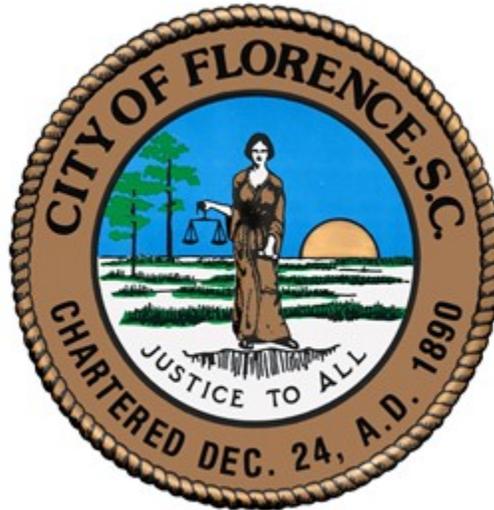


**REGULAR MEETING
OF
FLORENCE CITY COUNCIL**



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

**MONDAY
FEBRUARY 9, 2026
1:00 P.M.**



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, FEBRUARY 9, 2026 – 1:00PM
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

I. CALL TO ORDER

II. INVOCATION

Pledge of Allegiance to the American Flag

III. ADOPTION OF AGENDA

IV. APPROVAL OF MINUTES

January 12, 2026 – Regular Meeting

V. HONORS AND RECOGNITIONS

SERVICE RECOGNITIONS

Amanda Pope – 30 years – City Manager’s Office

VI. APPEARANCES BEFORE COUNCIL

Carol Dion, President, Blue Star Mothers of Coastal Carolina

To speak on Wreaths Across America at the Florence National Cemetery.

VII. INTRODUCTION OF ORDINANCES

a. Bill No. 2026-01 – First Reading

An Ordinance to annex and zone RU the property located at 2916 West Palmetto Street, identified as Florence County Tax Map Number 00100-01-031.

b. Bill No. 2026-02 – First Reading

An Ordinance to amend the Planned Development District for New Ebenezer Baptist Church at 312 South Ravenel Street, identified as Florence County Tax Map Number 90103-03-001.

c. Bill No. 2026-03 – First Reading

An Ordinance to amend the City of Florence *Unified Development Ordinance* regarding itinerant vendor sales, mobile services, and temporary use permits.

d. Bill No. 2026-04 – First Reading

An Ordinance to amend the City of Florence *Unified Development Ordinance* regarding in-home childcare facilities.

e. Bill No. 2026-05 – First Reading

An Ordinance authorizing the conveyance of property located at 804 Waverly Avenue, identified as Florence County Tax Map Number 90061-11-015, to facilitate the construction of a home which will be marketed for sale at prices based on fair market value as part of the neighborhood redevelopment efforts within the City of Florence.

f. Bill No. 2026-06 – First Reading

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

VIII. INTRODUCTION OF RESOLUTIONS

a. Resolution No. 2026-05

A Resolution to proclaim February 22-28, 2026 as Montessori Education Week in the City of Florence.

b. Resolution No. 2026-06

A Resolution to recognize March as Women’s History Month in the City of Florence.

c. Resolution No. 2026-07

A Resolution authorizing the City Manager to return funding associated with sanitation pickup to the City of Lake City, South Carolina.

d. Resolution No. 2026-08

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

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

e. Resolution No. 2026-09

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

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

IX. REPORT TO COUNCIL

a. Appointments to Boards and Commissions

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

b. Mauldin and Jenkins, CPAs and Advisors

Presentation of the City of Florence, SC Annual Comprehensive Financial Report and Audited Financial Statements by the independent Certified Public Accounting Firm of Mauldin and Jenkins CPAs and Advisors.

X. CITY MANAGER’S REPORT

XI. MAYORAL REPORT

XII. COMMITTEE REPORTS

- a. **Business Development Committee**
- b. **Community Development Committee**
 - **Appointments to Building Florence Together**

(Note: Action may be taken during the Community Development Committee report.)

- c. **Finance, Audit and Budget Committee**

XIII. EXECUTIVE SESSION

- a. **Discussion regarding a development project as referenced in Resolution No. 2026-08 [30-4-70(a)(5)].**
- b. **Discussion regarding a development project as referenced in Resolution No. 2026-09 [30-4-70(a)(5)].**
- c. **Discussion regarding appointments to city Boards and Commissions [30-4-70(a)(1)].**
- d. **Discussion of a proposed economic development project located in the downtown redevelopment district [30-4-70(a)(5)].**
- e. **Discussion and receipt of legal advice regarding proposed contractual arrangements involving the creation of an intergovernmental public body [30-4-70(a)(2)]. [30-4-70(a)(2)].**
- f. **Discussion regarding a matter involving the employment of an employee [30-4-70(a)(1)].**

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

XIV. ADJOURN



**REGULAR MEETING OF FLORENCE CITY COUNCIL
MONDAY, JANUARY 12, 2026 – 1:00 P.M.
CITY CENTER – COUNCIL CHAMBERS
324 WEST EVANS STREET
FLORENCE, SOUTH CAROLINA**

MEMBERS PRESENT

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

ALSO PRESENT

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

MEDIA PRESENT

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

CALL TO ORDER

Mayor Barnes called the January 12, 2026 Regular meeting of Florence City Council to order at 1:00pm.

INVOCATION

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

APPROVAL OF MINUTES

Pro tem Jebaily made a motion to adopt the minutes of the December 8, 2025 Regular Meeting and Councilman Smith seconded the motion. The minutes were unanimously (7-0) adopted.

ADDENDUM TO THE AGENDA

Executive Session – Personnel Matter

Without objection, this item was added to the meeting agenda.



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SERVICE RECOGNITIONS

Mr. Adam Swindler, Director of Public Works, recognized Gregory Allen for 35 years of service with the City of Florence.

Mr. Adam Swindler, Director of Public Works, recognized Daniel Correa for 15 years of service with the City of Florence.

Mr. Jerry Dudley, Director of Planning, recognized Retha Brown for 20 years of service with the City of Florence.

Mr. Stephen Starling, Interim Police Chief, recognized Alex Ussery for 20 years of service with the Florence Police Department.

Mr. Stephen Starling, Interim Police Chief, recognized Jon Watts for 15 years of service with the Florence Police Department.

Mr. Stephen Starling, Interim Police Chief, recognized Kristopher Russell for 10 years of service with the Florence Police Department.

Mr. Shannon Tanner, Fire Chief, recognized Alex McGovern for 15 years of service with the Florence Fire Department.

Mr. Shannon Tanner, Fire Chief, recognized Jacob Shuler for 15 years of service with the Florence Fire Department.

ORDINANCES IN POSITION

Bill No. 2025-43 – Second Reading

An Ordinance to amend Section 14-21, Section 14-22, and Section 14-23 of the City of Florence municipal code regarding provision related to regulating the curfew for juveniles and other matters related thereto.

Councilwoman NeSmith-Jackson made a motion to adopt Bill No. 2025-43 on second reading and Councilman McCall seconded the motion.

Council voted unanimously (7-0) in favor of the motion. Bill No. 2025-43 was adopted.

INTRODUCTION OF RESOLUTIONS

Resolution No. 2026-01

A Resolution honoring Smiling Scoops for their contributions to the efforts to revitalize downtown Florence.

Councilman McCall made a motion to pass Resolution No. 2026-01 and Councilwoman NeSmith-Jackson seconded the motion.

Mayor Barnes and Councilman McCall presented the Resolution to Stoney and Whitney Dupree, owners of Smiling Scoops. Mr. Dupree thanked Council for the recognition.



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Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-01 was passed.

Resolution No. 2026-02

A Resolution to recognize National Marriage Week in the City of Florence.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-02 and Councilman McCall seconded the motion.

Mayor Barnes and Councilman Braddock presented the Resolution to Pastor Chris Handley. Pastor Handley thanked Council for the recognition and spoke on the importance and impact of healthy marriages.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-02 was passed.

Resolution No. 2026-03

A Resolution of Recognition for the 12u Florence All-Star Football team for winning the South Carolina Athletics Program State Championship.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-03 and Councilman McCall seconded the motion.

Mayor Barnes presented the Resolution to the 12u Florence All-Star Football team. The team mom spoke on behalf of the team and thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-03 was passed.

Resolution No. 2026-04

A Resolution of Recognition for Thomas Mitchell for his contributions to the City of Florence.

Councilwoman NeSmith-Jackson made a motion to pass Resolution No. 2026-04 and Councilman Braddock seconded the motion.

Mayor Barnes and Councilwoman NeSmith-Jackson presented the Resolution to Mr. Thomas Mitchell. Mr. Mitchell thanked Council for the recognition.

Council voted unanimously (7-0) in favor of the motion. Resolution No. 2026-04 was passed.

REPORT TO COUNCIL

Appointments to Boards and Commissions

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

Bowen National – Report on the Housing Study

Mr. Jerry Dudley, Director of Planning, introduced Mr. Patrick Bowen of Bowen National Research, explaining that the city's Housing Study began around mid-year last year. He noted that Mr. Bowen



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is passionate about housing and brings more than 30 years of experience conducting housing and market studies across the country.

