as of the last day and year below.

[PROJECT SPLITSHOT]

_____
By: _____
Its: _____

Dated: [•], 2025

[Signature Page 2 to Fee in Lieu of Ad Valorem *Taxes Agreement]*

EXHIBIT A
PROPERTY DESCRIPTION

EXHIBIT B
FORM OF JOINDER AGREEMENT

Reference is hereby made to the Fee-in-Lieu of *Ad Valorem* Taxes Agreement, effective [•], 2025 ("Fee Agreement"), between Florence County, South Carolina ("County") and Project Splitshot ("Sponsor").

1. Joinder to Fee Agreement.

[_____], a [STATE] [corporation]/[limited liability company]/[limited partnership] authorized to conduct business in the State of South Carolina, hereby (a) joins as a party to, and agrees to be bound by and subject to all of the terms and conditions of, the Fee Agreement as if it were a Sponsor [except the following: _____]; (b) shall receive the benefits as provided under the Fee Agreement with respect to the Economic Development Property placed in service by the Sponsor Affiliate as if it were a Sponsor [except the following _____]; (c) acknowledges and agrees that (i) according to the Fee Agreement, the undersigned has been designated as a Sponsor Affiliate by the Sponsor for purposes of the Project; (ii) the undersigned qualifies or will qualify as a Sponsor Affiliate under the Fee Agreement and Section 12-44-30(20) and Section 12-44-130 of the Act; and (iii) agrees that electronic signatures, whether digital or encrypted, of the parties to this Joinder Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol, or process attached to or logistically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or email signatures.

2. Capitalized Terms.

Each capitalized term used, but not defined, in this Joinder Agreement has the meaning of that term set forth in the Fee Agreement.

3. Representations of the Sponsor Affiliate.

The Sponsor Affiliate represents and warrants to the County as follows:

(a) The Sponsor Affiliate is in good standing under the laws of the state of its organization, is duly authorized to transact business in the State (or will obtain such authority prior to commencing business in the State), has power to enter into this Joinder Agreement, and has duly authorized the execution and delivery of this Joinder Agreement.

(b) The Sponsor Affiliate's execution and delivery of this Joinder Agreement, and its compliance with the provisions of this Joinder Agreement, do not result in a default, not waived or cured, under any agreement or instrument to which the Sponsor Affiliate is now a party or by which it is bound.

(c) The execution and delivery of this Joinder Agreement and the availability of the FILOT and other incentives provided by this Joinder Agreement has been instrumental in inducing the Sponsor Affiliate to join with the Sponsor in the Project in the County.

4. Request of Sponsor.

The Sponsor hereby requests and consents to the addition of _____ as Sponsor Affiliate to the Fee Agreement.

5. Consent of County.

The County, through approval as authorized in the Fee Agreement, hereby consents to the addition of _____ as Sponsor Affiliate to the Fee Agreement.

6. Governing Law.

This Joinder Agreement is governed by and construed according to the laws, without regard to principles of choice of law, of the State of South Carolina.

7. Notice.

Notices under Section 10.1 of the Fee Agreement shall be sent to:

[_____]

IN WITNESS WHEREOF, the undersigned has executed this Joinder Agreement to be effective as of the date set forth below.

Date	Name of Entity By: Its:

IN WITNESS WHEREOF, the County acknowledges it has consented to the addition of the above-named entity as a Sponsor Affiliate under the Fee Agreement effective as of the date set forth above.

FLORENCE COUNTY, SOUTH CAROLINA

By:
Its:

EXHIBIT C
DESCRIPTION OF INFRASTRUCTURE CREDIT

The Sponsor and any Sponsor Affiliate shall be entitled to an Infrastructure Credit equal to 25% of the FILOT Payments for property tax years 2025-2029 and 10% of the FILOT Payments for property tax years 2030-2034.

The Infrastructure Credits shall be deemed allocated first to real property investments of the Company, regardless of any statutory presumptions to the contrary.

To the extent the Infrastructure Credits pursuant to this Exhibit are greater than the amount of the FILOT Payment due hereunder, such Infrastructure Credit shall be carried over to the next year or years, as necessary, to apply all accrued Infrastructure Credits.

EXHIBIT D
DESCRIPTION OF CLAW BACK

The Sponsor agrees to meet and maintain, together with any Sponsor Affiliates, the Act Minimum Investment Requirement, the Contract Minimum Investment Requirement, and the Contract Minimum Job Requirement, by and as of the end of the Investment Period and for a period of five years thereafter.

If the Sponsor (together with any Sponsor Affiliates) fails to meet and maintain the Act Minimum Investment Requirement by and as of the end of the Investment Period, the Fee Agreement shall terminate and any repayment obligation arising therefrom shall be as provided in the Act.

If the Sponsor (together with any Sponsor Affiliates) fails to meet and maintain the Contract Minimum Investment Requirement or the Contract Minimum Job Requirement as of the end of the Investment Period and for a period of five years thereafter, the Sponsor shall make a payment to the County equal to the Repayment Amount as follows:

Repayment Amount = Total Received x Claw Back Percentage

Total Received shall be the total dollar amount of the Infrastructure Credit received by the Sponsor (and any Sponsor Affiliates) but shall not include the total dollar amount of the savings received as a result of the reduced assessment ratio and fixed millage rate as described in Section 4.1 hereof, provided the Act Minimum Investment Requirement has been met.

Claw Back Percentage = 100% - Overall Achievement Percentage

Overall Achievement Percentage = (Investment Achievement Percentage + Jobs Achievement Percentage) / 2

Investment Achievement Percentage = Actual Investment Achieved and Maintained / Contract Minimum Investment Requirement *[may not exceed 100%]*

Jobs Achievement Percentage = Actual New, Full-Time Jobs Created and Maintained / Contract Minimum Jobs Requirement *[may not exceed 100%]*

In calculating each achievement percentage, only the investment made or new jobs achieved up to the Contract Minimum Investment Requirement and the Contract Minimum Jobs Requirement will be counted.

For example, and by way of example only, if the County granted $300,000 in Infrastructure Credits, and $15,000,000 had been invested at the Project and 50 jobs had been achieved and maintained as of the last day of the Investment Period, the Clawback Payment would be calculated as follows:

Jobs Achievement Percentage = 50 / 74 = 67.57%

Investment Achievement Percentage = $15.000,000/ $18,500,000 = 81.08%

Overall Achievement Percentage = (67.57%+ 81.08%)/ 2 = 74.33%

Claw Back Percentage = 100% - 74.33% = 25.67%

Repayment Amount = $300,000 x 25.67% = $77,010

The measuring periods shall be as follows: first, the period from the Commencement Date through the last day of the Investment Period; and second, after the end of the Investment Period, the 12-month period preceding each anniversary of the end of the Investment Period.

Further, any remaining Infrastructure Credit will be reduced by the Claw Back Percentage for all remaining years. Provided, however, that either the Company or the County may request a redetermination of the Claw Back Percentage in any future year, to be effective beginning with the year of the redetermination, in the event of a change in the Overall Achievement Percentage of more than 10% (meaning the Overall Achievement Percentage as of the last day of any subsequent property tax year is more than 10% lower or more than 10% higher than the Overall Achievement Percentage as of the later of (a) the last day of the Investment Period, or (b) any date on which the Overall Achievement Percentage has previously been redetermined pursuant to the terms of this paragraph.

The Sponsor shall pay any amounts described in or calculated pursuant to this Exhibit D within 60 days of receipt of a written statement from the County. If not timely paid by the Sponsor, the amount due is subject to the minimum amount of interest that the law may permit with respect to delinquent *ad valorem* tax payments. The repayment obligation described in this Exhibit D survives termination of this Fee Agreement.

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 22-2025/26 Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing Pursuant To Chapter 44 Of Title 12, South Carolina Code Of Laws, 1976, As Amended, The Execution And Delivery Of A Fee Agreement Between Florence County, South Carolina And Pearl Solar, LLC And Certain Affiliates, Thereby Replacing The 2020 Pearl Solar Fee Agreement; And Authorizing Other Related Matters.]

POINTS TO CONSIDER:
1. County Council adopted an inducement resolution on November 20, 2025, which it identified certain proposed investments by Pearl Solar, LLC.
2. The Company has represented that the Project will involve an investment of not less than $2,500,000 in the County, all within the Investment Period.
3. The County has determined on the basis of the information supplied to it by the Company that the Project would serve the purposes of the FILOT Act.

OPTIONS:
1. **(Recommend)** approved as presented.
2. Provide an alternate directive.

ATTACHMENTS:
1. A copy of the proposed Ordinance No. 22-2025/26 Second Reading.
2. A copy of the fee agreement.

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Sponsor(s)	: Economic Development
Introduction	: November 20, 2025
Committee Referral	: N/A
Committee Consideration Date	: N/A
Committee Recommendation	: N/A
Second Reading	: December 11, 2025
Public Hearing	:
Third Reading	:
Effective Date	:

I, _____
Council Clerk, certify that the
ad for a Public Hearing on this
Ordinance ran on: _____.

ORDINANCE NO. 22-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING PURSUANT TO CHAPTER 44 OF TITLE 12, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED, THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND PEARL SOLAR, LLC AND CERTAIN AFFILIATES, THEREBY REPLACING THE 2020 PEARL SOLAR FEE AGREEMENT; AND AUTHORIZING OTHER RELATED MATTERS.

WHEREAS, FLORENCE COUNTY, SOUTH CAROLINA (the "County"), acting by and through its County Council (the "County Council"), is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 (the "FILOT Act"), Title 4, Chapter 1 (the "Multi-County Park Act"), and Title 4, Chapter 29, of the Code of Laws of South Carolina 1976, as amended, to enter into agreements with industry whereby the industry would pay fees-in-lieu-of taxes with respect to qualified projects; through which the development of the State of South Carolina (the "State") will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate or remain in the State and thus utilize and employ the manpower, products and resources of the State and benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; and

WHEREAS, pursuant to the FILOT Act, and in order to induce investment in the County, on November 20, 2025, County Council adopted an inducement resolution (the "Inducement Resolution") in which it identified certain proposed investments by Pearl Solar, LLC, acting for itself, as Sponsor, and/or one or more affiliates (the "Company"), through the acquisition, construction, and installation of land, buildings, improvements, fixtures, machinery, equipment, furnishings and other real and tangible personal property to constitute a new utility scale solar farm in the County for harvesting and distributing solar energy (collectively, the "Project"); and

WHEREAS, the Company has represented that the Project will involve an investment of not less than $2,500,000, in the County, all within the Investment Period (as such term is defined in the hereinafter defined Fee Agreement); and

WHEREAS, the County has determined on the basis of the information supplied to it by the Company that the Project would be a "project" as such term is defined in the FILOT Act, and that the Project would serve the purposes of the FILOT Act; and

WHEREAS, pursuant to the authority of Sections 4-1-170 and 4-1-175 of the Multi-County Park Act and Article VIII, Section 13 of the South Carolina Constitution, the County intends to cause the Project, to the extent not already therein located, to be placed in a within a multi-county industrial park (the "Park") such that the Project will receive the benefits of the Multi-County Park Act; and

WHEREAS, pursuant to the Inducement Resolution and in consideration of the Company making certain

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investments in the County, the County has agreed to, among other things, (a) enter into a FILOT Agreement with the Company (the "Fee Agreement"), whereby the County would provide therein for certain payments in lieu of taxes (the "FILOT Payments") by the Company with respect to the Project, the terms and conditions of which are further set forth therein, and (b) provide for certain credits against those FILOT Payments as reimbursement for certain qualifying infrastructure related expenditures incurred by the Company ("Special Source Revenue Credits") pursuant to Sections 4-1-175, 4-29-68 and 12-44-70 of the Code of Laws of South Carolina, 1976, as amended (collectively, the "Infrastructure Credit Act"); and

WHEREAS, based on information provided by the Company to the County, it is acknowledged that the Company would not otherwise locate the Project in the County but for the delivery of the incentives as set forth above; and

WHEREAS, the County Council has caused to be prepared and presented to this meeting a Fee Agreement in substantially the form attached hereto as **Exhibit A**, which the County proposes to execute and deliver; and

WHEREAS, it appears that the documents above referred to, which are now before this meeting, are in appropriate form and are an appropriate instrument to be executed and delivered or approved by the County for the purposes intended;

NOW, THEREFORE, BE IT ORDAINED, by the County Council as follows:

Section 1. ***Project Findings.*** The County Council hereby finds and affirms, based on information provided by the Company: (i) the Project will benefit the general public welfare of the County by providing services, employment, recreation or other public benefits not otherwise provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against its general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project to the public are greater than the costs to the public; and (v) the Project will provide a substantial public benefit to the County to qualify for the extension of the term of the Fee Agreement pursuant to Section 12-44-30 of the Act.

Section 2. ***Authorization to Execute and Deliver Fee Agreement.*** The Chair of County Council is authorized and directed to execute the Fee Agreement in substantially the form attached hereto as **Exhibit A** with any minor modifications and revisions as may be approved by the Chair of County Council, the County Administrator, and the County Attorney, in the name of and on behalf of the County, and the Clerk to County Council is authorized and directed to attest the same; and the Chair of County Council, the County Administrator, and the County Attorney are further authorized and directed to deliver the executed Fee Agreement to the Company.

Section 3. ***No Recapitulation Required.*** Pursuant to Section 12-44-55(B) of the FILOT Act, the County hereby agrees that no recapitulation information, as set forth in Section 12-44-55(A) of the FILOT Act is required to be provided by the Company in the Fee Agreement, or in any other documents or agreements in connection with the fee-in-lieu of *ad valorem* taxes arrangement between the Company and the County, so long as the Company shall file a copy of the South Carolina Department of Revenue form PT-443, and any subsequent amendments thereto, and all filings required by the FILOT Act with the County after the execution of the Fee Agreement by the County and the Company.

Section 4. ***Further Acts.*** The County Council authorizes the County Administrator, other County staff, and the County Attorney, along with any designees and agents who any of these officials deems necessary and proper, in the name of and on behalf of the County (each an "Authorized Individual"), to take whatever further actions, and enter into whatever further agreements, as any Authorized Individual deems to be reasonably necessary and prudent to effect the intent of this Ordinance and induce the Company to locate the Project in the County.

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Section 5. ***General Repealer.*** All ordinances, resolutions, and their parts in conflict with this Ordinance are, to the extent of that conflict repealed.

Section 6. ***Severability.*** Should any part, provision, or term of this Ordinance be deemed unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such finding or determination shall not affect the rest and remainder of the Ordinance or any part, provision or term thereof, all of which is hereby deemed separable.

Section 7. ***Previous Agreement.*** This Fee Agreement replaces and renders null and void any and all previous tax agreements between Pearl Solar, LLC and Florence County including but not limited to that *September 17, 2020, Fee-in-Lieu of Ad Valorem Taxes Agreement*.

ATTEST:

Hope M. Jones, Council Clerk

SIGNED:

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

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FLORENCE COUNTY, SOUTH CAROLINA

By:_____
C. William Schofield
Chair, County Council
Florence County, South Carolina

(SEAL)

ATTEST:

_____
Hope Jones
Clerk to County Council Florence County, South Carolina

First Reading: November 20, 2025
Second Reading:
Public Hearing:
Third Reading:

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Exhibit A

2025 Fee Agreement

Pearl Solar, LLC

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FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT

BETWEEN

FLORENCECOUNTY, SOUTH CAROLINA

AND

PEARL SOLAR, LLC AS SPONSOR,

EFFECTIVE AS OF [ ] XX, 2025

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FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT

THIS FEE-IN-LIEU OF *AD VALOREM* TAXES AGREEMENT ("***Fee Agreement***" or "***2025 Fee Agreement***") is entered into, effective, as of [ ], 2025, between Florence County, South Carolina ("***County***"), a body politic and corporate and a political subdivision of the State of South Carolina ("***State***"), acting through the Florence County Council ("***County Council***") as the governing body of the County, and Pearl Solar, LLC, a limited liability company organized and existing under the laws of the State of South Carolina ("***Sponsor***").

WITNESSETH:

WHEREAS, the County is authorized and empowered under and pursuant to the provisions of Title 12, Chapter 44 (the "***Act***") of the Code of Laws of South Carolina 1976, as amended (the "***Code***") and the Multi-County Park Act (as defined herein): (i) to enter into agreements with certain entities meeting the requirements of the Act to construct, operate, maintain, and improve certain industrial and commercial properties through which the economic development of the State of South Carolina will be promoted and trade developed by inducing corporate headquarters, manufacturing and commercial enterprises to locate and remain in the State of South Carolina and thus utilize and employ the manpower, agricultural products, and natural resources of the State; (ii) to covenant with such investors to accept certain payments in lieu of *ad valorem* taxes with respect to the project; and (iii) to maintain, create or expand, in conjunction with one or more other counties, a multi-county industrial park in order to afford certain enhanced income tax credits to such investors; and

WHEREAS, the Sponsor proposes to develop, install or operate, as applicable, solar power generating facilities located at a leased site on parcel tax map number 00039-04-016 (the "***Land***") in Florence County, South Carolina (the "***Project***");

WHEREAS, the Project will involve an investment which, but for this Fee Agreement, would have a value for *ad valorem* taxation purposes, of not less than $2,500,000 within the time period required under the Act ("***Project Commitment***"), meeting the minimum investment requirement under the Act;

WHEREAS, pursuant to the Act, the County has determined that (a) the Project (as defined herein) is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefit not otherwise adequately provided locally; (b) the Project gives rise to no pecuniary liability of the County or incorporated municipality and to no charge against its general credit or taxing power; (c) the purposes to be accomplished by the Project are proper governmental and public purposes; and (d) the benefits of the Project to the public are greater than the costs to the public;

WHEREAS, the County Council adopted an ordinance on _____, 2025, (the "***Fee Ordinance***"), as an inducement to the Sponsor to develop the Project and at the Sponsor's request, the County Council authorized the County to enter into this Fee Agreement as a fee-in-lieu of *ad valorem* tax agreement with the Sponsor which identifies the property comprising the Project as Economic Development Property under the Act subject to the terms and conditions hereof;

WHEREAS, the Project constitutes Economic Development Property within the meaning of the Act; and

WHEREAS, for the purposes set forth above, based solely on information provided by the Sponsor to the County, the County has determined that it is in the best interests of the County to enter into this Fee Agreement with the Sponsor subject to the terms and conditions herein set forth.

NOW, THEREFORE, AND IN CONSIDERATION of the respective representations and agreements hereinafter contained, the parties hereto agree as follows, with the understanding that no obligation of the County described herein shall create a pecuniary liability or charge upon its general credit or taxing powers, but shall be payable solely out of the sources of payment described herein and shall not under any circumstances be deemed to constitute a general obligation to the County:

ARTICLE I
PROJECT OVERVIEW

Section 1.1 Agreement to Waive Requirement of Recapitulation. Pursuant to Section 12-44-55(B) of the Act, the County and the Sponsor agree to waive the requirement of including in this Agreement the recapitulation information as set forth in Section 12-44-55(A) of the Act. If the Sponsor should be required to retroactively comply with the recapitulation requirements of Section 12-44-55 of the Act, then the County agrees, to the extent permitted by law, to waive all penalties of the County for the Sponsor's noncompliance that are within the County's control.

Section 1.2 Rules of Construction; Defined Terms. In addition to the words and terms elsewhere defined in this Fee Agreement, the terms defined in this Article shall have the meaning herein specified, unless the context clearly requires otherwise. The definition of any document shall include any amendments to that document unless the context clearly indicates otherwise.

"Act" shall mean Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended, and all future acts supplemental thereto or amendatory thereof.

"Act Minimum Investment Requirement" shall mean an investment of at least $2,500,000 by the Sponsors of eligible economic development property under the Act.

"Administrative Expenses" shall mean the reasonable and necessary expenses, including attorneys' fees, incurred by the County with respect to the Project and this Fee Agreement.

"Authorized Sponsor Representative" shall mean any person designated from time to time to act on behalf on the Sponsor as evidenced by a written certificate or certificates furnished to the County containing the specimen signature of each such person, signed on behalf of the Sponsor by its Manager, its President, one of its vice presidents, its general counsel, its secretary or any assistant secretary. Such certificates may designate an alternate or alternates, and may designate different Authorized Sponsor Representatives to act for the Sponsor with respect to different sections of this Fee Agreement.

"Chairman" shall mean the Chairman of the County Council of Florence County, South Carolina.

"Code" shall mean the South Carolina Code of Laws, 1976, as amended.

"**Commencement Date**" shall mean the last day of the property tax year during which the Economic Development Property is first placed in service, except that this date must not be later than the last day of the property tax year which is three years from the year in which the County and the Sponsor execute this Fee Agreement.

"**County**" shall mean Florence County, South Carolina, a body politic and corporate and political subdivision of the State of South Carolina, its successors and assigns, acting by and through the Florence County Council as the governing body of the County.

"**County Administrator**" shall mean the person appointed by the County Council to act as county administrator of the County at any one time during the term of this Fee Agreement, or in the event that the form of government of the County changes from that which is in place at the time of the execution of this Fee Agreement, the person who is authorized to perform the managerial and/or administrative duties presently assigned to the County Administrator.

"**County Council**" shall mean the Florence County Council, the governing body of the County.

"**Decommissioning**" shall mean the removal and proper disposal of all Equipment, stabilization and rehabilitation of the Land, and restoration of the Land to its original state. Notwithstanding the foregoing, Sponsor shall have no obligation to remove roads constructed on the Land, or to remove fencing that the then current landowner requests to remain, or to remove subsurface improvements below 30 inches of depth.

"**Diminution of Value**" in respect of any Phase of the Project shall mean any reduction in the value based on original fair market value as determined in Step 1 of Section 4.2 of this Fee Agreement, of the items which constitute a part of the Phase which may be caused by (i) the Sponsor's removal of equipment pursuant to Section 4.6 of this Fee Agreement, (ii) a casualty to the Phase of the Project, or any part thereof, described in Section 4.7 of this Fee Agreement or (iii) a condemnation to the Phase of the Project, or any part thereof, described in Section 4.8 of this Fee Agreement.

"**Economic Development Property**" shall mean all items of real and tangible personal property comprising the Project which are eligible for inclusion as economic development property under the Act, become subject to this Fee Agreement, and which are identified by the Sponsor in connection with its annual filing of a SCDOR PT-300 or comparable form with the South Carolina Department of Revenue (as such filing may be amended from time to time) for each year within the Investment Period. Title to all Economic Development Property shall at all times remain vested in the Sponsor, except as may be necessary to take advantage of Section 12-44-160 of the Act.

"**Equipment**" shall mean all of the equipment and fixtures, together with any and all additions, accessions, replacements and substitutions thereto or therefor to the extent such equipment and fixtures become a part of the Project under this Fee Agreement.

"**Event of Default**" shall mean any Event of Default specified in Section 4.18 of this Fee Agreement.

"**Fee Agreement**" shall mean this Fee-In-Lieu of *Ad Valorem* Taxes Agreement.

"**Fee Term**" or "**Term**" shall mean the period from the date of delivery of this Fee Agreement until the last Phase Termination Date unless sooner terminated or extended pursuant to the terms of this Fee Agreement.

"**FILOT**" shall mean the fee-in-lieu of *ad valorem* taxes, which the Sponsor is obligated to pay to the County pursuant to Section 4.2 hereof.

"**FILOT Payments**" shall mean the payments to be made by the Sponsor pursuant to Section 4.2 hereof.

"**Investment Period**" shall mean the period commencing in 2025 and ending on the last day of the fifth property tax year following the earlier of the property tax year in which Economic Development Property is placed in service or the property tax year in which this Fee Agreement is executed; provided a later date may be agreed to by the Sponsor and County pursuant to Section 12-44-30(13) of the Act.

"**Land**" shall mean the real estate upon which the Project is to be located, as described on Exhibit A attached hereto, as Exhibit A may be supplemented from time to time in accordance with the provisions hereof.

"**Multi-County Park**" shall mean that multi-county industrial/business park established pursuant to a qualifying agreement with Darlington County, dated April 21, 2016 and any amendments there to (the "Multi County Park Agreement").

"**Multi-County Park Act**" shall mean Title 4, Chapter 1 of the Code, as amended through the date hereof.

"**Negotiated FILOT Payments**" shall mean the FILOT payments due pursuant to Section 4.2 hereof with respect to that portion of the Project consisting of Economic Development Property.

"**Net FILOT Payment**" shall mean a total annual payment of $7,600.00 for the entire term of this Fee Agreement, for those years for which a FILOT payment is due hereunder. It is anticipated that the first Net FILOT Payment due hereunder shall be the payment for property tax year 2026, due and payable to the County on or before January 15, 2027. Provided, the Net FILOT Payments shall be increased in any year in which the total power generation capacity of the Project exceeds two megawatts of AC power, in proportion to the excess. For example, and by way of example only, if the total power generation capacity of the Project as of the last day of the 2026 tax year is 125% of two megawatts of AC power (e.g. 2.5 MWac power), then the Net FILOT payment for such year shall be increased by 25% (e.g. $9,500). The sponsor shall provide the County Administrator and Finance Director with report(s) (including third party reports, if applicable) not less frequently than annually, at the end of the calendar year, or any time the power generation capacity of the Project is increased, providing conclusive evidence of the then-current power generation capacity of the Project and the actual maximum power production of the Project since the last such report.

"**Non-Qualifying Property**" shall mean that portion of the Project consisting of: (i) property as to which the Sponsor incurred expenditures prior to the Investment Period or, except as to Replacement Property, after the end of the Investment Period; (ii) Existing Property; and (iii) any released property or other property which fails or ceases to qualify for FILOT Payments, including without limitation property as to which the Sponsor has terminated the FILOT. The Sponsor agrees that the real estate improvements on the Real Property as of the date of this Agreement shall constitute Non-Qualifying Property for purposes of this Agreement.

"**Phase**" or "**Phases**" in respect of the Project shall mean the Building and Equipment placed in service during each year of the Investment Period.

"**Phase Termination Date**" shall mean with respect to each Phase of the Project the day thirty (30) years after each such Phase of the Project becomes subject to the terms of this Fee Agreement with an option to extend the term for a further ten (10) years in accordance with the Act. Anything contained herein to the contrary notwithstanding, the last Phase Termination Date shall be no later than the later of: (a) December 31, 2067, unless an extension of time in which to complete the Project is granted by the County pursuant to Section 12-44-30(13) of the Act or (b) December 31 of the year of the expiration of the maximum period of years that the annual fee payment is available to the Sponsor under Section 12-44-30(20) of the Act, as amended.

"**Power Purchase Agreement**" shall mean any agreement applicable to the Project whereby any third party contracts to purchase electricity generated by the Project for any term.

"**Project**" shall mean the Structure and the Equipment, together with the acquisition and installation thereof as acquired, in Phases.

"**Project Commitment**" shall have the meaning set forth in the recitals to this Fee Agreement.

"**Qualifying Infrastructure Costs**" shall have the meaning set forth in Section 4.1 of this Fee Agreement.

"**Real Property**" shall mean the Land identified on Exhibit A, together with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto to the extent such become a part of the Project under this Fee Agreement, all improvements now or hereafter situated thereon and all fixtures hereafter attached thereto, to the extent such improvements and fixtures become part of the Project under this Fee Agreement.

"**Replacement Property**" shall mean any property which is placed in service as a replacement for any item of Equipment which is scrapped or sold by the Sponsor and treated as a Removed Component under Section 4.6 hereof regardless of whether such property serves the same function as the property it is replacing and regardless of whether more than one piece of property replaces any item of Equipment, but only to the extent that such property may be included in the calculation of the FILOT pursuant to Section 4.2 hereof and Section 12-44-60 of the Code.

"**Special Source Revenue Credit**" shall mean the Special Source Revenue Credit described in Section 4.1 hereof.

"**Sponsor**" shall mean Pearl Solar, LLC, a South Carolina limited liability company duly qualified to transact business in the State and any surviving, resulting, or transferee entity in any merger, consolidation, or transfer of assets; or any assignee hereunder which is designated by the Sponsor and approved or ratified by the County.

"**Structure**" shall mean the structures and other improvements to be constructed or installed upon the Real Property as part of the implementation of the Project.

Any reference to any agreement or document in this Article I or otherwise in this Fee Agreement shall be deemed to include any and all amendments, supplements, addenda, and modifications to such agreement or document.

ARTICLE II
REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations of the County. The County hereby represents and warrants to the Sponsor as follows:

(a) The County is a body politic and corporate and a political subdivision of the State which acts through the County Council as its governing body and by the provisions of the Act is authorized and empowered to enter into the transactions contemplated by this Fee Agreement and to carry out its obligations hereunder. The County has duly authorized the execution and delivery of this Fee Agreement and any and all other agreements described herein or therein.

(b) Based on representations by the Sponsor, County Council evaluated the Project based on all relevant criteria including the purposes the Project is to accomplish, the anticipated dollar amount and

nature of the investment resulting from the Project, and the anticipated costs and benefits to the County and following the evaluation, the County determined that (i) the Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally; (ii) the Project gives rise to no pecuniary liability of the County or any incorporated municipality and to no charge against the County's general credit or taxing power; (iii) the purposes to be accomplished by the Project are proper governmental and public purposes; and (iv) the benefits of the Project are greater than the costs.

(c) Based upon representations by the Sponsor, the Project constitutes a "project" within the meaning of the Act.

(d) By proper action of the County Council, the County has duly authorized the execution and delivery of this Agreement and any and all actions necessary and appropriate to consummate the transactions contemplated hereby.

(e) This Agreement has been duly executed and delivered on behalf of the County.

(f) The County agrees to use its best efforts to cause the Land to be located within the Multi-County Park, and the County will diligently take all reasonable acts to ensure that the Project will continuously be included with the boundaries of the Multi-County Park or another multi-county park in order that the maximum tax benefits afforded by the laws of the State of South Carolina for projects in the County located within multi-county industrial parks will be available to the Sponsor.

(g) No actions, suits, proceedings, inquiries, or investigations known to the undersigned representatives of the County are pending or threatened against or affecting the County in any court or before any governmental authority or arbitration board or tribunal, which could materially adversely affect the transactions contemplated by this Agreement or which could, in any way, adversely affect the validity or enforceability of this Agreement.

Section 2.2 Representations of the Sponsor. The Sponsor hereby represents and warrants to the County as follows:

(a) The Sponsor is duly organized and in good standing under the laws of the State of South Carolina, has power to enter into this Fee Agreement, and by proper company action has duly authorized the execution and delivery of this Fee Agreement.

(b) The Sponsor's execution and delivery of this Fee Agreement and its compliance with the provisions hereof will not result in a default, not waived or cured, under any company restriction or any agreement or instrument to which the Sponsor is now a party or by which it is bound.

(c) The Sponsor intends to operate the Project as a "project" within the meaning of the Act as in effect on the date hereof. The Sponsor intends to develop, install or operate, as applicable solar power generating facilities, to conduct other legal activities and functions with respect thereto, and for such other purposes permitted under the Act as the Sponsor may deem appropriate.

(d) The availability of the payment in lieu of taxes with regard to the Economic Development Property authorized by the Act has induced the Sponsor to undertake the Project in the County.

(e) The Sponsor plans and commits to achieve its Project Commitment by the end of the Investment Period.

(f) The income tax year of the Sponsor, and accordingly the property tax year, for federal income tax purposes, ends on December 31.

(g) The Sponsor has retained legal counsel to confirm or has had a reasonable opportunity to consult legal counsel to confirm, its eligibility for the FILOT and other incentives granted by this Fee Agreement and has not relied on the County, its officials, employees or legal representatives with respect to any question of eligibility or applicability of the FILOT and other incentives granted by this Fee Agreement.

ARTICLE III
THE PROJECT

Section 3.1 The Project. The Sponsor has acquired and/or installed since the Commencement Date or made plans for the acquisition and/or installation of certain Equipment on the Land which comprises the Project.

Pursuant to the Act, the Sponsor and the County hereby agree that the property comprising the Project shall be Economic Development Property as defined under the Act.

Section 3.2 Diligent Completion. The Sponsor agrees to use its reasonable efforts to cause the acquisition, construction and installation of the Project to be completed as soon as practicable.

ARTICLE IV
PAYMENTS IN LIEU OF TAXES

Section 4.1 Special Source Revenue Credit. The County hereby grants to the Sponsor, subject to the provisions herein, and the Sponsor hereby accepts from the County, a Special Source Revenue Credit, in reimbursement of investment in Qualifying Infrastructure Costs as described below, to be applied to its annual fee-in-lieu of taxes liability in an amount equal to the FILOT Payments due under this Fee Agreement, to be calculated as set forth in Section 4.2, minus the Net FILOT Payment. For illustration purposes, and only as a means of illustration, a formula of this calculation is shown on Exhibit B, attached hereto. In no event may the Sponsor's aggregate Special Source Revenue Credit claimed pursuant to this Section exceed the aggregate amount of Qualifying Infrastructure Costs.

(a) The Special Source Revenue Credit shall be effective starting with the first property tax year that the project enters into service, so long as the Sponsor meets the Project Commitment within the Investment Period, shall remain effective for the entire Fee Term. For purposes of this Fee Agreement, "Qualifying Infrastructure Costs" shall include but not be limited to, the cost of designing, acquiring, constructing, improving, or expanding the infrastructure serving the Project and for improved or unimproved real estate and machinery and equipment in connection with the Project, and any other such similar or like expenditures authorized by the Code.

(b) In order to receive the Special Source Revenue Credit on the Non-Qualifying Property (if applicable), the Sponsor agrees to waive the tax exemptions that otherwise may be applicable if the Non-Qualifying Property were subject to *ad valorem* taxes, including the exemptions allowed pursuant to Section 3(g) of Article X of the Constitution of the State of South Carolina, and the exemptions allowed pursuant to Sections 12-37-220(B)(32) and (34) of the Code.

(c) If for any reason the FILOT Payment to be made with respect to any year is less than the Net FILOT Payment, thus resulting in a Special Source Revenue Credit that is a negative number, and if a court of competent jurisdiction holds or determines that a negative Special Source Revenue Credit is

not permitted under the Park Act, the Sponsor shall not be entitled to receive the Special Source Revenue Credit with respect to such year and shall make an additional payment to the County that is equal to the difference between the Net FILOT Payment and the FILOT Payment of that given year. Any payment made under the foregoing sentence shall be due at the time the corresponding FILOT Payment is due, shall be treated as a FILOT Payment under this Fee Agreement and shall be subject to statutory interest if not paid when due pursuant to Section 12-54-25, Code of Law of South Carolina 1976, as amended, as allowed under the FILOT Act.

(d) In the event (i) the Sponsor willfully terminates this Fee Agreement for any reason except in the event of a Force Majeure as defined in section 5.10 herein, (ii) the County terminates this Fee Agreement due to a default hereunder by the Sponsor, subject to cure rights, or (iii) the Sponsor fails to make the Project Commitment by the end of the Investment Period, then, upon demand by the County in writing, the Sponsor shall pay to the County the difference, if any, between the total FILOT Payments actually paid during the term of the Fee Agreement and the amount which would have been due had the property been subject to FILOT Payments determined under Title 12, Chapter 44 of the Code, using fixed millage rate of 381.8 mils for a 30-year terms, and applying a special source revenue credit of sixty-five percent (65%) for each year in which a FILOT Payment was to be made with statutory interest on such amount calculated pursuant to Section 12-54-25, Code of Laws of South Carolina 1976, as amended. Payments made under Section 4.1(e) of this Fee Agreement shall be considered as having been made for purposes of applying this Section 4.1(d) whether that results in a positive or negative increase to the payment due under this Section 4.1(d).

(e) The Sponsor shall make Net FILOT Payments for each year in which a Power Purchase Agreement is in place. The Sponsor recognizes that the County offered the incentives described herein in reliance on the understanding that the initial Power Purchase Agreement applicable to the Project has a term of no less than 10 years. In the event of a termination of this Fee Agreement during the term of an applicable Power Purchase Agreement, the Sponsor shall be responsible for the remainder of such payments, which shall be due and payable within ninety (90) days of termination of this Fee Agreement.

Section 4.2 (a) Negotiated FILOT Payments. Pursuant to Section 12-44-50 of the Act, the Sponsor is required to make payments in lieu of *ad valorem* taxes to the County with respect to the Project. Inasmuch as the Sponsor anticipates the Project will involve an initial investment of sufficient sums to qualify to enter into a fee in lieu of tax arrangement under Section 12-44-50(A)(1) of the Act, the County and the Sponsor have negotiated the amount of the payments in lieu of taxes in accordance therewith. In accordance therewith, the Sponsor shall make payments in lieu of *ad valorem* taxes on all the Equipment, Structures and Real Property which collectively comprise the Project and are placed in service, as follows: the Sponsor shall make payments in lieu of *ad valorem* taxes with respect to each Phase of the Project placed in service on or before the last day of the Investment Period, said payments to be made annually and to be due and payable and subject to penalty assessments on the same dates and in the same manner as prescribed by the County for *ad valorem* taxes, less the Special Source Revenue Credit. The amount of such equal annual payments in lieu of taxes shall be determined by the following procedure (subject, in any event, to the required procedures under the Act and to Section 4.4 hereof):

Step 1: Determine the fair market value of the improvements to the Real Property and Equipment in the Phase of the Project placed in service in any given year for such year and for the following twenty-nine (29) years using the original income tax basis for State income tax purposes less depreciation for each year allowable to the Sponsor for any Equipment as determined in accordance with Title 12 of the Code, as amended and in effect on December 31 of the year in which each Phase becomes subject to the Fee Agreement, except that no extraordinary obsolescence shall be allowable but taking into account all applicable property tax exemptions which would be allowed to the Sponsor under State law, if the property were

taxable, except those exemptions specifically disallowed under Section 12-44-50(A)(2) of the Act, as amended and in effect on December 31 of the year in which each Phase becomes subject to the Fee Agreement. The County and Sponsor also agree pursuant to Section 12-44-50(A)(1) of the Act that the value of the Real Property included in any Phase of the Project shall be its fair market value as determined by appraisal, but the fair market value of the Real Property shall be subject to reappraisal by the South Carolina Department of Revenue not more than once every five (5) years.

Step 2: Apply an assessment ratio of 6% to the fair market value as determined for each year in Step 1 to establish the taxable value of each Phase of the Project in the year it is placed in service and in each of the twenty-nine (29) years thereafter or such longer period of years that the annual fee payment is permitted to be made by the Sponsor under the Act, as amended.

Step 3: Use a millage rate of 381.8 mils, or the combined millage rates set for the tax year 2025 by the County and Florence County School District (or the applicable school district) (these combined millage rates being in effect on June 30 prior to the calendar year in which this Agreement is signed as permitted by Section 12-44-50(A)(1)(d) of the Act) and any other overlapping political units having taxing jurisdiction where the Real Property is located, to determine the amount of the payments in lieu of taxes which would be due in each year of the Fee Term on the payment dates prescribed by the County for such payments or such longer period of years that the annual fee payment is permitted to be made by the Sponsor under the Act, as amended.

Step 4: Increase or decrease the calculated amounts determined in the previous Steps by the Special Source Revenue Credit as described in Section 4.1 herein. The increase or decrease under Section 4.1 shall be shown on the bill sent by the County to the Sponsor or paid by a check from the County Treasurer.

In the event that it is determined by a final order of a court of competent jurisdiction or by agreement of the parties that the payment in lieu of taxes applicable to this transaction is to be calculated differently than described above, the payment shall be reset at the permitted level so determined.

In the event that the Act and/or the above-described payments in lieu of taxes are declared invalid or unenforceable, in whole or in part, for any reason, the parties express their intentions that such payments and this Fee Agreement be reformed so as to most closely effectuate the legal, valid, and enforceable intent thereof and so as to afford the Sponsor with the benefits to be derived hereof, it being the intention of the County to offer the Sponsor an inducement to locate the Project in the County. If the Project is deemed to be subject to *ad valorem* taxation, the payment in lieu of *ad valorem* taxes to be paid to the County by the Sponsor shall become equal to the amount which would result from taxes levied on the Project by the County, municipality or municipalities, school district or school districts, and other political units as if the Project was and had not been Economic Development Property under the Act. In such event, any amount determined to be due and owing to the County from the Sponsor with respect to a year or years for which payments in lieu of *ad valorem* taxes have been previously remitted by the Sponsor to the County hereunder, shall be reduced by the total amount of payments in lieu of *ad valorem* taxes made by the Sponsor with respect to the Project pursuant to the terms hereof.

(b) The Sponsor agrees to waive the benefits of any future legislative enactment that reduces property taxes available to solar farm property. If Sponsor claims any such benefits in addition to the benefits provided in this Fee Agreement, such action shall constitute an early termination of this Fee Agreement by Sponsor.

(c) If the Sponsor fails to meet the Act Minimum Investment Requirement by the last day of the Investment Period, the Fee Agreement shall terminate and the Sponsor shall owe the County a retroactive tax payment in an amount equal to the difference between *ad valorem* property taxes on the Real Property and the Equipment subject to payments in lieu of taxes under this Fee Agreement computed as if this Fee Agreement had not been in effect for such retroactive period and FILOT Payments made under this Fee Agreement for that retroactive period, taking into account exemptions and/or abatements from property taxes that would have been available to the Sponsor, including but not limited to any exemption and/or abatement provided pursuant to Section 12-37-220(A)(7) of the Code (hereinafter "***Retroactive Tax Payment***"). The repayment obligations arising under this Section survives termination of this Fee Agreement.

Section 4.3 Payments in Lieu of Taxes on Replacement Property. If the Sponsor elects to replace any Removed Components (as defined below) and to substitute such Removed Components with Replacement Property as a part of the Project, then, pursuant and subject to Section 12-44-60 of the Act, the Sponsor shall make statutory payments in lieu of *ad valorem* taxes with regard to such Replacement Property as follows (subject in all events to the applicable provisions of the Act):

(a) to the extent that the income tax basis of the Replacement Property (the "***Replacement Value***") is less than or equal to the original income tax basis of the Removed Components (the "***Original Value***") the amount of the payments in lieu of taxes to be made by the Sponsor with respect to such Replacement Property shall be calculated in accordance with Section 4.2 hereof; provided, however, in making such calculations, the original cost to be used in Step 1 of Section 4.2 shall be equal to the lesser of (x) the Replacement Value and (y) the Original Value, and the number of annual payments to be made with respect to the Replacement Property shall be equal to thirty (30) (or, if greater, the maximum number of years for which the annual fee payments are available to the Sponsor for each portion of the Project under the Act, as amended) minus the number of annual payments which have been made with respect to the oldest Removed Components disposed of in the same property tax year as the Replacement Property is placed in service; and

(b) to the extent that the Replacement Value exceeds the Original Value of the Removed Components (the "***Excess Value***"), the payments in lieu of taxes to be made by the Sponsor with respect to the Excess Value shall be equal to the payment that would be due if the property were not Economic Development Property.

Section 4.4 Reductions in Payments in Lieu of Taxes Upon Removal, Condemnation or Casualty. In the event of a Diminution in Value of any Phase of the Project, the payment in lieu of taxes with regard to that Phase of the Project shall be reduced in the same proportion as the amount of such Diminution in Value bears to the original fair market value of that Phase of the Project as determined pursuant to Step 1 of Section 4.2 hereof.