Mr. Patrick Bowen presented the Florence, South Carolina Housing Needs Assessment to Council. (A copy of this presentation is attached to and made part of these minutes.) Mr. Bowen said that housing makes a difference and spoke to his personal experience with affordable housing and its importance. He noted that while the City of Florence has significant housing needs, it also has many opportunities. Mr. Bowen then reviewed the scope of work for the Housing Needs Assessment and provided an overview of the findings and recommendations for the City of Florence.

Councilman McKay referred to the Housing Assessment and asked whether it is typical in the region for a significant percentage of individuals working in the City to commute more than 50 miles. Mr. Bowen responded that for a city of this size, it is common for approximately 80% of the workforce to live outside the City. However, he noted that the 25.1% commuting more than 50 miles is relatively high due to the unusually long distances traveled by commuters.

Councilman Braddock referenced the recently adopted amendment regarding accessory dwelling units (ADUs) and asked whether its impacts were reflected in the housing assessment. He noted that if not, ADUs, primarily studio and one-bedroom units, could add to the housing inventory. Mr. Bowen responded that the housing survey was completed in August/September 2025, and Councilman Braddock acknowledged that the survey was completed prior to adoption of the amendment. Councilman Braddock asked whether city staff had an estimate of how many units could be added as a result. Mr. Jerry Dudley, Director of Planning, indicated that very few units have been approved to date, estimating fewer than ten ADUs have come through the City for approval. Councilman Braddock questioned whether this was due to a lack of awareness about ADUs and suggested the City may need to do additional outreach or marketing to encourage participation. He then pointed out that the assessment identified one vacant studio unit and seven vacant one-bedroom units, suggesting the amended ordinance could directly impact those units, and again asked about the potential increase in housing inventory. Mr. Clint Moore, Assistant City Manager, said it is difficult to determine. Mr. Moore explained that the City's original zoning ordinance in 2008 did not permit ADUs, resulting in many units operating "under the radar" and not being advertised. He noted these units are typically located in the city's historic neighborhoods and often associated with detached garages and existing infrastructure. While ADUs are expected to increase with new construction, the overall impact remains unknown. Councilman Braddock asked if there were additional steps the City could take to encourage ADUs and inquired how many studio and one-bedroom units are currently in permitting. City staff responded that very few are proposed. Councilman Braddock expressed concern that developers are unlikely to build studio and one-bedroom units, emphasized the gap in that segment of housing, and reiterated his support for encouraging residents to apply for permits so existing ADUs can be brought into compliance and added to the available housing supply.

Councilman Braddock asked whether the housing assessment included information on the impact of the state-mandated tax rates on rental housing, specifically the 6% tax on residential rentals compared to 4% on commercial properties. He expressed concern that the state's tax code places a disproportionate tax burden on non-owner-occupied dwellings. Councilman Braddock also expressed concerns regarding claw backs and discussed barriers to affordable housing.

Mr. Clint Moore, Assistant City Manager, informed Council that during the Housing Assessment process, the AESC Battery Plant project was placed on pause and therefore excluded from the assessment. He noted that once additional progress and a clearer timeline are available, certain figures in the assessment may be updated.



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Councilman McCall thanked Mr. Bowen for presenting the Housing Assessment and said that a similar assessment conducted by North Charleston revealed comparable findings, which prompted the Community Development Committee to request an assessment for the City. He referenced prior instances where proposed multifamily developments faced community opposition due to perceived lack of need. He noted that the assessment confirms a significant need for additional multifamily housing and greater housing options. Councilman McCall further cited examples of residents, particularly millennials, seeking opportunities in other cities due to lower costs of living and asked why the City's cost of living is higher than in some other municipalities. Mr. Bowen responded that while he could not speak to specific communities, the City's development costs, fees, and taxes are competitive, but land costs are higher. Although land costs cannot be controlled, the City may offset them through measures such as reduced fees and density bonuses. Councilman McCall asked how these measures apply to existing housing units. Staff explained that limited housing inventory is a major contributor to higher housing costs and that increasing supply is necessary to remain competitive.

Councilman Braddock raised concerns regarding land costs and density, asking whether municipalities are revising ordinances to address density challenges and suggesting alternatives such as tiny homes, mobile homes, or revised single-family density standards. Mr. Bowen cited Asheville, North Carolina, as an example of a city offering density bonuses but noted he was not aware of other municipalities rewriting ordinances, though further research could be conducted.

Pro tem Jebaily thanked Mr. Bowen for conducting the Housing Assessment, the Community Development Committee for initiating the assessment, and city staff for their efforts. He requested that an electronic copy of the Housing Assessment be emailed to Council, which staff confirmed.

Councilman Smith asked for information regarding the number of housing units permitted or currently under construction, including a breakdown by multifamily and single-family developments. Mr. Clint Moore, Assistant City Manager of Development, responded that housing data has been tracked since 2018 and includes units that are completed, under construction, or under review. He reported that approximately 8,700 units have been approved within the water and sewer utility franchise area since 2018, with the most active approval period occurring between 2020 and 2023. Mr. Moore noted that many of these projects are now in the construction phase, with approximately half either nearing completion or still proposed, and that development activity is expected to increase now that the City has concrete data to share with developers and the community.

Councilman McCall acknowledged the need for additional housing units in the City and requested clarification on the target price points. Mr. Bowen explained that the Housing Assessment indicates rental units would be more affordable, while for-sale units would generally range from moderate to higher priced options.

Councilwoman NeSmith-Jackson asked how the City can encourage developers to build affordable housing given higher land costs. Mr. Bowen responded that various programs can make such projects financially viable, citing the Low-Income Housing Tax Credit program as an example. He also noted that increasing the supply of moderately priced housing could help alleviate affordability challenges by allowing residents to move out of lower-priced units. He further acknowledged the broader national housing crisis and emphasized the importance of learning from other communities' approaches.

Mayor Barnes thanked Mr. Bowen and asked Mr. Scotty Davis, City Manager, to outline the City's efforts to reduce housing costs. Mr. Davis reported that Council has allocated funding over several budget cycles to support housing initiatives, including down payment assistance, demolition of blighted properties, establishment of the nonprofit Building Florence Together, partnerships with developers



FLORENCE CITY COUNCIL REGULAR MEETING – JANUARY 12, 2026

through land contributions and up to \$25,000 in down payment assistance, and other related programs. He also noted that the City has worked with legislators to pursue enabling legislation for a housing trust fund; however, in the absence of such legislation, housing initiatives have been funded through the City's general fund. He emphasized that without the City's proactive approach in prior years, housing challenges would be more severe.

Councilman McKay asked about the selection criteria for the City's down payment assistance programs and inquired about strategies to grow the workforce-age population. Mr. Davis explained that some programs have income limits, such as those funded through the Community Development Block Grant program, which requires applicants to be below 80% of the area median income. Other programs funded with City dollars have no income limits but are restricted by location. He also highlighted the City's monthly Homebuyer Workshops designed to prepare prospective homebuyers and noted that most programs operate on a first-come, first-served basis.

Mr. Bowen concluded by commending the City for its housing initiatives and ongoing efforts.

CITY MANAGER'S REPORT

Mr. Scotty Davis, City Manager, recognized Mr. Lynwood F. Givens, Purchasing Agent for being elected Grand Master of the Prince Hall Grand Lodge of South Carolina. Mr. Davis also announced that Mayor Barnes has been selected to participate in the 8th class of the Riley Mayors Design Fellowship. The 2026 Riley Mayors Design Fellowship consists of six mayors from across the state of South Carolina. The Riley Mayors Design Fellowship is a partnership between the Riley Center for Livable Communities at the College of Charleston, Clemson University's Master of Resilient Urban Design Program, the South Carolina Arts Commission and the Municipal Association of South Carolina.

MAYORAL REPORT

Mayor Barnes highlighted the Budget Work Session held last week with Council and city staff. She noted that 2025 was a great year for the City of Florence and shared her excitement for the opportunities and initiatives planned for 2026. Mayor Barnes commended Council and city staff for their continued hard work and dedication. She also shared a card she received from a veteran praising the Florence Veterans Park for its beauty, meaning, and the honor it shows to those who have served.

COMMITTEE REPORTS

Business Development Committee, Chaired by Pro tem Jebaily

Pro tem Jebaily said the committee did not meet due to the holidays. He highlighted the Urban Square groundbreaking that was held on December 18, 2025.

Community Development Committee, Chaired by Mayor Barnes

Mayor Barnes said the committee did not meet due to the holidays. Committee meetings will resume in January.

Finance, Audit and Budget Committee, Chaired by Councilman McCall

Councilman McCall said the committee did not meet due to the holidays. He briefly highlighted the Budget Retreat that was held last week and thanked city staff for their hard work and dedication.



EXECUTIVE SESSION

Mayor Barnes said Council will be entering into Executive Session for a discussion regarding appointments to city Boards and Commissions, for a discussion regarding an economic development project located in the Downtown Central District and for a personnel matter.

Pro tem Jebaily made a motion to enter into Executive Session and Councilwoman NeSmith-Jackson seconded the motion. Council voted unanimously (7-0) to enter into Executive Session at 2:55pm.

Councilman McCall made a motion to resume open session and Councilman Smith seconded the motion. The motion carried. Council resumed open session at 4:45pm and took action on the following items:

Appointments to Boards and Commissions

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

Design Review Board

Councilman McCall deferred his nomination to the Board.

Construction and Maintenance Board of Adjustments and Appeals

Mayor Barnes deferred remaining nominations to the Board.

Resilience and Sustainability Advisory Committee

Councilman Smith deferred his nomination to the Board.

Public Safety Citizen's Review Board

Councilman McKay made a motion to appoint Alexis Mourounas to the Public Safety Citizen's Review Board and the motion carried unanimously. Alexis Mourounas was appointed to the Public Safety Citizen's Review Board for a term to begin immediately and expire on June 30, 2029.

Board of Zoning Appeals

Mayor Barnes deferred her nomination to the Board.

Veterans Park Committee

Councilman Smith deferred his nomination to the Board.

Personnel Matter

Pro tem Jebaily made a motion to adopt the written performance evaluation of the City Manager as discussed in Executive Session and to authorize the Mayor to execute the evaluation on behalf of the Council and deliver the same to the City Manager. Councilman Braddock seconded the motion. Councilman McKay recused himself from the vote due to not being privy to information based on the goals set by Council prior to being elected to Council. (A copy of the recusal statement is attached to and made part of these minutes.)



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Council voted 6-0 in favor of the motion. The motion carried unanimously (6-0), with Councilman McKay having recused himself.

Pro tem Jebaily made a motion to amend the City Manager's employment agreement to extend the term by two years and Councilman Braddock seconded the motion.

Council voted 6-0 in favor of the motion. The motion carried unanimously (6-0), with Councilman McKay having recused himself.

ADJOURN

Without objection, the January 12, 2026 Regular meeting of City Council was adjourned at 4:48pm.

Dated this 9th day of February 2026.

Casey C. Moore, Municipal Clerk

Lethonia Barnes, Mayor

RECUSAL STATEMENT

Member Name: Zach McKay

Meeting Date: 1.12.26

Agenda Item: _____ Section _____ Number: _____

Topic: City Manager Evaluation

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

- Professionally employed by or under contract with principal
- Owns or has vested interest in principal or property
- Other: Not privy to information based on goals set prior to election.

Date: 1.12.26 _____
Member

Approved by Parliamentarian: 

Florence, South Carolina Housing Needs Assessment



**BOWEN
NATIONAL
RESEARCH**

Trusted Service | National Experience

CONTACT: Patrick Bowen

patrickb@bowennational.com

614-833-9300

Scope of Work

- Study of City of Florence with Comparison to the Balance of Florence County. Also Includes Five City Submarkets.
- Demographic Characteristics and Trends
- Economic Conditions & Investments
- Existing Housing Stock (Rental & For-Sale)
- Evaluation of Community Services
- Study of Special Needs Populations
- Identification of Development Opportunities
- Evaluation of Residential Development Costs & Potential Housing Regulatory Barriers
- Identification of Potential Developers/Investors
- Review of Housing Programs
- Online Resident/Commuter & Stakeholder Surveys
- Quantified Rental & For-Sale Housing Gaps by Various Levels of Affordability

HOUSING NEEDS ASSESSMENT

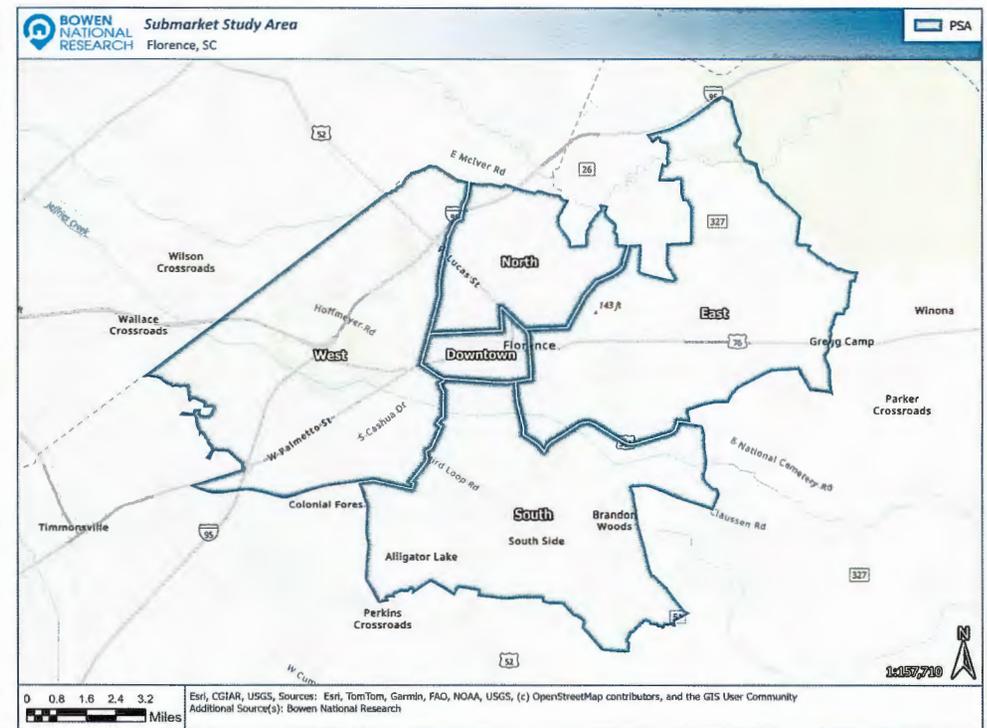
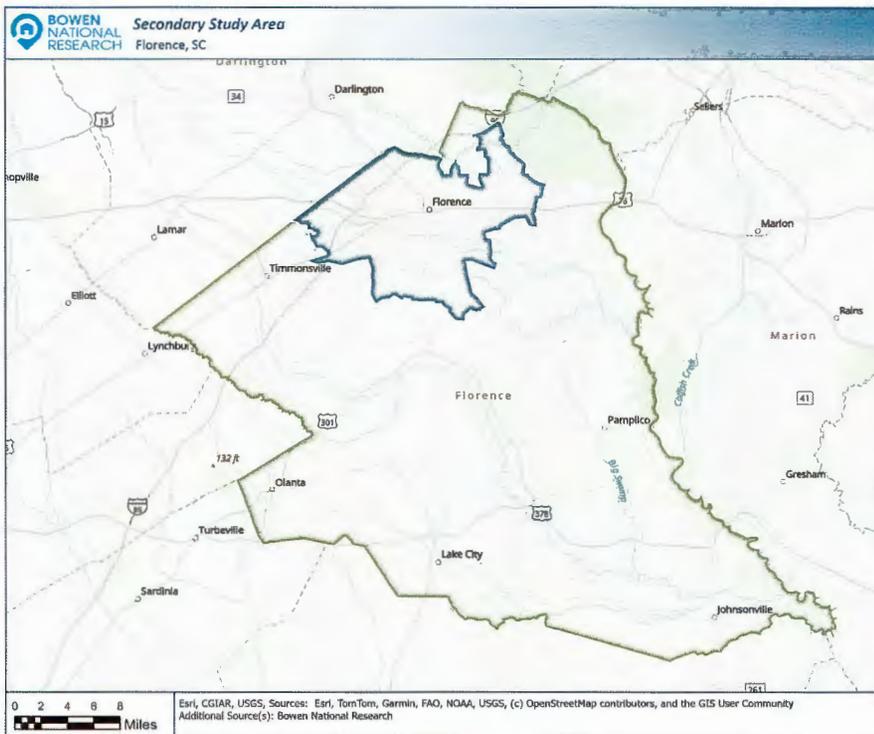
Florence,
South Carolina



2025

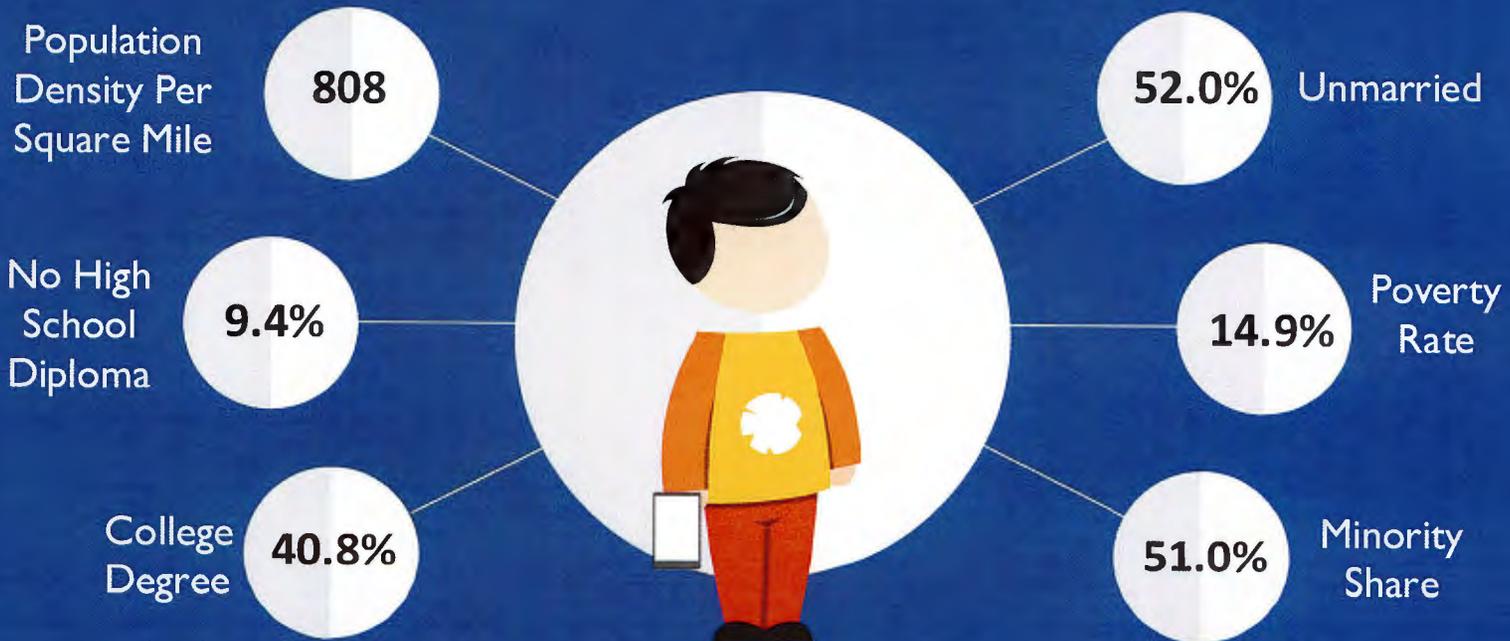
Study Areas

- PSA – Florence (City* - Focus of Report)
- SSA – Balance of Florence County
- Submarkets (Five Areas within the City*)