Section 4.5 Place and Allocation of Payments in Lieu of Taxes. The Sponsor shall make the above-described payments in lieu of taxes directly to the County in accordance with applicable law.

Section 4.6 Removal of Equipment. The Sponsor shall be entitled to remove the following types of components or Phases of the Project from the Project with the result that said components or Phases (the "***Removed Components***") shall no longer be considered a part of the Project and shall no longer be subject to the terms of this Fee Agreement: (a) components or Phases which become subject to statutory payments in lieu of *ad valorem* taxes; (b) components or Phases of the Project or portions thereof which the Sponsor, in its sole discretion, determines to be inadequate, obsolete, uneconomic, worn-out, damaged, unsuitable, undesirable or unnecessary; or (c) components or Phases of the Project or portions thereof which the Sponsor, in its sole discretion, elects to remove pursuant to Section 4.7(c) or Section 4.8(b)(iii) hereof. To

the extent that the Special Source Revenue Credit is used as payment for personal property, including machinery and equipment, and the Removed Component is removed from the Project at any time during the life of the Negotiated FILOT Payment for said Removed Component, the amount of the Negotiated FILOT Payment on the Removed Component for the year in which the Removed Component was removed from the Project also shall be due for the two years immediately following the removal. To the extent that any Special Source Revenue Credits were used for both real property and personal property or infrastructure and personal property, all amounts will be presumed to have been first used for personal property. Nothwithstanding the foregoing, if the Removed Component is removed from the Project but is replaced with qualifying Replacement Property, then the Removed Component will not be considered to have been removed from the property.

Section 4.7 Damage or Destruction of Project.

(a) *Election to Terminate*. Subject to Section 4.1(d) hereof, in the event the Project is damaged by fire, explosion, or any other casualty, the Sponsor shall be entitled to terminate this Fee Agreement; provided, however, that (i) if there has been only partial damage of the Project due to any of such casualties and the Sponsor elects to terminate this Agreement, and (ii) the Sponsor has not met the Act Minimum Investment Requirement at the time of such termination, the Sponsor shall owe the County the Retroactive Tax Payment, but to the extent permitted by law if the Sponsor has not met the Act Minimum Investment Requirement within the time period required under the Act, it shall owe no Retroactive Tax Payment.

(b) *Election to Rebuild.* In the event the Project is damaged by fire, explosion, or any other casualty, and if the Sponsor does not elect to terminate this Fee Agreement, the Sponsor may in its sole discretion commence to restore the Project with such reductions or enlargements in the scope of the Project, changes, alterations and modifications (including the substitution and addition of other property) as may be desired by the Sponsor. All such restorations and replacements shall be considered, to the extent permitted by law, substitutions of the destroyed portions of the Project and shall be considered part of the Project for all purposes hereof, including, but not limited to any amounts due by the Sponsor to the County under Section 4.2 hereof.

(c) *Election to Remove*. In the event the Sponsor elects not to terminate this Fee Agreement pursuant to subsection (a) and elects not to rebuild pursuant to subsection (b), the damaged portions of the Project shall be treated as Removed Components.

Section 4.8 Condemnation.

(a) *Complete Taking*. If at any time during the Fee Term title to or temporary use of the entire Project should become vested in a public or quasi-public authority by virtue of the exercise of a taking by condemnation, inverse condemnation or the right of eminent domain, or by voluntary transfer under threat of such taking, or in the event that title to a portion of the Project shall be taken rendering continued occupancy of the Project commercially infeasible in the judgment of the Sponsor, the Sponsor shall have the option to terminate this Fee Agreement as of the time of vesting of title by sending written notice to the County within a reasonable period of time following such vesting.

(b) *Partial Taking.* In the event of a partial taking of the Project or transfer in lieu thereof, the Sponsor may elect: (i) to terminate this Fee Agreement; provided, however, that if the Sponsor has not met the Act Minimum Investment Requirement at the time of such termination, the Sponsor shall owe the County the Retroactive Tax Payment, but to the extent permitted by law if the Sponsor has met the Act Minimum Investment Requirement within the time period required under the Act, it shall owe no Retroactive Tax Payment; (ii) to repair and restore the Project, with such reductions or enlargements in

the scope of the Project, changes, alterations and modifications (including the substitution and addition of other property) as may be desired by the Sponsor; or (iii) to treat the portions of the Project so taken as Removed Components.

Section 4.9 Merger of Sponsor with Related Party. The County agrees that, without again obtaining the approval of the County (to the extent permitted by the Act), the Sponsor may merge with or be acquired by a related party so long as the surviving company has an equal or greater net asset value of the Sponsor and the merged entity assumes all duties and liabilities of the Sponsor set forth in this Fee Agreement.

Section 4.10 Indemnification Covenants.

(a) Except as provided in paragraph (d) below, the Sponsor shall indemnify and save the County, its employees, elected officials, officers and agents (each, an "***Indemnified Party***") harmless against and from all liability or claims arising from the County's execution of this Fee Agreement, performance of the County's obligations under this Fee Agreement or the administration of its duties pursuant to this Fee Agreement, or otherwise by virtue of the County having entered into this Fee Agreement.

(b) The County is entitled to use counsel of its choice and the Sponsor shall reimburse the County for all of its costs, including attorneys' fees, incurred in connection with the response to or defense against such liability or claims as described in paragraph (a), above. The County shall provide a statement of the costs incurred in the response or defense, and the Sponsor shall pay the County within 30 days of receipt of the statement. The Sponsor may request reasonable documentation evidencing the costs shown on the statement. However, the County is not required to provide any documentation which may be privileged or confidential to evidence the costs.

(c) The County may request the Sponsor to resist or defend against any claim on behalf of an Indemnified Party. On such request, the Sponsor shall resist or defend against such claim on behalf of the Indemnified Party, at the Sponsor's expense. The Sponsor is entitled to use counsel of its choice, manage and control the defense of or response to such claim for the Indemnified Party; provided the Sponsor is not entitled to settle any such claim without the consent of that Indemnified Party.

(d) Notwithstanding anything herein to the contrary, the Sponsor is not required to indemnify any Indemnified Party against or reimburse the County for costs arising from any claim or liability (i) occasioned by the acts of that Indemnified Party, which are unrelated to the execution of this Fee Agreement, performance of the County's obligations under this Fee Agreement, or the administration of its duties under this Fee Agreement, or otherwise by virtue of the County having entered into this Fee Agreement; or (ii) resulting from that Indemnified Party's own negligence, bad faith, fraud, deceit, or willful misconduct.

(e) An Indemnified Party may not avail itself of the indemnification or reimbursement of costs provided in this Section unless it provides the Sponsor with prompt notice, reasonable under the circumstances, of the existence or threat of any claim or liability, including, without limitation, copies of any citations, orders, fines, charges, remediation requests, or other claims or threats of claims, in order to afford the Sponsor notice, reasonable under the circumstances, within which to defend or otherwise respond to a claim.

Section 4.11 Confidentiality/Limitation on Access to Project. The County acknowledges and understands that the Sponsor utilizes confidential and proprietary "state-of-the-art" trade equipment and techniques and that a disclosure of any information relating to such equipment or techniques, including but not limited to disclosures of financial or other information concerning the Sponsor's operations would result

in substantial harm to the Sponsor. The Sponsor may clearly label any Confidential Information delivered to the County pursuant to this Fee Agreement as confidential information ("***Confidential Information***.") Therefore, subject to the provisions of Section 4.12 hereof, the County agrees that, except as required by law and pursuant to the County's police powers and except as deemed reasonably necessary by the County in the performance of its duties as tax assessor and collector, and/or its duties as Auditor, neither the County nor any employee, agent or contractor of the County: (i) shall request or be entitled to receive any such Confidential Information; (ii) shall request or be entitled to inspect the Project or any property associated therewith; provided, however, that if an Event of Default shall have occurred and be continuing hereunder, the County shall be entitled to inspect the Project provided they shall comply with the remaining provisions of this Section; or (iii) shall disclose or otherwise divulge any such Confidential Information to any other person, firm, governmental body or agency, or any other entity unless specifically required to do so by State law. Prior to disclosing any confidential or proprietary information or allowing inspections of the Project or any property associated therewith, the Sponsor may require the execution of reasonable, individual, confidentiality and non-disclosure agreements by any officers, employees or agents of the County or any supporting or cooperating governmental agencies who would gather, receive or review such information or conduct or review the results of any inspections.

Section 4.12 Records and Reports. The Sponsor agrees to maintain or cause to be maintained and will make available to the County for inspection upon request of the County such books and records with respect to the Project as will permit the identification of the Equipment placed in service in each property tax year during the Investment Period, the amount of investment with respect thereto, and its computations of all payments in lieu of taxes made hereunder and to comply with all reporting requirements of the State of South Carolina and the County applicable to property subject to payments in lieu of taxes under the Act, including without limitation the reports required by Section 12-44-90 of the Act (collectively, "***Filings***").

Notwithstanding any other provision of this Section 4.12, the Sponsor may designate as Confidential Information any Filings delivered to the County segments thereof that the Sponsor believes contain proprietary, confidential, or trade secret matters. The County shall conform, to the extent permitted by law, with all reasonable, written requests made by the Sponsor with respect to maintaining confidentiality of such designated segments.

The Sponsor shall make all required annual property tax/FILOT filings on the required PT-300 (or successor) form with the South Carolina Department of Revenue and shall cause copies of all such filings to be made with the County Auditor, Assessor, and Treasurer as required by Section 12-44-90 of the Act. Such filings shall be made on or before the due date for filing with the South Carolina Department of Revenue.

Section 4.13 Payment of Administrative Expenses. The Sponsor will reimburse the County from time to time for its Administrative Expenses promptly upon written request therefor, but in no event later than sixty (60) days after receiving written notice from the County including a general statement of the amount and nature of the Administrative Expense and requesting the payment of the same. The payment by the Sponsor of the County's Administration Expenses shall not be construed as prohibiting the County from engaging, at its discretion, the counsel of the County's choice. In no event shall the Sponsor's reimbursement of these expenses incurred for the execution of the initial Fee Agreement exceed eight thousand ($8,000) dollars.

Section 4.14 Collection and Enforcement Rights of County. The parties acknowledge that the County's right to receive payments in lieu of taxes hereunder shall be the same as its rights conferred under Title 12 of the Code relating to the collection and enforcement of *ad valorem* property taxes and, for purposes of this application, all payments in lieu of taxes due hereunder shall be considered a property tax. Prior to the due date of the third FILOT Payment hereunder, the Sponsor shall provide an irrevocable surety

or performance bond or irrevocable letter of credit or a guaranty of payment by a third party to secure the performance of its obligations hereunder, including but not limited to, any payment obligations that may arise pursuant to Sections 4.1(d), 4.1(e), and 4.19 (the "***Payment Security***"). Coverage under such surety or performance bond or irrevocable letter of credit, or the extent of such guaranty, shall be in the amounts set forth in Exhibit C. The surety or performance bond or irrevocable letter of credit or payment guaranty shall be for the benefit of the County, and the issuer or guarantor, as applicable, as well as the form and substance of such bond, surety, or guaranty must be agreeable to the County, as determined by the County Administrator, provided that consent may not be unreasonably withheld, conditioned, or delayed. Sponsor may exchange at any time the existing Payment Security for another form of Payment Surety (for example, a payment bond for a parent guaranty, or vice versa), subject always to the County's prior written approval of such new form of Payment Security.

Section 4.15 Assignment and Subletting. This Fee Agreement may be assigned, in whole or in part and the Project may be subleased as a whole or in part by the Sponsor so long as such assignment or sublease is made in compliance with Section 12-44-120 of the Act; provided, however, that in connection with any assignment or total subleasing by the Sponsor in which the Sponsor requests the release of the Sponsor from this Fee Agreement, the consent of the County shall be required, which consent shall not be unreasonably withheld. The County hereby consents to transfers not requiring its consent, and to the extent any required or further consent is requested, the County may do so by passage of a resolution.

Section 4.16 County's Estoppel Certificates for Sponsor's Financing Transactions. The County agrees to deliver, and hereby authorizes the County Administrator to execute and deliver on behalf of the County without further action required on the part of the County Council, all at the expense of the Sponsor, respectively, any estoppel certificates, acknowledgements or other documents certifying the full force and effect of this Fee Agreement and the absence of any default hereunder and acknowledging the continuing validity of this Fee Agreement after its transfer required in any financing related transfers authorized by Section 12-44-120 of the Act, as may be reasonably requested by the Sponsor or any lender of the Sponsor from time to time in connection with any financing arrangement or financing related transfers made by the Sponsor as contemplated under Section 12-44-120 of the Act.

Section 4.17 Sponsor's Continuing Obligations After Termination by Sponsor. In the event the Sponsor terminates this Fee Agreement, the Sponsor shall continue to be obligated to the County for its indemnification covenants under Section 4.10, the payment of outstanding Administrative Expenses under Section 4.13, and any outstanding payments in lieu of taxes under Article IV or retroactive payments required under this Fee Agreement or the Act, and all other payments due hereunder.

Section 4.18 Events of Default. The following shall be "***Events of Default***" under this Fee Agreement, and the term "***Events of Default***" shall mean, whenever used with reference to this Fee Agreement, any one or more of the following occurrences:

(a) Failure by the Sponsor to make, upon levy, the payments in lieu of taxes described in Section 4.2 hereof; provided, however, that the Sponsor shall be entitled to all redemption rights granted by applicable statutes; or

(b) Failure by the Sponsor to perform any of the other material terms, conditions, obligations or covenants of the Sponsor hereunder, which failure shall continue for a period of ninety (90) days after written notice from the County to the Sponsor specifying such failure and requesting that it be remedied, unless the County shall agree in writing to an extension of such time prior to its expiration.

Section 4.19 Remedies on Default. Whenever any Event of Default shall have occurred and shall be continuing, the County, after having given written notice to the Sponsor of such default and after the

expiration of a thirty (30) day cure period the County shall grant to the Sponsor (which cure period shall not be applicable in the case of failure to make the payments in lieu of taxes due under this Fee Agreement), may take any one or more of the following remedial actions:

(a) Terminate the Fee Agreement; or

(b) Take whatever action at law or in equity may appear necessary or desirable to collect the other amounts due and thereafter to become due or to enforce performance and observance of any obligation, agreement or covenant of the Sponsor under this Fee Agreement; or

(c) In the event of an Event of Default hereunder, if the Sponsor has not caused all solar panels on the Land to be removed within one hundred eighty (180) days, the Company shall ensure (including in the terms of any lease agreement(s) relating to the Land) that the County and its authorized employees, agents, and third party contractors shall have the right to enter upon the Land to engage in a removal of all remaining solar panels from the Land.

Section 4.20 Remedies Not Exclusive. No remedy conferred upon or reserved to the County under this Fee Agreement is intended to be exclusive of any other available remedy or remedies, but each and every remedy shall be cumulative and shall be in addition to every other lawful remedy now or hereafter existing. No delay or omission to exercise any right or power accruing upon any continuing default hereunder shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the County to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be herein expressly required and such notice required at law or equity which the Sponsor is not competent to waive.

Section 4.21 Decommissioning Costs. Within six months of the first date upon which the Project produces electricity, Sponsor shall submit to the County a decommissioning study developed by a licensed engineer, and procure and deliver to the County a surety or performance bond or irrevocable letter of credit in an amount equal to one hundred percent (100%) of the estimated decommissioning costs without regard to salvage value. The Sponsor shall update both the study and the applicable bond amount every five years.

ARTICLE V
MISCELLANEOUS

Section 5.1 Notices. Any notice, election, demand, request or other communication to be provided under this Fee Agreement shall be effective when delivered to the party named below, when deposited with the United States Postal Service, certified mail, return receipt requested, postage prepaid, addressed as follows (or addressed to such other address as any party shall have previously furnished in writing to the other party), or when sent via express courier, except where the terms hereof require receipt rather than sending of any notice, in which case such provision shall control:

AS TO THE COUNTY: Florence County, South Carolina
Attn: County Administrator
180 N. Irby St. MSC-G
Florence, SC 29501

WITH COPIES TO (which shall not constitute notice):

Florence County Attorney
180 N. Irby St. MSC-G

Florence, South Carolina 29501

AS TO THE SPONSOR: Pearl Solar, LLC
Jesse Montgomery
4601 Park Rd., Suite 500
Charlotte, NC 28209
(704) 218-9840

WITH COPIES TO (which shall not constitute notice):

W. Ford Graham
c/o Elizabeth Stein
McGuireWoods LLP
800 E. Canal Street
Richmond, Virginia 23219
+1 (803) 251 2305

Section 5.2 Binding Effect. This Fee Agreement and each document contemplated hereby or related hereto shall be binding upon and inure to the benefit of the Sponsor and the County and their respective successors and assigns. In the event of the dissolution of the County or the consolidation of any party of the County with any other political subdivision or the transfer of any rights of the County to any other such political subdivision, all of the covenants, stipulations, promises and agreements of this Fee Agreement shall bind and inure to the benefit of the successors of the County from time to time and any entity, officer, board, commission, agency or instrumentality to whom or to which any power or duty of the County has been transferred.

Section 5.3 Counterparts. This Fee Agreement may be executed in any number of counterparts, and all of the counterparts taken together shall be deemed to constitute one and the same instrument.

Section 5.4 Governing Law. This Fee Agreement and all documents executed in connection herewith shall be construed in accordance with and governed by the laws of the State of South Carolina.

Section 5.5 Headings. The headings of the articles and sections of this Fee Agreement are inserted for convenience only and shall not be deemed to constitute a part of this Fee Agreement.

Section 5.6 Amendments. The provisions of this Fee Agreement may only be modified or amended in writing by an agreement or agreements entered into between the parties.

Section 5.7 Further Assurance. From time to time the County agrees to execute and deliver to the Sponsor such additional instruments as the Sponsor may reasonably request to effectuate the purposes of this Fee Agreement.

Section 5.8 Severability. If any provision of this Fee Agreement is declared illegal, invalid or unenforceable for any reason, the remaining provisions hereof shall be unimpaired and such illegal, invalid or unenforceable provision shall be reformed so as to most closely effectuate the legal, valid and enforceable intent thereof and so as to afford the Sponsor with the maximum benefits to be derived herefrom, it being the intention of the County to offer the Sponsor the strongest inducement possible to locate the Project in the County.

Section 5.9 Limited Obligation. ANY OBLIGATION OF THE COUNTY CREATED BY OR ARISING OUT OF THIS FEE AGREEMENT SHALL BE A LIMITED OBLIGATION OF THE

COUNTY, PAYABLE BY THE COUNTY SOLELY FROM THE PROCEEDS DERIVED UNDER THIS FEE AGREEMENT AND SHALL NOT UNDER ANY CIRCUMSTANCES BE DEEMED TO CONSTITUTE A GENERAL OBLIGATION OF THE COUNTY WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION.

Section 5.10 Force Majeure. Except for payments in lieu of taxes under this Fee Agreement the due dates of which are statutorily mandated, the Sponsor shall not be responsible for any delays or non-performance caused in whole or in part, directly or indirectly, by strikes, accidents, freight embargoes, fire, floods, inability to obtain materials, conditions arising from government orders, acts or regulations, war or national emergency, or acts of God.

Section 5.11 Execution Disclaimer. Notwithstanding any other provisions, the County is executing this Fee Agreement as a statutory accommodation to assist the Sponsor in achieving the intended benefits and purposes of the Act. The County has made no independent legal or factual investigation regarding the particulars of this transaction, and it executes this Fee Agreement in reliance upon representations by the Sponsor that this document complies with all laws and regulations, particularly those pertinent to industrial development projects in South Carolina.

[Signature pages follow]

IN WITNESS WHEREOF, the County, acting by and through the County Council, has caused this 2025 Fee Agreement to be executed in its name and behalf by its Chairman and to be attested by the County Manager; and the Sponsor has caused this 2025 Fee Agreement to be executed by its duly authorized officer, all as of the day and year first above written. This 2025 Agreement shall supersede and render null and void that September 17, 2020 Fee-In-Lieu of *Ad Valorem* Taxes Agreement related to the parcel and Project referenced herein previously executed by the foregoing parties.

By:_____
C. William Schofield
Chairman of County Council
Florence County, South Carolina

[SEAL]

ATTEST:

By:_____
Hope Jones
Clerk to County Council
Florence County, South Carolina

IN WITNESS WHEREOF, the undersigned has executed this 2025 Fee Agreement pursuant to the effective date above.

SPONSOR:

PEARL SOLAR, LLC

_____

By:
Its: President & CEO

Date: _____

Exhibit A

Description of Real Estate

A portion of that certain piece, parcel, or tract of land, with all improvements thereon, situate lying or being in the County of Florence, State of South Carolina, bearing Tax Map Numbers:

00039-04-016

Exhibit B

Illustration of Special Source Revenue Credit Calculation

Negotiated FILOT Payment

(Fair Market Value (as adjusted for depreciation) x 6% Assessment Ration x 381.8 mils)

-

Net Annual FILOT Payment ($7,600 (as adjusted for increases in power production) (2MWac x $3800)

=

The Special Source Revenue Credit
(for the applicable year)

Exhibit C

Bond Coverage Requirements

Year	Amount
1	$7,722
2	$7,722
3	$7,722
4	$15,656
5	$15,656
6	$15,656
7	$18,895
8	$18,895
9	$18,895

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 23-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; And Other Matters Related Thereto.]
(Planning Commission Approved 8 to 1; Council District 3)

POINTS TO CONSIDER:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, residential, and commercial uses; and,
4. The surrounding properties are either unzoned, B-3, or City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 23-2025/26
2. Staff report for PC#2025-34
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 28, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: October 28, 2025	this Ordinance was
Planning Commission Action	: October 28, 2025[Approved 8-1]	advertised for Public
First Reading/Introduction	: November 20, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: December 11, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 23-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant, residential, and commercial uses; and,
4. The surrounding properties are either unzoned, B-3, or City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what is published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located Off Of W. Palmetto Street, Florence, SC As Shown On The Following Tax Map As: 01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194; Are Hereby Rezoned B-3, General Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 28, 2025
PC#2025-34

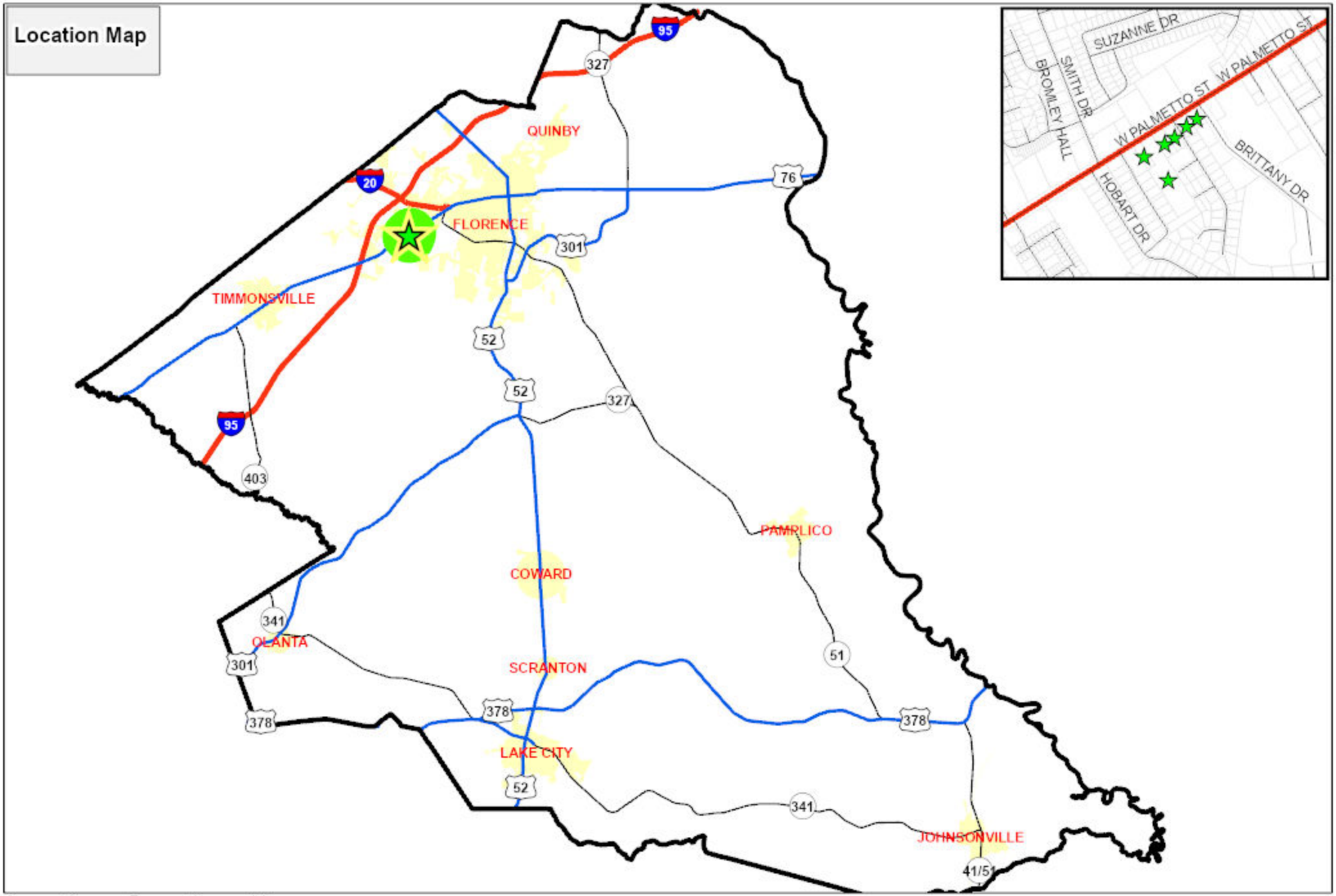
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	01012-01-079, 01012-01-080, 01012-01-081, 01012-01-083, 01012-01-149, 01012-01-194
COUNCIL DISTRICT(S):	3; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

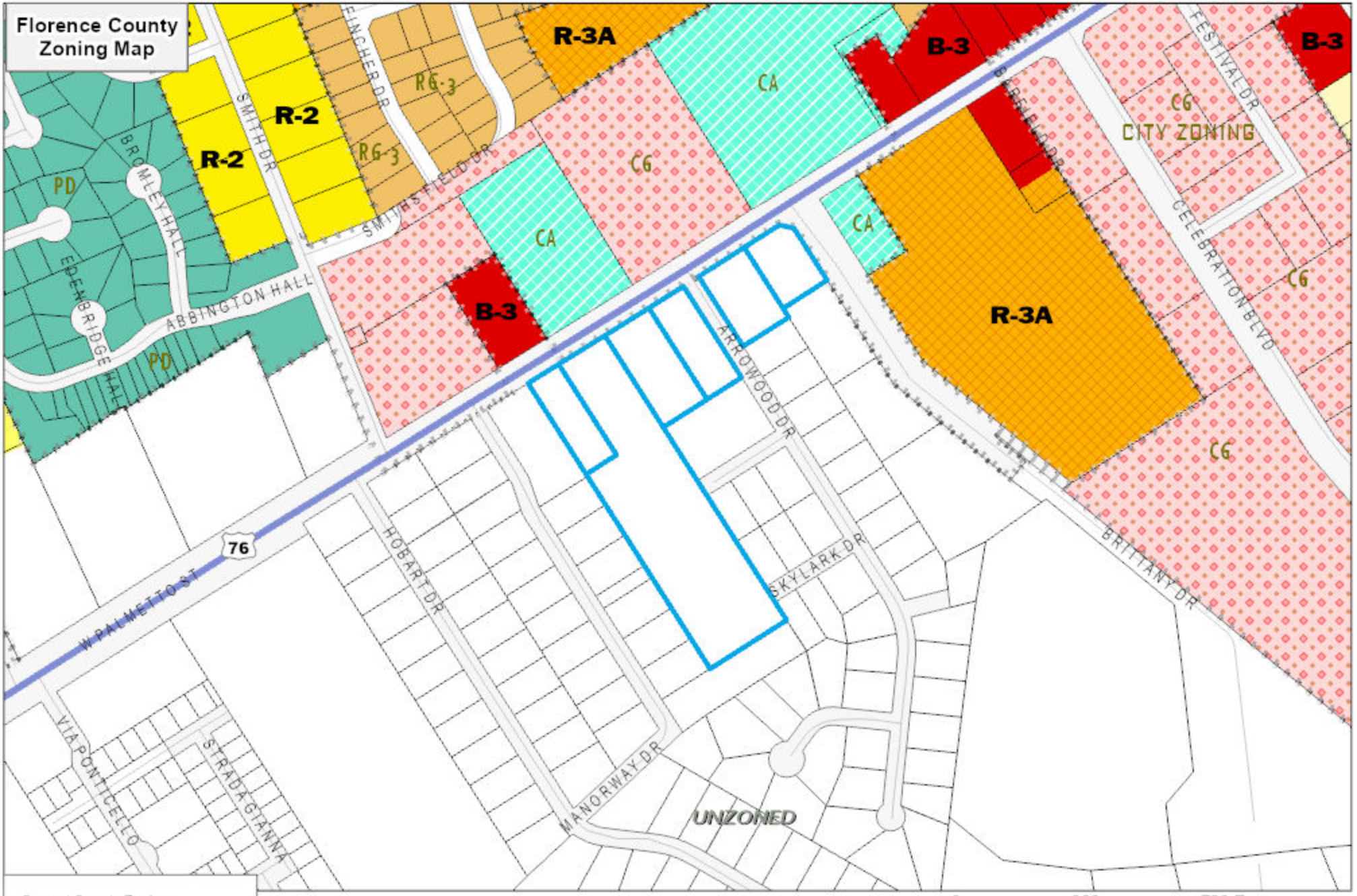
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of vacant, residential, and commercial.
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3, General Commercial District**.
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned, B-3, or subject to City of Florence zoning.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 28, 2025:
Nine Planning Commission members voted 8 to 1 to approve the requested zoning map amendment. Commissioner John Martin was opposed to the B-3, General Commercial District Zoning Designation.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
SUZANNE DR
SMITH DR
BROMLEY HALL
W PALMETTO ST
HOBART DR
BRITTANY DR
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
10/28/2025
N
Council District 3
PC#2025-34


Florence County
Zoning Map
R-3A
B-3
CA
CG
CITY ZONING
R-2
RG-3
PD
B-3
R-3A
CA
CG
CG
CG
SMITH DR
FINCHER DR
SMITHFIELD DR
BROMLEY HALL
ABBINGTON HALL
EDENBRIDGE HALL
ARROWOOD DR
FESTIVAL DR
CELEBRATION BLVD
BRITTANY DR
W PALMETTO ST
76
HOBART DR
SKYLARK DR
MANORWAY DR
VIA PONTICELLO
STRADAGIANNA
UNZONED
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
UNZONED
0
360
720 Feet
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 3
PC#2025-34



Florence County
Planning Department
Meeting Date:
10/28/2025

N

Council District 3
PC#2025-34

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 24-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for this property is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with commercial usage; and,
4. The surrounding properties are unzoned, or zoned CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owner to attend and learn more about the potential zoning of their respective property; and,
6. The property owner was encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owner was provided public notice that included not less than two separate letters, a sign posted on their property, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminated a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 24-2025/26
2. Staff report for PC#2025-35
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 28, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: October 28, 2025	this Ordinance was
Planning Commission Action	: October 28, 2025[Approved 9-0]	advertised for Public
First Reading/Introduction	: November 20, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: December 11, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 24-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As: 90159-02-015; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for this property is CMU, Commercial Mixed-Use District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject property is unzoned with commercial usage; and,
4. The surrounding properties are unzoned, or zoned CMU, Commercial Mixed-Use District; and,
5. A public drop-in meeting was held inviting the property owner to attend and learn more about the potential zoning of their respective property; and,
6. The property owner was encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owner was provided public notice that includes not less than two separate letters, a sign posted on their property, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminated a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what is published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of N. Williamson Road, Florence, SC As Shown On The Following Tax Map As: 90159-02-015; Is Hereby Rezoned CMU, Commercial Mixed-Use District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 28, 2025
PC#2025-35

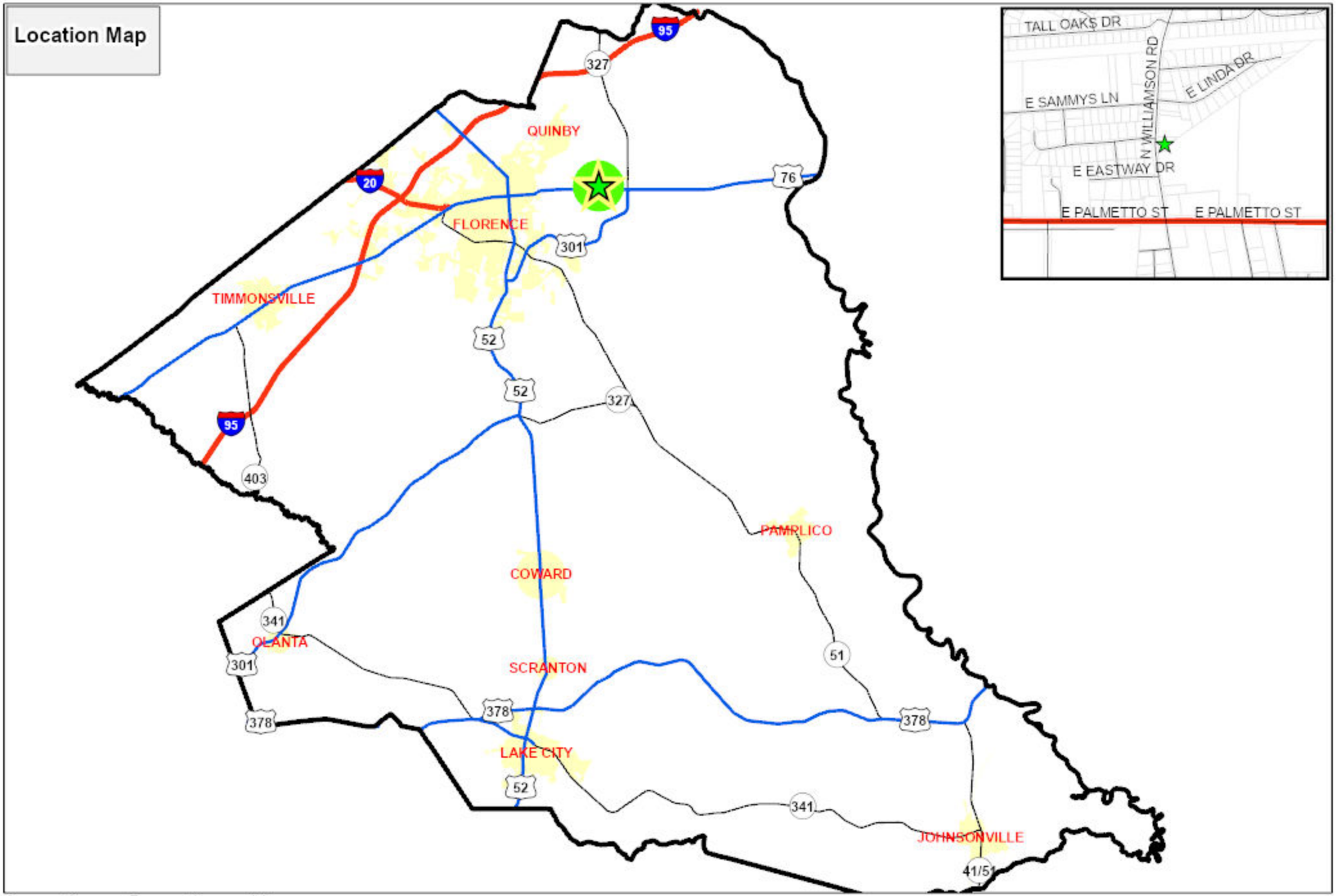
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For The Property In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Property As It Is Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	90159-02-015
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

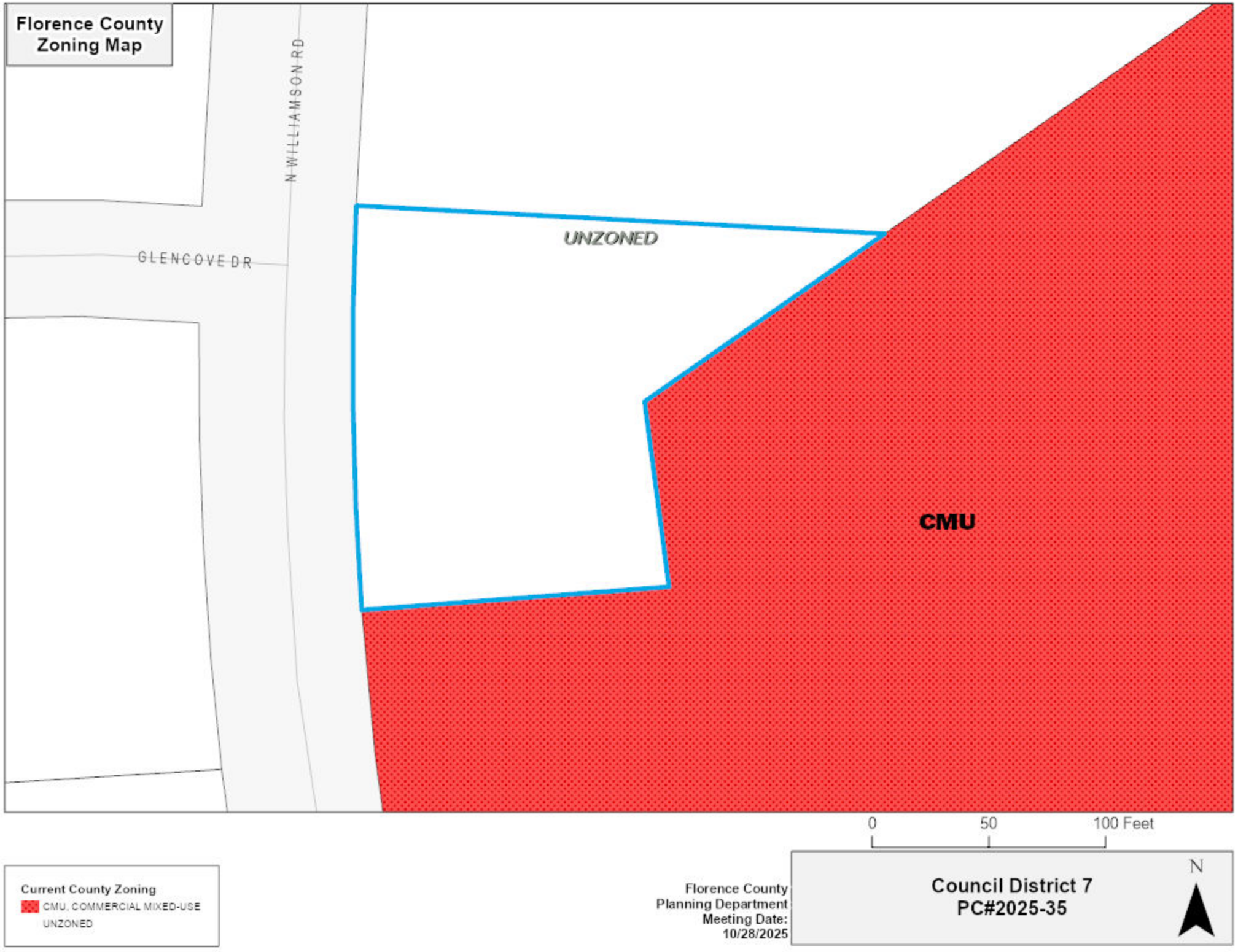
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned with current use consisting of commercial.
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is **CMU Commercial Mixed-Use District**.
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned or zoned CMU Commercial Mixed-Use District.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject property future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 28, 2025:
Nine Planning Commission members voted 9 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcel from Unzoned to CMU, Commercial Mixed-Use District.


Location Map
TALL OAK$ DR
N WILLIAMSON RD
E LINDA DR
E SAMMYS LN
E EASTWAY DR
E PALMETTO ST
E PALMETTO ST
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 7
PC#2025-35


Florence County
Zoning Map
N WILLIAMSON RD
GLENCOVE DR
UNZONED
CMU
0
50
100 Feet
Current County Zoning
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 7
PC#2025-35
N



Florence County
Planning Department
Meeting Date:
10/28/2025

N

Council District 7
PC#2025-35

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 25-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 25-2025/26
2. Staff report for PC#2025-36
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 28, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: October 28, 2025	this Ordinance was
Planning Commission Action	: October 28, 2025[Approved 9-0]	advertised for Public
First Reading/Introduction	: November 20, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: December 11, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 25-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Six Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110,

01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191; Are Hereby Rezoned R-2, Single-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 28, 2025
PC#2025-36

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	01012-01-082, 01012-01-102, 01012-01-103, 01012-01-104, 01012-01-105, 01012-01-106, 01012-01-107, 01012-01-108, 01012-01-109, 01012-01-110, 01012-01-112, 01012-01-115, 01012-01-127, 01012-01-129, 01012-01-137, 01012-01-139, 01012-01-142, 01012-01-146, 01012-01-148, 01012-01-150, 01012-01-152, 01012-01-154, 01012-01-173, 01012-01-174, 01012-01-175, 01012-01-176, 01012-01-177, 01012-01-178, 01012-01-179, 01012-01-180, 01012-01-181, 01012-01-182, 01012-01-183, 01012-01-184, 01012-01-185, 01012-01-186, 01012-01-187, 01012-01-188, 01012-01-189, 01012-01-190, 01012-01-191
COUNCIL DISTRICT(S):	3; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of vacant and residential.