*Florence includes city and areas just beyond city limits

Florence Population Characteristics

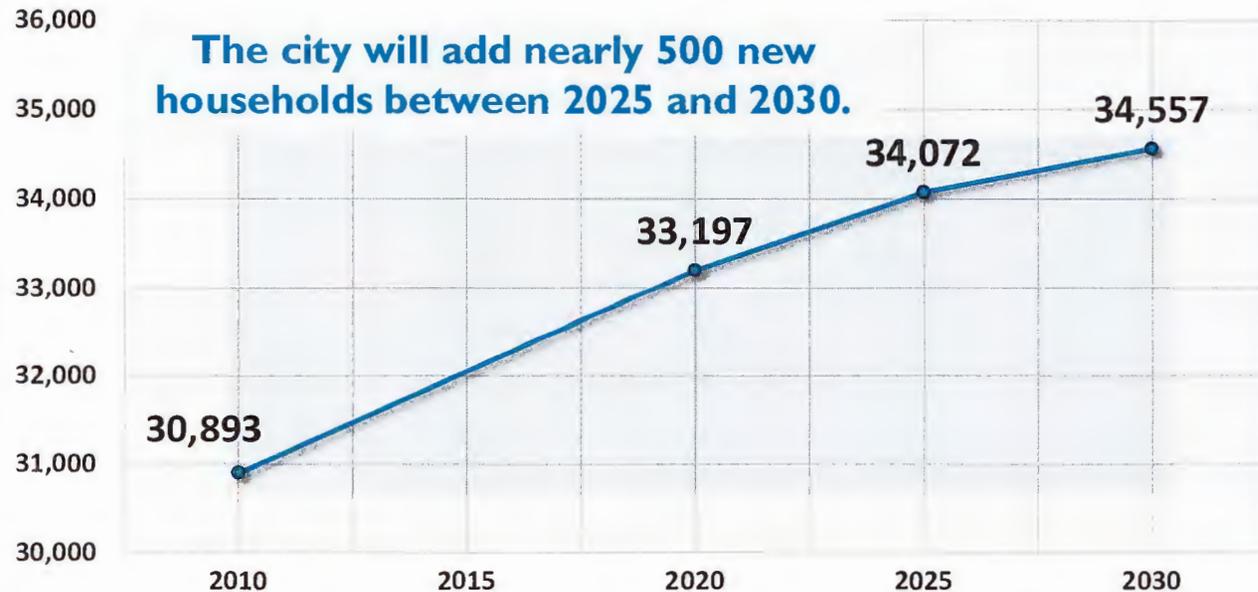


The composition of the population can affect incomes and ultimately housing affordability.

Demographics – Overall Household Growth Trends

Since 2010, Exceptional Household Growth within Florence has Contributed to Strong Demand for Additional Housing Alternatives, a Trend that is Expected to Continue for the Foreseeable Future.

PSA Household Growth Trends (2010-2030)



The projected household growth over the next five years will contribute to the need for additional housing units. However, other factors also impact the housing needs of the city.

Demographics – Households and Household Change

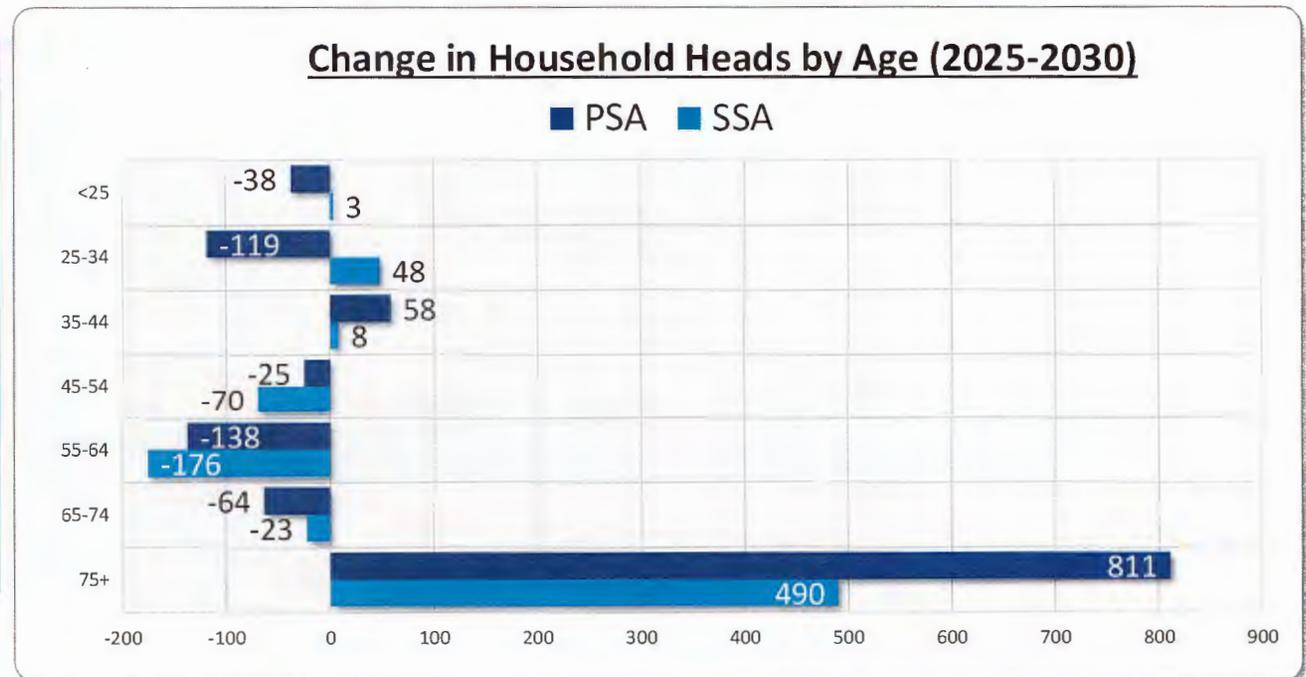
	Total Households				Household Change					
	2010	2020	2025	2030	2010-2020		2020-2025		2025-2030	
	Census	Census	Estimated	Projected	Number	Percent	Number	Percent	Number	Percent
Downtown Florence	2,766	2,754	2,749	2,747	-12	-0.4%	-5	-0.2%	-2	-0.1%
North Florence	3,910	3,785	3,738	3,712	-125	-3.2%	-47	-1.2%	-26	-0.7%
East Florence	3,313	3,323	3,327	3,329	10	0.3%	4	0.1%	2	0.1%
South Florence	10,201	11,091	11,428	11,615	890	8.7%	337	3.0%	187	1.6%
West Florence	10,703	12,244	12,829	13,153	1,541	14.4%	585	4.8%	324	2.5%
Florence Study Area	30,893	33,197	34,072	34,557	2,304	7.5%	875	2.6%	485	1.4%
Balance of County	21,794	21,430	21,955	22,235	-364	-1.7%	525	2.4%	280	1.3%
Florence County	52,687	54,627	56,027	56,792	1,940	3.7%	1,400	2.6%	765	1.4%
South Carolina	1,800,392	2,047,988	2,226,193	2,398,869	247,596	13.8%	178,205	8.7%	172,676	7.8%

Three of the City's Five Submarkets are Growing, with the Greatest Growth Occurring and Projected to Occur in the South Florence and West Florence Submarkets. This Growth in Households will Add to the Demand for Housing.

Demographics – Household Heads by Age

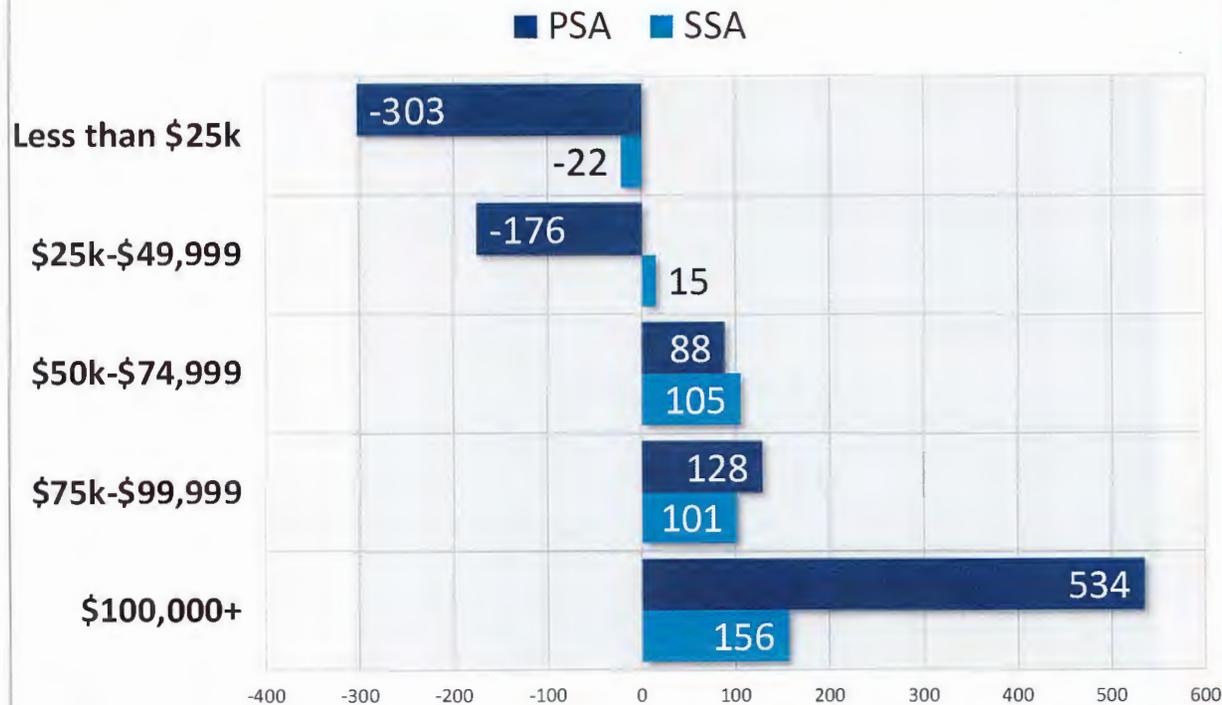
Changes in Households by Age, which Includes New Households Entering the PSA (Florence) and Existing Households Aging in Place, will Influence Future Housing Demand for both Family and Senior-Oriented Housing.

Between 2025 and 2030, the largest household growth is projected to occur among households between the ages of 35 and 44 and households aged 75 and older.



Demographics – RENTER Households by Income

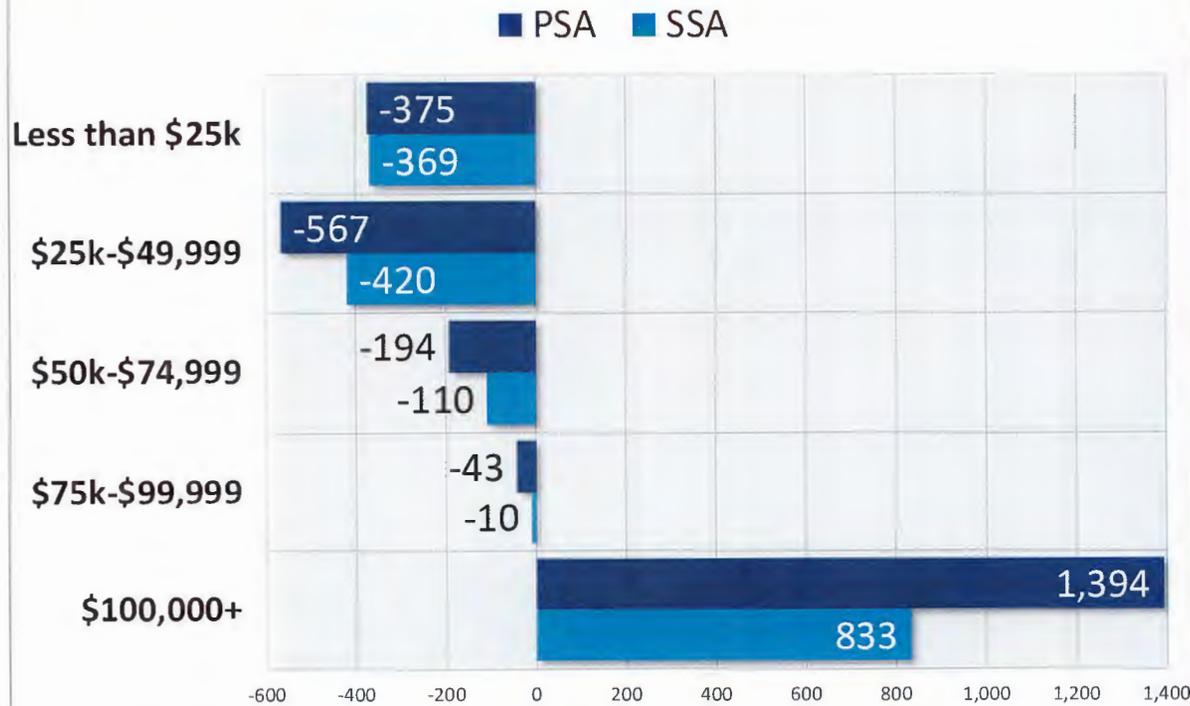
Change in Renter Households by Income (2025-2030)



Between 2025 and 2030, renter household growth in the PSA is expected to occur among moderate- and higher-income households (earning \$50,000 or more annually), leading to increased demand for moderately priced workforce housing and high-end rental housing. However, it is noteworthy that **over half (52.2%) of renter households will earn less than \$50,000 in 2030.**

Demographics – OWNER Households by Income

Change in Owner Households by Income (2025-2030)



Although owner household growth between 2025 and 2030 is projected to occur among households earning \$100,000 or more, a household would need to have an annual income of at least \$94,500 to afford a home at the current median list price of \$283,500. Nearly 60.0% of owner households do not have the incomes to afford a typical home available in the market. As such, for-sale housing affordability should continue to be a part of future housing discussions in the city.

Substandard Housing

- Within the PSA, 6.1% of renter households and 1.6% of owner households are overcrowded.
- The shares of households with incomplete plumbing or kitchens within the PSA are 2.4% (renters) and 0.5% (owners).
- There are an estimated **1,438 households** in the PSA living in substandard housing.

	Housing Age and Conditions											
	Pre-1970 Product				Overcrowded				Incomplete Plumbing or Kitchen			
	Renter		Owner		Renter		Owner		Renter		Owner	
	#	%	#	%	#	%	#	%	#	%	#	%
Downtown Florence	584	40.5%	1,045	96.7%	56	3.9%	0	0.0%	14	0.9%	15	1.3%
North Florence	791	39.3%	827	46.9%	119	5.9%	3	0.2%	34	1.7%	23	1.3%
East Florence	294	17.9%	300	17.1%	121	7.4%	0	0.0%	30	1.8%	0	0.0%
South Florence	502	16.0%	1,923	25.0%	245	7.8%	96	1.2%	20	0.6%	57	0.7%
West Florence	400	11.6%	1,164	14.0%	163	4.7%	232	2.8%	194	5.6%	19	0.2%
Florence Study Area	2,571	22.6%	5,259	25.4%	704	6.1%	330	1.6%	291	2.4%	113	0.5%
Balance of County	1,867	21.4%	3,227	20.3%	209	2.7%	185	1.7%	75	1.2%	81	0.5%
Florence County	4,438	23.8%	8,486	25.0%	913	4.9%	515	1.5%	366	2.0%	194	0.6%
South Carolina	131,360	22.2%	289,266	19.6%	24,964	4.2%	16,883	1.1%	11,716	2.0%	8,610	0.6%

Source: American Community Survey; ESRI; Bowen National Research

Housing Cost Burdened Households

There are an estimated **9,625 households** living within the city that are **housing cost burdened**. Of these, **4,490** are **severe housing cost burdened**.

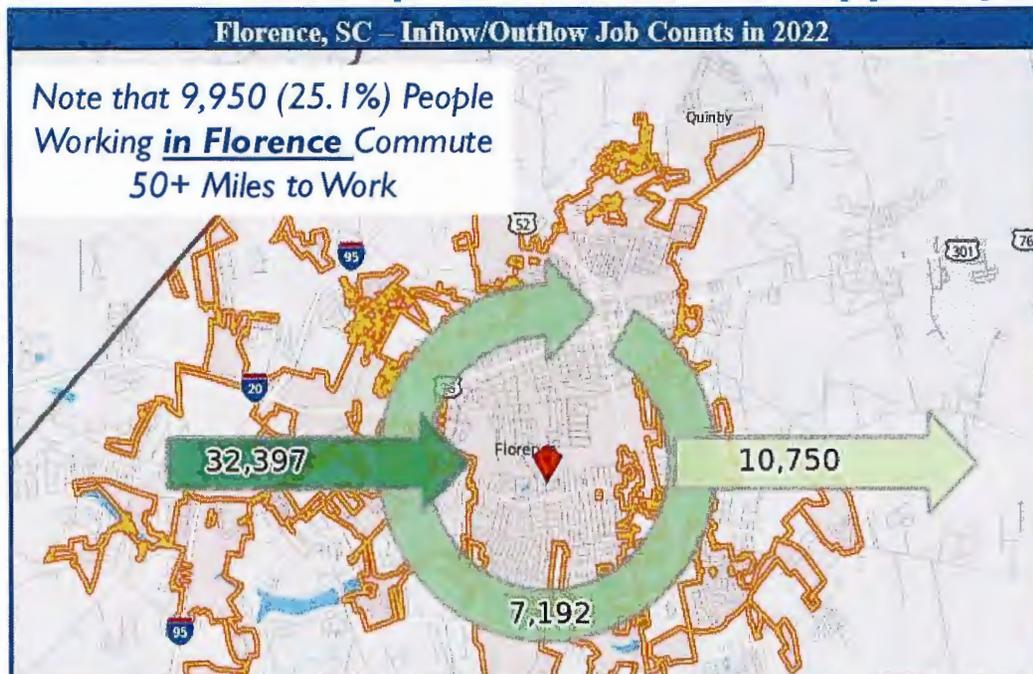
Number of Cost Burdened/Severe Cost Burdened Households						
Area	Cost Burdened		Total Cost Burdened	Severe Cost Burdened		Total Severe Cost Burdened
	Renter	Owner		Renter	Owner	
Downtown Florence	787	293	1,080	417	50	467
North Florence	686	343	1,029	358	129	487
East Florence	860	530	1,390	544	303	847
South Florence	1,410	1,432	2,842	632	573	1,205
West Florence	2,011	1,273	3,284	1,012	472	1,484
Florence Study Area	5,754	3,871	9,625	2,963	1,527	4,490
Balance of County	2,531	2,601	5,132	1,468	1,185	2,653
Florence County	8,285	6,472	14,757	4,431	2,712	7,143