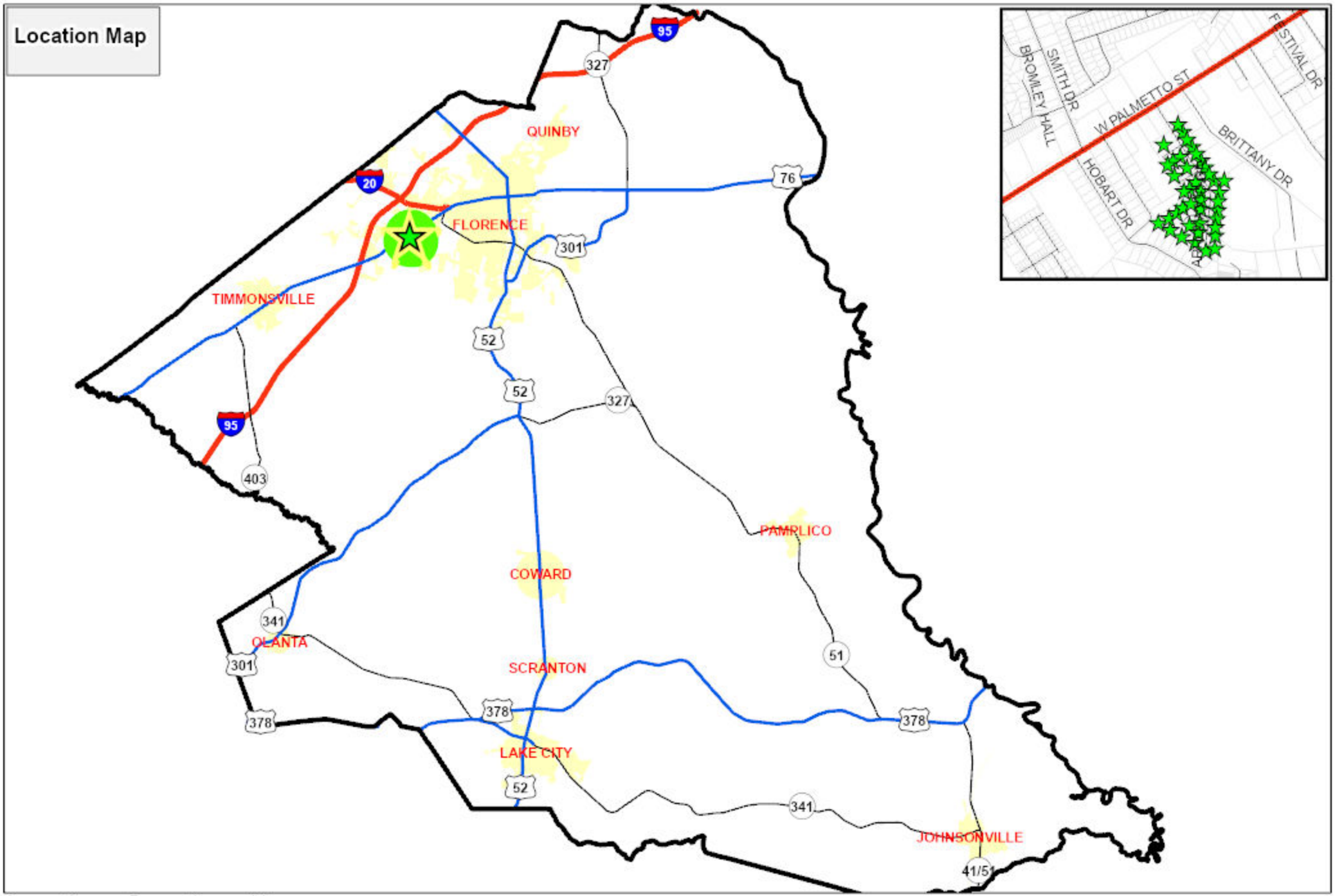
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

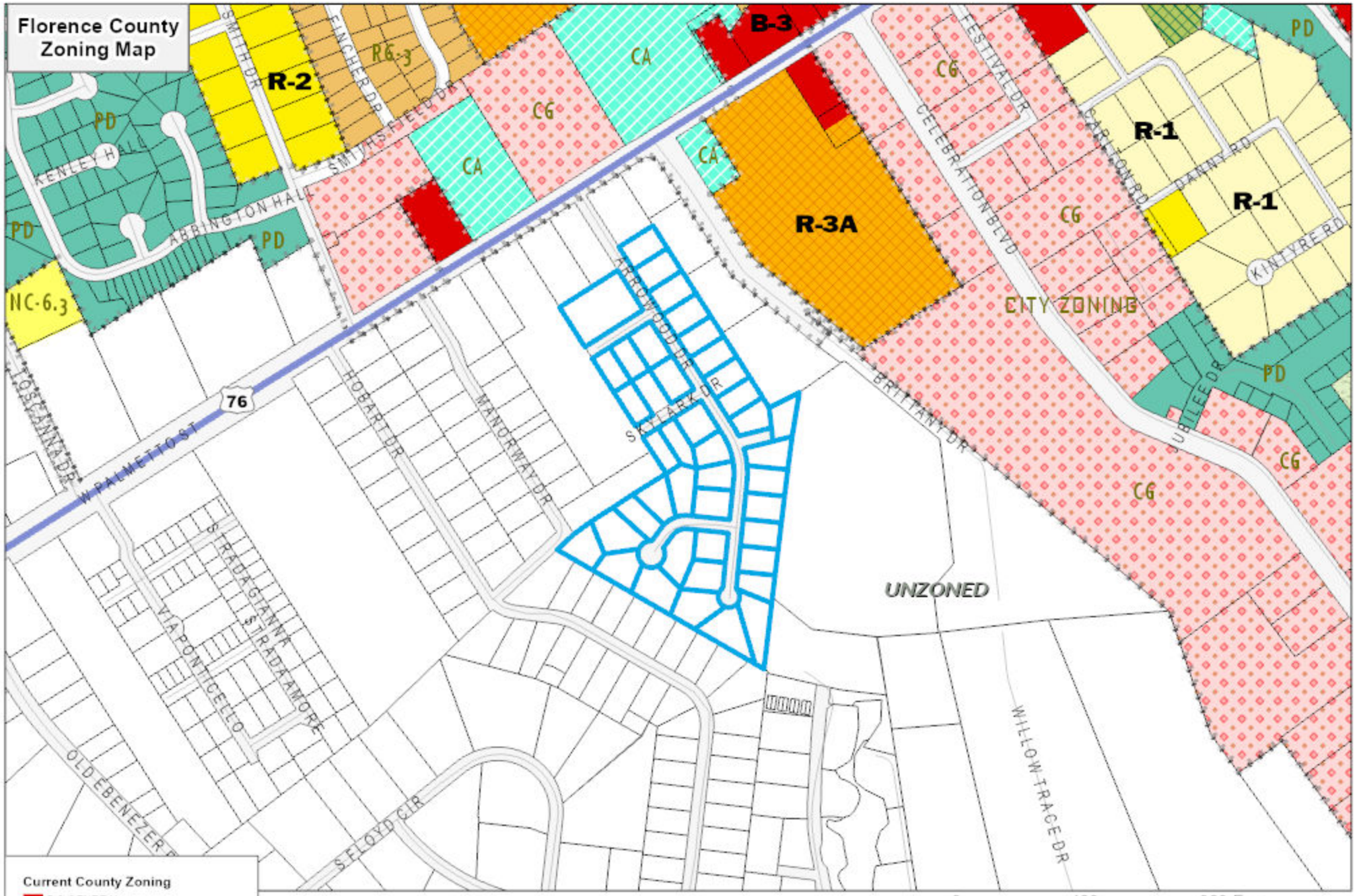
3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned.

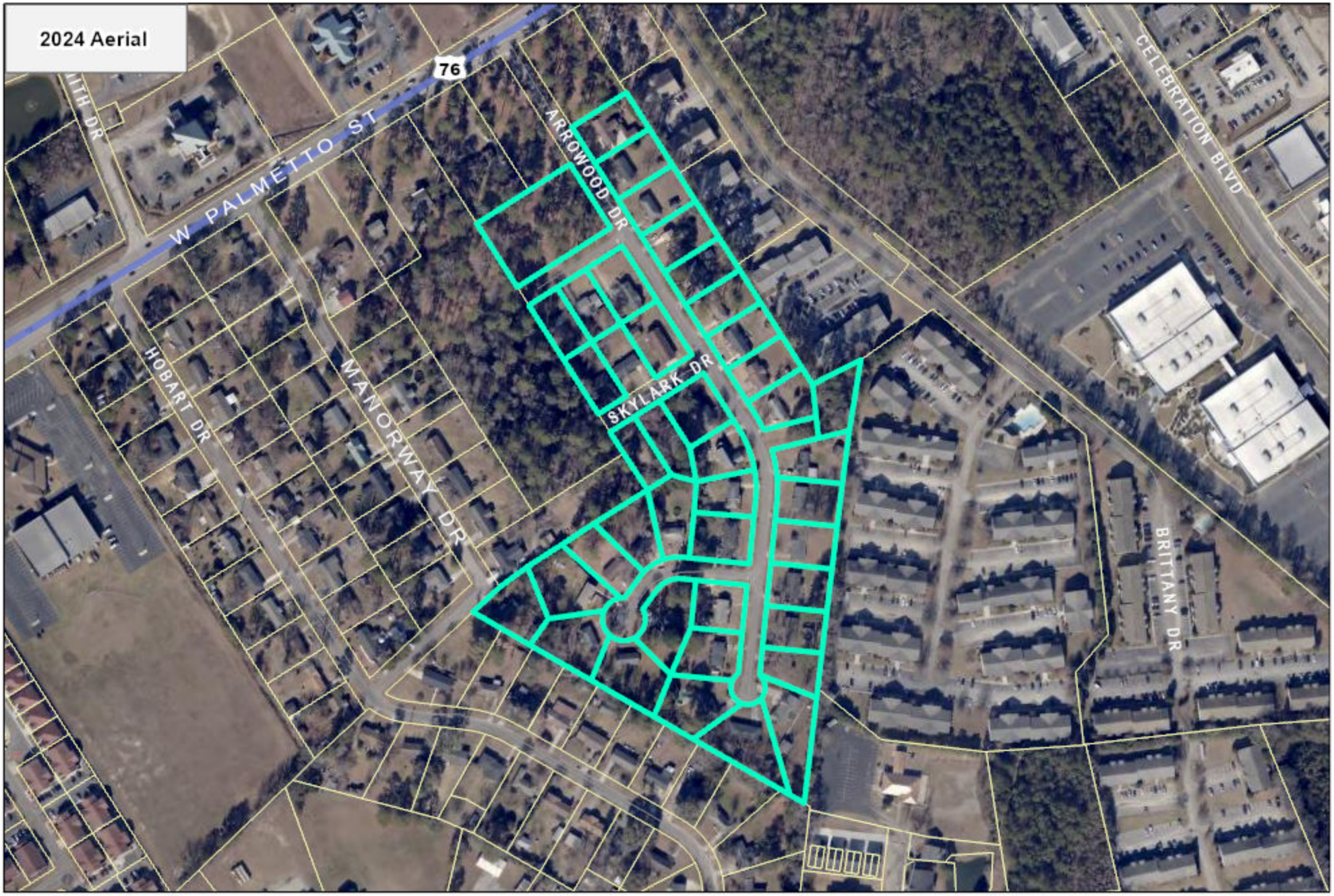
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 28, 2025:
Nine Planning Commission members voted 9 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W PALMETTO ST
SMITH DR
BROMLEY HALL
HOBART DR
BRITTANY DR
FESTIVAL DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 3
PC#2025-36


Florence County
Zoning Map
R-2
R6-3
CA
B-3
CG
PD
R-1
R-3A
NC-6.3
CITY ZONING
UNZONED
76
W PALMETTO ST
ARROWOOD DR
S KIRK DR
HOBART DR
MANOR WAY DR
BRITTANY DR
CELEBRATION BLVD
FESTIVAL DR
CARLTON RD
DANNY RD
KINLYRE RD
JUBILEE DR
TOSCANA DR
ABBINGTON HALL
KENLEY HALL
SMITH DR
FINCHER DR
SMITHFIELD DR
VIA PONTICELLO
STRADA GIANNA RADAAMORE
OLD EBENEZER
SELOYD CIR
WILLOW TRACE DR
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
RU-1A, RURAL COMMUNITY
UNZONED
0
480
960 Feet
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 3
PC#2025-36



Florence County
Planning Department
Meeting Date:
10/28/2025

Council District 3
PC#2025-36

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 26-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 26-2025/26
2. Staff report for PC#2025-37
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 28, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: October 28, 2025	this Ordinance was
Planning Commission Action	: October 28, 2025[Approved 9-0]	advertised for Public
First Reading/Introduction	: November 20, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: December 11, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 26-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Six Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010,

90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017; Are Hereby Rezoned R-2, Single-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 28, 2025
PC#2025-37

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	90158-07-001, 90158-07-002, 90158-07-003, 90158-07-004, 90158-07-005, 90158-07-006, 90158-07-007, 90158-07-008, 90158-07-009, 90158-07-010, 90158-07-011, 90158-07-012, 90158-07-013, 90158-07-015, 90159-01-001, 90159-01-002, 90159-01-003, 90159-01-004, 90159-01-005, 90159-01-006, 90159-01-007, 90159-01-008, 90159-01-009, 90159-01-010, 90159-01-011, 90159-01-012, 90159-01-013, 90159-02-001, 90159-02-002, 90159-02-003, 90159-02-004, 90159-02-005, 90159-02-006, 90159-02-007, 90159-02-008, 90159-02-009, 90159-02-010, 90159-02-011, 90159-02-012, 90159-02-016, 90159-02-017
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of vacant and residential.

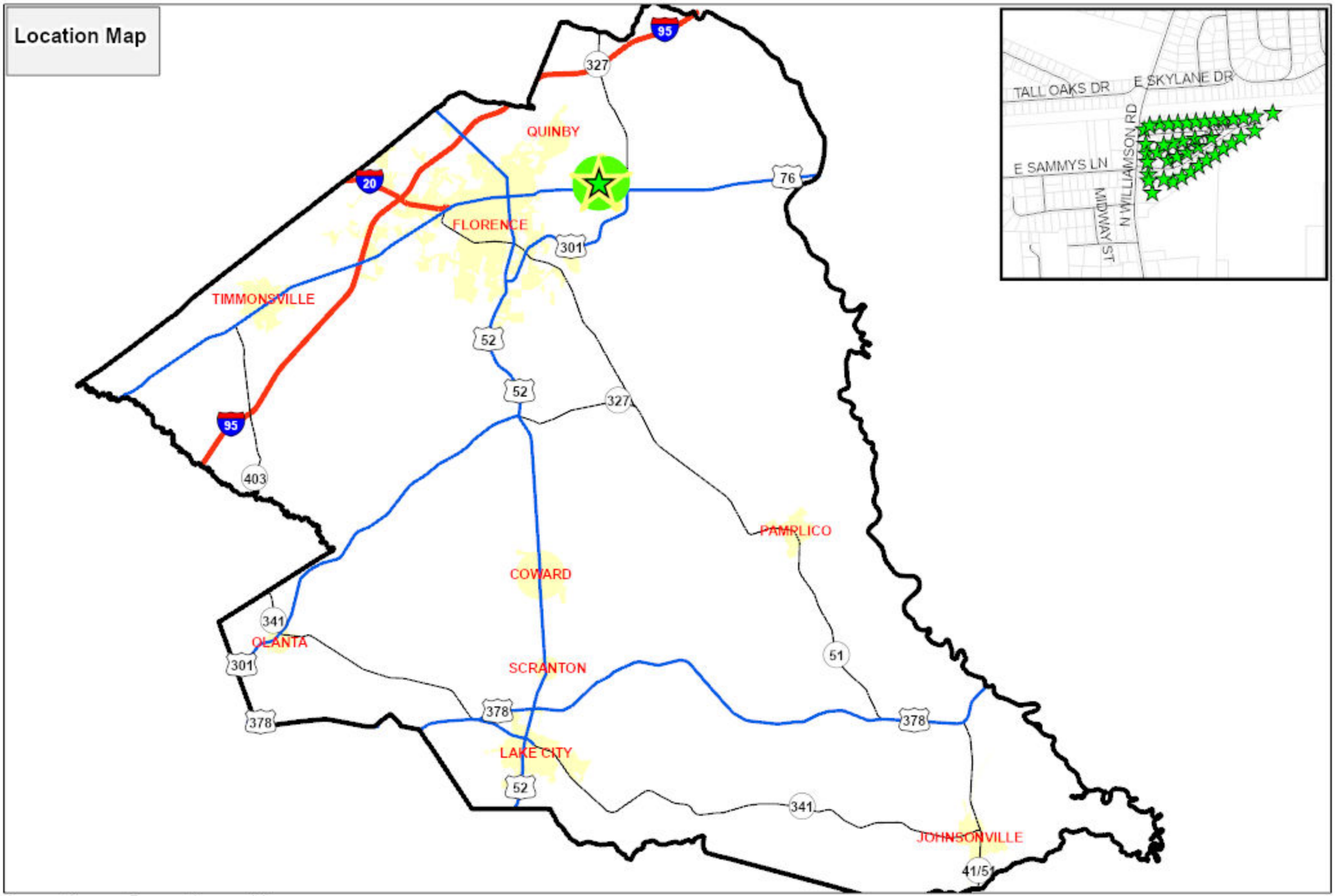
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

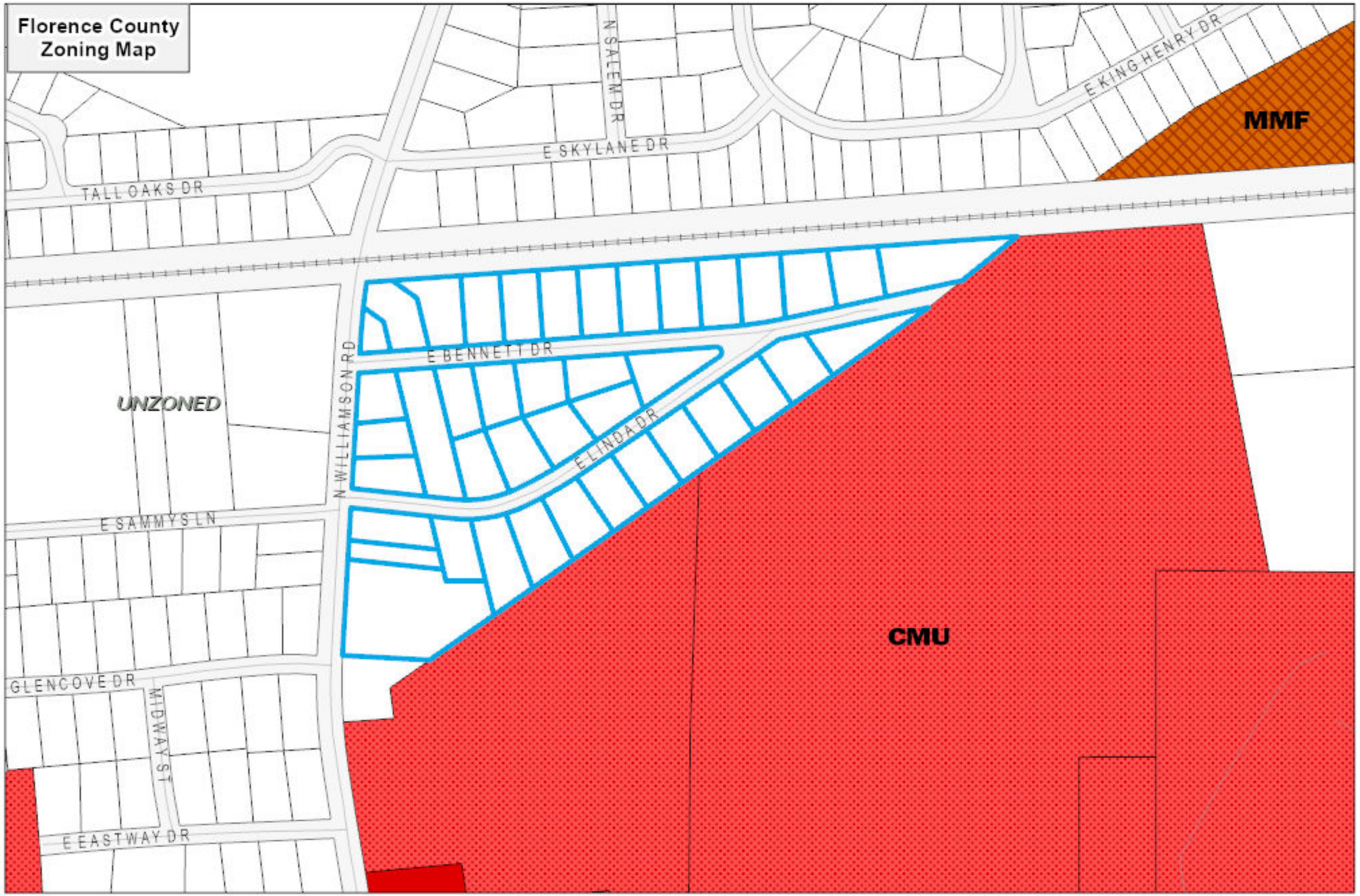
3. Surrounding Land Use and Zoning:
   All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 28, 2025:
Nine Planning Commission members voted 9 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
51
341
378
41/51
TALL OAKS DR
E SKYLANE DR
E SAMMYS LN
N WILLIAMSON RD
MIDWAY ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 7
PC#2025-37


Florence County
Zoning Map
N SALEM DR
E KING HENRY DR
MMF
E SKYLANE DR
TALL OAKS DR
E BENNETT DR
N WILLIAMSON RD
UNZONED
E LINDA DR
E SAMMYS LN
CMU
GLENCOVE DR
MIDWAY ST
E EASTWAY DR
0
340
680 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MMF, MIXED MULTI-FAMILY
UNZONED
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 7
PC#2025-37
N



Florence County
Planning Department
Meeting Date:
10/28/2025

Council District 7
PC#2025-37

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 27-2025/26
Second Reading

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; And Other Matters Related Thereto.] (Planning Commission Approved 9 to 0; Council District 3)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, R-3A, or City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 27-2025/26
2. Staff report for PC#2025-38
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: October 28, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: October 28, 2025	this Ordinance was
Planning Commission Action	: October 28, 2025[Approved 9-0]	advertised for Public
First Reading/Introduction	: November 20, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	: December 11, 2025	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 27-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are either unzoned, R-3A, or City of Florence zoning; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Six Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271; Are Hereby Rezoned R-5A, Multi-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 28, 2025
PC#2025-38

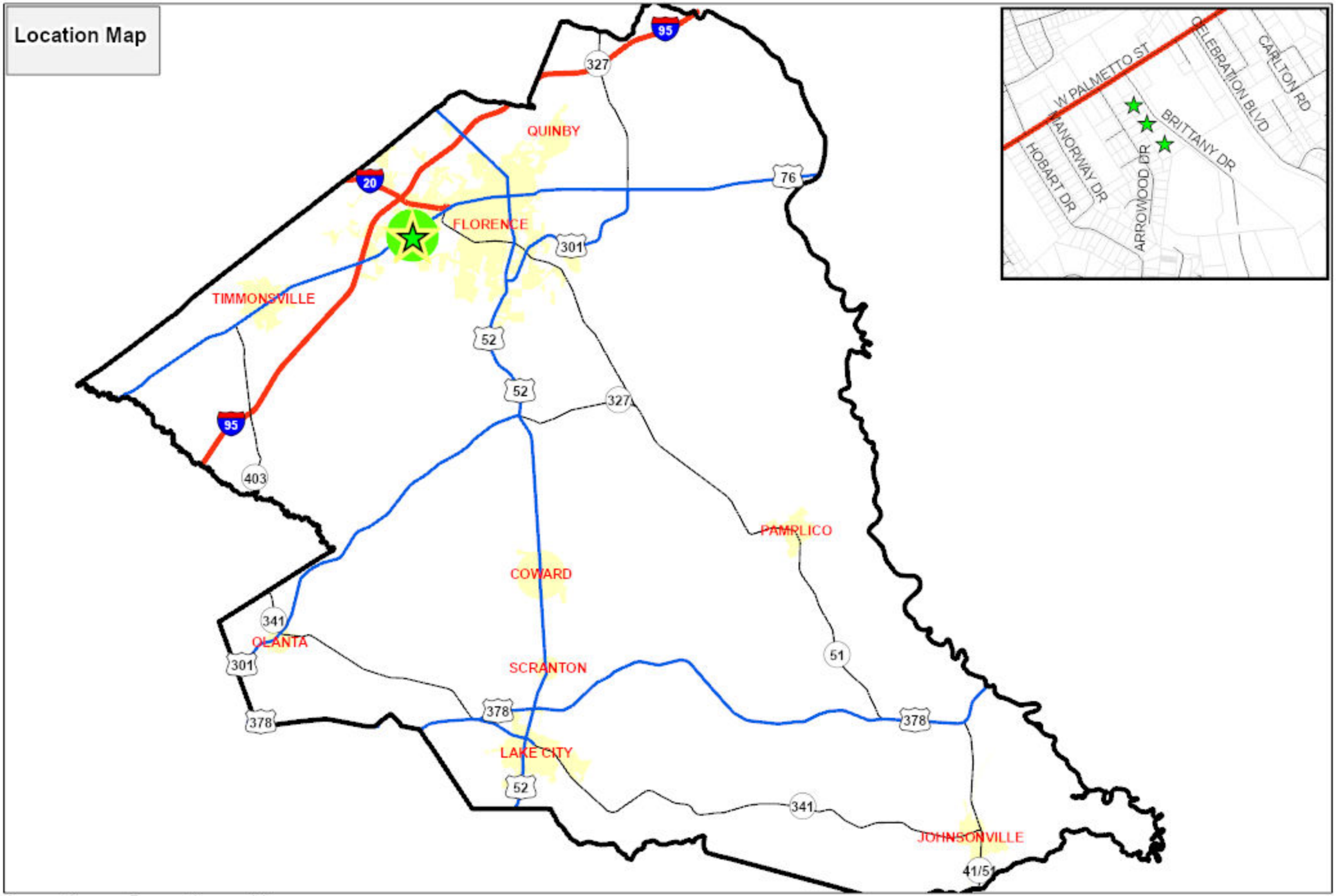
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Six Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	01012-01-245, 01012-01-246, 01012-01-247, 01012-01-248, 01012-01-249, 01012-01-250, 01012-01-251, 01012-01-252, 01012-01-253, 01012-01-254, 01012-01-255, 01012-01-256, 01012-01-257, 01012-01-258, 01012-01-259, 01012-01-260, 01012-01-261, 01012-01-262, 01012-01-271
COUNCIL DISTRICT(S):	3; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

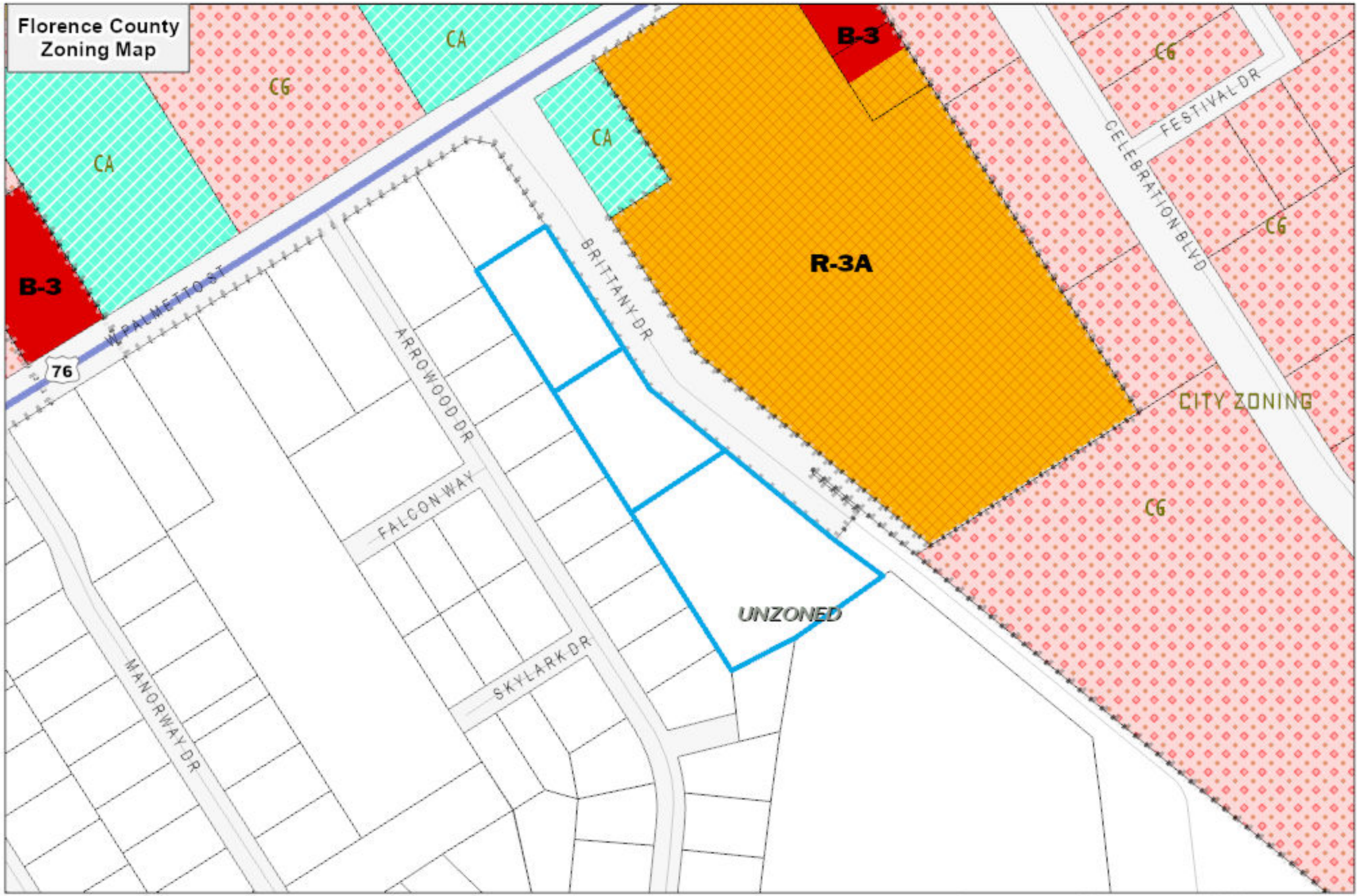
STAFF ANALYSIS:

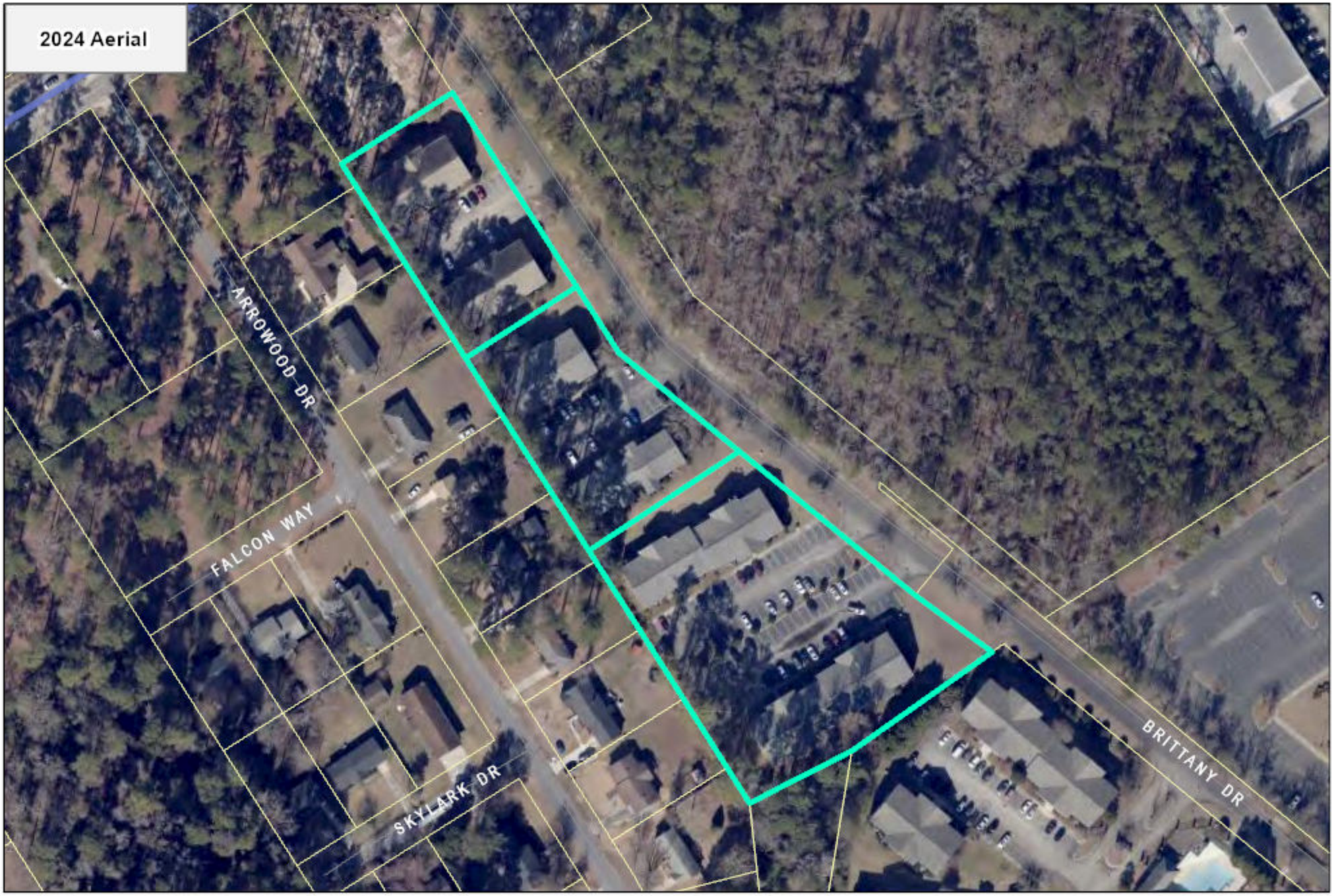
1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned, R-3A, or subject to City of Florence zoning.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION OCTOBER 28, 2025:
Nine Planning Commission members voted 9 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W PALMETTO ST
CELEBRATION BLVD
CARLTON RD
BRITTANY DR
HANOVER WAY DR
HOBART DR
ARROWOOD DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 3
PC#2025-38


Florence County
Zoning Map
CA
CG
B-3
R-3A
W PALMETTO ST
76
BRITTANY DR
ARROWOOD DR
FALCON WAY
SKYLARK DR
MANORWAY DR
FESTIVAL DR
CELEBRATION BLVD
CITY ZONING
UNZONED
0
230
460 Feet
Current County Zoning
B-3 GENERAL
R-3A
UNZONED
Florence County
Planning Department
Meeting Date:
10/28/2025
Council District 3
PC#2025-38
N



Florence County
Planning Department
Meeting Date:
10/28/2025

Council District 3
PC#2025-38

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 28-2025/26 Second Reading

DEPARTMENT: Economic Development

ISSUE UNDER CONSIDERATION:
[An Ordinance Authorizing The Enlargement Of The Joint County Industrial Park Between Florence County, South Carolina And Williamsburg County, South Carolina; And Other Matters Related Thereto.]

POINTS TO CONSIDER:
1. Project Splitshot has obtained certain land in Florence County.
2. The County and Williamsburg County desire to include certain property owned, to be owned, or to be leased by Project Splitshot.
3. The County desires to expand the boundaries of the Park and amend the Agreement to include the Project by an amendment to the Agreement.

OPTIONS:
1. (**Recommend)** approved as presented.
2. Provide an alternate directive.

ATTACHMENTS:

1. A copy of the proposed Ordinance No. 28-2025/26 Second Reading.
2. A copy of the MCIP amended agreement.

back to top

Sponsor(s)	: Economic Development
Introduction	: November 20, 2025
Committee Referral	: N/A
Committee Consideration Date	: **N/A**
Committee Recommendation	: **N/A**
Second Reading	: December 11, 2025
Public Hearing	: December 11, 2025
Third Reading	:
Effective Date	:

I, _____
Council Clerk, certify that the ad for a Public Hearing on this Ordinance ran on: _____.

ORDINANCE NO. 28-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE AUTHORIZING THE ENLARGEMENT OF THE JOINT COUNTY INDUSTRIAL PARK BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND WILLIAMSBURG COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO.

WHEREAS, pursuant to Article VIII, Section 13 of the South Carolina Constitution and Title 4, Section 1, Code of Laws of South Carolina, 1976, as amended (collectively, "***MCIP Act***"), Florence County (the "***County***"), acting by and through its County Council ("***County Council***"), is authorized to jointly develop multicounty parks with counties having contiguous borders with the County and, in the County's discretion, include property within the boundaries of such multicounty parks. Under the authority provided in the MCIP Act, the County has created a multicounty park with Williamsburg County ("***Park***");

WHEREAS, [Project Splitshot] ("***[Project Splitshot]***") has obtained certain land in Florence County and is presently recruiting a project on such land (the "***Project***"); and

WHEREAS, in connection therewith, [Project Splitshot], the County, and Williamsburg County desire to include certain property owned, to be owned, or to be leased by [Project Splitshot] as more particularly described on **Exhibit A** attached hereto (the "***Property***") in an existing multi-county industrial park created pursuant to that certain *Agreement for the Development of a Joint County Industrial/Business Park Between Florence County and Williamsburg County dated December 1, 1998*, and any amendment there to (the "***Agreement***") between the County and Williamsburg County;

WHEREAS, the County desires to expand the boundaries of the Park and amend the Agreement to include the Project by an amendment to the Agreement in substantially the same form as set forth on **Exhibit B** attached hereto (the "***Amendment***").

NOW, THEREFORE, BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL:

SECTION 1. There is hereby authorized an expansion of the Park's boundaries to include the Project upon the execution of the Amendment. The Florence County Council Chair, the Florence County Administrator and the Clerk to the Florence County Council are hereby authorized to execute this Ordinance, the Amendment and such other documents, and take such further actions as may be necessary to complete the expansion of the Park boundaries.

SECTION 2. Pursuant to the MCIP Act and the terms of the Agreement, the expansion of the Park's boundaries is complete on adoption of this Ordinance by County Council and the adoption of an ordinance by Williamsburg County authorizing the expansion of the Park with a description of the additional property to be included in the Park.

SECTION 3. The provisions of this Ordinance are hereby declared to be separable and if any section, phrase or provisions shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases and

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provisions hereunder.

SECTION 4. All ordinances, resolutions, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This resolution shall take effect and be in full force from and after its passage by the County Council.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

DRAFT

Exhibit A

PROPERTY DESCRIPTION

Those parcels located in the County of Florence, State of South Carolina, bearing Tax Map Parcel Numbers and those legal description provided below:

[]

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Exhibit B

Amendment to Agreement

[FOLLOWS ON NEXT PAGE]

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STATE OF SOUTH CAROLINA	**)**	**AMENDMENT TO THE AGREEMENT FOR**
	)	**THE DEVELOPMENT OF A JOINT**
FLORENCE COUNTY	**)**	**COUNTY INDUSTRIAL/BUSINESS**
WILLIAMSBURG COUNTY	**)**	**PARK TO BE LOCATED BOTH WITHIN**
	)	**FLORENCE COUNTY, SOUTH CAROLINA AND WILLIAMSBURG COUNTY, SOUTH CAROLINA TO INCLUDE [PROJECT SPLITSHOT]**

This Amendment to the *Agreement For The Development Of A Joint County Industrial/Business Park To Be Located Both Within Florence County, South Carolina, And Williamsburg County, South Carolina* (the "***Amendment"***) is made and entered into by and between Florence County, South Carolina ("***Florence County"***) and Williamsburg County, South Carolina ("***Williamsburg County"***), each a body politic and corporate and political subdivision of the State of South Carolina (collectively the "***Counties"***), and is to be effective as of the _____ day of _____, 2026.

WITNESSETH:

WHEREAS, Florence County, acting by and through its County Council, and Williamsburg County, acting by and through its County Council, are authorized pursuant to Article VIII, Section 13(D) of the Constitution of the State of South Carolina and Title 4, Chapter 1 of the Code of Laws of the State of South Carolina 1976, as amended, and specifically Section 4-1-170 thereof (collectively, the "***Park Act***"), to develop jointly an industrial or business park with other counties within the geographical boundaries of one or more member counties; and

WHEREAS, pursuant to the Park Act, Florence County and Williamsburg County entered into that *Agreement For The Development Of A Joint County Industrial/Business Park To Be Located Both Within Florence County, South Carolina, And Williamsburg County, South Carolina, Dated December 1, 1998* (as amended, modified, and supplemented, collectively, the "***Park Agreement***"), whereby Florence County and Williamsburg County agreed to develop a joint county industrial or business park eligible to include property located in either Florence County and Williamsburg County (the "**Park**"); and

WHEREAS, Section 3 of the Park Agreement establishes the procedure for enlargement of the boundaries of the Park to include additional property; and

WHEREAS, Florence County and Williamsburg County, having determined that an enlargement of the boundaries of the Park to include therein certain property described in greater detail in **Schedule 1** attached hereto (the "***[Project Splitshot] Property***") would promote economic development and thus provide additional employment and investment opportunities within said Counties, have agreed to enter into this Amendment to the *Agreement For The Development Of A Joint County Industrial/Business Park To Be Located Both Within Florence County, South Carolina, And Williamsburg County, South Carolina* to enlarge the boundaries of the Park by including therein the [Project Splitshot] Property located in Florence County; and

WHEREAS, each of Florence County and Williamsburg County has authorized the execution and delivery of this Amendment by Florence County Council Ordinance No. _____ adopted on _____, 2026 and Williamsburg County Council Ordinance No. _____ enacted on _____, 2026 respectively.

NOW THEREFORE, in consideration of the mutual agreement, representations and benefits contained in this Amendment and for other good and valuable consideration, the adequacy of which is hereby acknowledged, the parties hereby agree as follows:

1. **Exhibit A** to the Park Agreement, which describes the boundaries of the Park property located in Florence County, is hereby amended to include the [Project Splitshot] Property, consisting of the parcel

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which is described on **Schedule 1** hereto and made a part hereof by reference.

2. Except as expressly amended or modified herein, the remaining terms and conditions of the Park Agreement shall remain in full force and effect.

3. In the event that any clause or provisions of this Amendment shall be held to be invalid by any court of competent jurisdiction, the invalidity of such clause or provision shall not affect any of the remaining provisions hereof.

4. This Amendment may be executed in multiple counterparts, each of which shall be an original but all of which shall constitute but one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

DRAFT

FLORENCE COUNTY, SOUTH CAROLINA

(SEAL)

By:_____
C. William Schofield
Chair of County Council
Florence County, South Carolina

ATTEST:

By:_____
Hope Jones
Clerk to County Council
Florence County, South Carolina

WILLIAMSBURG COUNTY, SOUTH CAROLINA

(SEAL)

By:_____
Kelvin Washington
Chair of County Council
Williamsburg County, South Carolina

ATTEST:

By:_____
Tammi Epps-McClary, Clerk to Council
Williamsburg County, South Carolina

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Schedule I to Exhibit A of Park Agreement

MCIP Expansion

Applicable parcels as to [Project Splitshot] in Florence County:

[]

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FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 29-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 6)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Johnny Pritchard; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 2 land use and a RU-2, Rural Resource District zoning designation; and,

4. The surrounding properties are unzoned, MR, Lower Density Mixed Residential, B-3, General Commercial, and PD, Planned Development District.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 29-2025/26
2. Staff report for PC#2025-41
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 29-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 And To Change The Zoning Designation From MR, Lower Density Mixed Residential District To RU-2, Rural Resource District For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Johnny Pritchard; and,

2. The applicant desires to change the land use designation and zoning designation for the subject property; and,

3. The applicant's justification for the requested map amendment changes are to accommodate a Variable Development District 2 land use and a RU-2, Rural Resource District zoning designation; and,

4. The surrounding properties are unzoned, MR, Lower Density Mixed Residential, B-3, General Commercial and PD, Planned Development District.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of S. Firetower Road and E. Palmetto Street, Florence, SC As Shown On The Following Tax Map As: 00307-01-070; Is Hereby Rezoned Variable Development District 2 and RU-2, Rural Resource District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-41

SUBJECT:	A Comprehensive Plan And Zoning Map Amendment Requested By Johnny Pritchard To Change The Future Land Use Designation From **Variable Development District 1** To **Variable Development District 2** And To Change The Zoning Designation **From MR, Lower Density Mixed Residential District** To **RU-2, Rural Resource District** For The Property Located Off Of S. Firetower Road And E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00307, Block 01, Parcel 070.
LOCATION:	E. Palmetto St. and S. Firetower Rd, Florence, SC 29506
TAX MAP NUMBERS:	00307, Block 01, Parcel 070
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	Johnny W Pritchard & Sandra G Pritchard
APPLICANT:	Johnny Pritchard
ZONING/LAND AREA:	MR / Approximately 17.75 acres
WATER/SEWER AVAILABILITY:	City of Florence: Water (Available) City of Florence: Sewer (Limited)
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	MR

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is vacant and current zoning is MR, Lower Density Mixed-Residential District.
2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to RU-2, Rural Resource District.
3. Surrounding Land Use and Zoning:

North: Florence County / Commercial, Residential / B-3, MR
South: Florence County / Rural, Vacant / Unzoned
West: Florence County / Vacant, Residential / MR, PD
East: Florence County / Vacant, Residential / Unzoned

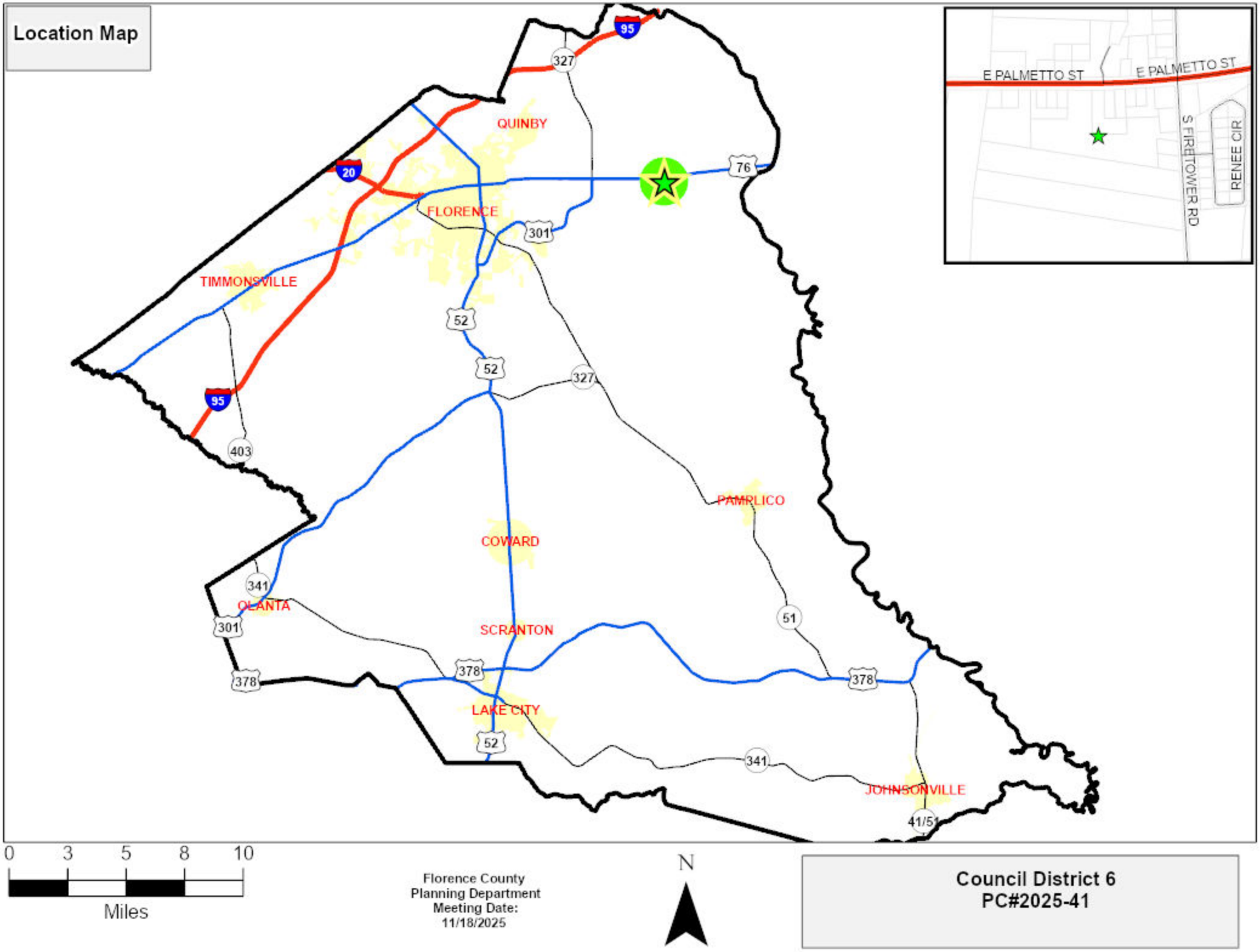
4. Transportation Access and Circulation:
   Present access to this property is by way of E. Palmetto St and S Firetower Rd, Florence

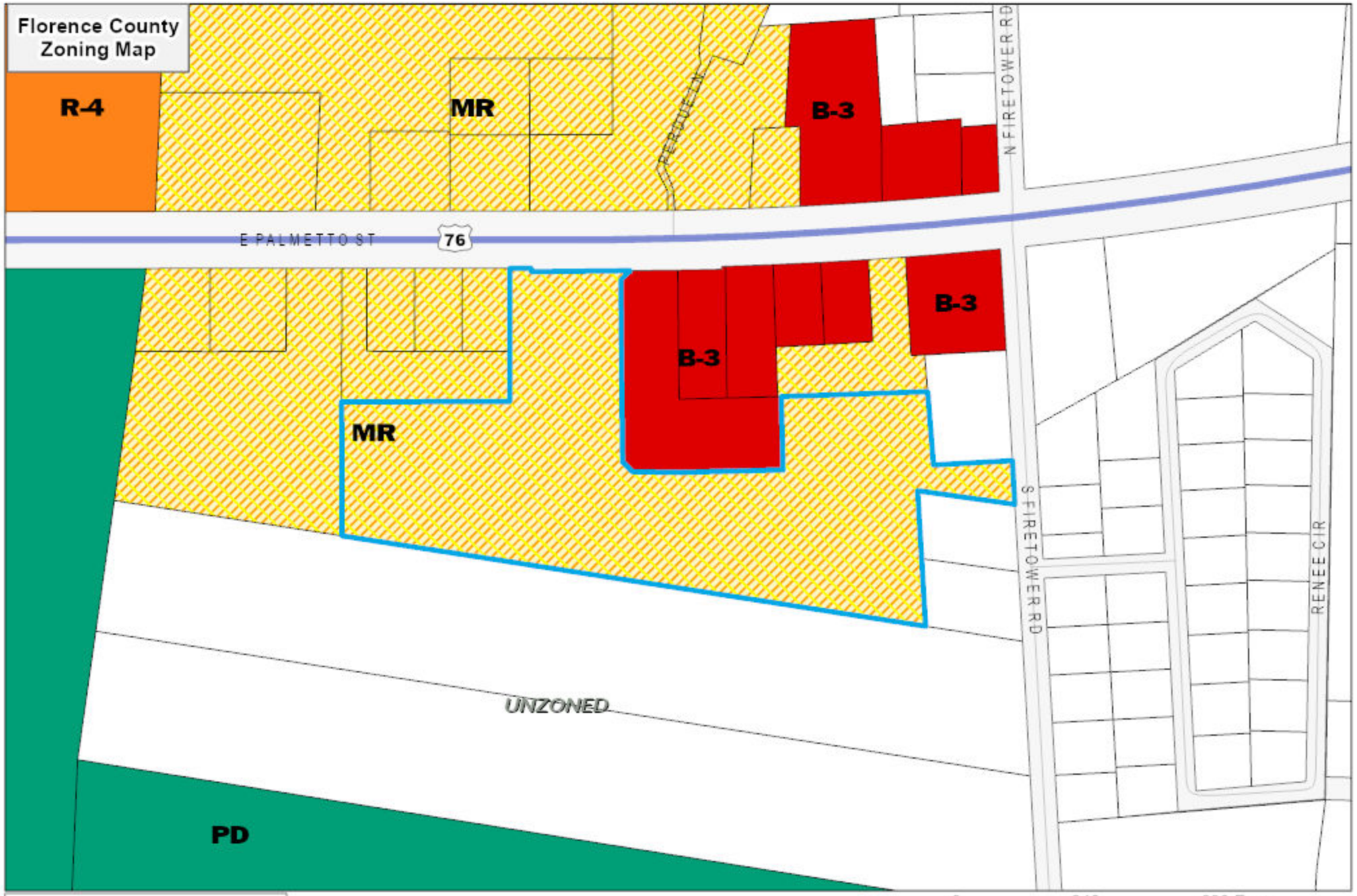
5. Traffic Review:
   The rezoning of this property from MR to RU-2 could have a minimal impact to existing traffic flows.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District 1 (VD1). The applicant has requested to change their future land use designation to Variable Development District 2 (VD2). The requested rezoning of the property to RU-2 is compatible with the requested VD2 future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMBER 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for Tax Map Number 00307, Block 01, Parcel 070 from Variable Development District 1 to Variable Development District 2 and to change the zoning designation from MR, Lower Density Mixed Residential District to RU-2, Rural Resource District.

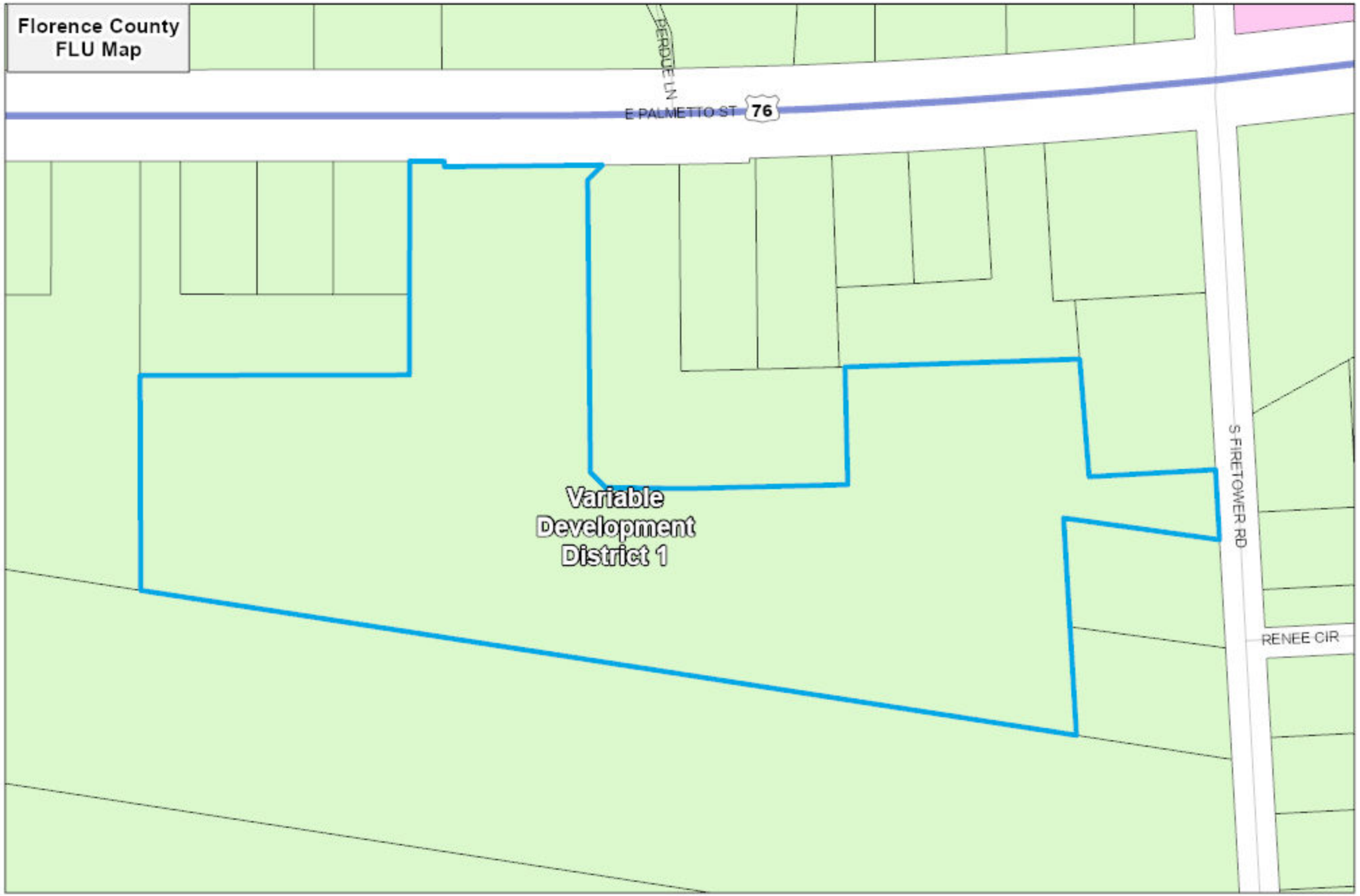

Location Map
E PALMETTO ST
E PALMETTO ST
S FIRETOWER RD
RENEE CIR
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 6
PC#2025-41


Florence County
Zoning Map
R-4
MR
B-3
N FIRETOWER RD
E PALMETTO ST
76
B-3
B-3
MR
S FIRETOWER RD
RENEE CIR
UNZONED
PD
Current County Zoning
B-3 GENERAL
MR, MIXED RESIDENTIAL, LOW DENSITY
PD, PLANNED DEVELOPMENT
R-4, MULTI-FAMILY, LIMITED
UNZONED
0
340
680 Feet
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 6
PC#2025-41
N



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 6
PC#2025-41


Florence County
FLU Map
BERDUE LN
E PALMETTO ST
76
S FIRETOWER RD
RENEE CIR
Variable
Development
District 1
0
400
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 6
PC#2025-41
N

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 30-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 3)

POINTS TO CONSIDER:
1. This change in the land use designation and zoning map amendment was requested by Florence County and recommended by the Planning Commission; and,
2. The subject property is vacant and unzoned; and,
3. The surrounding properties are unzoned; and pending approval for rezoning to R-2, Single-Family Residential District and B-3, General Commercial District zoning designations; and,
4. A public drop-in meeting was held inviting the property owner to attend and learn more about the potential zoning of their respective property; and,
5. The property owner was encouraged to contact staff and attend the Planning Commission's public hearing; and,
6. The property owner was provided public notice that included not less than two separate letters, a sign posted on their property, newspaper ads, and postings within public buildings.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 30-2025/26
2. Staff report for PC#2025-42
3. Location Map
4. Zoning Map
5. Aerial Map
6. Comprehensive Plan Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 30-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Future Land Use Designation From Variable Development District 1 To Suburban Development District And To Change The Zoning Designation From Unzoned To R-2, Single-Family Residential District For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195; And Other Matters Related Thereto.]

WHEREAS:

1. This change in the land use designation and zoning map amendment was requested by Florence County and recommended by the Planning Commission; and,
2. The subject property is vacant and unzoned; and
3. The surrounding properties are unzoned; and pending approval for rezoning to R-2, Single-Family Residential District and B-3, General Commercial District zoning designations; and,
4. A public drop-in meeting was held inviting the property owner to attend and learn more about the potential zoning of their respective property; and,
5. The property owner was encouraged to contact staff and attend the Planning Commission's public hearing; and,
6. The property owner was provided public notice that included not less than two separate letters, a sign posted on their property, newspaper ads, and postings within public buildings.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of Arrowood Drive And Falcon Way, Florence, SC As Shown On The Following Tax Map As: 01012-01-195; Is Hereby Rezoned Suburban Development District and R-2, Single-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-42

SUBJECT: A Comprehensive Plan And Zoning Map Amendment Requested By Florence County To Change The Future Land Use Designation From **Variable Development District 1** To **Suburban Development District** And To Change The Zoning Designation From **Unzoned** To **R-2, Single-Family Residential District** For The Property Located Off Of Arrowood Drive, Florence, SC, As Shown On Florence County Tax Map Number 01012, Block 01, Parcel 195.

LOCATION: The Highway 76 Gateway Study

TAX MAP NUMBERS: 01012, Block 01, Parcel 195

COUNCIL DISTRICT(S): 3; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned / Approximately 1.04 acres

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject property is currently unzoned and vacant.

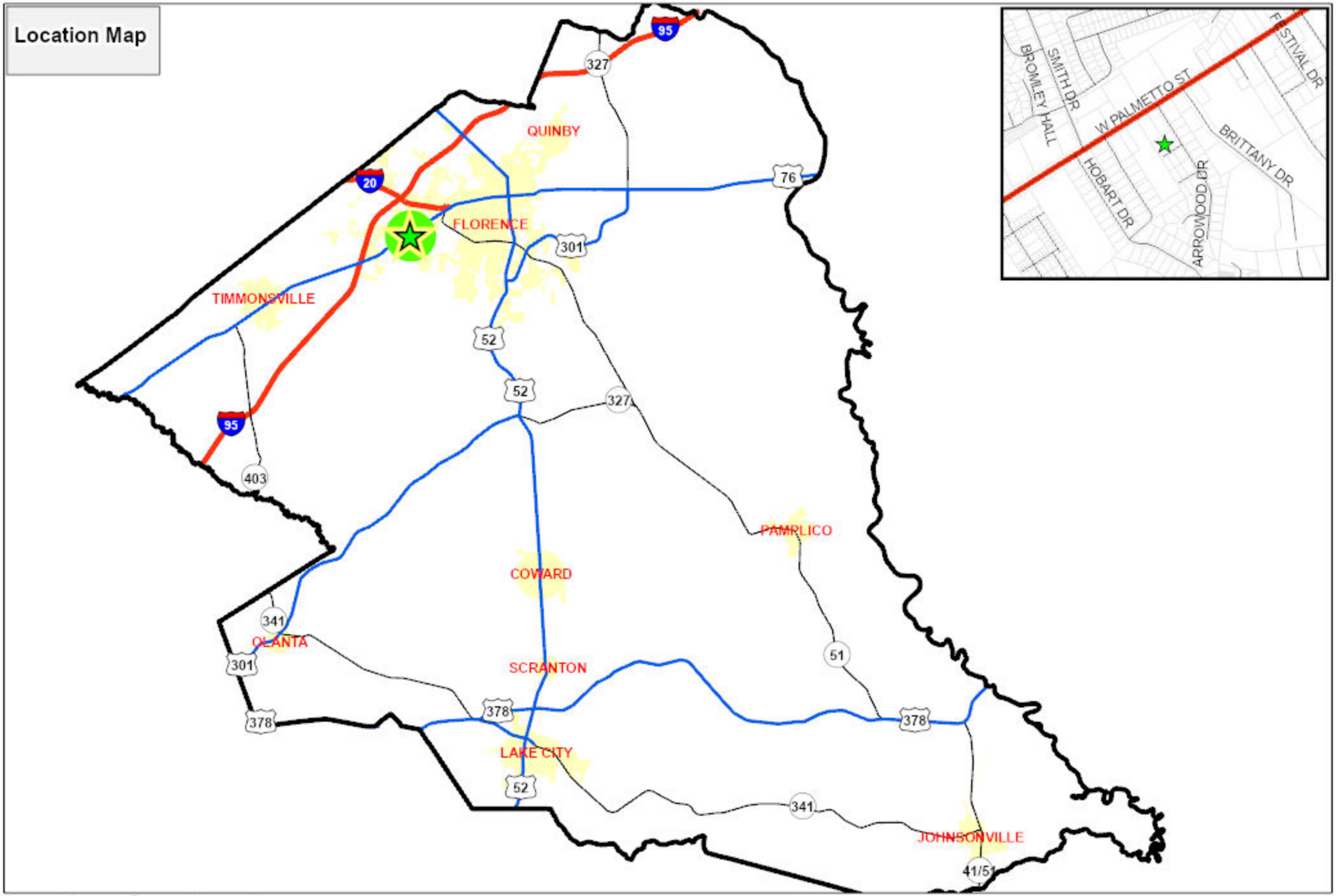
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject property is R-2, Single-Family Residential District.

3. Surrounding Land Use and Zoning:
   All surrounding properties are presently unzoned; however, zoning has been recommended and pending County Council's approval. The recommended zoning for the surrounding properties is R-2, Single-Family Residential District.

4. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District 1 (VD1). The applicant has requested to change their future land use designation to Suburban Development District (SD). The requested rezoning of the property to R-2, Single-Family Residential District is compatible with the requested Suburban Development District future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMBER 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested comprehensive plan and zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested comprehensive plan and zoning map amendment to the Florence County Council to change the future land use designation for Tax Map Number 01012, Block 01, Parcel 195 from Variable Development District 1 to Suburban Development District and to change the zoning designation from Unzoned to R-2, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
W PALMETTO ST
BROMLEY HALL
SMITH DR
FESTIVAL DR
HOBART DR
ARROWOOD DR
BRITTANY DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3
PC#2025-42



Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 3
PC#2025-42


Florence County
FLU Map
Variable
Development
District 1
Suburban
District
ARROWOOD DR
FALCON WAY
0
100
Feet
Future Land Use
Land Use Code
City Zoning
Downtown Development District
Suburban District
Urban District
Variable Development District 1
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3
PC#2025-42
N



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 3
PC#2025-42

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 31-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 3, 9)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for R-2, Single-Family Residential District and B-3, General Commercial District zoning designations; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 31-2025/26
2. Staff report for PC#2025-43
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 31-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for rezoning to B-3, General Commercial and R-2, Single-Family Residential District designations; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Seven Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126; Are Hereby Rezoned R-2, Single-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-43

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	01012-01-042, 01012-01-043, 01012-01-044, 01012-01-045, 01012-01-046, 01012-01-047, 01012-01-048, 01012-01-049, 01012-01-050, 01012-01-051, 01012-01-052, 01012-01-053, 01012-01-054, 01012-01-055, 01012-01-056, 01012-01-057, 01012-01-058, 01012-01-059, 01012-01-060, 01012-01-061, 01012-01-062, 01012-01-063, 01012-01-064, 01012-01-065, 01012-01-066, 01012-01-067, 01012-01-068, 01012-01-069, 01012-01-070, 01012-01-071, 01012-01-072, 01012-01-073, 01012-01-074, 01012-01-075, 01012-01-076, 01012-01-077, 01012-01-095, 01012-01-118, 01012-01-119, 01012-01-121, 01012-01-125, 01012-01-126
COUNCIL DISTRICT(S):	3 & 9; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.

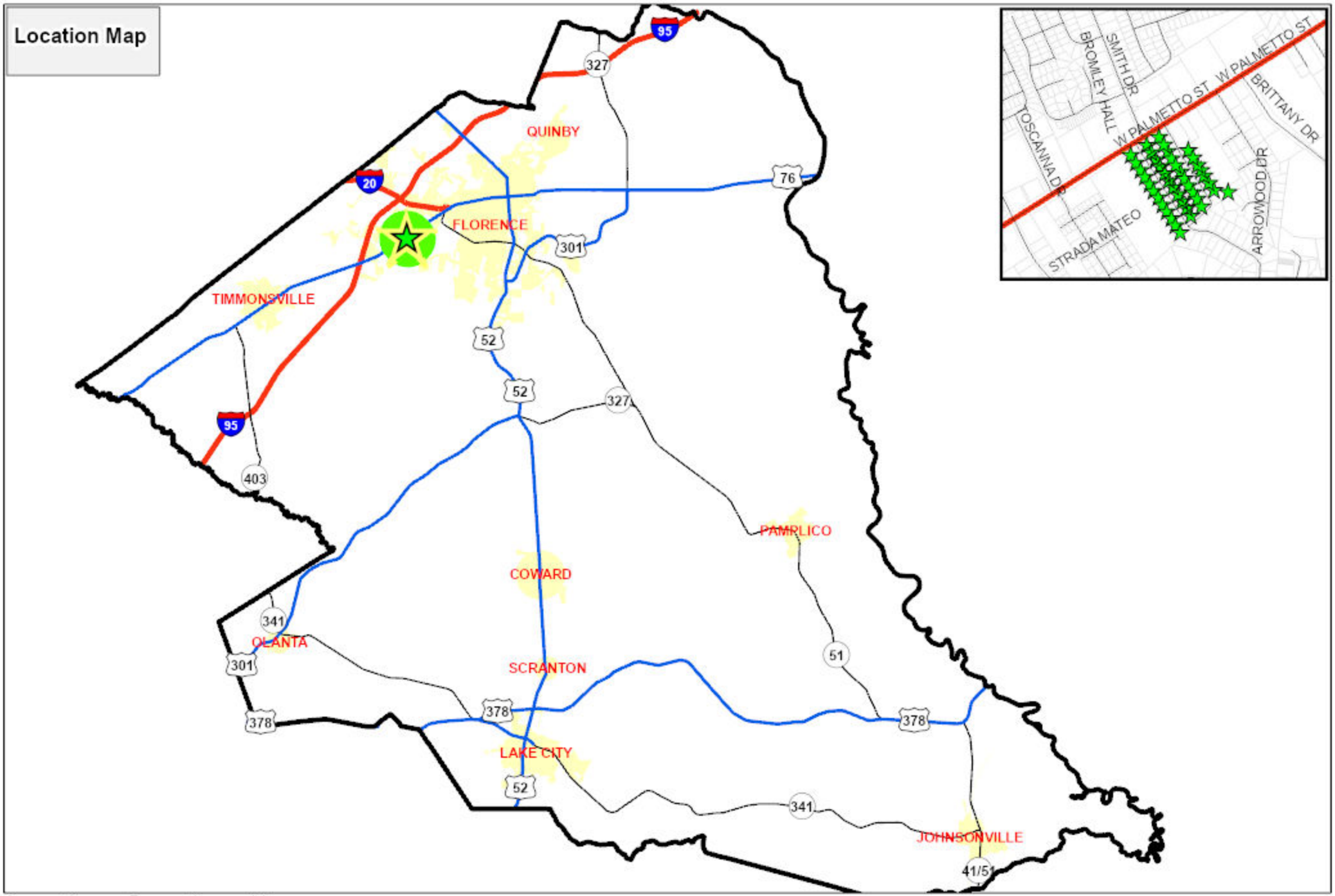
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

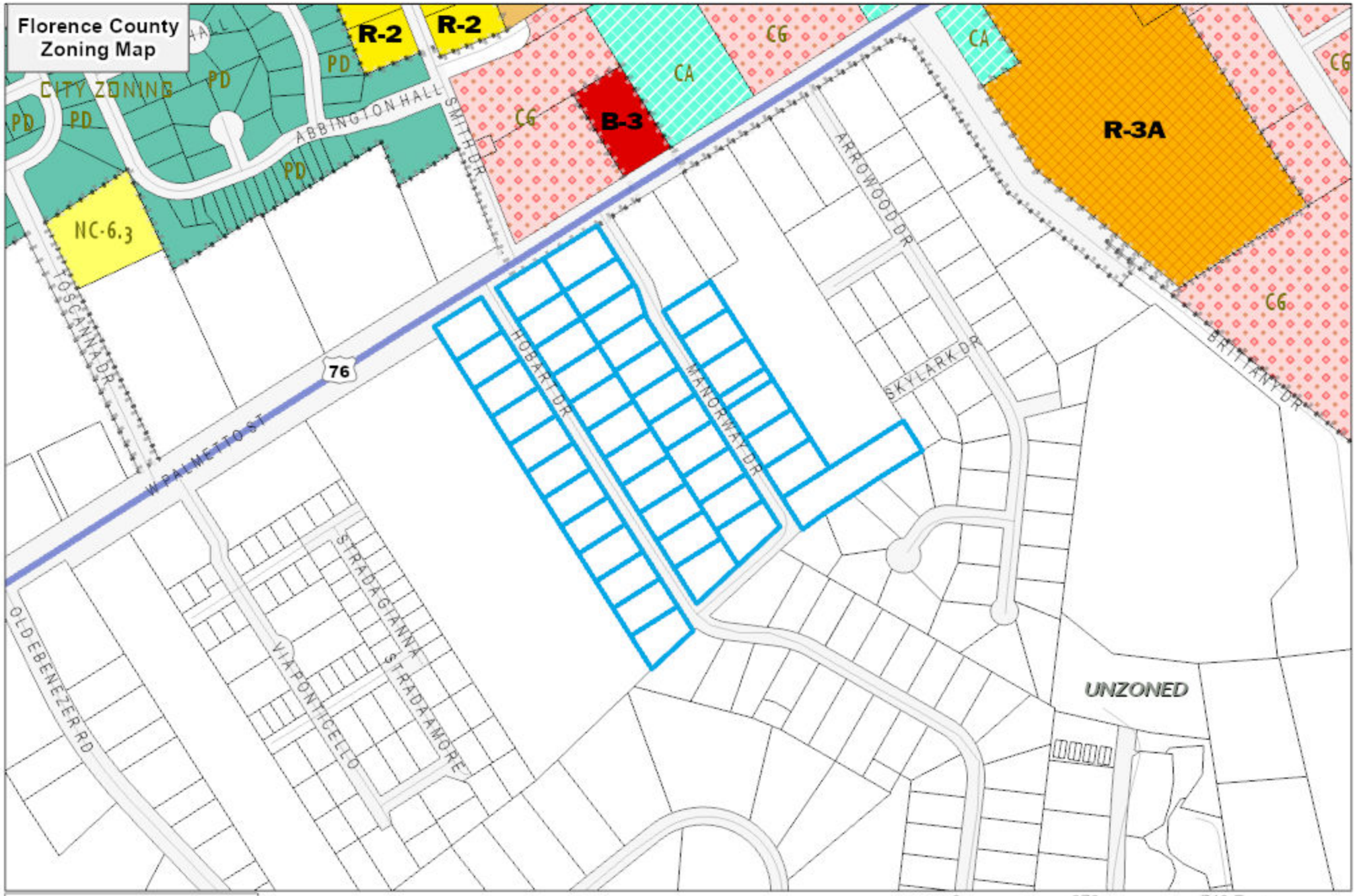
3. Surrounding Land Use and Zoning:
   All surrounding properties are presently unzoned. However, zoning has been recommended and pending County Council's approval for the properties located in group six of The 76 Highway Gateway Study. The recommended zoning is R-2, Single-Family Residential District for the surrounding properties.

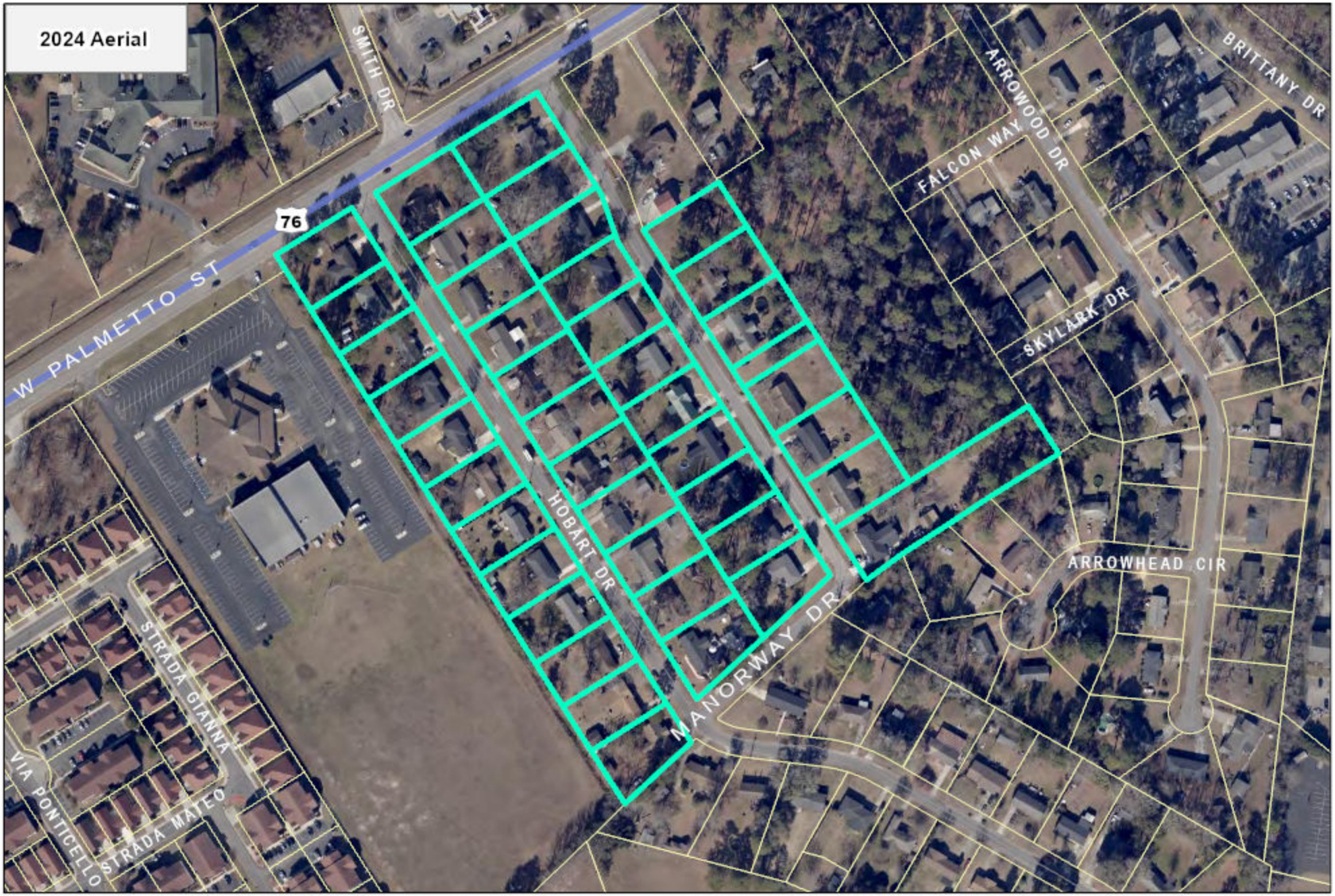
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMEBR 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
SMITH DR
BROMLEY HALL
W PALMETTO ST
BRITTANY DR
TOSCANNA DR
ARROWOOD DR
STRADA MATEO
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3,9
PC#2025-43


Florence County
Zoning Map
R-2
R-2
PD
CITY ZONING
PD
PD
PD
PD
ABBINGTON HALL
SMITH DR
CG
B-3
CA
CG
CA
R-3A
CG
CG
NC-6.3
TOSCANNA DR
W PALMETTO ST
76
HOBART DR
MANOR WAY DR
ARROWOOD DR
SKYLARK DR
BRITTANY DR
OLD EBENEZER RD
VIA PONTICELLO
STRADA GIANNA
STRADA AMORE
UNZONED
0
370
740 Feet
N
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
UNZONED
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3,9
PC#2025-43



Florence County
Planning Department
Meeting Date:
11/18/2025

N

Council District 3,9
PC#2025-43

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 32-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 3, 9)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with commercial and residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for B-3, General Commercial District zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 32-2025/26
2. Staff report for PC#2025-44
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 32-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is B-3, General Commercial District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with commercial and residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for B-3, General Commercial District zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Seven Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078; Are Hereby Rezoned B-3, General Commercial District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

SIGNED:

_____
Hope M. Jones, Council Clerk

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-44

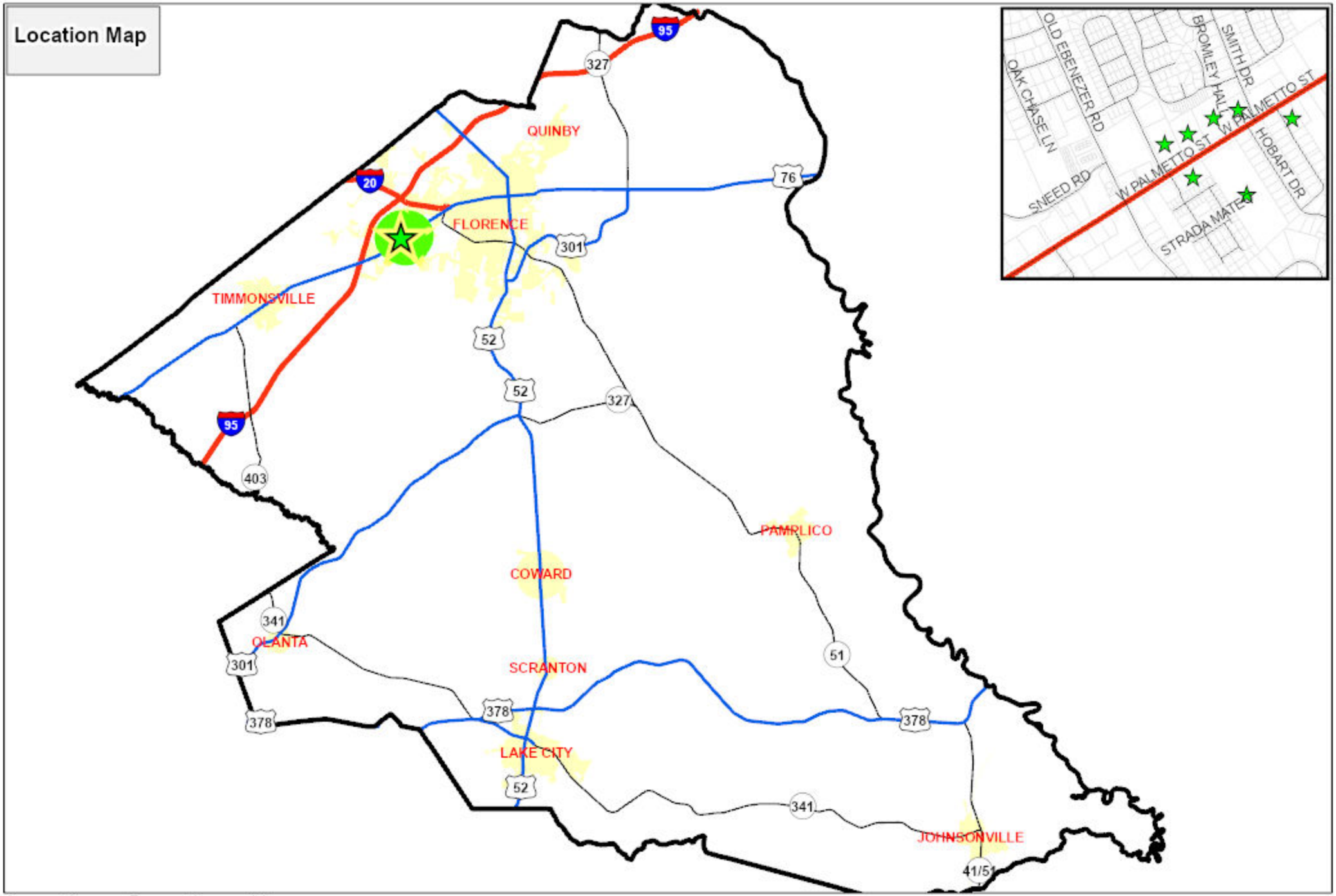
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	00100-01-050, 00100-01-060, 00100-01-061, 00100-01-101, 01012-01-038, 01012-01-040, 01012-01-078
COUNCIL DISTRICT(S):	3 & 9; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

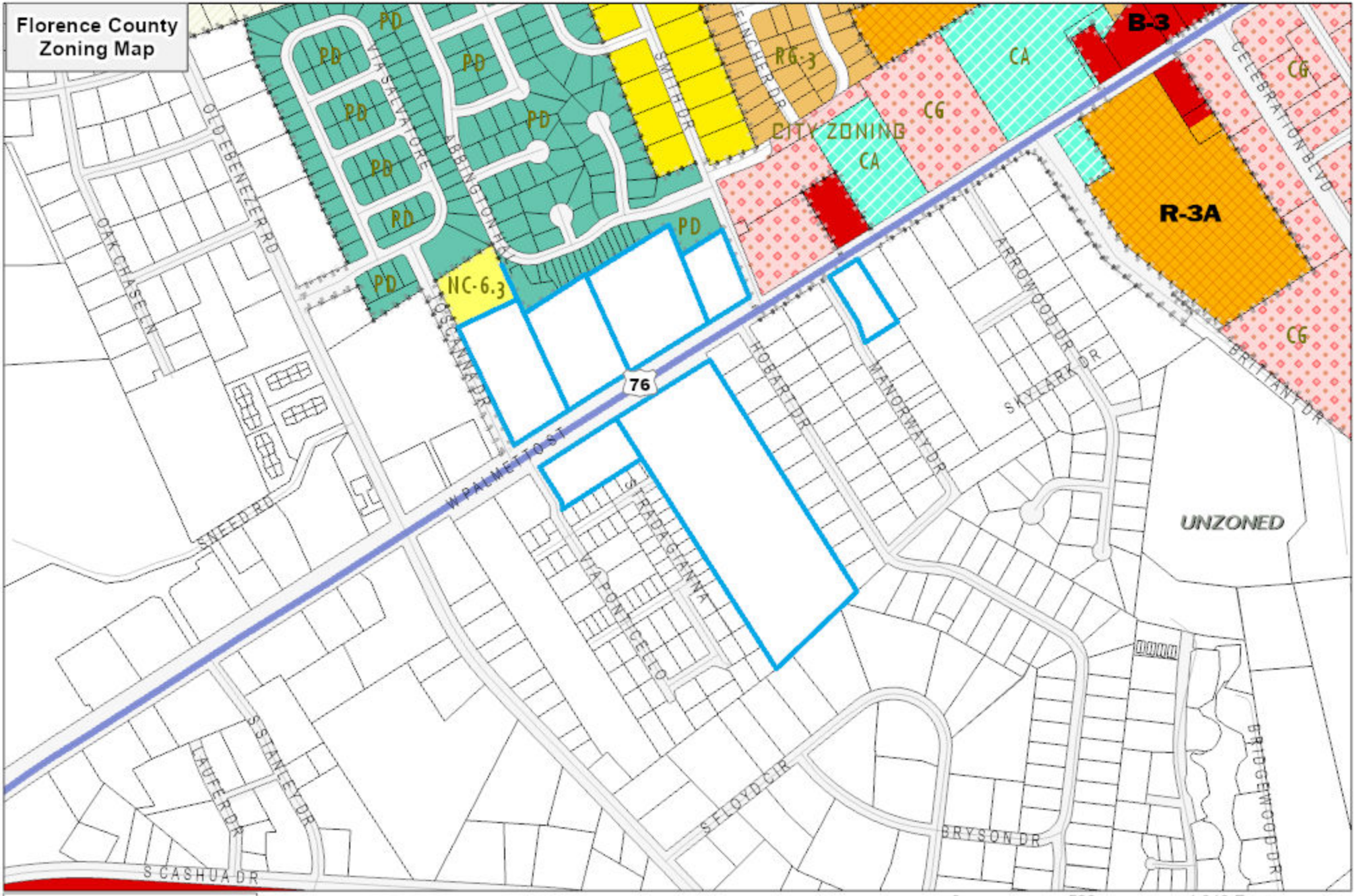
STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of residential and commercial.
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **B-3 General Commercial District**.
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned or subject to the City of Florence zoning.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMEBR 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to B-3, General Commercial District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
OLD EBENEZER RD
OAK CHASE LN
BROMLEY HALL
SMITH DR
W PALMETTO ST
HOBART DR
SNEED RD
STRADA MATE
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3,9
PC#2025-44