Housing cost burdened households pay over 30% of income toward housing

Severe housing cost burdened households pay over 50% of income toward housing

Commuting Patterns

32,397 People Commute into the PSA (Florence) from Surrounding Areas for Employment. These Non-Residents Account for 81.8% of the People Employed in the PSA and Represent Potential Support for Future Residential Development.



Source: U.S. Census, Longitudinal Origin-Destination Employment Statistics (LODES)

Florence, SC: Commuting Flow Analysis by Age and Earnings (2022, All Jobs)

Worker Characteristics	Workers Inflow	
	Number	Share
Ages 29 or younger	7,456	23.0%
Ages 30 to 54	17,181	53.0%
Ages 55 or older	7,760	24.0%
Earning <\$1,250 per month	7,996	24.7%
Earning \$1,251 to \$3,333	11,749	36.3%
Earning \$3,333+ per month	12,652	39.1%
Total Worker Flow	32,397	100.0%

Multifamily Rental Housing

A Total of 40 Multifamily Apartment Properties were Surveyed in the City of Florence. There were 149 Vacant Units among the Market's 4,047 Total Units. There are no Subsidized Vacant Units in the Market. Regardless, Demand for Rental Housing Alternatives at All Affordability Levels is Strong.

Surveyed Multifamily Rental Housing – Florence Study Area					
Project Type	Projects Surveyed	Total Units	Vacant Units	Occ. Rate	Vacancy Rate
Market-rate	23	3,130	136	95.7%	4.3%
Tax Credit	10	484	13	97.3%	2.7%
Tax Credit/Subsidized	2	97	0	100.0%	0.0%
Government-Subsidized	5	336	0	100.0%	0.0%
Total	40	4,047	149	96.3%	3.7%

The overall multifamily rental supply is operating at **low 3.7% vacancy rate**, which is below the 4% to 6% range typically found in healthy, well-balanced rental markets.

Source: Bowen National Research

Multifamily Rental Housing

Multifamily Rental Housing Vacancy Rates are Lowest in the Downtown, East and West Submarkets. The More Affordable Rental Alternatives (Tax Credit and Government-Subsidized Rentals) have the Lowest Vacancy Rates Across Each Submarket).

	Surveyed Multifamily Rental Housing Supply by Area						
	Projects Surveyed	Total Units	Vacant Units	Overall Vacancy Rate	Vacancy Rate by Type		
					Market-Rate	Tax Credit	Government Subsidy
Downtown Florence	6	469	5	1.1%	1.4%	0.0%	-
North Florence	2	180	12	6.7%	8.3%	0.0%	-
East Florence	2	276	1	0.4%	0.6%	-	0.0%
South Florence	17	1,273	69	5.4%	8.0%	3.8%	0.0%
West Florence	13	1,849	62	3.4%	3.5%	0.0%	0.0%
Florence Study Area	40	4,047	149	3.7%	4.3%	2.3%	0.0%
Balance of County	17	840	4	0.5%	1.3%	1.3%	0.0%

Multifamily Rental Housing (Market-Rate Rents)

Median Market-Rate Rents in the Overall City Range from \$962 (Two-Br./1.0 Bath) to \$1,385 (Three-Bedroom/2.0 Bath) with the Highest Rents in the South Florence Submarket and the Lowest Rents in the North Submarket.

	Median Market-Rate Rents by Bedroom/Bathroom Type			
	One-Br/ 1.0-Ba	Two-Br/ 1.0-Ba	Two-Br/ 2.0-Ba	Three-Br/ 2.0-Ba
Downtown Florence	\$935	\$1,160	\$1,230	\$1,385
North Florence	\$912	\$962	-	-
East Florence	\$1,115	\$1,200	-	\$1,595
South Florence	\$1,358	-	\$1,480	\$1,770
West Florence	\$975	\$950	\$1,100	\$1,250
Florence Study Area	\$1,105	\$962	\$1,299	\$1,385
Balance of County	\$825	\$1,000	\$2,550	-

With most multifamily rentals having rents above \$1,100, households would generally need to have an annual income of \$44,000 to reasonably afford a typical apartment rental. **A majority of area renter households do not have sufficient incomes to afford a typical apartment.**

Housing Supply – Non-Conventional Rentals (Houses, Duplexes, Mobile Homes, Etc.)

Non-Conventional Rental Units Operate with Limited Availability and Relatively High Rents that are Unaffordable to Many Households.

PSA (Florence Study Area)				
Bedroom	Vacant Units	Rent Range	Median Rent	Median Rent Per Square Foot
Studio	2	\$1,000 - \$1,660	\$1,330	\$2.50
One-Bedroom	7	\$785 - \$1,500	\$1,200	\$1.67
Two-Bedroom	64	\$750 - \$2,000	\$1,100	\$1.17
Three-Bedroom	78	\$800 - \$3,300	\$1,625	\$1.24
Four-Bedroom+	16	\$1,300 - \$3,500	\$2,200	\$1.11
Total	167	Vacancy Rate: 2.2%		
SSA (Balance of County)				
Studio	1	\$1,100 - \$1,100	\$1,100	N/A
One-Bedroom	1	\$825 - \$825	\$825	\$1.43
Two-Bedroom	6	\$825 - \$1,500	\$898	\$1.29
Three-Bedroom	8	\$1,090 - \$1,500	\$1,350	\$1.03
Four-Bedroom+	4	\$1,200 - \$2,800	\$1,900	\$1.11
Total	20	Vacancy Rate: 0.3%		

The 167 vacant units in the PSA (Florence) result in an overall vacancy rate of 2.2%, while the surrounding SSA has a 0.3% vacancy rate. With notably higher average rents compared to similar market-rate multifamily units in the PSA, non-conventional rentals do not represent affordable rental options for many low- to moderate-income households.

Housing Supply – Historical Home Sales (2021 to 2025)

The Annual Residential Median Sales Price Stabilized in 2022 and 2023 Before Increasing in 2024 and 2025. The Median Sales Price Increased by \$53,500 (26.8%) During this Five-Year Period. The Annual Sales Volume has Remained Stable.