Current County Zoning

- B-3 GENERAL
- PD, PLANNED DEVELOPMENT
- R-2, SINGLE-FAMILY, MEDIUM LOTS
- R-3A
- UNZONED

Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 3,9
PC#2025-44



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 3,9
PC#2025-44

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 33-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00101-01-309, 00101-01-401, 00101-01-402; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 3)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for R-2, Single-Family Residential District and R-5A, Multi-Family Residential District zoning designations; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 33-2025/26
2. Staff report for PC#2025-45
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 33-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 00101-01-309, 00101-01-401, 00101-01-402; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-5A, Multi-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, City of Florence zoning, and pending approval for R-2, Single-Family Residential District and R-5A, Multi-Family Residential District zoning designations; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Seven Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 00101-01-309, 00101-01-401, 00101-01-402; Are Hereby Rezoned R-5A, Multi-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-45

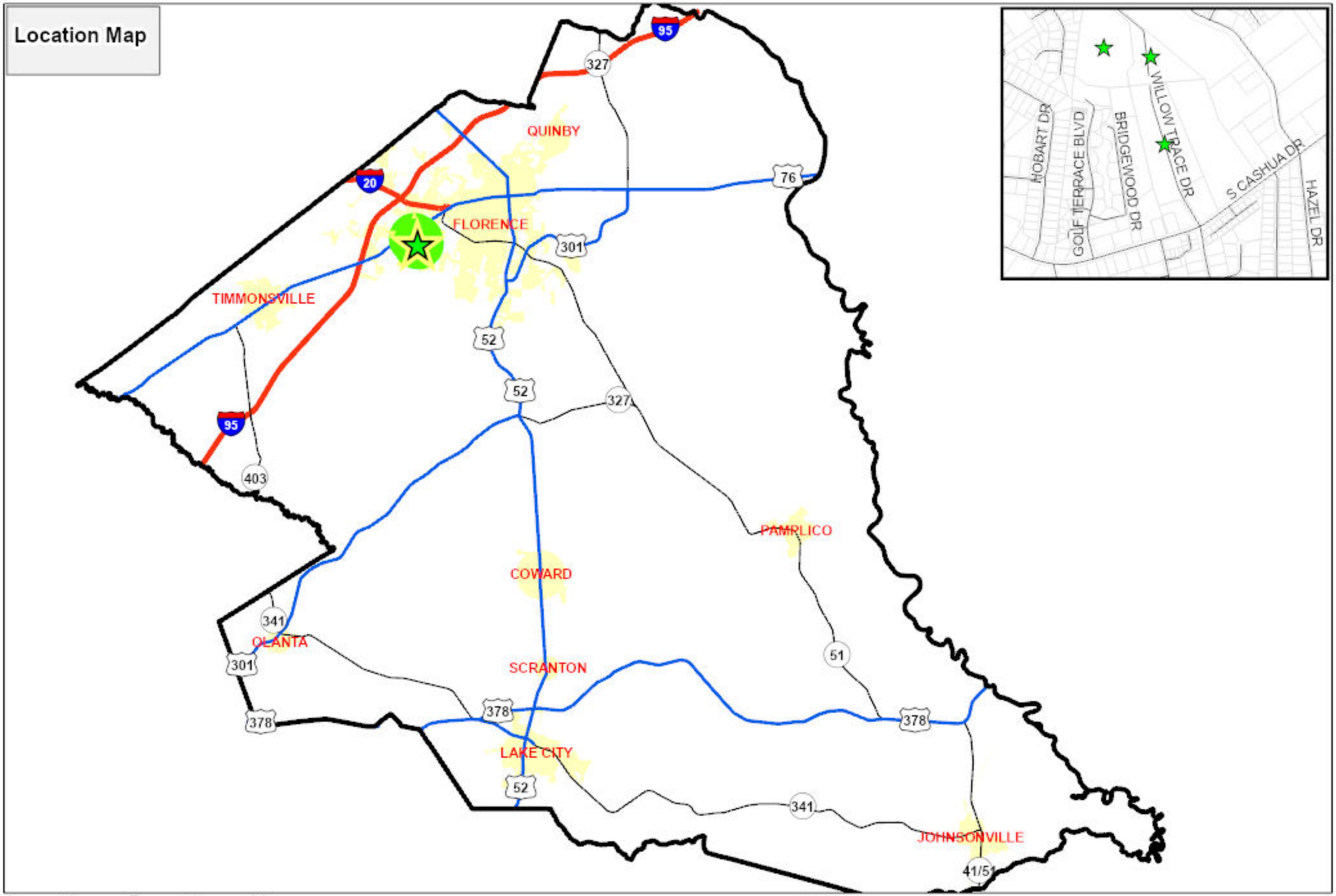
SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	00101-01-309, 00101-01-401, 00101-01-402
COUNCIL DISTRICT(S):	3; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

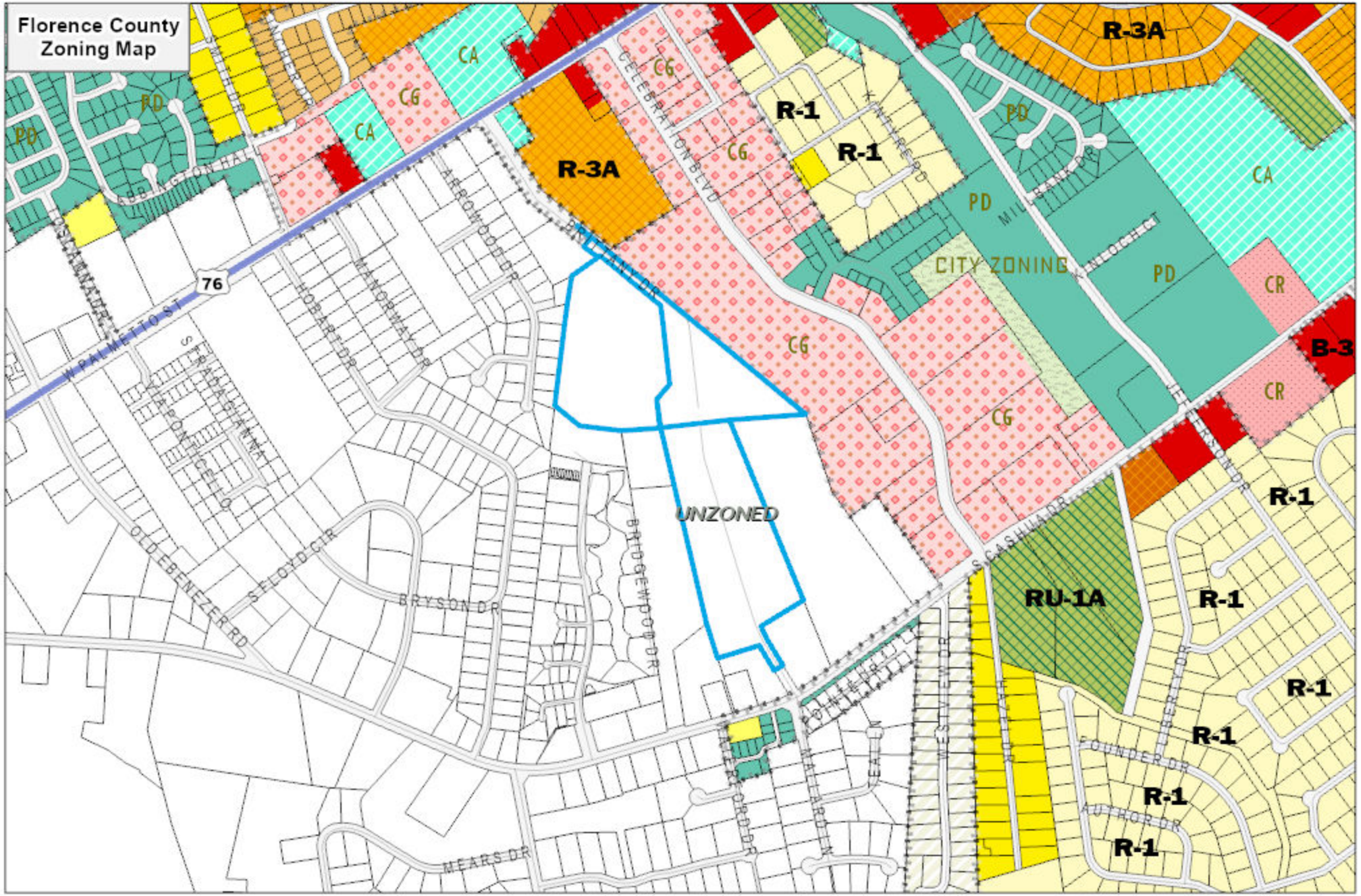
STAFF ANALYSIS:

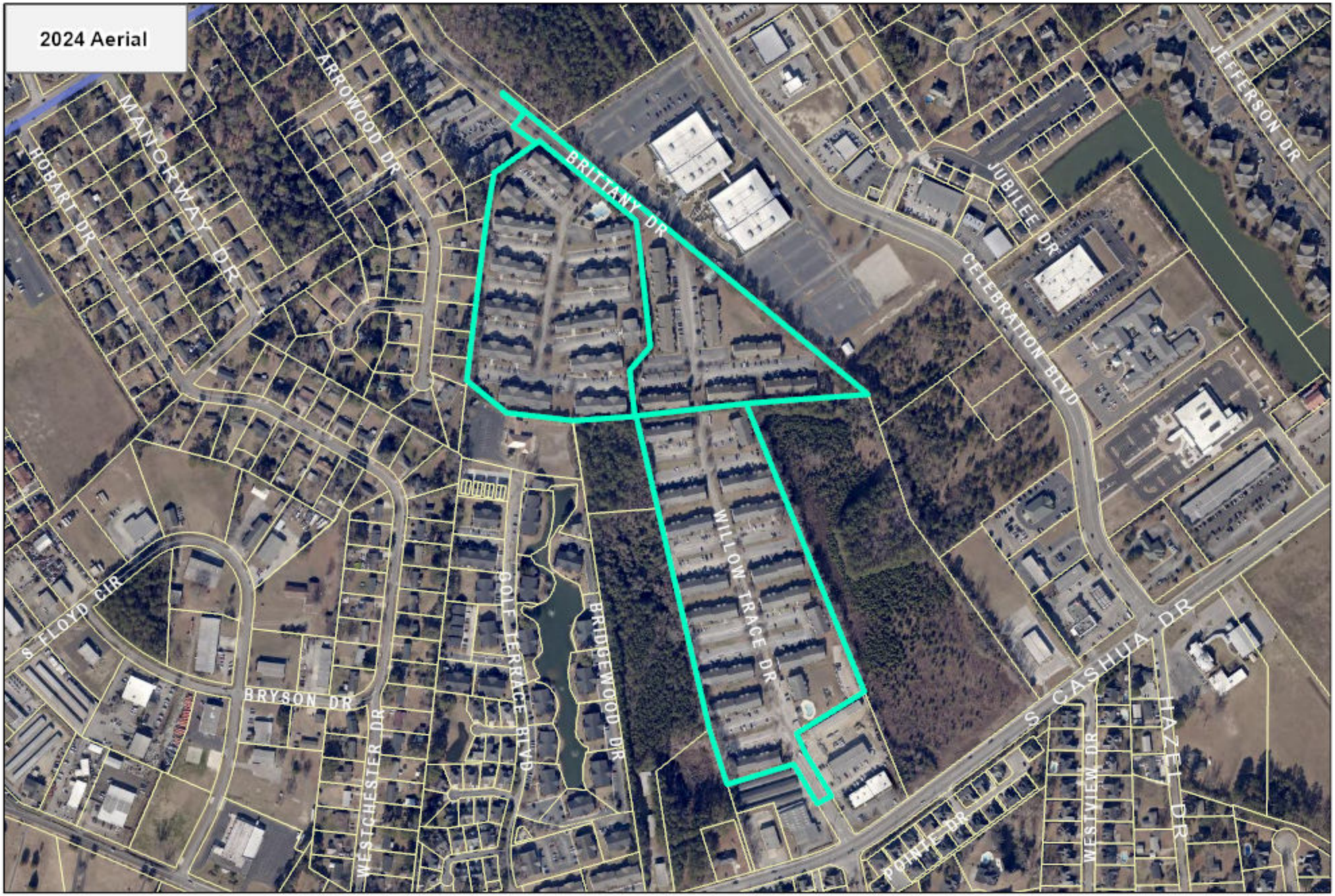
1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with current uses consisting of residential.
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **R-5A, Multi-Family Residential District**.
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned or subject to the City of Florence zoning.
4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMEBR 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-5A, Multi-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
51
341
378
41/51
MOBART DR
GOLF TERRACE BLVD
BRIDGEWOOD DR
WILLOW TRACE DR
S CASHUA DR
HAZEL DR
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3
PC#2025-45


Florence County
Zoning Map
R-3A
CA
CG
PD
R-1
CITY ZONING
CR
B-3
UNZONED
RU-1A
76
W PALMETTO ST
CELEBRATION BLVD
ARROWOOD DR
HOBART DR
MANORWAY DR
OLD EBENEZER RD
SLOYD CIR
BRYSON DR
BRIDGEWOOD DR
MEARS DR
S CASHUA DR
FOUNDER DR
AUTHOR DR
0
750
1,500 Feet
N
Current County Zoning
B-3 GENERAL
PD, PLANNED DEVELOPMENT
R-1, SINGLE-FAMILY, LARGE LOTS
R-2, SINGLE-FAMILY, MEDIUM LOTS
R-3A
R-5A
RU-1A, RURAL COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 3
PC#2025-45



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 3
PC#2025-45

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 34-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is MR, Lower Density Mixed-Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are unzoned, CMU, and pending approval for R-2, Single-Family Residential District zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 34-2025/26
2. Staff report for PC#2025-46
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 34-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is MR, Lower Density Mixed-Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with vacant and residential uses; and,
4. The surrounding properties are unzoned, CMU, and pending approval for R-2, Single-Family Residential District zoning designation; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Seven Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006; Are Hereby Rezoned MR, Lower Density Mixed-Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-46

SUBJECT:	Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:
LOCATION:	The Highway 76 Gateway Study
TAX MAP NUMBERS:	90152-01-015, 90155-03-033, 90155-03-034, 90155-03-039, 90155-03-040, 90155-06-001, 90155-06-002, 90155-06-005, 90155-06-006
COUNCIL DISTRICT(S):	7; County Council
APPLICANT:	County of Florence
ZONING/LAND AREA:	Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of vacant and residential.

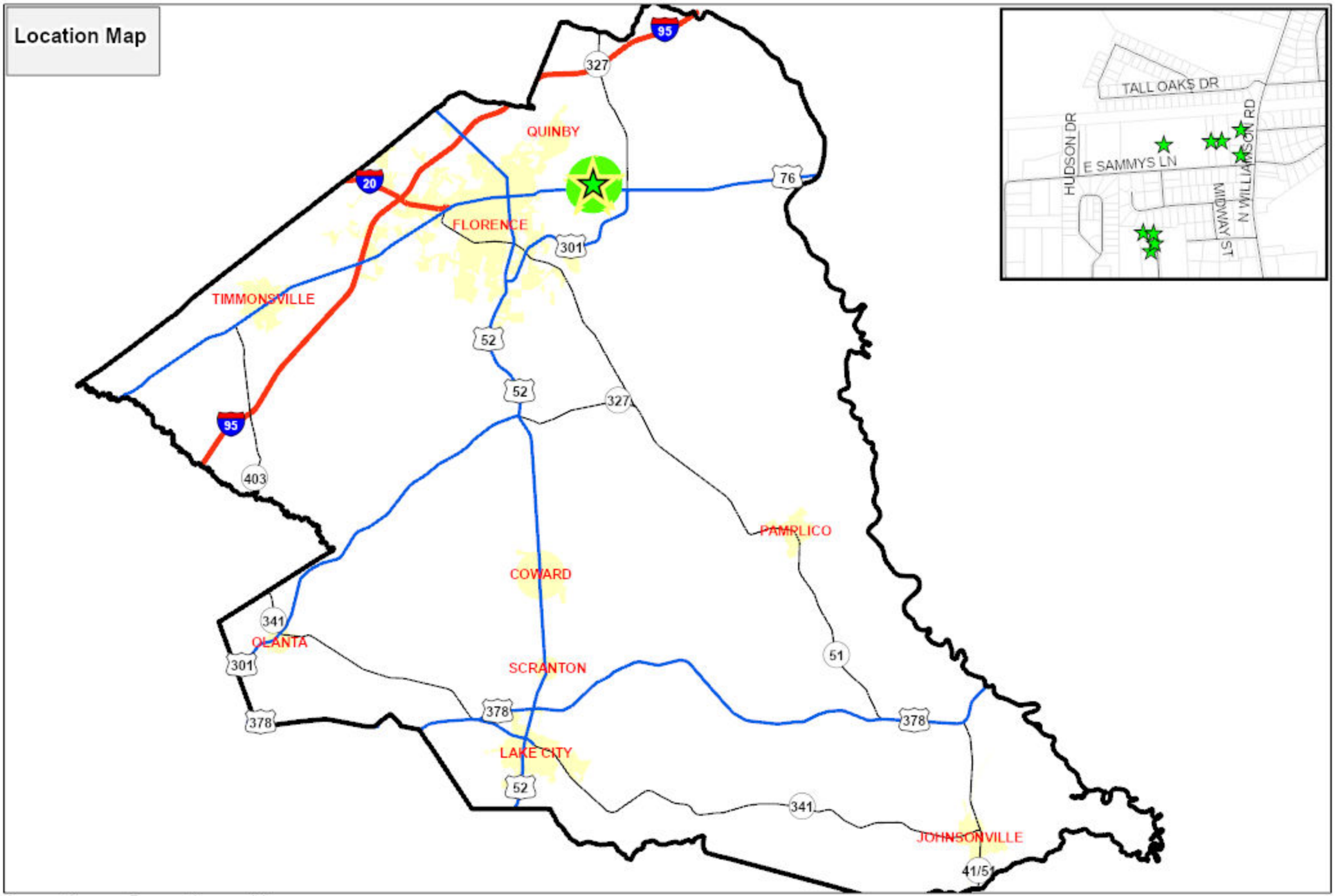
2. Proposed Land Use and Zoning:
   The proposed zoning recommendation for the subject properties is **MR, Lower Density Mixed-Residential District**.

3. Surrounding Land Use and Zoning:
   All surrounding properties are presently unzoned, CMU, or pending Council County's approval for a R-2, Single-Family Residential District zoning designation.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMEBR 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to MR, Lower Density Mixed-Residential District.


Location Map
TALL OAKS DR
HUDSON DR
E SAMMYS LN
MIDWAY ST
N WILLIAMSON RD
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
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Miles
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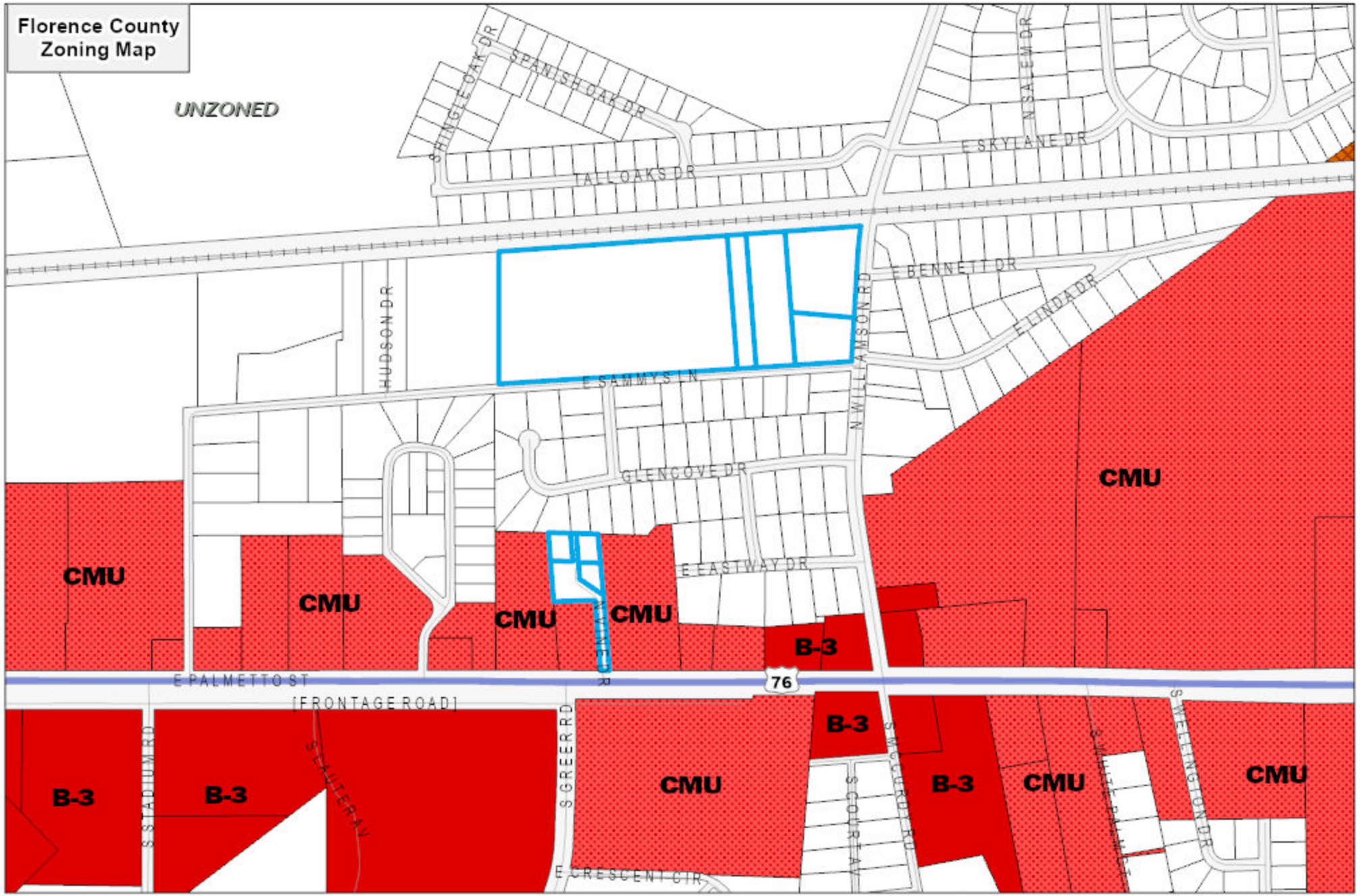
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-46


Florence County
Zoning Map
UNZONED
SHINGLE OAK DR
SPANISH OAK DR
TALL OAKS DR
N SALEM DR
E SKYLANE DR
E BENNETT DR
E LINDA DR
HUDSON DR
E SAMMYS LN
N WILLIAMSON RD
GLENCOVE DR
E EASTWAY DR
CMU
CMU
CMU
CMU
CMU
B-3
E PALMETTO ST
[FRONTAGE ROAD]
76
B-3
B-3
B-3
CMU
B-3
CMU
CMU
S STADIUM RD
STALTER AV
S GREER RD
E CRESCENT CIR
S MCCURDY RD
S WELLINGTON DR
0
530
1,060 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
MMF, MIXED MULTI-FAMILY
UNZONED
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-46
N



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 7
PC#2025-46

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 35-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 7)

POINTS TO CONSIDER:
1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, CMU, and B-3; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 35-2025/26
2. Staff report for PC#2025-47
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 35-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008; And Other Matters Related Thereto.]

WHEREAS:

1. The recommended zoning for these properties is R-2, Single-Family Residential District; and,
2. This request is made by Florence County and recommended by the Planning Commission; and,
3. The subject properties are unzoned with residential uses; and,
4. The surrounding properties are unzoned, CMU, and B-3; and,
5. A public drop-in meeting was held inviting the property owners to attend and learn more about the potential zoning of their respective properties; and,
6. Property owners are encouraged to contact staff and attend the Planning Commission's public hearing; and,
7. The property owners are provided public notice that includes not less than two separate letters, a sign posted on their properties, newspaper ads and postings within public buildings; and,
8. The zoning designation does not appear in the ordinance title but is indicated in the body of the ordinance; and,
9. Omitting the recommended zoning designation in the title eliminates a possible concern of proper notice should the Planning Commission deviate from staff's recommendation. The title is what was published for the Planning Commission's public hearing.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Properties Located In Group Seven Of The Highway 76 Gateway Study SC As Shown On The Following Tax Map As: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-

026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008; Are Hereby Rezoned R-2, Single-Family Residential District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-47

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Seven Of The Highway 76 Gateway Study From Unzoned. This Amendment Shall Apply To The Following Properties As They Are Reflected On The Tax Maps As:

LOCATION: The Highway 76 Gateway Study

TAX MAP NUMBERS: 90155-03-001, 90155-03-002, 90155-03-003, 90155-03-004, 90155-03-005, 90155-03-006, 90155-03-007, 90155-03-008, 90155-03-009, 90155-03-010, 90155-03-011, 90155-03-012, 90155-03-013, 90155-03-014, 90155-03-015, 90155-03-016, 90155-03-017, 90155-03-018, 90155-03-019, 90155-03-020, 90155-03-021, 90155-03-022, 90155-03-024, 90155-03-025, 90155-03-026, 90155-03-027, 90155-03-028, 90155-03-038, 90155-04-001, 90155-04-002, 90155-04-003, 90155-04-004, 90155-04-005, 90155-04-006, 90155-04-007, 90155-04-008, 90155-04-009, 90155-04-010, 90155-04-011, 90155-04-012, 90155-04-013, 90155-04-014, 90155-04-015, 90155-04-016, 90155-04-017, 90155-04-018, 90155-04-019, 90155-04-020, 90155-04-022, 90155-05-001, 90155-05-002, 90155-05-003, 90155-05-004, 90155-05-005, 90155-05-006, 90155-05-007, 90155-05-008

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently unzoned with varying current uses consisting of vacant and residential.
2. Proposed Land Use and Zoning:

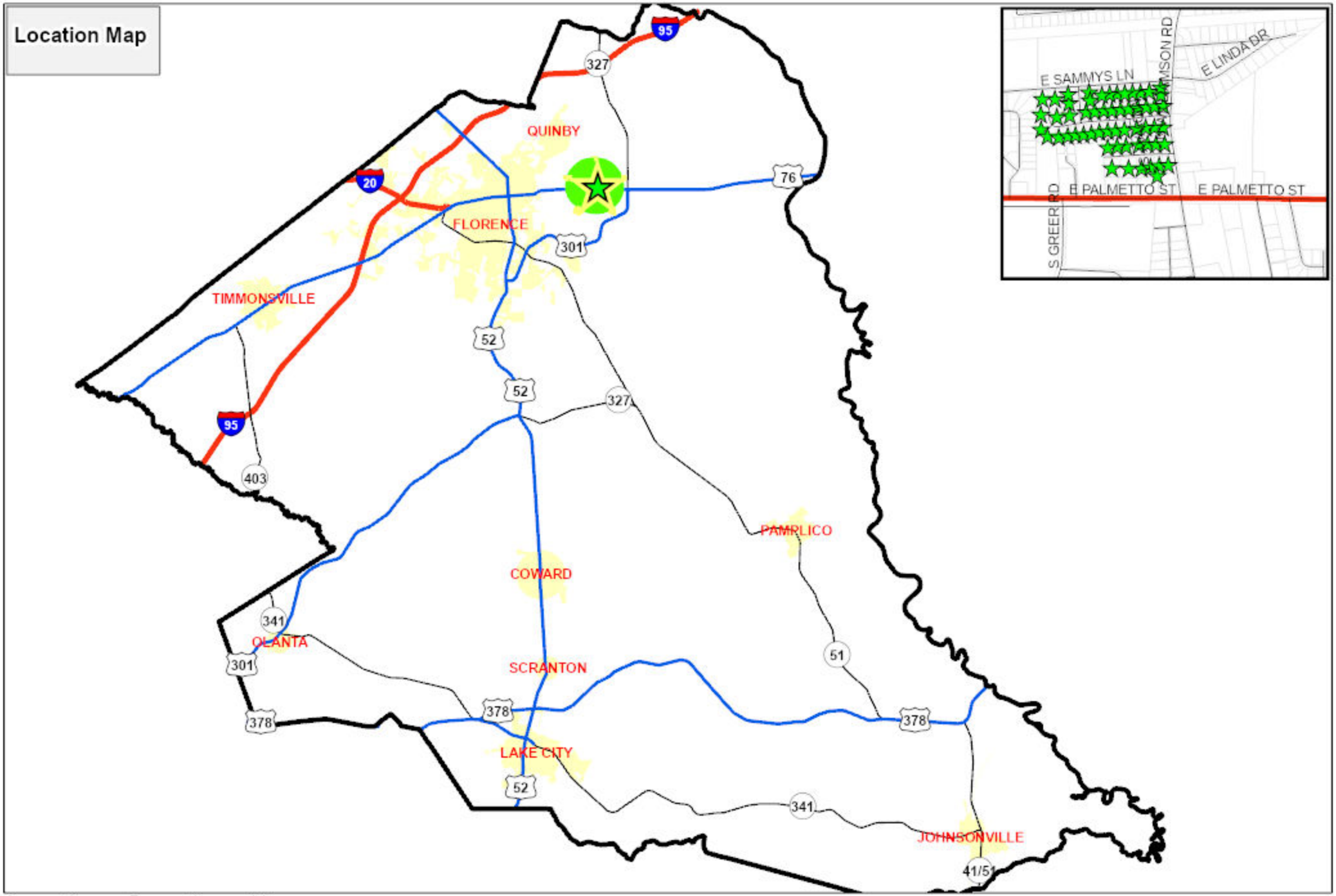
The proposed zoning recommendation for the subject properties is **R-2, Single-Family Residential District**.

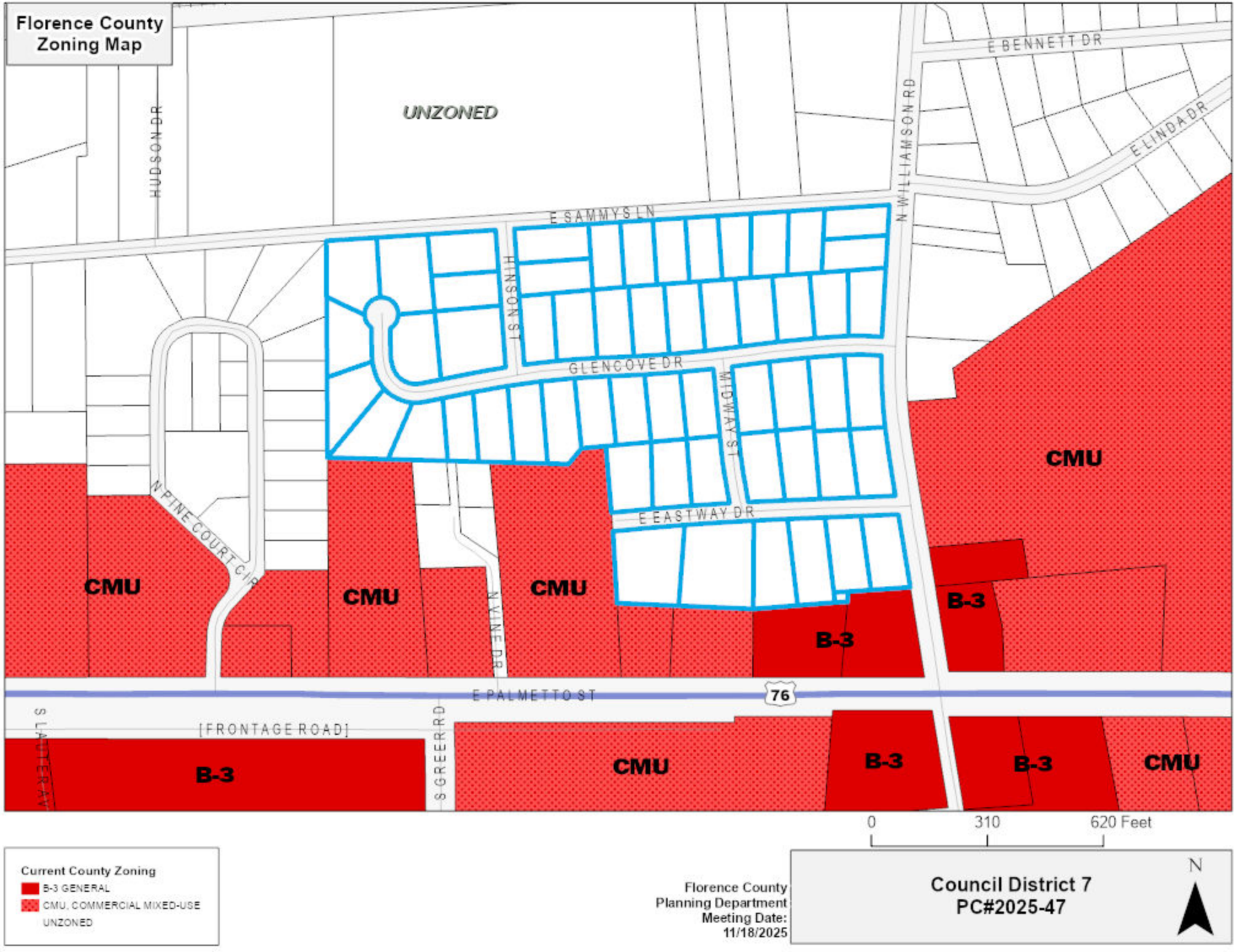
3. Surrounding Land Use and Zoning:
   All surrounding properties are either unzoned, CMU, or B-3.

4. Florence County Comprehensive Plan:
   The recommended zoning district is compatible with the subject properties' future land use designation.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMEBR 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for the referenced parcels from Unzoned to R-2, Single-Family Residential District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
E SAMMYS LN
E LINDA DR
E PALMETTO ST
S GREER RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-47


Florence County
Zoning Map
UNZONED
HUDSON DR
E BENNETT DR
E LINDA DR
N WILLIAMSON RD
E SAMMYS LN
HINSON ST
GLENCOVE DR
MIDWAY ST
E EASTWAY DR
N PINE COURT CIR
N PINE DR
CMU
CMU
CMU
CMU
B-3
B-3
E PALMETTO ST
76
[FRONTAGE ROAD]
S GREER RD
S LAUTER AV
B-3
CMU
B-3
B-3
CMU
0
310
620 Feet
Current County Zoning
B-3 GENERAL
CMU, COMMERCIAL MIXED-USE
UNZONED
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-47
N



Florence County
Planning Department
Meeting Date:
11/18/2025

N

Council District 7
PC#2025-47

FLORENCE COUNTY COUNCIL MEETING
Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 36-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:
[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial District To RU-1, Rural Community District; And Other Matters Related Thereto.] (Planning Commission Approved 5 to 0; Council District 7)

POINTS TO CONSIDER:
1. This zoning map amendment was requested by Anthony B. Moore; and,

2. The subject property is zoned B-3 with commercial uses; and

3. The surrounding properties are zoned R-2, RU-1, B-3, and City of Florence zoning.

OPTIONS:
1. (Recommended) Approve As Presented.
2. Provide An Alternate Direction.

ATTACHMENTS:
1. Ordinance No. 36-2025/26
2. Staff report for PC#2025-50
3. Location Map
4. Zoning Map
5. Aerial Map

back to top

Sponsor(s)	: Planning Commission	I_____,
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public
First Reading/Introduction	: December 11, 2025	Hearing on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 36-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From B-3, General Commercial District To RU-1, Rural Community District; And Other Matters Related Thereto.]

WHEREAS:

1. This zoning map amendment was requested by Anthony B. Moore; and,

2. The subject property is zoned B-3 with commercial uses; and

3. The surrounding properties are zoned R-2, RU-1, B-3, and City of Florence zoning.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Property Located Off Of E. Howe Springs Road, Florence, SC As Shown On The Following Tax Map As: 00180-01-003; Is Hereby Rezoned RU-1, Rural Community District.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provisions of this Ordinance are severable.

ATTEST:

_____
Hope M. Jones, Council Clerk

_____
Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____
C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 18, 2025
PC#2025-50

SUBJECT:	Map Amendment Requested By Anthony B. Moore To Change The Zoning Designation For Property Of Tax Map Number 00180, Block 01, Parcel 003 Located at 797 E. Howe Springs Road, Florence, SC From **B-3, General Commercial District** To **RU-1, Rural Community District**.
LOCATION:	797 E. Howe Springs Road, Florence SC
TAX MAP NUMBERS:	00180, Block 01, Parcel 003
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	Anthony B. Moore
APPLICANT:	Anthony B. Moore
ZONING/LAND AREA:	B-3 Approximately 1.63 acres
WATER/SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	X
PARCEL ZONING DESIGNATION:	B-3

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The current use of the subject property is commercial and is zoned B-3, General Commercial District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to RU-1, Rural Community District.

3. Surrounding Land Use and Zoning:
   North: Florence County / Vacant/ RU-1, B-3
   South: Florence County / Residential / R-2
   West: City of Florence/ Residential, Vacant / City Zoning
   East: Florence County / Residential, Religious Services / B-3

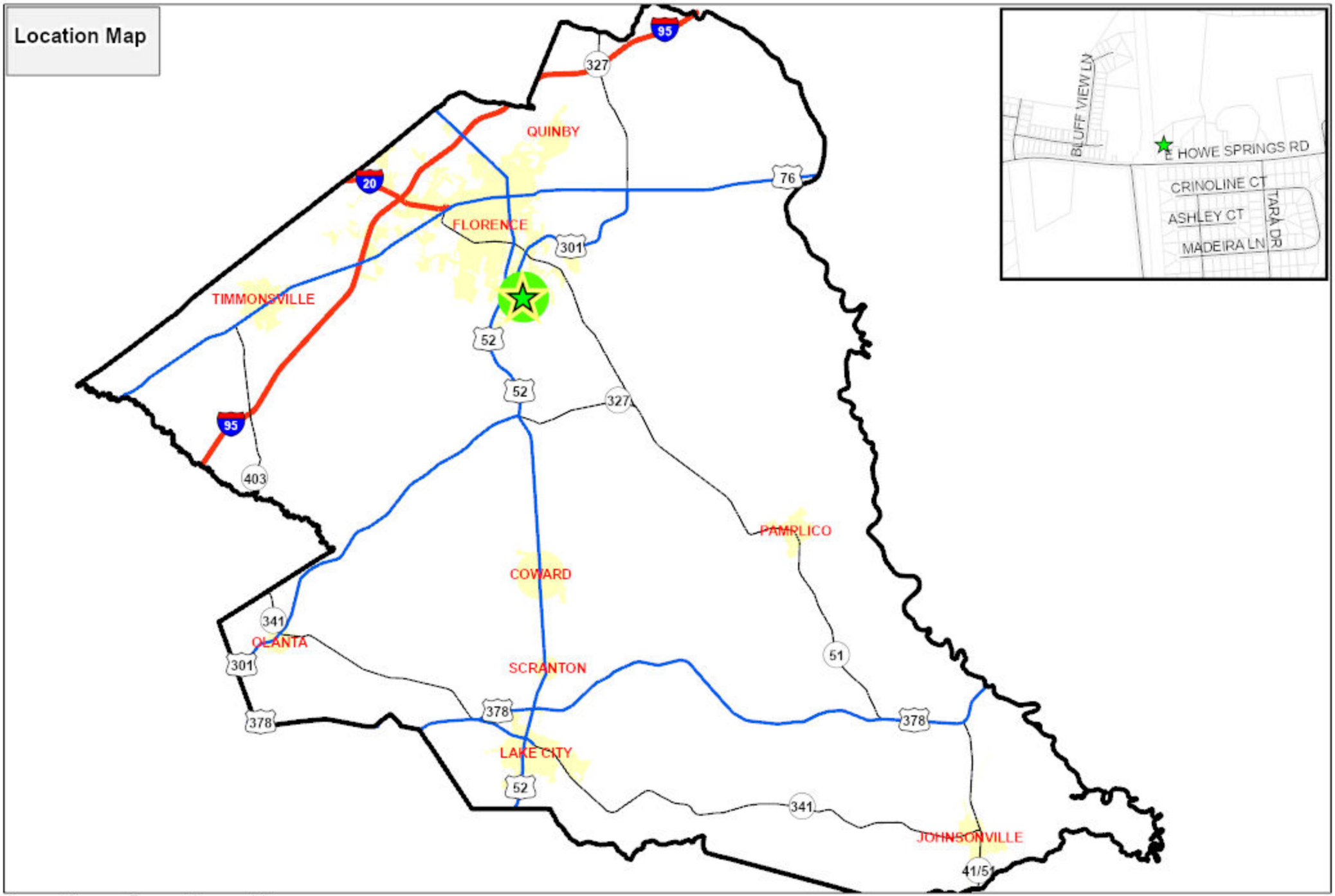
4. Transportation Access and Circulation:
   Present access to the property is by the way of E. Howe Springs Road, Florence, SC.

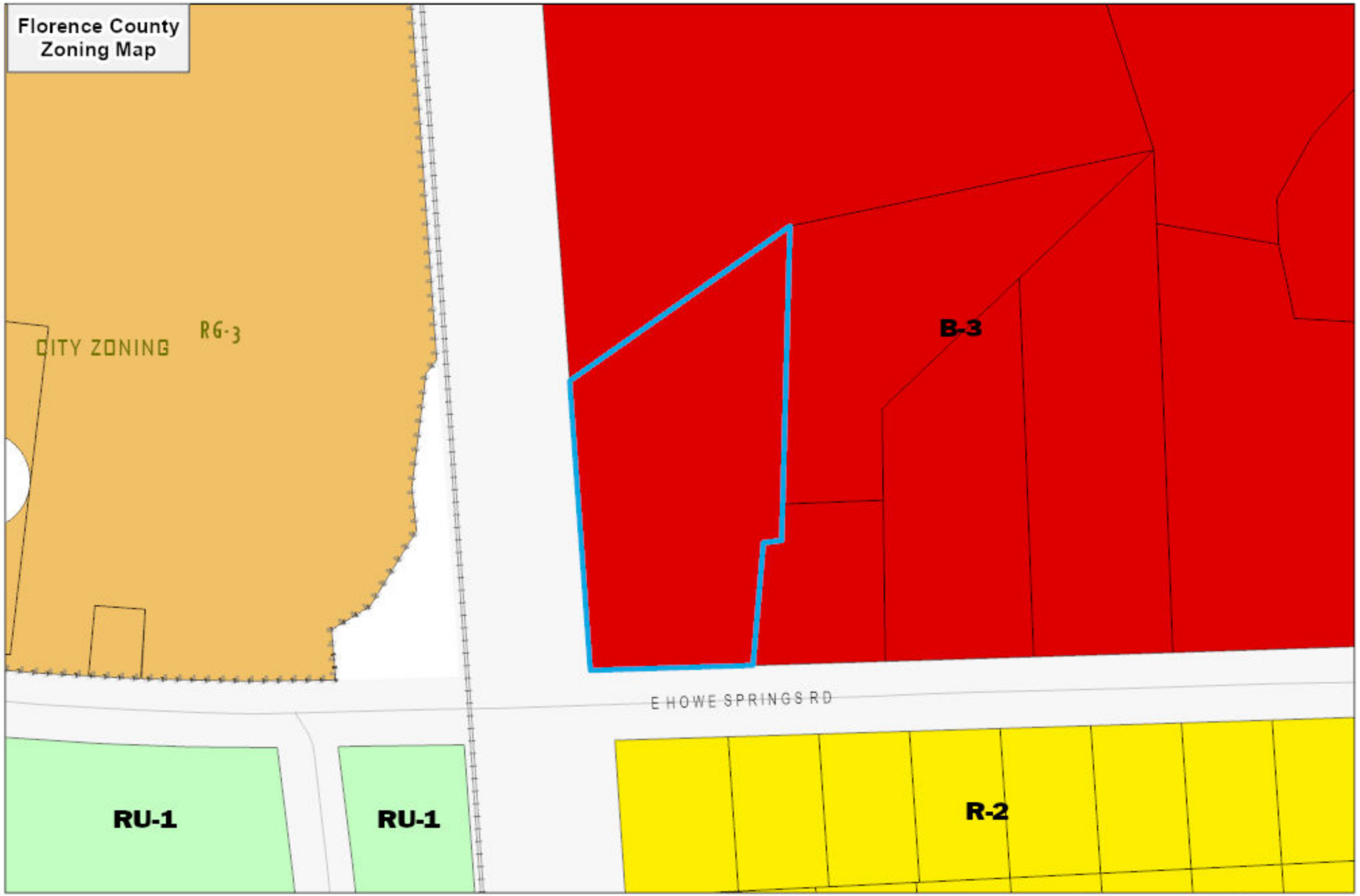
5. Traffic Review:
   The rezoning of this property from B-3, General Commercial District to RU-1, Rural Community District should have minimum impact on traffic.