*2025 Projections based on sales up through late July 2025

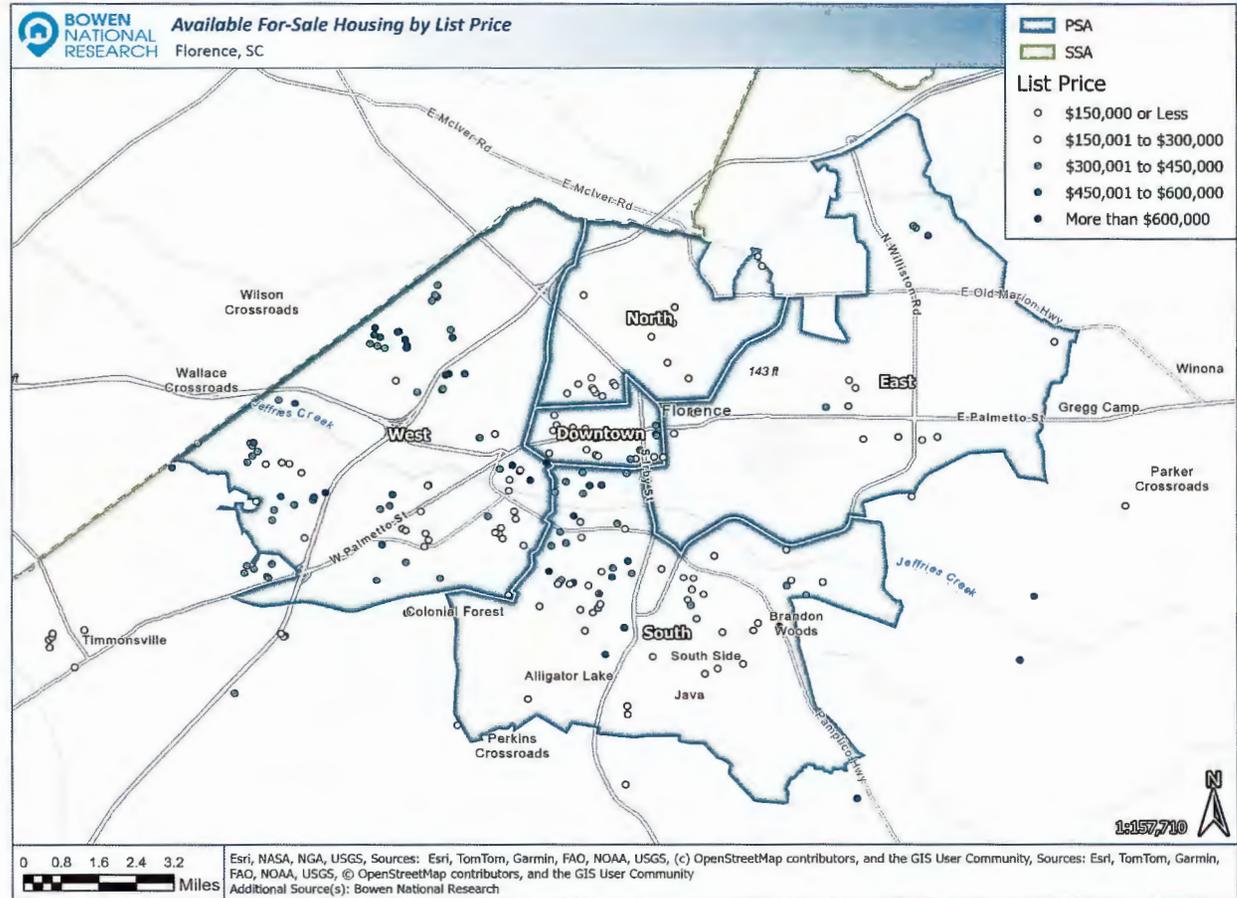
The vast majority of home sales occurred in the West (44.5%) and South (37.5%) submarkets, which also have the highest median sales prices of \$273,000 (West) and \$225,000 (South). The greatest increase in median sales price since 2021 was in the East Submarket (increase of \$86,100, 55.2%).

Housing Supply – Available For-Sale Housing



There are **198 homes** available for purchase in the PSA (Florence), resulting in an overall **availability rate of just 0.9%** (well below the 2.0% to 3.0% rates in healthy, well-balanced markets).

The 73 available homes in the surrounding SSA result in an overall **0.5% vacancy rate**.



Housing Supply – Available For-Sale Housing

The Largest Share (29.3%) of the Available Supply in the PSA is Priced Below \$200,000, Followed by Homes Priced Between \$300,000 and \$399,999 (23.7%), and those Priced Between \$200,000 and \$299,999 (23.2%). Overall, this is a **Well-Balanced Distribution of Available Homes by Price Point.**



Housing Supply – Available For-Sale Housing by Submarket (Year Built)

While the City has a Notable Amount of Housing Priced Under \$200k, Much of this Product was **Built Over 50 Years Ago** and **May have Quality Issues**.

Available For-Sale Housing Units by Year Built – Florence, SC (As of July 28, 2025)								
	Before 1970		1970-1999		2000-2009		2010 to present*	
	Number (Share)	Median List Price	Number (Share)	Median List Price	Number (Share)	Median List Price	Number (Share)	Median List Price
Downtown Florence	18 (78.3%)	\$209,500	0 (0.0%)	-	0 (0.0%)	-	5 (21.7%)	\$340,000
North Florence	12 (70.6%)	\$144,700	5 (29.4%)	\$219,000	0 (0.0%)	-	0 (0.0%)	-
East Florence	7 (46.7%)	\$189,900	3 (20.0%)	\$360,000	1 (6.6%)	\$389,900	4 (26.7%)	\$259,500
South Florence	12 (19.4%)	\$345,000	31 (50.0%)	\$239,900	10 (16.1%)	\$319,450	9 (14.5%)	\$294,900
West Florence	15 (18.5%)	\$239,900	30 (37.0%)	\$314,245	16 (19.8%)	\$429,450	20 (24.7%)	\$448,250
Florence Study Area	64 (32.3%)	\$212,000	69 (34.9%)	\$245,000	27 (13.6%)	\$389,900	38 (19.2%)	\$382,000
Balance of County	24 (32.9%)	\$227,150	25 (34.2%)	\$199,500	7 (9.6%)	\$203,000	17 (23.3%)	\$285,900

Housing Supply – Available For-Sale Housing by Submarket

Market Indicators Point to a **High Level of Demand for For-Sale Housing Across All Submarkets** in the City, Illustrating a City-Wide Need for Such Housing.

Available For-Sale Housing – Florence, SC (As of July 28, 2025)							
	Total Units	Share	Availability Rate / MSI	Median List Price	Average Square Feet	Average Year Built	Average Days on Market
Downtown Florence	23	11.6%	2.1% / 4.3	\$249,900	1,804	1962	96
North Florence	17	8.6%	0.9% / 4.2	\$158,000	1,349	1959	81
East Florence	15	7.6%	0.9% / 2.3	\$249,000	1,935	1982	99
South Florence	62	31.3%	0.8% / 1.9	\$283,500	2,359	1990	80
West Florence	81	40.9%	1.0% / 2.1	\$370,000	2,503	1994	68
Florence Study Area	198	100.0%	0.9% / 2.3	\$283,500	2,234	1985	78
Balance of County	73	-	0.5% / 3.2	\$225,000	2,089	1980	106

Source: Redfin.com & Bowen National Research

Housing Supply - Senior Care Housing

14 Senior Care Facilities, Containing a Total of 1,056 Marketed Beds/Units, were Surveyed within the City.

Surveyed Senior Care Facilities						
Project Type	Projects	Marketed Beds/Units	Vacant	Occupancy Rate	National Media Occupancy Rate*	Base Monthly Rates
PSA (Florence Study Area)						
Independent Living	2	141	22	84.4%	87.8%	\$3,086-\$6,000
Assisted Living	6	411	34	91.7%	91.4%	\$3,050-\$7,670
Nursing Homes	6	504	23	95.4%	83.7%	\$2,068-\$9,452
Total	14	1,056	79	92.5%	88.5%	\$2,068-\$9,452

*Source: 2024 State of Seniors Housing; Due to sample sizes and data availability, national median occupancy rates provided for Independent Living and Assisted Living are for private, for-profit communities, while the nursing home occupancy rate is for not-for-profit communities.

While senior care housing in the PSA (Florence) is operating at or above national occupancy levels, the projected growth among senior households will add to the demand for such housing in the years ahead.