6. Florence County Comprehensive Plan:
   The future land use designation for the property is currently Variable Development District 1 (VD1). The requested rezoning of the property is compatible with the designated future land use.

FLORENCE COUNTY PLANNING COMMISSION ACTION NOVEMBER 18, 2025:
Five Planning Commission members voted 5 to 0 to approve the requested zoning map amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested zoning map amendment to the Florence County Council to change the zoning designation for Tax Map Number 00180, Block 01, Parcel 003 from B-3, General Commercial District to RU-1, Rural Community District.


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
327
76
301
52
403
341
51
378
41/51
BLUFF VIEW LN
E HOWE SPRINGS RD
CRINOLINE CT
ASHLEY CT
TARA DR
MADEIRA LN
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-50


Florence County
Zoning Map
CITY ZONING
RG-3
B-3
E HOWE SPRINGS RD
RU-1
RU-1
R-2
0
130
260 Feet
Current County Zoning
B-3 GENERAL
R-2, SINGLE-FAMILY, MEDIUM LOTS
RU-1, COMMUNITY
Florence County
Planning Department
Meeting Date:
11/18/2025
Council District 7
PC#2025-50
N



Florence County
Planning Department
Meeting Date:
11/18/2025

Council District 7
PC#2025-50

FLORENCE COUNTY COUNCIL MEETING

Thursday, December 11, 2025

AGENDA ITEM: Ordinance No. 37-2025/26
Introduction

DEPARTMENT: Planning

ISSUE UNDER CONSIDERATION:

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 244. – Number Of Principal Buildings/Uses On A Lot.] (Planning Commission Approved (5 to 0))

POINTS TO CONSIDER:

1. The intent of this text amendment is to update the Florence County Ordinance to clarify the number of principal buildings/uses allowed on a lot for all zoning districts.

OPTIONS:

1. Approve As Presented.
2. Provide an Alternate Directive.

ATTACHMENTS:

1. Ordinance No. 37-2025/26 w/mark up
2. Ordinance No. 37-2025/26 w/out markup
3. Staff Report for PC#2025-31

back to top

Sponsor(s) Department	: Florence County Planning	I, _____
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025[Approved 5-0]	advertised for Public Hearing
First Reading/Introduction	: December 11, 2025	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 37-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, SEC. 244. – Number Of Principal Buildings/Uses On A Lot; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to clarify the number of principal buildings/uses allowed on a lot for all zoning districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 244. –Number Of Principal Buildings/Uses On A Lot;

Shall Be Amended And Will Read As Follows:

Sec. 30-244. – Number of principal buildings/uses on a lot.

~~In all zoning districts, except in the RU-1 and RU-2, a limit of one single-family, patio home, modular home or manufactured dwelling is allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this chapter.~~

In all residential zoning districts (R-1, R-2, R-3, R-3A, R-4, R-5, R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts (RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5, B-6, MR, MMF, FO/LI,

MU, CMU) there is no limit on the number of other principal uses (with the exception of one residential dwelling) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

These following Maximum Impervious Surface Ratio's and Floor/Area Ratio's shall apply to single lots and developments within the unzoned district.

Uses	Maximum Impervious Surface Ratio (%)	Floor/Area Ratio (%)
Single Family and Manufactured Homes	45	35
Two Family – Duplexes	45	35
Town Homes	45	35
Three Family – Triplexes and Four Family – Quadplexes	50	35
Manufactured Home Parks	50	35
Multifamily and Congregate Living Units	70	35

Such residential developments shall be subject to Planning Commission approval, regardless of the number of individual lots, when the developed lot or lots equals or exceeds five (5) acres. The developer shall submit the most appropriate application either, Sketch Plan, a Final Plat, or a Development Site Plan for consideration of Planning Commission approval.

Planning Commission approval is not required for a single lot, regardless of size for not more than two single family or manufactured homes in accordance with this section. This exception does not apply to the repetitive subdivision of lots.

Where conflicts occur between the provisions of this section and other sections of the Florence County Code of Ordinances, the most restrictive shall govern.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

Sponsor(s) Department	: Florence County Planning	I, _____
Planning Commission Consideration	: November 18, 2025	Council Clerk, certify that
Planning Commission Public Hearing	: November 18, 2025	this Ordinance was
Planning Commission Action	: November 18, 2025 [Approved 5-0]	advertised for Public Hearing
First Reading/Introduction	: December 11, 2025	on _____.
Committee Referral	:	
County Council Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 37-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, SEC. 244. – Number Of Principal Buildings/Uses On A Lot; And Other Matters Related Thereto.]

WHEREAS:

1. The intent of this text amendment is to update the Florence County Ordinance to clarify the number of principal buildings/uses allowed on a lot for all zoning districts.

NOW THEREFORE BE IT ORDAINED BY THE FLORENCE COUNTY COUNCIL DULY ASSEMBLED THAT:

The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 244. –Number Of Principal Buildings/Uses On A Lot;

Shall Be Amended And Will Read As Follows:

Sec. 30-244. – Number of principal buildings/uses on a lot.

In all residential zoning districts (R-1, R-2, R-3, R-3A, R-4, R-5, R-5A, TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts (RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts (B-1, B-2, B-3, B-4, B-5, B-6, MR, MMF, FO/LI, MU, CMU) there is no limit on the number of other principal uses (with the exception of one residential dwelling) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

These following Maximum Impervious Surface Ratio's and Floor/Area Ratio's shall apply to single lots and developments within the unzoned district.

Uses	Maximum Impervious Surface Ratio (%)	Floor/Area Ratio (%)
Single Family and Manufactured Homes	45	35
Two Family – Duplexes	45	35
Town Homes	45	35
Three Family – Triplexes and Four Family – Quadplexes	50	35
Manufactured Home Parks	50	35
Multi-family and Congregate Living Units	70	35

Such residential developments shall be subject to Planning Commission approval, regardless of the number of individual lots, when the developed lot or lots equals or exceeds five (5) acres. The developer shall submit the most appropriate application either, Sketch Plan, a Final Plat, or a Development Site Plan for consideration of Planning Commission approval.

Planning Commission approval is not required for a single lot, regardless of size for not more than two single family or manufactured homes in accordance with this section. This exception does not apply to the repetitive subdivision of lots.

Where conflicts occur between the provisions of this section and other sections of the Florence County Code of Ordinances, the most restrictive shall govern.

2. Provisions in other Florence County ordinances in conflict with this Ordinance are hereby repealed.

3. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application and to this end, the provision of this Ordinance are severable.

ATTEST:

_____

Hope M. Jones, Council Clerk

SIGNED:

_____

C. William Schofield, Chairman

COUNCIL VOTE:
OPPOSED:
ABSENT:

_____

Approved as to Form and Content
D. Malloy McEachin, Jr., County Attorney

STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
November 18, 2025
PC#2025-31

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, CHAPTER 30, ZONING ORDINANCE, ARTICLE VII. - GENERAL AND ANCILLARY REGULATIONS, Sec. 244. -Number Of Principal Buildings/Uses On A Lot.

APPLICANT: Florence County

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance to clarify the number of principal buildings/uses allowed on a lot for all zoning districts.

Sec. 30-244. - Number of principal buildings/uses on a lot.

~~In all zoning districts, except in the RU-1 and RU-2, a limit of one single-family, patio home, modular home or manufactured dwelling is allowed to be located on an individual parcel of land. A limit of two of these residential structures (any combination) is allowed in the RU-1 and RU-2 districts. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel. Multiple structures in the RU-1 and RU-2 districts shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.. Other than residential, there is no limit on the number of other principal uses on a single lot; provided such uses meet all applicable requirements of this chapter.~~

In all residential zoning districts (R-1,R-2,R-3,R-3A,R-4,R-5,R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts (RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5,B-6, MR,MMF,FO/LI, MU, CMU) there is no limit on the number of other principal uses (with the exception of one residential dwelling) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

These following Maximum Impervious Surface Ratio’s and Floor/Area Ratio’s shall apply to single lots and developments within the unzoned district.

Uses	Maximum Impervious Surface Ratio (%)	Floor/Area Ratio (%)
Single Family and Manufactured Homes	45	35
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Three Family – Triplexes and Four Family – Quadplexes	50	35
Manufactured Home Parks	50	35
Multifamily and Congregate Living Units	70	35

Such residential developments shall be subject to Planning Commission approval, regardless of the number of individual lots, when the developed lot or lots equals or exceeds five (5) acres. The developer shall submit the most appropriate application either, Sketch Plan, a Final Plat, or a Development Site Plan for consideration of Planning Commission approval.

Planning Commission approval is not required for a single lot, regardless of size for not more than two single family or manufactured homes in accordance with this section. This exception does not apply to the repetitive subdivision of lots.

Where conflicts occur between the provisions of this section and other sections of the Florence County Code of Ordinances, the most restrictive shall govern.

FLORENCE COUNTY PLANNING COMMISSION ACTION November 18, 2025:
Five Planning Commission Members voted 5 to 0 to approve the requested text amendment.

FLORENCE COUNTY PLANNING COMMISSION RECOMMENDATION:
Florence County Planning Commission recommends approval of the requested text amendment to the Florence County Council to amend the Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE VII. – GENERAL ANCILLARY REGULATIONS, Sec. 244. – Number of Principal Buildings/Uses On A Lot.

FLORENCE COUNTY COUNCIL MEETING

DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 38-2025/26 Introduction

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
An Ordinance To Create A Class Of Property Defined As A Chronic Nuisance Property, To Make Such Property To Certain Remedies Including Civil Fines, And Other Matters Related Thereto.

ATTACHMENTS:
A copy of the proposed Ordinance for introduction.

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Sponsor(s)	: County Council	
Introduction	: December 11, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that the
Committee Consideration Date	: N/A	ad for a Public Hearing on this
Committee Recommendation	: N/A	Ordinance ran on: _____.
Public Hearing	:	
Second Reading	:	
Third Reading	:	
Effective Date	:	

ORDINANCE NO. 38-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

[An Ordinance To Create A Class Of Property Defined As A Chronic Nuisance Property, To Make Such Property To Certain Remedies Including Civil Fines, And Other Matters Related Thereto.]

DRAFT

FLORENCE COUNTY COUNCIL MEETING

DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 39-2025/26 Introduction

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

An Ordinance To Amend The Provisions Of The Florence County Code Of Ordinances Relating To Taxation/Service Or User Fees/Uniform Service Charges, So As To Provide For The Continuation Of The County Road Maintenance Fund, The Recurring Imposition Of A Road Maintenance Fee, And The Use Of The Revenues Collected From The Road Maintenance Fee; To Provide Certain Findings With Respect To The Road Maintenance Fee Required By The South Carolina Supreme Court In Burns V. Greenville County Council.

ATTACHMENTS:

A copy of the proposed Ordinance for introduction.

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Sponsor(s)	: Finance	
First Reading	: December 11, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: January ___, 2026	
Public Hearing	: January ___, 2026	
Third Reading	: February ___, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 39-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

TO AMEND THE PROVISIONS OF THE FLORENCE COUNTY CODE OF ORDINANCES RELATING TO TAXATION/SERVICE OR USER FEES/UNIFORM SERVICE CHARGES, SO AS TO PROVIDE FOR THE CONTINUATION OF THE COUNTY ROAD MAINTENANCE FUND, THE RECURRING IMPOSITION OF A ROAD MAINTENANCE FEE, AND THE USE OF THE REVENUES COLLECTED FROM THE ROAD MAINTENANCE FEE; TO PROVIDE CERTAIN FINDINGS WITH RESPECT TO THE ROAD MAINTENANCE FEE REQUIRED BY THE SOUTH CAROLINA SUPREME COURT IN BURNS V. GREENVILLE COUNTY COUNCIL.

DRAFT

FLORENCE COUNTY COUNCIL MEETING

DECEMBER 11, 2025

AGENDA ITEM: Ordinance No. 40-2025/26 By Title Only

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:

An Ordinance Authorizing The Execution And Delivery Of Documents Relating To The Provision Of County Facilities; Consenting To And Approving The Issuance Of Not Exceeding $12,000,000 Florence County Public Facilities Corporation Installment Purchase Revenue Bonds (Capital And Non-Capital Projects) Series 2026 By The Florence County Public Facilities Corporation In One Or More Series To Provide Funding To Finance The Costs Of Acquisition, Construction, Renovation And Expansion Of County Facilities And To Reimburse The County For Certain Non-Capital Expenditures; Consenting To And Approving The Execution Of A Second Amendment To Public Facilities Purchase And Occupancy Agreement By And Between Florence County, South Carolina And The Florence County Public Facilities Corporation; Consenting To The Form Of A Second Supplemental Trust Agreement To Be Entered Into By The Florence County Public Facilities Corporation, And The Trustee For The Bonds; And Together Therewith An Assignment To The Trustee For The Bonds Of Certain Rights To Payment And Other Rights Of Florence County Public Facilities Corporation Under The Facilities Purchase And Occupancy Agreement; And Making Provision For All Other Matters Relating To The Foregoing.

ATTACHMENTS:

A copy of the proposed Ordinance for introduction.

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Sponsor(s)	: Finance	
First Reading	: December 11, 2025	I, _____,
Committee Referral	: N/A	Council Clerk, certify that this
Committee Consideration Date	: N/A	Ordinance was advertised for
Committee Recommendation	: N/A	Public Hearing on _____.
Second Reading	: _____, 2026	
Public Hearing	: _____, 2026	
Third Reading	: _____, 2026	
Effective Date	: Immediately	

ORDINANCE NO. 40-2025/26

COUNCIL-ADMINISTRATOR FORM OF GOVERNMENT FOR FLORENCE COUNTY

AN ORDINANCE

AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS RELATING TO THE PROVISION OF COUNTY FACILITIES; CONSENTING TO AND APPROVING THE ISSUANCE OF NOT EXCEEDING $12,000,000 FLORENCE COUNTY PUBLIC FACILITIES CORPORATION INSTALLMENT PURCHASE REVENUE BONDS (CAPITAL AND NON-CAPITAL PROJECTS) SERIES 2026 BY THE FLORENCE COUNTY PUBLIC FACILITIES CORPORATION IN ONE OR MORE SERIES TO PROVIDE FUNDING TO FINANCE THE COSTS OF ACQUISITION, CONSTRUCTION, RENOVATION AND EXPANSION OF COUNTY FACILITIES AND TO REIMBURSE THE COUNTY FOR CERTAIN NON-CAPITAL EXPENDITURES; CONSENTING TO AND APPROVING THE EXECUTION OF A SECOND AMENDMENT TO PUBLIC FACILITIES PURCHASE AND OCCUPANCY AGREEMENT BY AND BETWEEN FLORENCE COUNTY, SOUTH CAROLINA AND THE FLORENCE COUNTY PUBLIC FACILITIES CORPORATION; CONSENTING TO THE FORM OF A SECOND SUPPLEMENTAL TRUST AGREEMENT TO BE ENTERED INTO BY THE FLORENCE COUNTY PUBLIC FACILITIES CORPORATION, AND THE TRUSTEE FOR THE BONDS; AND TOGETHER THEREWITH AN ASSIGNMENT TO THE TRUSTEE FOR THE BONDS OF CERTAIN RIGHTS TO PAYMENT AND OTHER RIGHTS OF FLORENCE COUNTY PUBLIC FACILITIES CORPORATION UNDER THE FACILITIES PURCHASE AND OCCUPANCY AGREEMENT; AND MAKING PROVISION FOR ALL OTHER MATTERS RELATING TO THE FOREGOING.

DRAFT

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Boards & Commissions

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Requested To Approve The Appointment Of Linda Free To Serve On The City-County Civic Center Commission With The Appropriate Expiration Term.

OPTIONS:
1. ***(Recommend)*** approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
None.

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FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Reports To Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION:
Monthly Financial Reports Are Provided To Council For Fiscal Year 2026 Through October 31, 2025, As An Item For The Record.

ATTACHMENTS:
A copy of the Financial Reports.

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FLORENCE COUNTY GOVERNMENT
GENERAL FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 10/31/25

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	64,896,321	52,040,691	12,855,630	19.81%
Licenses & Permits	2,242,750	373,778	1,868,972	83.33%
Fines & Fees	2,805,500	1,040,170	1,765,330	62.92%
Intergovernmental	8,678,783	2,818,659	5,860,124	67.52%
Sales and Other Functional	11,480,300	2,633,881	8,846,419	77.06%
Miscellaneous	5,713,500	25,714	5,687,786	99.55%
Operating Transfers	(553,150)		(553,150)	100.00%
Use of Fund Balance	3,443,996	-	3,443,996	
TOTAL	98,708,000	58,932,894	39,775,106	40.30%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
10-411-401	County Council	466,811	147,100	319,711	68.49%	0.47%
10-411-402	Administrator	1,550,112	471,649	1,078,463	69.57%	1.57%
10-411-403	Clerk of Court	2,016,690	638,691	1,377,999	68.33%	2.04%
10-411-404	Solicitor	2,351,916	562,483	1,789,433	76.08%	2.38%
10-411-405	Judge of Probate	943,320	314,965	628,355	66.61%	0.96%
10-411-406	Public Defender	1,447,035	404,845	1,042,190	72.02%	1.47%
10-411-407	Magistrates	3,219,312	963,371	2,255,941	70.08%	3.26%
10-411-408	Master In Equity	321,015	103,751	217,264	67.68%	0.33%
10-411-409	Legal Services	112,000	28,926	83,074	74.17%	0.11%
10-411-410	Voter Registration & Elections	1,571,457	405,762	1,165,695	74.18%	1.59%
10-411-411	Finance	1,310,445	329,584	980,861	74.85%	1.33%
10-411-412	Human Resources	778,528	194,306	584,222	75.04%	0.79%
10-411-413	Procurement & Vehicle Maintenance	2,456,350	843,588	1,612,762	65.66%	2.49%
10-411-414	Administrative Services	579,064	151,686	427,378	73.81%	0.59%
10-411-415	Treasurer	1,692,828	543,656	1,149,172	67.88%	1.71%
10-411-416	Auditor	808,122	267,766	540,356	66.87%	0.82%
10-411-417	Tax Assessor	1,889,023	561,023	1,328,000	70.30%	1.91%
10-411-418	Planning and Building	2,401,746	1,209,840	1,191,906	49.63%	2.43%
10-411-420	Facilities Management	3,558,480	1,411,340	2,147,140	60.34%	3.61%
10-411-427	Information Technology	4,299,118	2,001,548	2,297,570	53.44%	4.36%
10-411-430	Register of Deeds	529,710	179,443	350,267	66.12%	0.54%
10-411-446	Veteran's Affairs	406,794	120,911	285,883	70.28%	0.41%
10-411-450	Risk Management	194,550	57,806	136,744	70.29%	0.20%
10-411-480	Lake City Senior Citizens Center	160,500	22,606	137,894	85.92%	0.16%
10-411-482	Energy Savings Lease	490,583	114,803	375,780	76.60%	0.50%
10-411-485	General Direct Assistance	846,617	354,946	491,671	58.07%	0.86%
10-411-488	Contingency	653,346	51,145	602,201	92.17%	0.66%
10-411-489	Employee Non-Departmental	661,739	192,528	469,211	70.91%	0.67%
10-421-421	Sheriff's Office	30,450,848	10,658,615	19,792,233	65.00%	30.85%
10-421-422	Emergency Management	5,493,393	2,221,302	3,272,091	59.56%	5.57%
10-451-423	EMS	10,988,216	4,487,799	6,500,417	59.16%	11.13%
10-451-424	Rescue Squads	1,124,359	376,999	747,360	66.47%	1.14%
10-451-425	Coroner	660,679	256,721	403,958	61.14%	0.67%
10-451-429	On-Site Clinic	290,000	42,541	247,459	85.33%	0.29%
10-451-441	Health Department	77,014	41,546	35,468	46.05%	0.08%
10-451-442	Environmental Services	1,353,725	320,269	1,033,456	76.34%	1.37%
10-451-485	Health Direct Assistance	34,987	-	34,987	100.00%	0.04%
10-461-485	Welfare - MIAP & DSS	339,601	29,260	310,341	91.38%	0.34%
10-471-451	Recreation	5,090,959	2,385,287	2,705,672	53.15%	5.16%
10-471-455	County Library	5,082,008	1,676,926			5.15%
10-481-485	Literacy Council	5,000	-			0.01%
	TOTAL	98,708,000	35,147,334			100.00%

Percent of Fiscal Year Remaining = 66.67%

FLORENCE COUNTY GOVERNMENT
UNIFIED FIRE DISTRICT FUND
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 10/31/25

	BUDGETED REVENUE	YEAR-TO-DATE ACTUAL REVENUE	REMAINING BALANCE	PCT
REVENUES				
Taxes	6,900,000	5,795,929	1,104,071	16.00%
Fines & Fees	1,720,000	575,779	1,144,221	66.52%
Miscellaneous	405,880	5,527	400,353	0.00%
Operating Transfers	(38,000)	-	(38,000)	100.00%
Use of Fund Balance	292,063	-	292,063	100.00%
TOTAL	9,279,943	6,377,235	2,902,708	31.28%

		BUDGETED EXPENDITURE	YEAR-TO-DATE ACTUAL EXPENDITURE	REMAINING BALANCE	PCT	% share of total
	EXPENDITURES					
37-451-428-100	West Florence Fire Department	1,915,439	661,962	1,253,477	65.44%	20.64%
37-451-428-120	Windy Hill Fire Department	1,599,103	473,459	1,125,644	70.39%	17.23%
37-451-428-130	Howe Springs Fire Department	1,214,442	401,005	813,437	66.98%	13.09%
37-451-428-200	Hannah/Salem Fire Department	734,583	170,469	564,114	76.79%	7.92%
37-451-428-330	Olanta Fire Department	553,658	169,959	383,699	69.30%	5.97%
37-451-428-400	Sardis Timmonsville Fire Department	639,869	191,317	448,552	70.10%	6.90%
37-451-428-500	Johnsonville Fire Department	830,265	267,546	562,719	67.78%	8.95%
37-451-428-800	Non-Departmental	1,047,473	954,723	92,750	8.85%	11.29%
37-451-428-900	Administration	745,111	590,620	154,491	20.73%	8.03%
	TOTAL	9,279,943	3,881,060	5,398,883	58.18%	100.00%
			Percent of Fiscal Year Remaining		66.67%	

FLORENCE COUNTY
REVENUE & EXPENDITURE REPORT FY26
07/01/25 TO 10/31/25

		BUDGETED EXPENDITURE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT	BUDGETED REVENUE	YEAR TO DATE CURRENT	REMAINING BALANCE	PCT
45	County Debt Service Fund	$ 6,615,775	$ 2,921,255	$ 3,694,520	56%	$ 7,312,075	$ 5,444,733	$ 1,867,342	26%
112	Economic Development Partnership Fund	$ 1,114,151	$ 281,894	$ 832,257	75%	$ 998,682	$ -	$ 998,682	100%
123	Local Accommodations Tax Fund	$ 4,045,102	$ 1,406,316	$ 2,638,786	65%	$ 4,636,093	$ 659,563	$ 3,976,530	86%
124	Local Hospitality Tax Fund	$ 3,486,712	$ 1,514,773	$ 1,971,940	57%	$ 3,213,368	$ 716,575	$ 2,496,793	78%
131	District Utility Allocation Fund	$ 131,165	$ -	$ 131,165	100%	$ 131,165	$ -	$ 131,165	100%
132	District Infrastructure Allocation Fund	$ 2,818,121	$ 131,523	$ 2,686,598	95%	$ 2,818,121	$ -	$ 2,818,121	100%
151	Law Library Fund	$ 28,366	$ 12,103	$ 16,263	57%	$ 28,366	$ 9,369	$ 18,997	67%
153	Road System Maintenance Fee Fund	$ 5,319,582	$ 1,467,230	$ 3,852,352	72%	$ 4,180,330	$ 1,224,848	$ 2,955,482	71%
154	Victim/Witness Assistance Fund	$ 273,542	$ 89,743	$ 183,799	67%	$ 160,000	$ 747	$ 159,253	100%
421	Landfill Fund	$ 7,591,554	$ 1,948,566	$ 5,642,988	74%	$ 7,273,816	$ 1,192,062	$ 6,081,754	84%
431	E911 System Fund	$ 1,030,115	$ 472,643	$ 557,472	54%	$ 1,101,000	$ 237,882	$ 863,118	78%
	TOTALS:	32,454,185	10,246,046	22,208,139	68%	31,853,016	9,485,779	22,367,237	70%
			Percent of Fiscal Year Remaining: 66.67%		67%				

Percent of Fiscal Year Remaining =
#

Florence County Council
District Allocation Balances
Available Balances as of 10/31/2025

Council District #	Type of Allocation	Beginning Budget FY26	Commitments & Current Year Expenditures	Current Available Balances
1	Infrastructure	254,872	22,000	232,872
	Paving	259,338		259,338
	Utility	34,975	-	34,975
	In-Kind	19,800	-	19,800
2	Infrastructure	207,766	8,000	199,766
	Paving	153,748		153,748
	Utility	2,656		2,656
	In-Kind	19,800		19,800
3	Infrastructure	370,805	19,352	351,453
	Paving	208,089		208,089
	Utility	35,136		35,136
	In-Kind	19,800		19,800
4	Infrastructure	310,684	38,850	271,834
	Paving	76,089		76,089
	Utility	7,808		7,808
	In-Kind	19,800		19,800
5	Infrastructure	161,310	38,000	123,310
	Paving	495,778		495,778
	Utility	3,620		3,620
	In-Kind	19,800		19,800
6	Infrastructure	314,705	8,000	306,705
	Paving	234,733		234,733
	Utility	2,173		2,173
	In-Kind	19,800		19,800
7	Infrastructure	479,526	8,000	471,526
	Paving	517,204		517,204
	Utility	33,289		33,289
	In-Kind	19,800		19,800
8	Infrastructure	367,876	26,500	341,376
	Paving	268,555		268,555
	Utility	763		763
	In-Kind	19,800		19,800
9	Infrastructure	299,292	54,350	244,942
	Paving	203,892		203,892
	Utility	10,745	-	10,745
	In-Kind	19,800	-	19,800

Infrastructure funds to be used for capital projects or equipment purchases. (See guidelines)
Paving funds to be used for paving or rocking roads. See guidelines in County code.
Utility funds to be used for water, sewer, stormwater, and any infrastructure fund projects.
In-Kind funds to be used for projects completed by the Public Works Department.

Florence County
CPST #2 Summary
As of 10/31/2025

Bond proceeds	$ 124,840,280.25		
Due from CPST #2 Debt Service Fund **	1,307,437.73		
West Florence Fire bond proceeds	$ 969,746.18		
Transfer from debt service fund	$ 15,170,553.00		
Transfer from Utility, General Fund and Infrastructure- WF Fire	$ 99,178.00		
Transfer from RSMF- Districts 1 and 6	$167,873.00		
Interest earnings through 10/31/2025	$ 3,118,606.78		
Ballfield lighting lease proceeds	$ 500,000.00		
Local contributions	$ 108,148.40		
Total available		$	146,281,823.34
Transfer funds back to General Fund	$ 604,500.00		
Expenditures through 10/31/2025	$ 145,677,323.34		
Outstanding purchase orders as of 10/31/2025	$ -		
Total expended/committed		$	146,281,823.34
Total remaining		$	-

* See detail report for expenditures and purchase orders by project

** The CPST #2 debt service fund remaining fund balance after all debt service requirements were met, totaled $12,361,716 per the June 30, 2022 audit report. After on-going CPST #2 projects are completed, remaining funds will be transferred to the CPST #3 capital project funds to be used on approved projects.

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
			Bond Issuance Costs			$ 500,000.00		$ 559,828.39	
			I. Public Safety-Fire						
1	Building		Johnsonville Rural Fire District	New Main Station	Highway 41/51	$ 1,800,000.00		$ 1,800,000.00	
2	Building		Johnsonville Rural Fire District	New Kingsburg station		$ 600,000.00		$ 600,000.00	
3	Building		Windy Hill Fire District	New Quinby Station		$ 1,800,000.00		$ 1,799,900.00	
4	Building		Howe Springs Fire District	New Main Station		$ 3,700,000.00		$ 3,695,434.97	
5	Building		South Lynches Fire District	Classroom, Logistics, & Maintenance Facility		$ 1,000,000.00		$ 1,021,307.83	
6	Building		South Lynches Fire District	Upgrades to Station One Facilities		$ 1,000,000.00		$ 998,437.67	
7	Buildng		South Lynches Fire District	Upgrades at Nine Fire Stations		$ 500,000.00		$ 499,807.16	
8	Building		West Florence Fire District	New Station on Hoffmeyer Road		$ 7,831,475.21		$ 1,500,000.00	
9	Building		West Florence Fire District	Addition to Station One	Pine Needles Road	$ 1,000,000.00		$ 2,599,442.79	
10	Building		Hannah Salem Friendfield Fire	New Stations at Friendfield & Flemingtown		$ 1,745,000.00		$ 1,743,771.28	
11	Building		Hannah Salem Friendfield Fire	Upgrade Stations One and Two		$ 1,400,000.00		$ 1,400,000.00	
12	Building		Hannah Salem Friendfield Fire	Upgrade Stations Three and Four		$ 900,000.00		$ 900,000.00	
13	Building		Olanta Rural Fire District	Upgrade Main Station		$ 520,000.00		$ 520,000.00	
14	Building		Sardis Timmonsville Fire	Station One addition Living & Training		$ 150,000.00		$ 147,924.53	
15	Building		Sardis Timmonsville Fire	New Cartersville Station		$ 750,000.00		$ 749,948.75	
16	Building		Sardis Timmonsville Fire	Timmonsville Rescue Squad Building		$ 80,000.00		$ 80,000.00	
			Category Total				$ 24,776,475.21		
			II. Public Safety - EMS						
17	Building	10/31/2025	Florence County	EMS Station Timmonsville		$ 740,000.00		$ 761,589.25	
18	Building		Florence County	EMS Station Florence	Schlitz Drive	$ 740,000.00		$ 740,000.00	
			10/31/2025				$ 1,480,000.00		
			III. Emergency Management						
19	Building/Equipment		Florence County	Radio Upgrades - all Emergency Mangement Facilities	Law Enforcement Complex	$ 15,000,000.00		$ 14,999,183.95	
20	Building/Equipment		Florence County	New Emergency Operations Center Building	Law Enforcement Complex	$ 4,955,251.00		$ 4,712,580.59	
			Category Total				$ 19,955,251.00		
			IV. Sheriff						
21	Equipment		Florence County	Replacement of Boilers & Water Heaters at County Jail	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
22	Equipment		Florence County	Flex Units & Safety upgrades at County Jail	Law Enforcement Complex	$ 189,600.00		$ 189,600.00	
23	Building		Florence County	New Storage Building	Law Enforcement Complex	$ 160,000.00		$ 160,000.00	
24	Building		Florence County	New K-9 Training Facility	Law Enforcement Complex	$ 20,000.00		$ 20,000.00	
25	Building		Florence County	Renovations at Law Enforcement Complex	Law Enforcement Complex	$ 800,000.00		$ 800,000.00	
			Category Total				$ 1,969,600.00		
			V. County Administration						
26	Building		Florence County	Renovation of Vacated Space at County Complex	County Complex Building	$ 5,200,000.00		$ 9,039,641.13	
			Category Total				$ 5,200,000.00		
			VI. Water & Sewer Improvements						
27	Water Line		Town of Coward	Salem Road/McAllister Mill Rd/Sand Hills Water Loop		$ 750,000.00		$ 510,584.09	
28	Water Line		Town of Coward	Union School Road Tie to Scranton Water System		$ 240,000.00		$ 240,059.75	
29	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Windy Hill Fire District		$ 250,000.00		$ 249,927.75	
30	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for West Florence Fire District		$ 250,000.00		$ 246,971.24	
31	Fire Hydrants		City of Florence	Add 50 Fire Hydrants for Howe Springs Fire District		$ 250,000.00		$ 249,773.76	
32	Water Line		City of Lake City	Indiantown Road/S. Cameron Road Water Loop		$ 690,000.00		$ 618,624.03	
33	Water Line		City of Lake City	Burch Rd/Old Georgetown Rd/Camerontown Rd Water Loop		$ 593,000.00		$ 280,033.65	
34	Water Line		City of Lake City	Frierson Road/O'Shay Road Water Loop		$ 250,000.00		$ 250,000.00	
35	Water Line		Town of Olanta	Central Road/Hood St. Water Loop		$ 440,000.00		$ 216,446.27	
36	Water Line		Town of Olanta	Butler Scurry Road/McKenzie Road Water Loop		$ 500,000.00		$ 496,781.46	
37	Water Line		Town of Olanta	Olanta Fire Station Water Extension		$ 65,000.00		$ 27,354.86	
38	Water Line		Town of Scranton	Anderson Bridge Road Water Extension		$ 140,000.00		$ 140,034.99	
			Category Total				$ 4,418,000.00		
			VII. Veteran Affairs						
39	Building		Florence County	Veteran Affairs County Administration Building	National Cemetery Road	$ 1,200,000.00		$ 1,199,881.58	
			Category Total				$ 1,200,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
			VIII. Municipalities						
	Roads		City of Florence					$ 100,990.76	
40	Corridor Enhancements		City of Florence	Dargan St.	Lucas St. to Cherokee Rd.			$ 5,157,585.18	
41	Corridor Enhancements		City of Florence	National Cemetery Road	Dargan St. To McCall Rd.			$ 107,079.43	
42	Corridor Enhancements		City of Florence	Vista St.	Dargan St. to Oakland Ave.			$ 395,329.23	
43	Corridor Enhancements		City of Florence	Sopkin St	Oakland Ave. to Crown Cir.			$ 35,422.32	
44	Corridor Enhancements		City of Florence	Park Ave.				$ 681,543.30	
45	Corridor Enhancements		City of Florence	Pine St.	Dargan St to McQueen St.			$ 56,962.09	
46	Corridor Enhancements		City of Florence	McQueen St.	Pine St. To Timrod Park Dr.			$ 50,969.88	
47	Corridor Enhancements		City of Florence	Cedar St.	McQueen St. to Park Ave.			$ 418,126.58	
48	Corridor Enhancements		City of Florence	Park Ave.	Cedar St. to Cherokee Rd.			$ 192,688.86	
49	Corridor Enhancements		City of Florence	E. Evans St.	N. Ravenel St. to Railroad Ave.			$ 370,000.00	
50	Corridor Enhancements		City of Florence	Irby St.	W. Cheves St. to Ashby Rd.			$ 1,737,342.86	
51	Corridor Enhancements		City of Florence	Darlington St.	Irby St. to Oakland Ave.			$ 131,834.57	
52	Corridor Enhancements		City of Florence	Oakland Ave.	Darlington St. to Norfolk St.	$ 9,216,875.00		$ 182,109.68	
53	Intersection Improvements		City of Florence	Damon Dr. and Ansley St.				$ 20,776.00	
54	Intersection Improvements		City of Florence	E. Palmetto St. Westbound at S. Church St.		$ 1,031,250.00		$ 700,503.20	
55	Resurfacing		City of Florence	Malloy St	Wilson Rd to ???			$ 213,806.94	
56	Resurfacing		City of Florence	Spruce St.	Park Ave. to McQueen St.	$ 340,625.00		$ 115,030.13	
719	Resurfacing		City of Florence	Celebration Boulevard				$ 566,909.92	
720	Resurfacing		City of Florence	Dozier Builevard				$ -	
721	Resurfacing		City of Florence	Pettigrew				$ -	
722	Resurfacing		City of Florence	Frank Monroe Drive				$ -	
723	Resurfacing		City of Florence	Rosewood Drive TCD				$ 11,464.50	
								$ -	
57	Road Widening		City of Florence	Malloy St	Maxwell St. to ???			$ 114,879.79	
58	Road Widening		City of Florence	Roughfork St. & Maxwell St.	N. Irby St. to Malloy St.			$ -	
59	Road Widening		City of Florence	S. Cashua Dr.	Palmetto St. to Second Loop Rd.			$ 3,429.05	
60	Road Widening		City of Florence	W. Sumter St.	N. Irby St. to N. Alexander St.			$ 2,097,915.91	
61	Road Widening		City of Florence	W Radio Dr.	S. Ebenezer Rd. to David McLeod Blvd.			$ 2,149,843.41	
62	Road Widening		City of Florence	Woody Jones Blvd.	W. Radio Rd. to David McLeod Blvd.			$ 2,247,246.95	
63	Road Widening		City of Florence	Jarrott St.	Pine St. to National Cemetery Rd.			$ 439,606.29	
64	Road Widening		City of Florence	N. Alexander St.	Dixie St. To Darlington St.	$ 9,125,625.00		$ 1,031,025.31	
65	Building		Town of Timmonsville	New Community Center		$ 420,000.00		$ 607,031.88	
66	Building		Town of Timmonsville	Magistrate's Building Renovations		$ 180,000.00		$ 153,344.62	
67	Sewer		Town of Pamplico	Replace Pembrook Apt Pump Station		$ 154,400.00		$ 150,955.83	
68	Water		Town of Pamplico	New Water Tank		$ 873,280.00		$ 304,577.28	
69	Water		Town of Pamplico	Shirley Road Water Line		$ 154,697.00		$ 10,232.93	
70	Water		Town of Pamplico	Water System Extension		$ 1,706,720.00		$ 2,423,042.37	
71	Water/Sewer		Town of Olanta	Waterworks and Sewer System Improvements		$ 750,000.00		$ 1,059,973.49	
72	Building		Town of Olanta	Municipal Building Improvements		$ 130,000.00		$ 130,047.67	
73	Recreation improvements		City of Johnsonville	Prosser Recreation Complex		$ 800,000.00		$ 1,423,891.23	
74	Water		City of Johnsonville	Vox Water Line Project		$ 4,378,000.00		$ 4,378,000.00	
75	Water		Town of Coward	New Water Tank		$ 1,000,000.00		$ 1,239,415.91	
76	Recreation		Town of Coward	Expansion of Youth Baseball Field		$ 200,000.00		$ 230,782.20	
77	Building		Town of Quinby	New Town Hall		$ 360,000.00		$ 325,658.68	
78	Building		Town of Quinby	Recreation/Community Building		$ 720,000.00		$ 754,340.03	
79	Recreation		Town of Scranton	Improvements to Scranton Nature Park		$ 126,400.00		$ 73,211.14	
80	Recreation		Town of Scranton	Resurface Tennis Courts		$ 32,000.00		$ 31,666.00	
81	Building		Town of Scranton	New Maintenance Building		$ 349,600.00		$ 407,845.94	
82	Water & Sewer		City of Lake City	Water & Sewer Improvements		$ 2,360,000.00		$ 2,603,264.95	
83	Storm Water		City of Lake City	Storm Water System Improvements		$ 1,200,000.00		$ 1,349,971.89	
84	Water & Sewer		City of Lake City	New Water Tank		$ 800,000.00		$ 746,770.55	
85	Recreation		City of Lake City	New Multi Purpose Athletic Complex		$ 400,000.00		$ 469,000.00	
86	Building		City of Lake City	Renovate Lake City Owned Building (Chamber office)		$ 160,000.00		$ 158,087.07	
87	Road / Parking		City of Lake City	C J Evans Field road & parking improvements		$ 400,000.00		$ 426,717.18	
			Category Total				$ 37,369,472.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
			IX. Florence County Recreaction						
88	Roads/Water		Florence County	Roads & Infrastructure - New Soccer Complex		$ 1,040,000.00		$ 1,069,758.83	
	Recreation Improvements		Florence County	Various Park Improvements to include:		$ 400,000.00		$ 592.14	
89	Recreation Improvements		Florence County	Ebenezer Park Playground Fall Surface Upgrade				$ 96,812.00	
90	Recreation Improvements		Florence County	Lynches River Park Shade Structures				$ 44,187.49	
91	Recreation Improvements		Florence County	Lake City Community Park Road Paving				$ 57,016.63	
92	Recreation Improvements		Florence County	Lynches River Athletic Park Sardis Paving Entrance				$ 24,475.00	
93	Recreation Improvements		Florence County	Friendship Park Renovations				$ 5,950.00	
			Category Total				$ 1,440,000.00		
94	Building		**X. Lake City Community Hospital**	Improvements to Main Hospital		$ 888,000.00		$ 888,000.00	
			Category Total				$ 888,000.00		
95	Drainage		**XI. Lynches Lake-Camp Branch Watershed District**	Drainage Improvements		$ 80,000.00		$ 79,906.18	
			Category Total				$ 80,000.00		
			XII. Road Paving and Drainage						
96	Paving		Florence County	Cato Road		$ 2,500,000.00		$ 781,959.45	
97	Paving		Florence County	Moulds Road		$ 1,100,000.00		$ 488,278.70	
98	Paving		Florence County	Country Lane		$ 1,400,000.00		$ 483,715.66	
99	Paving		Florence County	Cherry Johnson Road		$ 1,900,000.00		$ 718,337.41	
100	Paving		Florence County	Ball Park Road		$ 1,500,000.00		$ 1,332,708.73	
101	Paving		Florence County	McLaurin Road		$ 600,000.00		$ 600,000.00	
102	Paving		Florence County	Highland Road		$ 250,000.00		$ 250,000.00	
103	Paving		Florence County	Laurel Circle		$ 600,000.00		$ 600,000.00	
104	Paving		Florence County	Law Road		$ 1,100,000.00		$ 1,100,000.00	
105	Paving		Florence County	Paving &/or relocate Koopers/Estate Road or Young Road					
106	Paving		Florence County	as determined by County Council for economic development		$ 4,000,000.00		$ 4,557,812.50	
107	Drainage		Florence County	Brookgreen		$ 1,000,000.00		$ 971,596.98	
108	Drainage		Florence County	Foxcroft		$ 300,000.00		$ 238,443.71	
			Category Total				$ 16,250,000.00		

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
			XIII. General Road Improvements						
109		District 1		Swan Rd.	Park Ave. to last house	$ 4,033,853.00		$ 108,874.60	
110				Windright Rd.	Hwy 378 to Swann Rd.				
111				Hickson Rd.	S. Powell Rd. to S. Locklair Rd.			$ 40,553.09	
112				Widow St.	W. Camp Branch Rd. to Jordan Rd.			$ 19,469.50	
113				Old McAllister Rd.	Jordan Rd. to Chandler Mill Rd.			$ 317,713.48	
114				Chandler Mill Rd.	N. Matthews Rd. to Old McAllister Rd.			$ 33,258.99	
115				Maxie Thomas Rd.	Morris St. to Moore St.			$ 31,594.52	
116				Maxie Thomas Rd.	Hwy 52 to last house			$ 49,297.05	
117				W. O'Shay Rd.	N. Matthews Rd. to Frierson Rd.			$ 208,132.53	
118				W. O'Shay Rd.	Frierson Rd. to last house			$ 38,448.46	
119				Frierson Rd.	W. Camp Branch Rd. to W. O'Shay Rd.			$ 270,210.88	
120				Zola Rd.	McCutcheon Rd. to Hanna Rd.			$ 34,798.87	
121				Miles Rd.	Hwy 378 to First Oxtown Rd.			$ 31,162.71	
122				Donald Rd.	Caselman Rd. to Miles Rd.			$ 8,869.97	
123				Rodman Rd.	Cockfield Rd. to Dory Rd.			$ 28,759.17	
124				Rodman Rd.	Dory Rd. to Cow Pasture Rd.			$ 89,212.48	
125				Rodman Rd	McCutcheon Rd. to last house			$ 31,878.31	
126				Barr St.	Graham Rd. to end of road			$ 120,000.00	
127				Old Farm Rd.	Vox Hwy. to last house			$ 42,857.53	
128				Lance St.	Acline St. to Kelly St.			$ 27,676.41	
129				Thomas St.	S. Church St. to CSX RR			$ 22,985.48	
130				Gracelyn Cir.	N. Matthews Rd. to ???			$ 32,378.62	
131				Calvin St.	Gracelyn Cir. to ???			$ 6,660.29	
132				Tupelo Rd .	Moore St. to end of road			$ 48,163.67	
133				Retha Dr.	Kelly St. to end of road			$ 16,661.46	
134				King St.	Nesmith St. to Charles St.			$ 4,890.03	
135				Major Rd.	Gray Rd. to end of road			$ 13,347.39	
136				Slocum Ln.	Gray Rd. to end of road			$ 7,892.93	
137				Dennis Rd	Cooktown Rd. to Old South Rd.			$ 44,841.35	
138				Bayne Ln.	Beulah Rd. to E. Plantation Rd.			$ 3,077.07	
139				E. Plantation Rd.	portion of ???			$ 44,558.35	
140				S. Acline St.	Fairview St. to Graham Rd.			$ 137,745.33	
141				Baker Rd.	N. Camerontown Rd. to end of road			$ 13,072.39	
142				Barnwell St.	Bozy Rd. to Lee St.			$ 15,278.45	
143				Blanche St.	Northside Ln. to end of road			$ 6,646.79	
144				Windham Rd.	Owens Dr. to Blanche St.			$ 16,980.94	
145				Hurst St.	School Dr. to end of road			$ 8,566.91	
146				Judy Rd.	Hwy 378 to end of road			$ 19,836.94	
147				N. Pecan Rd.	Hwy 341 to N. Camerontown Rd.			$ 16,184.59	
148				S. Pecan Rd.	Hwy 341 to end of road			$ 21,318.00	
149				S. Locklair Rd.	Hwy 341 to Hickson Rd.			$ 61,988.22	
150				Sunburst Dr.	Cooktown Rd. to end of road			$ 7,705.46	
151				Thirty Rd.	Thirty Five Rd. to end of road			$ 2,721.62	
152				Thirty Five Rd.	Green Haven Ave. to Davis St.			$ 3,624.53	
153				Tranquility Rd.	Cockfiled Rd. to Tyler Rd.			$ 9,165.16	
154				W. Cole Rd.	Davis St. to Maxie Thomas Rd.				
155				Lake City Landfill/Manned Convenience Center Rd.	Hwy 341 to end of road			$ 180,030.48	
156				L/C Manned Conv. Service Area on Lake City Landfill Rd.					
157				Sequoia Rd.				$ 32,809.35	
158				Camelot Way	N. Country Club Rd. to Scotland Rd.			$ 28,983.16	
159				Dogwood Ln.	S. Morris St. to Middlecoff Rd.			$ -	
160				Lancelot Way	Scotland Rd. to end of road			$ 51,952.35	
161				Lockewood Rd.	Middlecoff Rd. to Dogwood Ln.			$ 33,913.36	
162				McFaddin St.	Wallace St. to Ida St.			$ 31,881.27	
163				Salter St.	Wallace St. to Ida St.			$ 28,613.22	
164				Byrd St.	School Dr. to end of road			$ 11,240.68	
165				Fountain St.	School Dr. to end of road			$ 18,011.38	
166				Hurst St.	Hwy 52 to End of road			$ 15,978.15	
167				Mill St.	N. Church St. to Ball Parkd Rd.			$ 30,672.08	
168				N. Church St. (Scranton)	Mill St. to Railroad Ave.			$ 13,918.16	
169				School Dr.	Byrd St. to end of road			$ 61,732.59	
170				Parking and Roads at Lake City Sports Complex	S. Blanding St. to Graham Rd.			$ 500,000.00	
475				S. Bethea Rd.				$ 41,207.26	
476				Butternut Lane				$ 14,571.31	
477				Carvin Rd.				$ 45,879.94	
478				Diamond Lane				$ 16,640.47	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
479				Driggers Lane				$ 10,597.25	
480				Elliott Road				$ 49,035.77	
482				Hanna Road				$ 96,426.12	
483				Park Avenue				$ 107,732.25	
486				Ripley Road				$ 33,793.99	
487				Rodgers Road				$ 19,422.30	
489				Scotland Road				$ 111,522.35	
490				Sylvan Street				$ 25,682.60	
694				Burnside Street				$ 38,925.20	
695				Brockwood Drive				$ 28,714.21	
696				Midlecoff Road				$ 19,798.77	
697				Sarazen Circle				$ 15,971.24	
698				Gaddu Street				$ 38,369.51	
699				Hazel Avenue				$ 26,552.54	
700				McClam Street				$ 22,858.65	
701				Samuel Street				$ 20,449.15	
702				John Street				$ 23,671.71	
750				CPST2 Phase II Engineering				$ 92,875.00	
171		District 2		Bluff Rd.		$ 4,033,853.00		$ 68,566.89	
172				Evans Rd.				$ 51,798.87	
173				Belle Thompson Rd.				$ 238,434.72	
174				Ervin Thomas Rd.				$ 92,114.78	
175				Franks Rd.				$ 23,205.41	
176				Law Rd.					
177				Ball Park Rd.				$ 51,198.14	
178				Old Springs Rd.				$ 72,285.13	
179				Freeport Rd.				$ 32,180.62	
180				Singletary Loop Rd.				$ 88,316.04	
181				Saddle Town Rd.				$ 48,746.85	
182				Mustang Rd.				$ 34,001.33	
183				Capitola Rd.				$ 155,886.68	
184				Dud Rd.				$ 65,575.65	
185				Lewis Ln.				$ 32,624.30	
186				Broken Branch Rd.				$ 113,013.76	
187				Wood Berry Rd.				$ 9,319.76	
188				Keith Rd.				$ 32,136.12	
189				Chestnut Rd.				$ 39,387.84	
190				Ashley Rd.				$ 123,613.39	
191				Glen Haven Rd.				$ 59,825.78	
192				Dulie Ln.				$ 10,988.61	
492				Albany Road				$ 75,564.09	
493				Apollo Circle				$ 38,696.49	
494				Azalea Road				$ 68,974.29	
495				Bayberry Road				$ 18,631.20	
496				Beckwood Road				$ 15,640.35	
497				Bennie Landing Road				$ 72,245.33	
498				Bethany Road				$ 25,809.89	
499				Bluff Road				$ 19,135.50	
500				Bridgeman Road				$ 23,796.78	
501				Campbell Road				$ 123,713.46	
502				Courtney Point				$ 25,414.60	
503				Clear Brook Road				$ 8,389.29	
504				Crab Apple Lane				$ 18,268.89	
505				Crouch Road				$ 8,627.56	
506				Dowdys Road				$ 27,527.78	
507				D T Lane				$ 18,829.82	
508				Dunk Road				$ 86,916.54	
509				Dwellings Drive				$ 21,265.79	
510				Eaddy Ford Cenetery				$ 17,888.58	
511				Farrell Road				$ 8,649.62	
512				Fowler Road				$ 154,933.59	
513				Fox Bay Road				$ 214,362.76	
514				Fox Hill Road				$ 24,792.94	
515				E Groom Road				$ 14,696.85	
516				Harvest Road				$ 65,496.34	
517				Hayes Branch				$ 59,202.15	
518				Henneghan Road				$ 65,566.16	
519				Hoyt Road				$ 69,414.94	
520				Indigo Landing Road				$ 80,365.28	
521				Jasmine Street				$ 8,287.72	
522				Lucas Road				$ 29,614.86	
523				Luke Circle				$ 20,846.32	
524				Macks Lane Road				$ 160,728.35	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
525				S Oak St				$ 9,091.00	
526				Old Landing Road				$ 32,285.94	
527				Par One Road				$ 9,434.83	
528				Plantation Road				$ 59,106.17	
529				Ralph Jones Road				$ 65,026.98	
530				Redgate Road				$ 34,323.48	
531				Rushtown Road				$ 128,523.23	
532				Shine Road				$ 62,654.15	
533				Tarte Road				$ 58,654.39	
534				Traco Circle				$ 46,149.06	
535				Tree Haven Road				$ 192,848.89	
536				W Turner Road				$ 51,063.53	
537				Twin Oak Road				$ 9,917.09	
538				Wingo Road				$ 75,383.47	
750				CPST2 Phase II Engineering				$ 60,000.00	
193		District 3		Athens St.		$ 4,033,853.00		$ 67,873.84	
194				Brunson St.				$ 44,955.57	
195				Dargan St.	Hwy 52 to Vista St.			$ 45,868.43	
196				Timmons St.				$ 19,275.22	
197				Bradford St.				$ 27,182.21	
198				Wilson St.				$ 38,005.01	
199				Liberty St.				$ 35,581.92	
200				Boyd St.				$ 30,403.83	
201				Commander St.				$ 43,271.33	
202				Vista St.					
203				Light St.				$ 7,959.06	
204				Stackley St.				$ 36,063.42	
205				Hemingway St.				$ 12,951.66	
206				Marlboro St.				$ 29,257.48	
207				E. Marion St.				$ 28,069.93	
208				Freemand St.				$ 9,576.09	
209				Dixie St.				$ 113,449.47	
210				Ingram St.				$ 45,857.64	
211				Alexander St.				$ 62,106.99	
212				Harmony St.				$ 52,960.16	
213				Harrell St				$ 31,672.28	
214				Lawson St.				$ 89,325.45	
215				Sanborn St.				$ 53,726.22	
216				N. McQueen St.				$ 50,530.33	
217				W. Marion St.				$ 120,444.78	
218				Pennsylvania St.				$ 54,008.59	
219				Carver St.				$ 48,383.12	
220				Gladstone St.				$ 40,185.89	
221				Fairfield Cir.				$ 41,874.71	
222				Waverly St.				$ 75,673.35	
223				Sidewalks on Irby St.	Wilson Road to Sam Harrell Rd.				
224				Sidewalks on Dargan St.	Hwy 52 to Vista St.			$ 1,472,446.09	
225				Sidewalkds on Roughfork St.					
226				Sidewalks on Sopkin Ave.				$ 625,960.07	
227				Widen Entrance road to County Complex & bury power lines				$ 26,947.20	
228				W. Louise Rd.				$ 13,688.62	
750				CPST2 Phase II Engineering				$ 60,000.00	
539				Cumberland Drive				$ 67,771.60	
540				Hickory Grove Circle				$ 160,051.08	
541				E Elmgrove Avenue				$ 24,624.54	
542				Patterson Street				$ 38,698.76	
543				E Waterman Avenue				$ 41,825.80	
544				E Westford Road				$ 56,073.48	
545				E Wingate Avenue				$ 38,675.29	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
229		District 4		Van Houton Dr.		$ 4,033,853.00		$ 145,403.58	
230				Alma Ln.				$ 12,638.96	
231				Willow Point Rd.				$ 227,932.04	
232				Pygate Rd.				$ 608,717.29	
233				Fork Rd.				$ 95,486.80	
234				Meadow Prong 2				$ 57,350.04	
235				Meadow Prong 1				$ 358,483.25	
236				Clyde McGee Rd.				$ 231,319.00	
237				Golden Gate Rd.				$ 22,143.48	
238				Ed James Rd.				$ 208,876.54	
239				Javelin Cir.					
240				Johnson Rd.				$ 11,786.12	
241				Joe Nathan Ln.				$ 15,088.46	
242				Buckshot Rd.				$ 18,926.70	
243				Sims Rd.				$ 41,005.78	
244				Cubie Rd. 1				$ 78,344.11	
245				Cubie Rd. 2				$ 83,937.21	
246				Jenkins Nowlin Rd.				$ 127,134.69	
247				Alvin Kirby Rd				$ 74,973.27	
248				Truck Route	Foxworth St. to Brockington St.				
546				Branch Road				$ 211,882.25	
548				Degroat Rd				$ 16,321.90	
549				Hayward Rd				$ 123,130.79	
551				Oliver Road				$ 153,200.50	
552				Sandspur Road				$ 217,783.02	
703				Myers Cemetery Road				$ 223,778.11	
704				Old Sansbury Road				$ 159,939.60	
705				Victor White Road				$ 63,126.23	
750				CPST2 Phase II Engineering				$ 76,000.00	
249		District 5		Horace Matthews Rd.		$ 4,033,853.00		$ 1,112,072.32	
250				Carnell Dr.				$ 72,804.12	
251				S. Canal Dr.				$ 91,780.35	
252				Circle Dr.				$ 83,289.58	
253				Margo Ln.				$ 7,605.71	
254				Milestone Rd.				$ 81,011.06	
255				C.W. Robinson Rd.				$ 371,897.85	
256				Trails End Rd.				$ 57,023.80	
257				Dunlap Rd.				$ 16,876.73	
258				Sam Lee Rd.				$ 95,469.60	
259				S. Railroad Ave.				$ 61,916.83	
260				Java Rd.				$ 92,078.90	
261				Round Tree Rd.				$ 68,032.97	
262				E. Eagerton Rd.				$ 44,672.85	
263				Doric Rd.				$ 29,109.74	
264				Ben Gause Rd.				$ 587,456.77	
265				Silver Leaf Rd.				$ 177,143.52	
266				Railroad Ave. (Scranton)				$ 143,318.30	
554				Bannockburn Road				$ 117,487.93	
556				CW Robinson Rd				$ -	
557				Dunlap Rd.				$ 19,325.06	
559				Hemlock Rd				$ 42,393.17	
562				Karisma Rd				$ 9,039.23	
564				Medford Road				$ 146,511.53	
566				Poston Road				$ 159,185.72	
567				Rainbow Road				$ 114,201.77	
571				Yellow Bluff Road				$ 42,992.68	
750				CPST2 Phase II Engineering				$ 92,875.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
267		District 6		Charlie Cade Rd.		$ 4,033,853.00		$ (11,314.04)	
268				Coleman Rd.				$ 14,839.00	
269				Spring Branch Rd.					
270				Willow Grove Rd.				$ 96,337.38	
271				Haven Rd.				$ 39,270.99	
272				Magic Dr.				$ 23,927.00	
273				Danieltown Rd.				$ 75,045.44	
274				Pepper Tree Rd.				$ 218,825.86	
275				Antique Cir.				$ 30,906.67	
276				Diamond Head Loop Rd.				$ 205,040.69	
277				Pecan Grove Rd.				$ 411,563.23	
278				Hosea Gibbs Rd.				$ 273,459.11	
279				Tabernacle Rd.				$ 151,187.73	
280				Boling Rd.				$ 188,487.36	
281				Cart Rd.				$ 54,463.96	
282				W. Turner Gate Rd.				$ 53,149.54	
283				Brick House Rd.				$ 23,252.50	
284				Eureka Rd.				$ 25,702.00	
285				Quail Harbor Cir.				$ 26,206.35	
286				Taylor Hill Cir.				$ 27,654.50	
287				James Town Rd.				$ 17,501.50	
288				Fleetwood Dr.				$ 1,118.10	
289				Ard St.				$ 7,455.00	
290				Wickerwood Rd.				$ 85,519.50	
291				Large Farm Rd.				$ 12,774.62	
292				Camp Wiggins Rd.				$ 13,296.53	
293				Horse Shoe Rd.				$ 170,555.31	
294				Benton Rd.				$ -	
295				Freeman Ln.				$ 20,268.44	
296				Nita Cain Rd.				$ 81,675.58	
297				South Wind Rd.				$ 27,460.75	
298				Gum Rd.				$ 81,657.88	
573				Blue Cap Road				$ 54,482.25	
575				Chisholm Trail				$ 240,470.52	
577				Dunaway Drive				$ 32,431.76	
583				Miles Road				$ 73,480.00	
584				Mill Branch Road				$ 85,321.74	
588				Pine Bluff Road				$ 93,604.82	
589				Pine Haven Drive				$ 100,664.05	
590				Quincy Road				$ 68,125.00	
591				E Stardust Road				$ 27,893.55	
592				Sam Grover Road				$ 33,187.15	
593				Sandbed Road				$ 4,749.42	
594				Sandwood Avenue				$ 156,406.51	
596				S Terrace Drive				$ 144,944.00	
572				Ben Hogan Circle				$ 81,192.14	
578				Freemont Street				$ 41,789.56	
579				E Handy Lane				$ 54,581.78	
582				Middlecoff Lane				$ 42,343.30	
585				Moore Road				$ 104,589.46	
750				CPST2 Phase II Engineering				$ 92,875.00	
299		District 7		Hughes Cir (off TV Rd.)		$ 4,033,853.00		$ 209,743.99	
300				Joan Rd. (off TV Rd.)				$ 142,781.52	
301				John C. Calcoun Rd.				$ 245,254.30	
302				Wilson Rd.				$ 111,302.85	
303				Pocket Rd.				$ 242,271.21	
304				W. Black Creek Rd.				$ 301,597.57	
305				W. McIver Rd.				$ 168,777.20	
306				R. Bar M. Ranch Rd.				$ 96,173.17	
307				Tara Dr.				$ 88,739.03	
308				Raiford Ln.				$ 9,680.54	
309				Calvert's Ct.				$ 13,613.31	
310				Shamrock Rd.				$ 17,534.03	
311				Clayton Ct.				$ 9,773.36	
599				Allegheny Ridge				$ 34,301.88	
600				Alpine Trail				$ 25,509.88	
601				Brand Street				$ 83,942.55	
602				Brown Street				$ 21,564.08	
603				Buckingham Road				$ 29,354.74	
604				Buncomb Road				$ 23,420.34	
605				Cemetery Street				$ 25,560.16	
606				Charles Street				$ 33,266.06	
607				E Cooper Circle				$ 27,817.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
608				Diggs Avenue				$ 47,834.22	
609				East Ervin Street				$ 93,170.18	
610				Gillard Street				$ 64,557.00	
611				Howard Street				$ 33,207.19	
612				High Hampton				$ 57,745.38	
613				James Street				$ 51,663.16	
615				Kershaw Street				$ 63,516.94	
616				Layton Street				$ 58,958.32	
617				Lewis Lane				$ 43,931.04	
618				Lynch Street				$ 80,836.44	
619				Magnolia Street				$ 51,308.19	
620				Maxwell Street				$ 222,367.07	
621				Mays Place				$ 16,298.84	
622				Mechanic Street				$ 57,062.67	
623				Newman Avenue				$ 38,365.02	
624				Norfolk Street				$ 51,690.24	
625				North Fortune Street				$ 30,366.85	
626				Paloman Parkway				$ 30,053.63	
627				Pawley Street				$ 57,927.44	
628				Pearl Circle				$ 32,173.50	
629				Pine Street				$ 315,043.08	
631				Reed Court				$ 36,365.00	
632				Rocky Way Drive				$ 30,539.75	
633				Rose Street				$ 77,290.30	
634				Springdale Place				$ 19,342.00	
635				Shenandoah Lane				$ 61,991.26	
636				Summit Circle				$ 16,041.88	
638				Trinidad Court				$ 31,027.74	
639				Williamsburg Circle				$ 39,529.48	
640				N Whitehall Drive				$ 2,000.00	
641				Wiley Lane				$ 29,009.74	
706				N Norwood Lane				$ 35,220.72	
707				Ranch Road				$ 38,100.86	
708				Tumbleweed Drive				$ 23,890.52	
709				Peachtree Street				$ 36,176.95	
710				Beauvoir Drive				$ 59,500.21	
711				Pine Forest Drive				$ 51,114.20	
750				CPST2 Phase II Engineering				$ 75,687.50	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
312	Resurface	District 8		Maulden Dr.		$ 4,033,853.00		$ 140,845.57	
313	Resurface			Crownland Estates					
314	Resurface			E. and W. Sandhurst Dr.				$ 122,588.97	
315	Resurface			Stratford Cir.				$ 25,319.36	
316	Resurface			Castleberry Dr.				$ 14,356.83	
317	Resurface			Westmoreland Ave.					
318	Resurface			Devonshire Dr.					
319	Resurface			Longwood Dr.				$ 23,548.49	
320	Resurface			Woods Dr.					
321	Resurface			Rosedale St.				$ 72,389.80	
322	Resurface			St. Anthony Dr.				$ 41,437.89	
323	Resurface			Jones Rd.				$ 20,560.57	
324	Resurface			Winthrop Dr.				$ 29,925.61	
325	Resurface			Progress St.				$ 35,698.60	
326	Resurface			Lee St.				$ 28,152.62	
327	Resurface			Saluda Ave.				$ 100,594.71	
328	Resurface			Sewanee Ave.				$ 16,120.73	
329	Resurface			Chestnut St.				$ 37,501.86	
330	Resurface			Kalmia St.				$ 18,025.21	
331	Resurface			Sesame St.				$ 15,115.07	
332	Resurface			Cedar St.	Franklin to Adams Ave.			$ 20,639.05	
333	Resurface			Waters Ave.	Park to Lawson			$ 12,676.62	
334	Resurface			Sylvan Dr.				$ 31,367.01	
335	Resurface			Cedar Lawn Court				$ 17,128.83	
336	Resurface			Lakeside Drive				$ 891.53	
337	Resurface			Richburg Ln.				$ 9,787.26	
338	Resurface			Jeffries Ln.				$ 51,019.44	
339	Resurface			Hondros Cir.				$ 20,555.79	
340	Resurface			Constantine Dr.				$ 25,451.17	
341	Resurface			Rollins Ave.				$ 20,499.61	
342	Resurface			Fitz Randolph Cir.				$ 521.14	
343	Resurface			Shore Ln.				$ 865.56	
344	Resurface			Marion Ave.				$ 31,188.39	
345	Resurface			Virginia Acres				$ 32,980.98	
346	Resurface			Poinsette Ave.				$ 1,035.72	
347	Resurface			Melrose Ave.				$ 1,097.83	
348	Resurface			Courtland Ave.				$ 26,631.57	
349	Resurface			Hillside Dr.				$ 109,501.95	
350	Resurface			Wisteria Dr.					
351	Resurface			Margaret Dr.				$ 26,599.12	
352	Resurface			Dunvegan Rd.				$ 23,419.71	
353	Resurface			Roseneath Rd.				$ 26,661.31	
354	Resurface			Beverly Dr.				$ 45,746.06	
355	Resurface			Alton Cir.				$ 26,231.54	
356	Resurface			Lindberg Dr.				$ 51,962.45	
357	Resurface			Woodstone Dr.				$ 20,345.99	
358	Resurface			DeBerry Blvd.				$ 22,287.73	
359	Resurface			Dorchester Rd.				$ 31,482.58	
360	Resurface			Fairfax Rd.				$ 17,907.28	
361	Resurface			Cherry Blossom Ln.				$ 16,336.39	
362	Resurface			Valpariso Dr.				$ 22,154.14	
363	Resurface			Wayne St.				$ 19,202.60	
364	Resurface			Sweetbriar St.				$ 14,925.62	
365	Resurface			Furman Dr.				$ 37,130.55	
366	Resurface			Converse Dr.	Third Loop north to ???			$ 31,464.14	
367	Resurface			Gable Ridge Dr.				$ 51,943.77	
368	Resurface			Durant Dr.				$ 20,565.23	
369	Resurface			Joseph Circle				$ 28,465.21	
370	Resurface			Westminister Dr.				$ 29,036.93	
371	Resurface			Langely Dr.				$ 25,954.98	
372	Resurface			Mayfair Terrace				$ 19,013.08	
642	Resurface			Brettwood Avenue				$ 49,078.21	
643	Resurface			W Cambridge Drive				$ 40,180.71	
644	Resurface			E Carolyn Avenue				$ 85,122.24	
645	Resurface			S Converse Drive				$ 60,588.52	
646	Resurface			W Conyers Avenue				$ 98,818.96	
647	Resurface			Dell Joe Circle				$ 2,650.00	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
648	Resurface			Dresden Street				$ 2,650.00	
649	Resurface			W Downing Street				$ 5,744.45	
650	Resurface			S Enchanted Lane				$ 26,772.63	
651	Resurface			Goldenway				$ 2,650.00	
652	Resurface			E Grace Drive				$ 69,200.82	
653	Resurface			Greenland Drive				$ 87,394.77	
654	Resurface			S Hallmark Drive				$ 55,572.41	
655	Resurface			Higgins Street				$ 20,393.94	
657	Resurface			Kenwood Avenue				$ 11,693.42	
658	Resurface			Lorraine Avenue				$ 66,609.09	
659	Resurface			Madson Avenue				$ 18,191.71	
660	Resurface			Oakmont Avenue				$ 9,730.38	
661	Resurface			Oxford Street				$ 2,650.00	
662	Resurface			S Patton Drive				$ 33,063.15	
663	Resurface			Plum Drive				$ 31,395.26	
664	Resurface			Pineland Avenue				$ 29,712.31	
665	Resurface			Revell Drive				$ 2,650.00	
666	Resurface			Seneca Drive				$ 94,999.59	
667	Resurface			S Shandon Drive				$ 2,850.00	
668	Resurface			W Suburbia Street				$ 20,063.35	
669	Resurface			Tanglewood Circle				$ 2,650.00	
670	Resurface			Treasure Cove				$ 18,902.13	
671	Resurface			Waccamaw Drive				$ 31,497.95	
672	Resurface			W Wannamaker Avenue				$ 80,129.74	
712	Resurface			S Baker Street				$ 10,844.68	
713	Resurface			Layfayette Circle				$ 43,512.82	
714	Resurface			Wisteria Drive				$ 182,485.07	
715	Resurface			Manchester Avenue				$ 16,100.00	
716	Resurface			Maynard Avenue				$ 26,700.00	
717	Resurface			Brockington Lane				$ 14,200.00	
718	Resurface			S Lynwood Drive				$ 37,544.24	
750				CPST2 Phase II Engineering				$ 75,687.50	
		District 9		**Hampton Pointe Subdivision**		$ 4,033,853.00		$ 71,033.09	
373				Aberdeen Ct.				$ 7,492.72	
374				Blaire Ct.				$ 6,371.76	
375				Bridgeport Ct.				$ 6,076.77	
376				Danvers Ct.				$ 7,197.73	
377				New Gate Ct.					
378				Parliament Cir.					
379				S. Addison St.				$ 20,059.24	
380				S. Barrington Dr.				$ 78,614.50	
381				S. Brunswick Ct.				$ 6,696.25	
382				S. Harrington Ct.				$ 6,578.25	
383				Victoria Ct.				$ 9,764.13	
384				W. Hampton Pointe Dr.				$ 135,016.37	
385				Winslow Ct.				$ 11,121.07	
				Whitehall Annex Subdivision					
386				Albemarle Blvd.				$ 8,798.98	
387				Banbury Cir.				$ 46,685.95	
388				Bedford Ln.				$ 20,028.21	
389				Milford Ln.				$ 8,798.98	
390				South Arundel Dr.				$ 26,567.81	
391				St. James Ln.				$ 10,822.30	
				Village Green and Waterford Subdivisions					
392				Greenview Dr.				$ 41,200.00	
393				Key Largo Ct.				$ 15,528.13	
394				Waterford Dr.				$ 57,973.32	
				Springdale and Villa Arno Subdivisions					
395				Guilford Cir.				$ 71,885.23	
396				Perth St.				$ 25,274.21	
397				Springfield St.				$ 57,476.07	
398				Suffork Place				$ 18,949.81	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
399				Strada Amore				$ 18,975.00	
400				Strada Gianna				$ 24,671.65	
401				Strada Mateo				$ 17,362.95	
402				Via Ponticello				$ 30,069.00	
				Oak Forrest Subdivision					
403				Alabama Ln.				$ 8,441.62	
404				Arizona Way				$ 9,622.69	
405				California Rd.				$ 11,204.52	
406				Florida Dr.				$ 25,553.72	
407				Georgia Ct.				$ 7,901.60	
408				Louisiana Ln.				$ 10,074.14	
409				Oak Forest Blvd.				$ 24,380.55	
410				Tennessee Terrace				$ 10,810.70	
411				Tex Rd.				$ 17,829.87	
412				Utah Ct.				$ 12,382.97	
				Kelly Farms and Parkland Subdivisions					
413				Derby Dr.				$ 18,592.79	
414				Kelly Farms Rd.				$ 142,022.80	
415				Preakness Ln.				$ 20,053.46	
416				W. Belmont Cir.				$ 85,862.29	
417				Cottonwood Dr.				$ 29,669.16	
418				Deerwood Place				$ 14,196.43	
419				Heathway Dr.				$ 59,227.97	
420				Mosswood Dr.				$ 20,606.31	
421				W. Delmae Dr.				$ 15,959.81	
422				Wethersfield Dr.				$ 47,000.54	
				Heritage Subdivision					
423				Cow Pens Cir.				$ 16,332.08	
424				Declaration Dr.				$ 22,507.78	
425				Farm Quarter Rd.				$ 28,239.27	
426				Independence Ave.				$ 11,896.70	
427				Indigo Place				$ 7,817.73	
				Forest Lake And Forest Lake West Subdivisons					
428				Brock Cir.				$ 66,200.00	
429				Ginny Ct.				$ 12,091.45	
430				Julie Ln.				$ 11,925.35	
431				Goff Ct.				$ 7,605.31	
432				Lunn Dr.				$ 28,010.82	
433				Madden Ln.				$ 9,288.22	
434				Sliger Cove				$ 11,249.92	
435				Yeargin Cove				$ 11,846.37	
436				Young Charles Dr.				$ 62,688.15	
437				Wanda Cove					
438				Claude Douglas Cir.				$ 84,322.97	
439				Hepburn Blvd.				$ 46,079.23	
				Dunwoody Subdivision					
440				Ashwood Ln.				$ 7,163.62	
441				Aspen St.				$ 12,823.44	
442				Dunwoody Rd.				$ 13,863.66	
443				Evergreen Rd.				$ 15,704.93	
444				Periwinkle Ln.				$ 10,656.09	
				Farmwood and Ferndale Subdivisions					
445				Farmwood Dr.				$ 22,174.99	
446				Heather Dr.				$ 17,083.23	
447				Patrick Dr.				$ 14,449.23	
448				Boone Cir.				$ 69,926.44	
449				Corbett Place				$ 24,991.42	
				Charters Subdivision					
450				Bristol St.				$ 53,755.20	
451				Charters Dr.				$ 27,418.73	
452				Claymount Ct.				$ 27,991.00	
453				Cravenhurst Ct.				$ 15,887.65	
454				Dominion Ct.				$ 27,243.77	
455				Fairhaven Rd.				$ 57,034.85	
456				Magna Carta Rd.				$ 88,241.23	

Project #	Type	District	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
				Arrowood Subdivision					
457				Arrowhead Cir.				$ 11,677.96	
458				Arrowood Dr.				$ 30,222.48	
459				Falcon Way				$ 8,790.45	
460				Skylark Dr.				$ 8,632.15	
				Chadwick Place					
461				Britainna St.				$ 32,557.58	
462				Chadwick Dr.				$ 77,957.83	
463				Knights Bridge Rd.				$ 25,148.49	
464				Lampley Way				$ 17,099.85	
465				Wetherby Ln.				$ 19,153.93	
466				Stratton Dr.				$ 139,994.32	
467				Pelican Ln.				$ 135,050.40	
468				W. Eagle St.				$ 92,187.98	
469				Thunderbird Dr.				$ 39,487.70	
470				Whitehall Cir.				$ 98,922.60	
471				S. Peninsula Rd.				$ 33,102.86	
472				McLaurin Dr.				$ -	
473				Traffic Signals	Botany and Jefferson on W. Palmetto			$ 96,341.05	
474				Traffic Signals	Third Loop Rd. and McCown Dr.			$ 48,922.00	
674				Brockton Lane				$ 33,276.06	
675				Carlton Road				$ 10,951.15	
676				Danny Road				$ 12,504.55	
677				S Floyd Circle				$ 41,200.00	
678				S Hanover Road				$ 10,674.00	
679				Harriett Drive				$ 39,568.09	
680				Hobart Drive				$ 49,933.53	
681				Hyde Circle				$ -	
682				Ivy Lane				$ 27,080.33	
683				Janes Lane				$ 20,126.01	
684				W Janice Terrace				$ 9,634.00	
685				Joyce Lane				$ 20,257.51	
686				Kintyre Road				$ 16,936.85	
687				Kitty Lane				$ 19,871.54	
688				Manorway Drive				$ 29,437.99	
689				McKeithan Road				$ 46,210.24	
690				Stoney Brook Terrace				$ 30,960.18	
691				S Sunset Acres Lane				$ 16,996.95	
692				Thicket Place				$ 15,717.36	
693				Westchester Avenue				$ 52,216.79	
750				CPST2 Phase II Engineering				$ 99,000.00	
			Category Total				$ 36,304,677.00		
			Grand Total of all projects				$ 151,331,475.21	$ 145,677,323.34	$ -

Florence County
CPST #3 Summary
10/31/2025

Bond proceeds		$ 120,000,000.00		
Interest earnings	10/31/2025	$ 11,462,710.84		
Transfer from CPST II Debt Service Fund		$ 1,397,634.10		
Transfer for AESC Project from CPST II Debt Service Fund		$ 11,614,321.37		
Local contributions		$ -		
Total available			$	144,474,666.31
Transfer funds back to General Fund		$ -		
Expenditures through	10/31/2025	$91,161,191.36		
Total expended			$	91,161,191.36
Total remaining			$	53,313,474.95
Outstanding purchase orders as of	10/31/2025	$8,806,652.18		
Total committed			$	8,806,652.18
Total remaining with committments			$	44,506,822.77

* See detail report for expenditures and purchase orders by project

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
		Bond Issuance Costs					$424,110.18	
		I. Public Safety and Fire						
1	Building/Equipment	Law Enforcement Complex	Improvements to Training Facilities and LEC		$2,000,000.00	$2,000,000.00	1,197,412.23	532,266.94
2	Building	EMS	New Johnsonville Station		2,665,128.00	2,665,128.00	2,165,857.94	
3	Building	South Lynches FD	Upgrades to South Lynches FD Station 2- Coward		350,000.00		349,937.76	
4	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		350,000.00		349,938.15	
5	Building	South Lynches FD	Upgrades to South Lynches FD Station 7- New Hope		650,000.00		642,483.95	
6	Building	South Lynches FD	Upgrades to South Lynches FD Station 6- Scranton		650,000.00	2,000,000.00	649,606.93	
7	Building	Howe Springs Fire Department	Upgrades to Stations 1, 2, & 6		1,960,000.00		1,960,000.00	
8	Building	West Florence Fire Department	Upgrades to Station 1 & 2		1,200,000.00		1,200,010.05	
9	Building	Hannah Salem Friendfield FD	New Station		2,500,000.00		1,489,600.18	1,010,399.85
10	Building	Johnsonville Fire Department	Upgrades to Station 1		370,000.00		366,334.58	
11	Building	Sardis Timmonsville FD	Additions to Station 1		525,000.00		211,117.10	
12	Building	Olanta Fire Department	New Station		1,050,000.00		1,050,000.00	
13	Building	Windy Hill Fire Department	Upgrades to Station 1		85,000.00	7,690,000.00	85,000.00	
14	Building	Howe Springs Fire Department	Upgrades to Stations 2 & 6		760,000.00		760,000.00	
15	Building	West Florence Fire Department	Upgrades to all Stations		492,000.00		492,000.00	
16	Building	Hannah Salem Friendfield FD	Upgrades to Stations 1, 4 & 6		1,090,000.00		1,090,000.00	
17	Building	Johnsonville Fire Department	Upgrades		1,100,000.00		955,908.99	
18	Building	Sardis Timmonsville FD	Upgrades to Stations 2 & 3		1,200,000.00		578,820.00	
19	Building	Windy Hill Fire Department	Upgrades to Station 4		85,000.00	4,727,000.00	85,000.00	
20	Building	Howe Springs Fire Department	Upgrades to Station 1		500,000.00		462,536.19	
21	Building	West Florence Fire Department	Upgrades to Station 2		100,000.00		99,335.96	
22	Building	Hannah Salem Friendfield FD	Upgrades to Station 3		250,000.00		250,000.00	
23	Building	Johnsonville Fire Department	Upgrades to Station 2		250,000.00		250,000.00	
24	Building	Unified Fire Departments	Upgrades to all Station		65,000.00			
25	Building	Olanta Fire Department	Upgrades to Station 1		235,000.00		834,999.97	
26	Building	Windy Hill Fire Departmet	Upgrades to Station 2		183,000.00	1,583,000.00	183,000.00	
27	Building/Equipment	Florence County	Radio Upgrades and Improvements to Facilities		1,000,000.00		322,597.15	
28	Equipment	Florence County	New Communication Tower in Johnsonville area		1,000,000.00	2,000,000.00	1,470,000.04	
29	Building	Coroner	New County Morgue and Coroner's office		800,000.00	800,000.00	663,955.05	

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025		O/S Purchase Orders
		II. Municipal Improvements							
30	Intersection Improvements	City of Florence	Darlington Street and Lucas Street		4,100,000.00	4,100,000.00	38,198.00		
31	Intersection Improvements	City of Florence	Evans Street and Cashua Drive				38,200.00		
32	Intersection Improvements	City of Florence	Edisto Drive and Cherokee Road				182,545.40		
33	Intersection Improvements	City of Florence	Vista Street and Oakland Avenue				165,771.54		
34	Road Resurfacing	City of Florence	Boyd Street		35,900,000.00	35,900,000.00			
35	Road Resurfacing	City of Florence	Elmore Street				10,837.08		
36	Road Resurfacing	City of Florence	Mortimer Street						
37	Road Resurfacing	City of Florence	W. Dixie Street						
38	Road Resurfacing	City of Florence	W. Power Street						
39	Road Resurfacing	City of Florence	Stackley Street						
40	Road Resurfacing	City of Florence	Harmony Street						
41	Road Resurfacing	City of Florence	Patterson Street						
42	Road Resurfacing	City of Florence	Green Street						
43	Road Resurfacing	City of Florence	Power Street						
44	Road Resurfacing	City of Florence	Booker Street						
45	Road Resurfacing	City of Florence	Cameron Lane				5,826.83		
46	Road Resurfacing	City of Florence	N. Dargan Street				241,390.12		
47	Road Resurfacing	City of Florence	Rebecca Street				6,864.88		
48	Road Resurfacing	City of Florence	Walden Street				2,152.19		
49	Road Resurfacing	City of Florence	Williams Boulevard						
50	Road Resurfacing	City of Florence	Cheryl Court				1,750.83		
51	Road Resurfacing	City of Florence	Earl Court				1,411.76		
52	Road Resurfacing	City of Florence	Lester Avenue				6,615.74		
53	Road Resurfacing	City of Florence	Tallulah Street						
54	Road Resurfacing	City of Florence	Harrell Street						
55	Road Resurfacing	City of Florence	Country Creek Drive						
56	Road Resurfacing	City of Florence	Muldrow's Lane						
57	Road Resurfacing	City of Florence	Branford Road				284,996.88		
58	Road Resurfacing	City of Florence	E. Thorncliff Road				235,432.21		
59	Road Resurfacing	City of Florence	Shadow Birch Road				119,899.30		
60	Road Resurfacing	City of Florence	Southbrook Circle				331,493.28		
61	Road Resurfacing	City of Florence	Glenmore Way						
62	Road Resurfacing	City of Florence	Kentwood Drive				97,739.43		
63	Road Resurfacing	City of Florence	Nellie Street				201,763.15		
64	Road Resurfacing	City of Florence	Richmond Hills Drive				134,190.00		
65	Road Resurfacing	City of Florence	Twin Bridge Drive						
66	Road Resurfacing	City of Florence	Woodmore Circle				128,616.59		
67	Road Resurfacing	City of Florence	Fillmore Court				52,750.98		
68	Road Resurfacing	City of Florence	Lofty Way				172,298.12		
69	Road Resurfacing	City of Florence	Luigi Way				46,496.38		
70	Road Resurfacing	City of Florence	Master Lane				52,396.94		
71	Road Resurfacing	City of Florence	Steeple View Drive						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
72	Road Resurfacing	City of Florence	Hardin Street				92,103.30		
73	Road Resurfacing	City of Florence	Chandler Circle				322,807.89		
74	Road Resurfacing	City of Florence	Clareview Drive				294,317.39		
75	Road Resurfacing	City of Florence	Highlander Court				57,430.27		
76	Road Resurfacing	City of Florence	Kingston Drive						
77	Road Resurfacing	City of Florence	Parkwood Drive				120,636.16		
78	Road Resurfacing	City of Florence	Platt Street				108,567.25		
79	Road Resurfacing	City of Florence	Rainer Street				133,891.03		
80	Road Resurfacing	City of Florence	Annelle Drive						
81	Road Resurfacing	City of Florence	Beauvoir Drive				70,662.50		
82	Road Resurfacing	City of Florence	Bellaire Drive				238,523.83		
83	Road Resurfacing	City of Florence	Cabrillo Drive				220,709.06		
84	Road Resurfacing	City of Florence	Glenn's Park Road						
85	Road Resurfacing	City of Florence	Glenn's Way Court						
86	Road Resurfacing	City of Florence	Peachtree Street						
87	Road Resurfacing	City of Florence	Carriage Lane				285,626.97		
88	Road Resurfacing	City of Florence	E. Leoline Street						
89	Road Resurfacing	City of Florence	Hallie Drive				124,050.16		
90	Road Resurfacing	City of Florence	Hannah Drive						
91	Road Resurfacing	City of Florence	Hunter Street						
92	Road Resurfacing	City of Florence	Julie Ann Drive				99,707.41		
93	Road Resurfacing	City of Florence	Meridian Street						
94	Road Resurfacing	City of Florence	Pine Forest Drive						
95	Road Resurfacing	City of Florence	Carrigan Court				27,227.15		
96	Road Resurfacing	City of Florence	Fernbank Lane				44,375.83		
97	Road Resurfacing	City of Florence	Grande Lawn Lane				45,519.51		
98	Road Resurfacing	City of Florence	Maggie Way				101,268.02		
99	Road Resurfacing	City of Florence	Olde Mill Road				173,978.58		
100	Road Resurfacing	City of Florence	Rock Creek Drive				160,755.24		
101	Road Resurfacing	City of Florence	Widgeon Drive				55,151.55		
102	Road Resurfacing	City of Florence	Mountain Laurel Court						
103	Road Resurfacing	City of Florence	Hamlin Street						
104	Road Resurfacing	City of Florence	McFarland Street						
105	Road Resurfacing	City of Florence	N. Guerry Street						
106	Road Resurfacing	City of Florence	S. Griffin Street						
107	Road Resurfacing	City of Florence	Walnut Street						
108	Road Resurfacing	City of Florence	Woodward Street						
109	Road Resurfacing	City of Florence	Hickory Street						
110	Road Resurfacing	City of Florence	McLeod Street						
111	Road Resurfacing	City of Florence	Park Place						
112	Road Resurfacing	City of Florence	Railroad Avenue				14,449.44		
113	Road Resurfacing	City of Florence	Blass Drive				174,447.30		
114	Road Resurfacing	City of Florence	Sanborn Street						
115	Road Resurfacing	City of Florence	E. Elm Street				170,217.30		
116	Road Resurfacing	City of Florence	Freedom Boulevard				104,485.85		
117	Road Resurfacing	City of Florence	King Avenue				68,527.01		
118	Road Resurfacing	City of Florence	Orange Circle						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
119	Road Resurfacing	City of Florence	Gregg Avenue				43,420.96		
120	Road Resurfacing	City of Florence	Aaron Circle						
121	Road Resurfacing	City of Florence	Byrd Lane						
122	Road Resurfacing	City of Florence	Coker Street						
123	Road Resurfacing	City of Florence	Senior Way				53,569.15		
124	Road Resurfacing	City of Florence	Tradd Court						
125	Road Resurfacing	City of Florence	W. Cheves Street				80,067.02		
126	Road Resurfacing	City of Florence	Jebaily Circle						
127	Road Resurfacing	City of Florence	Kent Circle						
128	Road Resurfacing	City of Florence	Sheffield Drive				213,128.08		
129	Road Resurfacing	City of Florence	Marion Avenue						
130	Road Resurfacing	City of Florence	Regency Court						
131	Road Resurfacing	City of Florence	Alice Drive						
132	Road Resurfacing	City of Florence	Clarendon Avenue						
133	Road Resurfacing	City of Florence	WNB Baroody Street				149,593.33		
134	Road Resurfacing	City of Florence	Amberleigh Court				2,927.26		
135	Road Resurfacing	City of Florence	Creamoor Lane				5,446.22		
136	Road Resurfacing	City of Florence	Elderberry Drive						
137	Road Resurfacing	City of Florence	Inverness Drive						
138	Road Resurfacing	City of Florence	Lazar Place						
139	Road Resurfacing	City of Florence	Loquat Drive						
140	Road Resurfacing	City of Florence	Queensferry Road				123,904.47		
141	Road Resurfacing	City of Florence	Silverton Street				5,598.46		
142	Road Resurfacing	City of Florence	Sumac Drive						
143	Road Resurfacing	City of Florence	Viburnum Drive						
144	Road Resurfacing	City of Florence	Wellesly Court				1,598.57		
145	Road Resurfacing	City of Florence	S. Patton Drive						
146	Road Resurfacing	City of Florence	Butterfly Lake Drive						
147	Road Resurfacing	City of Florence	Andrew Court						
148	Road Resurfacing	City of Florence	Camelot Court						
149	Road Resurfacing	City of Florence	Chaucer Drive						
150	Road Resurfacing	City of Florence	Cloisters Drive						
151	Road Resurfacing	City of Florence	Damon Drive						
152	Road Resurfacing	City of Florence	Eleanor Drive						
153	Road Resurfacing	City of Florence	Friars Gate Court						
154	Road Resurfacing	City of Florence	Hayden Court						
155	Road Resurfacing	City of Florence	Honey Hill Drive						
156	Road Resurfacing	City of Florence	Karen Court						
157	Road Resurfacing	City of Florence	Michele Court						
158	Road Resurfacing	City of Florence	Middleberg Way						
159	Road Resurfacing	City of Florence	Page Court						
160	Road Resurfacing	City of Florence	Providence Court						
161	Road Resurfacing	City of Florence	Ralston						
162	Road Resurfacing	City of Florence	Sidney Avenue						
163	Road Resurfacing	City of Florence	St. Christopher Court						
164	Road Resurfacing	City of Florence	Walden's Pond						
165	Road Resurfacing	City of Florence	Alvington Court						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
166	Road Resurfacing	City of Florence	Berkeley Avenue						
167	Road Resurfacing	City of Florence	Brigadoone Lane						
168	Road Resurfacing	City of Florence	Canterbury Road						
169	Road Resurfacing	City of Florence	Cedar Lawn Court						
170	Road Resurfacing	City of Florence	Citadel Street						
171	Road Resurfacing	City of Florence	Ellington Cove				1,529.37		
172	Road Resurfacing	City of Florence	Highgate Street				5,951.39		
173	Road Resurfacing	City of Florence	Pinckney Avenue						
174	Road Resurfacing	City of Florence	Place De Jullian						
175	Road Resurfacing	City of Florence	Poinsett Drive						
176	Road Resurfacing	City of Florence	Rutledge Avenue						
177	Road Resurfacing	City of Florence	Stratford Circle						
178	Road Resurfacing	City of Florence	Windsor Road						
179	Road Resurfacing	City of Florence	Ansley Street						
180	Road Resurfacing	City of Florence	Beckett Drive				100,542.02		
181	Road Resurfacing	City of Florence	Bishop's Gate						
182	Road Resurfacing	City of Florence	Chancery Court						
183	Road Resurfacing	City of Florence	Dix Lane						
184	Road Resurfacing	City of Florence	Greensward Drive						
185	Road Resurfacing	City of Florence	Ivanhoe Drive						
186	Road Resurfacing	City of Florence	Jacobean Court						
187	Road Resurfacing	City of Florence	Lancelot Drive				304,796.66		
188	Road Resurfacing	City of Florence	Saint George Road						
189	Road Resurfacing	City of Florence	Tudor Lane						
190	Road Resurfacing	City of Florence	Wimbledon Avenue						
191	Road Resurfacing	City of Florence	Dozier Boulevard						
192	Road Resurfacing	City of Florence	Whitestone Drive				139,402.29		
193	Road Resurfacing	City of Florence	Bentgrass Court				57,425.19		
194	Road Resurfacing	City of Florence	Brittany Drive				132,832.28		
195	Road Resurfacing	City of Florence	Celebration Boulevard				359,623.62		
196	Road Resurfacing	City of Florence	Commerce Lane						
197	Road Resurfacing	City of Florence	Cross Vine Drive				49,585.34		
198	Road Resurfacing	City of Florence	Drakeshore Drive				207,994.06		
199	Road Resurfacing	City of Florence	Duck Hunter Pointe				63,167.77		
200	Road Resurfacing	City of Florence	Flint Lock Cove				92,748.02		
201	Road Resurfacing	City of Florence	Gadwall Pointe				53,815.53		
202	Road Resurfacing	City of Florence	Garden Gate Way				92,335.95		
203	Road Resurfacing	City of Florence	Harvard Way						
204	Road Resurfacing	City of Florence	Jefferson Drive				245,957.00		
205	Road Resurfacing	City of Florence	Kristens Channel				47,936.96		
206	Road Resurfacing	City of Florence	Paving Stone Court				60,976.57		
207	Road Resurfacing	City of Florence	Petal Path				74,713.03		
208	Road Resurfacing	City of Florence	Pintail Pointe				54,403.38		
209	Road Resurfacing	City of Florence	Prince Alston Cove				92,274.03		
210	Road Resurfacing	City of Florence	Rice Hope Cove				91,265.09		
211	Road Resurfacing	City of Florence	Rutledge Manor Drive				227,730.31		
212	Road Resurfacing	City of Florence	Waterfowl Way				51,945.08		

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025	O/S Purchase Orders
213	Road Resurfacing	City of Florence	West Gate Pointe					
214	Road Resurfacing	City of Florence	S. Dargan Street				631,004.88	
215	Road Resurfacing	City of Florence	Trade Court					
216	Road Resurfacing	City of Florence	Crown Circle					
573	Road Resurfacing	City of Florence	S. Cottingham Road		33,147.27			
574	Road Resurfacing	City of Florence	Yorkshire Court		3,013.39		0.01	
217	Sewer	City of Lake City	Wastewater Treatment plant upgrade		2,944,000.00		2,944,000.00	
218	Recreation	City of Lake City	Recreation Facilities Upgrades		3,500,000.00		3,500,000.00	
219	Building	City of Lake City	Lake City Fire Department renovations/upgrades		456,000.00	6,900,000.00	455,216.48	
220	Recreation	City of Johnsonville	Improvements to sport and recreation facilities of					
			the City including without limitation development					
			of a municipal golf course		3,900,000.00	3,900,000.00	3,900,000.00	
	Road Resurfacing	Town of Timmonsville			1,297,685.74			
221	Road Resurfacing	Town of Timmonsville	Main Street		1,018,085.00		917,641.61	
222	Road Resurfacing	Town of Timmonsville	N. Warren Street					245,769.02
223	Road Resurfacing	Town of Timmonsville	Market Street		852,710.80		334,595.45	
224	Road Resurfacing	Town of Timmonsville	Hill Street					265,474.70
225	Road Resurfacing	Town of Timmonsville	N Pinckney Street					
226	Road Resurfacing	Town of Timmonsville	E New Street					205,936.22
227	Road Resurfacing	Town of Timmonsville	Fifth Street					
228	Road Resurfacing	Town of Timmonsville	Keith Street					
229	Road Resurfacing	Town of Timmonsville	Vanda Street		256,170.00		139,102.23	
230	Road Resurfacing	Town of Timmonsville	E Clifford Street					
231	Road Resurfacing	Town of Timmonsville	Bowman Circle					
232	Road Resurfacing	Town of Timmonsville	Harkless Court		64,654.46		64,654.46	
233	Road Resurfacing	Town of Timmonsville	Cooper Lane					
750		Town of Timmonsville	Engineering Services		410,694.00		348,186.08	37,507.92
234	Water	Town of Pamplico	Installation of water lines, well and tank along					
			Big Swamp and surrounding roads		3,900,000.00	3,900,000.00	3,890,943.91	
235	Water	Town of Scranton	Improvements to Scranton Water system to include		2,385,000.00		2,384,533.07	
			extension of water mains, upgrades to well sites					
			and water tank, repair of hydrants and replacement					
			of water meters					
236	Building	Town of Scranton	Renovation of Town Hall		115,000.00	2,500,000.00	62,001.10	
237	Building	Town of Coward	Town Hall & Maintenance Facility improvements		672,000.00		669,441.12	
238	Water	Town of Coward	Old Creek Rd, Trifalia Road, Nealy Matthews Rd					
			water lines		315,000.00		315,000.00	
239	Recreation	Town of Coward	Coward Ball Fields improvements		180,000.00		180,000.00	
240	Water	Town of Coward	Improvements to New Hope Well		86,000.00		86,000.00	
241	Building	Town of Coward	Improvements to Manned Convenience Center		47,000.00	1,300,000.00	46,770.04	

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025		O/S Purchase Orders
242	Water	Town of Olanta	Water line extension to Butler Scurry Rd and						
			Central Rd tie into Barrineau water system		406,000.00		17,842.22		
243	Water	Town of Olanta	Water line extension to Scurry Rd, Myers Rd, down						
			Hwy 341 to Fire Dept, Jordan Chapel Rd to Hwy 301						
			back to Olanta, and Carmen Shortcut Rd to Hwy 403						
			and other roads		1,590,000.00		1,590,000.00		
244	Sewer	Town of Olanta	Improvements to Hwy 341 well and treatment plant		40,000.00		24,318.62		
245	Building	Town of Olanta	New Community Center		464,000.00	2,500,000.00	464,000.00		
246	Recreation/Building	Town of Quinby	Refurbishment and development of Community						
			and Recreation areas		925,000.00		560,443.91		
247	Building	Town of Quinby	Development of Town Hall and Public Safety facilities		75,000.00		49,727.31		
248	Recreation	Town of Quinby	Recreation improvements to include purchase and						
			development of property		500,000.00		105,972.19		
						1,500,000.00			
		III. General County Projects							
249	Building	Florence County	Renovations to Florence County Public Services Bldg		575,000.00		508,579.76		
250	Building	Florence County	Upgrades to Lower Florence County Public Servs Bldg		500,000.00		410,869.56		
251	Building	Florence County	New Manned Convenience Center in Johnsonville		1,000,000.00				
252	Building	Florence County	Renovations to County Complex		1,000,000.00	3,075,000.00	386,956.39		67,182.42
253	Equipment	Florence County	Additional voting system improvements for absentee						
			and early voting center		90,000.00		21,672.00		
254	Building	Florence County	Parking lot improvements at Voters Reg Building		60,000.00	150,000.00			
255	Recreation	Florence County	Expansion/improvements to LC Senior Center		600,000.00		581,714.91		
256	Recreation	Florence County	Paving of parking lots at Johnsonville Athletic Center		565,000.00		399,129.00		
257	Recreation	Florence County	Resurfacing of playground, track and basketball						
			courts and drainage improvements at Spaulding Heights		400,000.00		398,562.84		
258	Recreation	Florence County	Reclaiming and paving of roads and parking lots at LRCP		900,000.00		743,048.96		
259	Recreation	Florence County	Paving of parking lot at Coward Athletic Park		240,000.00		186,301.00		
260	Recreation	Florence County	Renovations to Francis Marion Athletic Park		200,000.00	2,905,000.00	192,339.76		
261	Drainage	Florence County	Drainage Improvements to Tara Village Neighborhood		150,000.00		20,000.00		
262	Corridor Enhancements	Florence County	Hwy 76 Corridor Improvements (FMU to City of Florence)		1,580,000.00		427,406.99		44,396.00
263	Recreation Improvements	Florence County	Improvements to Dewitt Bluff Landing Great Pee Dee River		167,000.00		167,000.00		0.00
264	Drainage	Florence County	Lucas Street Drainage Improvements		1,103,000.00	3,000,000.00			
265	Improvements	Florence County	Infrastructure improvements at qualifying industrial						
			sites throughout the County		4,000,000.00	4,000,000.00	12,643,200.32		

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
		IV. Road, Infrastructure and Other							
		Improvements by Council District							
266		District 1	Garland Street		4,300,000.00	4,300,000.00			
267			Lake City Park Improvements				1,452,496.38		
268			Chandler Mill Road						
269			Beaumont Road						60,320.26
270			McElveen Cut Avenue						70,095.48
271			Red Wing Lane						32,425.12
272			W Oshay Road						80,041.00
273			Maxie Thomas Road						
274			Dublin Road						28,610.40
275			Wilson Road						101,498.80
276			S Locklair Road						165,701.90
277			Margie Lane						21,457.80
278			Garris Road						30,517.76
279			Miles Road				132,828.26		215,997.14
280			Wallace Road						
281			Red Road				116,352.60		20,000.00
282			Joy Drive				152,260.20		20,000.00
283			Gracelyn Circle				154,406.40		180,000.00
284			Dory Road						141,349.00
285			Candice Road						21,457.80
286			Calvin Street				61,224.10		40,827.90
287			Clover Hill Road						24,182.60
288			Donald Road				82,468.00		30,000.00
750			Engineering Services				214,834.33		359,605.67
289		District 2	Gulledge Road		4,300,000.00	4,300,000.00	145,142.34		
290			Wise Lane				4,641.00		
291			Dry Creek Road				158,194.53		
292			Cedarbrook Drive				34,188.00		
293			Pecan Haven Road				27,882.72		
294			New Landing Road				48,951.42		
295			Blackwell Mill Road				133,289.67		
296			Mill Branch Road				139,558.33		
297			Willow Pond Road				44,576.10		
298			Shelly Road				36,538.32		
299			Barnhill Road				50,776.57		
300			Carlie Lane				14,519.19		
301			Yarborough Road to Borkowitz Road				88,489.17		
302			Trinidad Ard Road				75,618.90		
303			Grahamville Road				25,394.68		
304			Glen's Bluff Road				75,912.36		
305			Wicklow Road				28,785.23		

CAPITAL PROJECT SALES TAX #3								
DETAIL EXPENDITURES								
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of	O/S Purchase
							10/31/2025	Orders
306			Fawn Lane				6,300.00	
307			Evans Farm Road				53,470.41	
308			Waycross Road				48,405.00	
309			Eaddy Landing Road				20,434.72	
310			Railroad Avenue (Johnsonville)				86,103.51	
311			Wagon Wheel Road				63,712.74	
312			Nelson Lane				24,486.00	
313			Langley Lane				17,917.91	
314			Batie Lane				5,701.50	
315			Kent Road				20,857.41	
316			Four Post Road				10,192.98	
317			Little Farm Road				30,971.02	
318			Rena Atkinson Road				39,768.75	
319			Beckworth Road				44,652.61	
320			Bush Road				29,186.79	
321			Charlton Place				10,867.29	
322			Picadilly Road				18,503.73	
323			Deer Lane				27,462.96	
324			Shirley Road				90,523.23	
325			Circle Drive				43,848.42	
326			Ard Lane				18,968.25	
327			Dwellings Drive				44,166.26	
328			Wilshire Road				34,449.24	
329			Salem Road				47,896.75	
330			Cooper Circle				63,708.84	
331			Pecan Grove Road					
332			Sandstone Road				49,197.38	
333			Bazen Road				16,277.09	
334			Sand Pit Road				380,924.27	
335			Sandy Lane				33,920.94	
336			Jeffords Lane				24,204.81	
337			East Williams Road				72,373.99	
338			Bartell Landing Road				57,828.97	
339			Railroad Avenue (Poston)					
340			Forestville Drive				10,202.50	
750			Engineering Services				318,432.73	
341		District 3	West Sumter Street		4,300,000.00	4,300,000.00	120,000.00	
342			Alderman Street				32,567.50	
343			Mullins Street				47,049.30	
344			West Booker Street				51,970.00	
345			West Johnson Street				20,937.30	
346			Preston Street				51,949.60	
347			Clement Street				144,389.27	
348			Simmons Street				53,445.20	
349			Flynn Street				55,776.40	

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
350			Stonehedge Lane				30,791.40		
351			Green Street				24,000.00		
352			Dickman Street				7,300.00		
353			Merioneth Road				118,664.24		
354			Harborough Court				43,645.70		
355			Edenderry Way				43,759.58		
356			Sumerset Place				44,021.05		
357			Chippenham Lane				71,193.00		
358			Chatham Place				41,053.07		
359			Bayberry Circle				45,199.87		
360			Windover Road				26,102.24		
361			Beechwood Road				75,720.35		
362			Arbor Drive				98,900.90		
363			North Landsdowne Drive				47,566.25		
364			Hawthorne Drive				29,318.44		
365			West Andover Road				78,853.73		
366			North Grove Park Drive				47,152.00		
367			Graham Street						
368			Guerry Street						
369			Pettigrew Street						
370			Sunset Street						
371			Holloway Lane						
372			Kuker Street						
373			Sally Hill Farms Blvd						
374			West Leggs Circle				47,512.50		
375			Bunch Street						
376			W Brookgreen Drive				80,398.00		
377			W Whittier Circle				46,154.00		
378			New Hope Drive				63,773.00		
379			N Tobin Drive				73,019.00		
380			White Avenue				37,645.00		
381			McNell Drive				58,559.87		
382			N Adair Drive				37,666.00		
383			Gibbs Avenue				68,504.13		
750			Engineering Services				291,220.42		280,779.58
384		District 4	Old Middle Road		4,300,000.00	4,300,000.00	363,839.53		
385			Construction of Timmonsville Park				918,793.20		145,352.80
386			DeGroat Road				89,389.25		
387			Heyward Road						
388			Land Grant Road				84,296.27		
389			Cusaac Road				62,449.05		
390			Mitch Lane				17,594.50		
391			N Hill Street				17,000.00		
392			Clyde McGee Road				73,826.38		
393			Stonewall Road						

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
394			W Robinson Court						
395			Minus Lane				68,550.00		
396			Deer Road Water Extension				273,292.50		152,620.84
397			Bob White Lane				276,634.50		
750			Engineering Services				280,401.49		275,237.67
398		District 5	E Eagerton Road		4,300,000.00	4,300,000.00			371,206.00
399			Hemlock Road				304,029.42		
400			Rainbow Road				365,115.00		
401			Baldwin Road				451,362.36		
402			Mary Road				318,154.99		
403			Wylie Road				291,248.20		
404			Java Road				362,906.01		
405			Park Road						110,601.00
406			Wheeler Road				102,139.50		
407			Johnnie Lee Road				151,186.51		
408			Truman Road				46,651.62		
409			Kerris Lane						114,553.50
410			Smallwood Road				83,022.59		
411			Karisma Road						138,999.00
750			Engineering Services				333,399.65		233,040.35
412		District 6	Wickerwood Road		4,300,000.00	4,300,000.00	540,828.26		
413			Secretariat Drive				110,312.10		
414			Winning Colors Drive				14,350.28		
415			Whirlaway Drive				71,902.36		
416			Thoroughbred Street				26,392.51		
417			Kentucky Drive				33,689.30		
418			Triple Crown Drive				94,540.80		
419			Derby Cove Road				11,006.55		
420			Swamp Fox Road						
421			Kate's Garden Lane				123,443.72		
422			Jamestown Road				78,739.29		
423			Rankin Plantation Road						
424			Malissa Mae Road				129,720.69		
425			Timberwood Road				162,888.84		
426			Taylor Hill Circle				61,425.00		
427			E Springbranch Road				103,640.58		
428			Cart Road				80,892.00		
429			Ben Ingram Road				181,440.00		
430			Jamestown Cemetery						
431			Al's Lane				6,535.35		
432			Sandwood Road						
433			Hunt Road				39,611.70		
434			Corrie Farm Road				88,632.90		

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025		O/S Purchase Orders
435			Union Grove Road				12,837.42		
436			Chisolm Trail				181,218.60		
437			River Neck Road				132,464.02		
438			Silver Fox Road				76,958.37		
750			Engineering Services				331,005.52		217,434.48
439		District 7	Lazy Lane		4,300,000.00	4,300,000.00	300,337.11		
440			Regent Street				99,515.08		
441			Chancery Lane				61,752.51		
442			Drury Lane				48,726.41		
443			York Drive				114,071.79		
444			N Norwood Lane						
445			Heard Street				20,000.00		8,864.83
446			Sam Harrell drainage						
447			North Ives Street				15,600.00		10,149.94
448			Ranch Road						
449			Tumbleweed Drive						
450			Fiesta Lane				81,850.09		
451			Marlow Avenue				15,600.00		82,915.76
452			Third Street				15,600.00		46,758.75
453			S Fairview Street				17,288.73		20,000.00
454			Robeson Avenue				15,600.00		86,784.55
455			Peachtree Street						
456			Beauvior Drive						
457			Pine Forest Drive						
458			Clareview Drive						
459			Cedar Falls Lane				27,328.23		
460			Apple Valley Lane				99,285.09		
461			Boardwalk				32,027.30		
462			Park Place				65,821.15		
463			Pendleton Court				24,800.09		
464			Sweet Water Road/Victory Lane				27,428.03		
465			Stockbridge Lane				21,465.99		
466			Buckeye Drive				28,903.77		
467			Woodlawn Court				16,099.51		
468			Lamb Road				32,518.06		
469			Dorado Drive						59,655.25
470			Rico Drive						56,631.50
471			Suena Drive						54,800.70
472			Tierra Drive						59,743.37
473			Charlotte Street						121,760.99
474			Ballard Street						210,358.47
475			McFarland Street				103,631.07		25,182.28
476			Oak Street						52,375.30
477			Walnut Street						126,580.76
478			Clyde Street						38,753.98

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
479			E Evans Street						172,872.49
480			Jarrott Street				250,000.00		14,017.36
481			Day Street				206,892.99		10,000.00
482			Divine Street				40,000.00		4,917.99
483			Oakland Avenue				14,050.00		83,680.00
750			Engineering Services				357,684.11		185,755.89
484		District 8	Third Loop Drainage		4,300,000.00	4,300,000.00			
485			Whitman Avenue				83,876.80		
486			Fernleaf Lane				95,172.40		
487			Thomas Road				95,873.56		
488			Woodland Drive				83,258.75		
489			Garland Drive						
490			S Calhoun Drive						
491			Heatherwood Circle						
492			Lawton Drive						
493			West Adams Avenue						
494			S Brandon Drive						
495			W Wilton Street						
496			Briggs Street				50,267.60		
497			Scriven Drive				86,517.80		
498			Indian Drive				70,000.00		
499			Claremont Avenue						
500			Avondale Drive						
501			Eaton Circle				113,391.64		
502			Lee Lane				25,933.55		
503			Calvin Circle				38,494.51		
504			Effies Lane				49,365.89		
505			Poinsett Drive						
506			Pickney Avenue						
507			Berkely Avenue						
508			Rutledge Avenue						
509			Waldron Street						
510			Regency Court				23,690.59		
511			S Bishop Drive				29,724.50		
512			Vespers Court				25,511.39		
513			Chancery Court				19,875.53		
514			Eleanor Drive				49,582.68		
750			Engineering Services				271,924.30		283,268.20
515		District 9	Whitehall Subdivision Drainage		4,300,000.00	4,300,000.00			
516			Brittany Drive						
517			Carlton Road						
518			Danny Road						
519			S Floyd Circle						

CAPITAL PROJECT SALES TAX #3

DETAIL EXPENDITURES

Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of 10/31/2025		O/S Purchase Orders
520			S Hanover Drive						
521			Hobart Drive						
522			Ivy Lane						
523			W Janice Terrace						
524			Kintyre Road						
525			Manor Way Drive						
526			S Sunset Acres Lane						
527			West Chester Drive						
528			Thunderbird Lane						
529			Manigault Court				53,391.38		
530			Chalmers Row				51,773.26		
531			Master Circle				49,738.34		
532			Pebble Road				37,609.17		
533			W Lake Drive						
534			Troon Drive						
535			Lake Oakdale						
536			W Forest Lake Drive (State)				193,295.35		
537			Bryson Drive						85,393.59
538			Jefferson Drive (County)				240,585.95		36,178.25
539			W Spencer Lane						
540			W Emery Lane						
541			Coventry Lane						64,727.41
542			Mears Drive				37,531.10		
543			Shorebird Lane				35,559.43		
544			Constitution Drive				49,509.80		
545			Heritage Lane				78,820.00		
546			Alberti Drive				68,820.00		
547			Author Drive				63,748.40		
548			Founder Drive				75,821.12		
549			Liberty Drive				88,092.43		24,089.37
550			Shadwell Drive				27,500.00		13,022.80
551			Left Bank Road						106,060.38
552			Mockingbird Court						51,491.78
553			South Swann Circle						
554			South Lady Street						
555			South Sandy Lane						
556			Lee Lane				25,843.56		
557			Hillcrest Drive				66,656.00		
558			Hillcrest Terrace				21,339.92		
559			Jefferson Drive (between Palmetto and Cashua)						
560			Lakeshore Drive				20,000.00		249,489.41
561			W Forest Lake Drive						
750			Engineering Services				293,416.09		267,523.91
			Total CPST III Projects		$141,731,288.66	$137,795,128.00	$91,161,191.36		$8,806,652.18

CAPITAL PROJECT SALES TAX #3									
DETAIL EXPENDITURES									
Project	Type	Entity	Project Description	Location	Approved Funds	Division Totals	Expended as of		O/S Purchase
							10/31/2025		Orders
							($0.00)		

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: 2026 Annual Calendar

DEPARTMENT: County Council

ISSUE UNDER CONSIDERATION:
Council Is Asked To Approve The 2026 Annual Calendar Of Meeting Dates And Official County Holidays.

OPTIONS:
1. ***(Recommend)*** Approve as presented.
2. Provide an alternate directive.

ATTACHMENTS:
A copy of the proposed 2026 Annual Calendar.

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COUNTY COUNCIL MEETING DATES FOR 2026

MEETING DATES/TIMES	**SCAC & NACo MEETING DATES and OTHER INFORMATION**	***AGENDA ITEMS DUE [CUTOFF DATES]***
JANUARY 15 / 9:00 A.M.		***JANUARY 2***
FEBRUARY 19/ 9:00 A.M.	SCAC – COUNTIES CONNECT, LEGISLATIVE ACTION DAY, COLUMBIA, SC; INSTITUTE FEB 18-19, 2026	***FEBRUARY 6***
MARCH 19 / 9:00 A.M.	NACo – LEGISLATIVE CONFERENCE WASHINGTON, DC FEB. 21-24, 2026	***MARCH 6***
APRIL 16/ 9:00 A.M.		***APRIL 3***
MAY 21 / 9:00 A.M.		***MAY 8***
JUNE 18/ 9:00 A.M.		***JUNE 5***
JULY 16 / 9:00 A.M.	NACo ANNUAL CONFERENCE – JULY 17-20, 2026, NEW ORLEANS SCAC ANNUAL CONFERENCE & SC INSTITUTE OF CLASSES WILD DUNES RESORT, ISLE OF PALMS, SC JULY 27-30, 2026	***JULY 3***
AUGUST 20 / 9:00 A.M.		***AUGUST 7***
SEPTEMBER 17 / 6:00 P.M.	HELD AT THE LAKE CITY BEAN MARKET MUSEUM	***SEPTEMBER 4***
OCTOBER 15 / 9:00 A.M.	FALL ADVOCACY MEETING & INSTITUTE OF GOVERNMENT OCTOBER 27-28,2026	***OCTOBER 2***
NOVEMBER 19 / 9:00 A.M.		***NOVEMBER 6***
DECEMBER 10 / 9:00 A.M.	LEGISLATIVE CONF. DECEMBER 3-4, 2026	***NOVEMBER 30***

OFFICIAL COUNTY HOLIDAYS FOR 2026

OBSERVANCE OF DR. MARTIN LUTHER KING, JR.'S BIRTHDAY	MONDAY, JANUARY 19
GOOD FRIDAY	FRIDAY, APRIL 3
MEMORIAL DAY	MONDAY, MAY 25
INDEPENDENCE DAY	FRIDAY, JULY 3
LABOR DAY	MONDAY, SEPTEMBER 7
VETERANS DAY	WEDNESDAY, NOVEMBER 11
THANKSGIVING DAY AND THE DAY AFTER THANKSGIVING	THURSDAY AND FRIDAY NOVEMBER 26-27
CHRISTMAS	THURSDAY, FRIDAY, MONDAY, DECEMBER 24, 25, AND 28
NEW YEAR'S DAY	FRIDAY, JANUARY 1, 2027

DRAFT

FLORENCE COUNTY COUNCIL MEETING

December 11, 2025

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION: Request For Council To Approve Change Order Number Two For Bid No. 40-24/25 With Palmetto Corp Of Conway, Inc. In The Amount Of $197,048.07 To include Sparks Street To Be funded From District 4 CPSTIII-A Appropriated Funds.

POINTS TO CONSIDER:

1) The original contract with Palmetto Corp was approved by Council on March 20, 2025, for $1,987,347.09. The first change order was approved by Council on September 18, 2025 for $717,179.94 for roads in Timmonsville.
2) This change order will require council approval since it exceeds 20% of the original contract amount plus the first change order.
3) The total contract price with this change order would be $2,901,575.10.
4) The contractor has maintained his original unit pricing.

FUNDING FACTORS:

To be funded from District 4, CPSTIII-A funds.

OPTIONS:

1) Approve Change Order ***(Recommended).***
2) Decline Change Order.

ATTACHMENT:

Palmetto Corp of Conway Change Order

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Palmetto Corp of Conway, Inc.

PO Box 346
Conway, SC 29528
PH 843.365.2156 | Fax 843.365.7733

To:	FLORENCE COUNTY PROCUREMENT	**Contact:**	
Address:	FLORENCE COUNTY FINANCE DEPT., 180 N. IRBY ST. MSC-H	**Phone:**	(843) 664-9668
	FLORENCE, SC 29501	**Fax:**	(843) 665-3018
Project Name:	Florence County - CPST IIII Resurf. Dist 7 - CO.004 Sparks St	**Bid Number:**	
Project Location:	Florence, SC	**Bid Date:**	11/21/2025

Line #	Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
	1	MOBILIZATION	1.00	LS	$25,000.00	$25,000.00
	2	TRAFFIC CONTROL	1.00	LS	$17,550.00	$17,550.00
	3	LIQUID ASPHALT BINDER PG64-22	15.54	TON	$705.00	$10,955.70
	4	FULL DEPTH ASPH. PAV. PATCHING 6" UNIF.	1,513.22	SY	$64.45	$97,527.03
	5	MILLING EXISTING ASPHALT PAVEMENT (VARIABLE)	2,960.00	SY	$5.75	$17,020.00
	6	HOT MIX ASPHALT SURFACE COURSE TYPE C	259.00	TON	$98.50	$25,511.50
	7	PERMANENT CONSTRUCTION SIGNS (GROUND MOUNTED)	48.00	SF	$6.35	$304.80
	8	PERMANENT GRASSING FOR SMALL PROJECTS	0.07	ACRE	$3,250.00	$221.00
	9	SELECT MATERIAL FOR SHOULDERS & SLOPES SELECT MATERIAL FOR SHLDRS. & SLOPES	18.27	CY	$75.70	$1,383.04
	10	ADJUST MANHOLE & VALVE	7.00	EACH	$225.00	$1,575.00

Total Bid Price: $197,048.07

Notes:

- Time Extension: 15 Days
- Cold Weather impacts may require additional time to be requested at a later date.

ACCEPTED:

The above prices, specifications and conditions are satisfactory and hereby accepted.

Buyer: _____

Signature: _____

Date of Acceptance: _____

CONFIRMED:

Palmetto Corp Of Conway, Inc.

Authorized Signature: _____

Estimator: Kristin Levy
(843)365-2156 klevy@palmettocorp.com

FLORENCE COUNTY COUNCIL
MEETING

December 11, 2025

AGENDA ITEM: Reports to Council

DEPARTMENT: Administration

ISSUE UNDER CONSIDERATION: Request for Council to Approve Change Order Number Three For Bid No. 33-24/25 With Chipley Company In The Amount Of $119,866 To include N. Floyd Road Extension For District 1 To Be funded From CPSTIII-A Funds.

POINTS TO CONSIDER:

1) The original contract with Chipley Company for District 1 road improvements was approved by Council on February 20, 2025, for $1,212,985.60.
2) On August 7, 2025, a change order adding Calvin Street at a cost of $102,052 was added to the contract. This did not require council approval since it was under 20% of original contract amount. Therefore increasing the contract to $1,315,037.60. Then Council approved a change order on August 21, 2025, in the amount of $429,009.20 for Maxie Thomas Road.
3) The total contract price with all change orders would be $1,863,912.80.

FUNDING FACTORS:

To be funded from CPSTIII-A funds.

OPTIONS:

1) Approve Change Order ***(Recommended).***
2) Decline Change Order.

ATTACHMENTS:

Chipley Company Change Order Adding N. Floyd Road Extension

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Post Office Box 5417
Florence, SC 29502
(843) 662-2142 Phone
(843) 662-2165 Fax
kael@chipleycompany.com
www.chipleycompany.com

November 14, 2025

David Hyatt
Davis and Floyd
Florence, SC

No Testing, Inspection, Permits, or Bonds are included.

PROJECT **Bid 33-24/25 CO 3 - N. Floyd Road Extension**

Item 1 Our Price In Accordance With the Following Specifications is..... $119,866.00

The following is included:

Item	Quantity	Unit	Unit Price
Mobilization	1	LS	$18,500.00
Traffic Control	1	LS	$10,500.00
Cem. Stab. Earth Base (6" UNIF)	2825	SY	$9.60
Port. Cem. For Cem. Stab. Earth Base Cr.	65.000	TON	$230.00
Liquid Asphalt Binder PG 64-22	19.500	TON	$800.00
H/M Asph. Surface Cr. Type C	284	TON	$89.00
Sel. Mat. For Shoulders and Slopes	46	CY	$45.00
Perm. Grass. For Small Projects	2	ACRE	$2,925.00

Total Price $119,866.00

We appreciate your request for our proposed work!
Accepted as authorization to perform work: _____

Kael Morris
Kael Morris
Chipley Company, Inc.
SCGC License 97504

Local Work References: Ervin Engineering, Thompson Turner, Five Star, Vulcraft/Nucor, ABB, DSM, FMU, Carolina Supply House, Manheim of Darlington, Sonoco, GE, McLeod Health, JCI, Ruiz Foods, Niagara, MB Kahn, Balfour, Hanna Engineering, Choate, Harbor Freight Tools, Tomlinsons.

FLORENCE COUNTY COUNCIL MEETING

December 11, 2025

AGENDA ITEM: Reports to Council
Bid Award

DEPARTMENT: Procurement
Public Works

ISSUES UNDER CONSIDERATION: Request For Council To Award Bid No. 14-25/26, Paving, Patching And Resurfacing Of Chantz Ct. In The Vintage Place Subdivision In District 3 To Campbell Pavement Specialties, Inc. Of Sumter, SC In The Amount Of $97,209.00 To Be Funded From District 3 Infrastructure Funding. ***(6 Compliant Bids).***

POINTS TO CONSIDER:

1) The Bid was advertised in the South Carolina Business Opportunities (SCBO) Newsletter on October 3, 2025. The bid opening was held on October 17, 2025.
2) Six (6) bids were received; Six (6) bids were compliant. Campbell Pavement Specialties, Inc. is the lowest responsible, responsive bidder.
3) Steven H. Allen, Public Works Director, recommends awarding Campbell Pavement Specialties, Inc.
4) The bid expires January 17, 2025.
5) The bid was approved at Council's meeting last month but the funding source was incorrect.

FUNDING FACTORS:

$97,209.00 = Total amount to be funded from District 3 Infrastructure Funding under account number 132-441-438000-508763.

OPTIONS:

1) Award Bid No. 14-25/26 ***(Recommended).***
2) Decline Award.

ATTACHMENTS:

1) Bid Tabulation Sheet.
2) Recommendation Letter from Steven H. Allen, Public Works Director.

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Notice

Basic Information

Reference Number	0000400201
Issuing Organization	Florence County
Owner Organization	
Project Type	RFB - Request for Bid (Formal)
Project Number	14-25/26
Title	14-25/26 Pavement, Patching and Resurfacing of Chantz Ct./Vintage Place District
Source ID	PU.AG.USA.2686018.C17634176
Piggyback Solicitation	No

Details

Location	Florence County, South Carolina
Description	Florence County, South Carolina (Owner) is accepting bids from licensed and qualified Contractors to provide Milling of 2” of existing asphalt, 6” of full depth asphalt pavement, patching and resurfacing with 2” HMA surface Type B to Chantz Ct. Rd at Vintage Place in District 3 in Florence, SC.

Dates

Publication	10/03/2025 02:24 PM EDT
Question Acceptance Deadline	10/10/2025 04:00 PM EDT
Questions are submitted online	Yes
Bid Intent	Not Available
Closing Date	10/17/2025 10:05 AM EDT

Contact Information

Nakeshia P Wilkins
8436653018
nwilkins@florenceco.org

Patrick Fletcher
843-665-3018
pfletcher@florencecountysc.gov

Bid Result Publication Revision

Publication Type Unofficial Results

Palmetto Corp of Conway

Organization Name	Palmetto Corp of Conway
Bid Amount	$138,567.00
Address	3873 Hwy 701 N Conway South Carolina 29526 United States

Chipley Company, Inc.

Organization Name	Chipley Company, Inc.
Bid Amount	$118,554.00
Address	PO Box 5417 Florence, SC South Carolina 29502 United States

C.R. Jackson, Inc.

Organization Name	C.R. Jackson, Inc.
Bid Amount	$122,224.00
Address	620 Mineral Springs Rd DARLINGTON South Carolina 29540 United States

Evans Pavement Services

Organization Name	Evans Pavement Services
Bid Amount	$113,176.08
Address	P.O. Box 3990 Florence South Carolina 29502 United States

Campbell Pavement Specialities, Inc.

Organization Name	Campbell Pavement Specialities, Inc.
Bid Amount	$97,209.00
Address	31 Holmes Garden Rd. Sumter South Carolina 29151 United States

Industrial Paving, Inc.

Organization Name	Industrial Paving, Inc.
Bid Amount	$233,390.00
Address	712 Mineral Springs Rd. Darlington South Carolina 29540 United States

Bid Results Email

Email Attachment(s)

File	Size	Uploaded Date	Language
No Files			

Additional Recipients

Include notification issuer as an additional recipient	No

MEMORANDUM

TO: Patrick D. Fletcher, CPPB
Florence County Procurement Director

FROM: Steven H. Allen – Director
Florence County Public Works

DATE: October 23, 2025

Re: Recommendation for Award of Bid # 14-25/26 – Pavement patching and resurfacing of Chantz Ct. in Vintage Place Subdivision. -- Council District 3

Bids were received on October 17, 2025, for the above-reference project in District 3.

The project is to be funded from District 3 Infrastructure Fund account:
132-441-438-000-8763.

I recommend that Council award Bid No. 14-25/26, pavement patching and resurfacing for Chantz Court in District 3 to **Campbell Pavement Specialties, Inc.** of Sumter, S.C. in the amount of **$ 97,209.00** .

Please call if you have any questions regarding this award.

Steven H. Allen

Cc: Kevin Yokim – Florence County Administrator
Scott Tanner – Deputy Administrator
Nakeshia Wilkins – Procurement

FLORENCE COUNTY COUNCIL MEETING
DECEMBER 11, 2025

AGENDA ITEM: Other Business
Infrastructure Project
Council District 2

DEPARTMENT: COUNTY COUNCIL

ISSUE UNDER CONSIDERATION:
Approve the expenditure of not to exceed $4,888.00 from Council District 2 Infrastructure Funding Allocations to assist the Johnsonville Fire Department with the completion of the concrete pad for the utility building.

FUNDING SOURCE:

XXXX_____Infrastructure
_____Road System Maintenance
_____Utility

SIGNED:

Amount $_____	Amount $4,888.00_____	Amount $_____
_____	_____	_____
Jason M. Springs	Andrew T Rodgers Jr.	Alphonso Bradley
Amount $8_____	Amount $_____	Amount $_____
_____	_____	_____
Jerry W Yarborough Jr.	Kent C. Caudle	Waymon Mumford
Amount $_____	Amount $_____	Amount $_____
_____	_____	_____
Willard Dorriety Jr.	C. William Schofield	Stoney C. 'Toney' Moore

ATTACHMENTS:
None

I, Hope Jones, Clerk to County Council, certify this item was approved by the Florence County Council at the above-referenced meeting, at which a majority of members were present.

Hope Jones, Clerk to Council

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