Comparing Workers' Wages with the Affordability of Rental and For-sale Housing

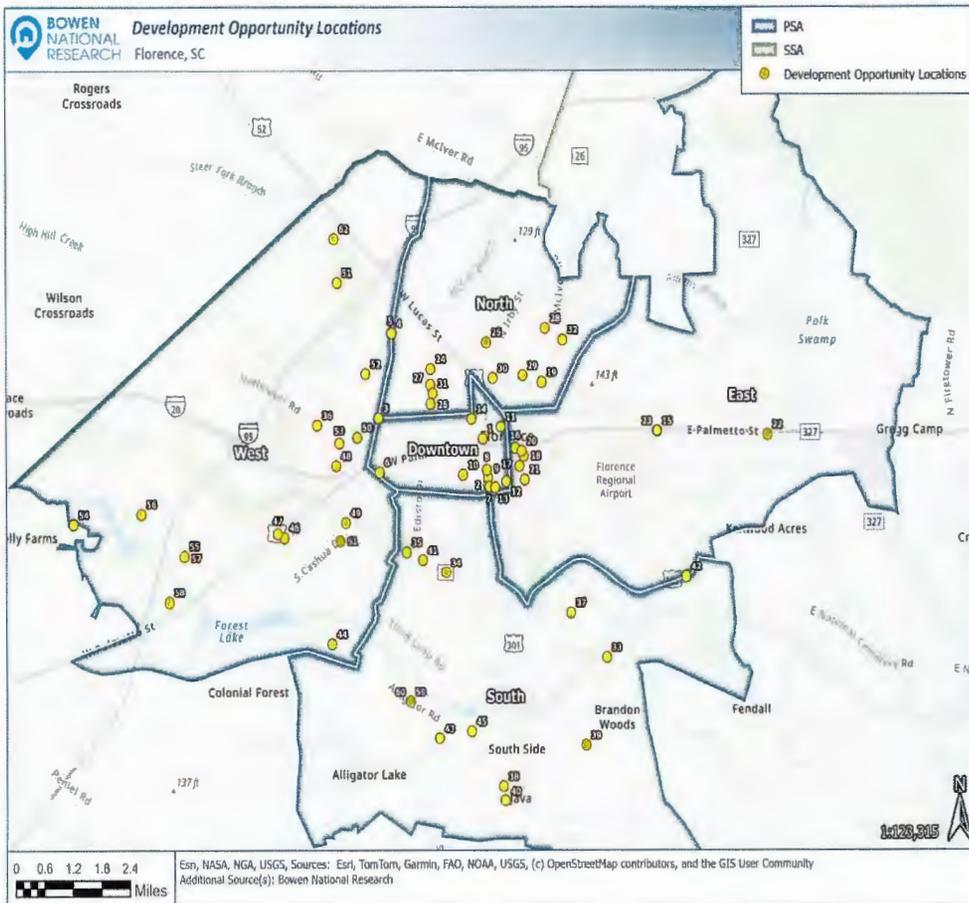
Wages and Housing Affordability for Top 35 Occupations by Share of Labor Force (Florence, SC Metropolitan Statistical Area)								
Occupation Sector, Title & Wages [±]					Housing Affordability ^{**}			
Sector Group (Code)	Labor Force Share	Occupation Title	Annual Wages		Max. Monthly Rent		Max. Purchase Price	
			Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
Sales and Related (41)	3.1%	Retail Salespersons	\$22,650	\$28,790	\$566	\$720	\$75,500	\$95,967
	3.0%	Cashiers	\$21,570	\$25,370	\$539	\$634	\$71,900	\$84,567
	1.0%	Sales Representatives, Wholesale	\$46,730	\$61,380	\$1,168	\$1,535	\$155,767	\$204,600
	0.9%	First-Line Supervisors of Retail	\$33,430	\$44,600	\$836	\$1,115	\$111,433	\$148,667
Food Preparation/ Serving (35)	3.1%	Fast Food and Counter Workers	\$21,720	\$23,030	\$543	\$576	\$72,400	\$76,767
	1.4%	Waiters and Waitresses	\$16,390	\$17,320	\$410	\$433	\$54,633	\$57,733
	0.8%	First-Line Supervisors, Food Prep	\$30,830	\$36,910	\$771	\$923	\$102,767	\$123,033
	0.8%	Cooks, Restaurant	\$27,690	\$34,080	\$692	\$852	\$92,300	\$113,600
Office and Administrative Support (43)	2.5%	Office Clerks, General	\$30,170	\$33,360	\$754	\$834	\$100,567	\$111,200
	2.1%	Customer Service Representatives	\$30,210	\$35,670	\$755	\$892	\$100,700	\$118,900
	1.1%	Secretaries and Admin Assistants,	\$35,350	\$40,230	\$884	\$1,006	\$117,833	\$134,100
	1.0%	First-Line Supervisors of Office	\$47,830	\$60,970	\$1,196	\$1,524	\$159,433	\$203,233
	0.9%	Bookkeeping, Accounting Clerks	\$37,120	\$44,080	\$928	\$1,102	\$123,733	\$146,933
	0.7%	Medical Secretaries	\$32,210	\$36,870	\$805	\$922	\$107,367	\$122,900
Production Occupations (51)	1.3%	Miscellaneous Assemblers	\$31,940	\$37,360	\$799	\$934	\$106,467	\$124,533
	0.7%	First-Line Supervisors Production	\$58,790	\$65,340	\$1,470	\$1,634	\$195,967	\$217,800
Transportation Material Moving (53)	3.0%	Laborers and Freight Movers,	\$31,980	\$36,610	\$800	\$915	\$106,600	\$122,033
	2.7%	Stockers and Order Fillers	\$31,060	\$34,720	\$777	\$868	\$103,533	\$115,733
	1.8%	Heavy/Tractor-Trailer Drivers	\$45,950	\$52,090	\$1,149	\$1,302	\$153,167	\$173,633
	0.9%	Industrial Truck Operators	\$39,510	\$41,600	\$988	\$1,040	\$131,700	\$138,667
	0.8%	Light Truck Drivers	\$31,040	\$39,970	\$776	\$999	\$103,467	\$133,233

Source: U.S Bureau of Labor Statistics, Division of Occupational Employment and Wage Statistics (OEWS), May 2024

*Annual wages listed are at the lower 25th percentile (quartile) and median level for each occupation

**Housing Affordability is the maximum monthly rent or total for-sale home price a household can reasonably afford based on stated wages.

Development Opportunities



62 PROPERTIES IDENTIFIED

Five contain at least one existing building that is not necessarily vacant and may require demolition, new construction, or adaptive reuse.

57 properties were vacant or undeveloped parcels of land that could potentially support residential development.

Availability of potential residential development sites (properties capable of delivering new housing units) within Florence does not appear to be an obstacle to increasing the number of housing units.

Development Costs

Florence Comparative Summary of Contributing Development Cost Factors		
	Contributing Factor	Comments
X	Median Sales Price of Vacant Land	Median price for recent sales of vacant land per acre in PSA (\$33,629) is higher than areas within the surrounding SSA, which range from \$5,151 to \$19,218 per acre.
X	Median List Price of Vacant Land	Median price for current listings of vacant land per acre in the PSA (\$185,215) is higher than nearly all comparable/nearby cities and areas. With the exception of Myrtle Beach (\$611,538), the remaining nearby areas have current land listings that range from \$8,014 to \$150,000 per acre.
✓	Mean Annual Wage* – Construction Jobs	The PSA's mean annual wage (\$49,800) is lower than the state of South Carolina's mean annual wage (\$53,810) for Construction & Extraction occupations.
✓	Water Tap Fee	The PSA water tap fee for city of Florence residents (\$580 to \$1,680) is at the lower end of the range (\$1,125 to \$2,000) of other municipalities and utility districts.
✓	Sewer Tap Fee	The PSA sewer tap fee (\$180 - \$730) is below the range (\$800 to \$3,318) of other municipalities and utility districts.
✓	Water/Sewer Impact Fees	The PSA has no known water and sewer impact fees for new residential units. By comparison, other municipalities and utility districts have impact fees ranging from \$630 to \$3,997 per new residential unit for water and \$1,410 to \$3,790 per new residential unit for sewer.
✓	Building Permit Fee**	The building permit fee (\$1,060) for a home valued at \$300,000 is lower than the range (\$1,374 to \$1,957) for a home with the same valuation in other areas.
✓	Property Taxes/Tax Millage Rates (2024 Tax Year)	The annual property tax (4% assessment ratio) for a home with an appraised value of \$300,000 in the city of Florence (\$1,984.80) is within the low end of the range (\$1,167.60 to \$3,757.20) compared to other areas of Florence County. Note that Florence County also has a lower median 4% tax assessment ratio (.18615) compared to several surrounding South Carolina counties (.13350 to .36010).

*Mean annual wage is for the Florence MSA

**Building permit fee does not include additional plan examination fees and/or electrical/mechanical/plumbing fees.

Note: Water and sewer impact fees billed per Equivalent Residential Unit (ERU) or Residential Equivalent Unit (REU)

Community Input

More than 350 People Participated in Online Surveys, Providing Valuable Insight into Local Housing Market Issues and Opportunities.

Stakeholders (27)

- **Issues:** Housing Affordability, Lack of Down Payment for Home Purchase & Limited Housing Availability
- **Housing Needed:** Rental @ <\$1,000
For-Sale @ <\$200k
For-Sale @ \$200k-\$299k
- **Development Barriers:** Infrastructure Costs & Development Costs
- **Housing Priorities:** Clearing Blight to Create Land for Development, New Construction, and Repairing/Repurposing Existing Housing
- **Solutions:** Collaboration, Educating Public on Importance of Housing & Government Assistance with Infrastructure.

Residents/Commuters (326)

- **Resident Issues:** Housing Affordability, Poor Credit & Insufficient Down Payments/Deposits
- **Housing Needed:** Rental @ \$1,000-\$1,499
For-Sale @ \$300k-\$499k
For-Sale @ <\$300k
- **Negative Market Issues:** High Prices & Rents, Mismatch of Wages and Housing Costs, Excessive or Rising Utility Costs, and Neglected/Blighted Properties

Housing Gap Estimates 2025-2030

Florence has an Overall Five-Year (2025 to 2030) Housing Gap of 6,016 Units for Rental and For-Sale Product at a Variety of Affordability Levels.

Percent of Median Income	≤ 50%	51%-80%	81%-120%	121%+
Household Income Range	≤\$38,500	\$38,501-\$61,600	\$61,601-\$92,400	\$92,401+
Rental Housing Gap Estimates (2025-2030)				
Monthly Rent Range	≤\$962	\$963-\$1,540	\$1,541-\$2,310	\$2,311+
Overall Units Needed	1,374	745	519	290
Total Rental Housing Gap				2,928
For-Sale Housing Gap Estimates (2025-2030)				
Price Point	≤\$128,333	\$128,334-\$205,333	\$205,334-\$308,000	\$308,001+
Overall Units Needed	174	284	1,153	1,477
Total For-Sale Housing Gap				3,088

Note: The preceding housing gaps represent the total number of housing units that would need to be addressed if **all local housing issues were to be resolved**. Housing gaps are a reflection of the need for new units, the lack of available units, units that should be repaired or replaced, households facing housing affordability issues, and the anticipated housing needs of people commuting into the area for work.

WHAT'S
NEXT?

Recommended Housing Strategies

- ❖ **Using Housing Market Data from this Housing Needs Assessment, Assess and Adjust Short-Term and Long-Term Housing Goals and Objectives from Previously Established Plans**
- ❖ **Establish Specific Goals for the City's Long-Term Annexation Strategy using New Data from this Housing Needs Assessment and Best Practices from Other Communities**
- ❖ **Consider Expanding Current Housing Preservation and Blight Mitigation Efforts and Programs**
- ❖ **Leverage Existing Network of Housing Advocates, Increase Capacity and Collaboration, and Explore the Formation of a Housing Task Force or Coalition**
- ❖ **Consider Holding Events such as a "Developer Day" and/or Create a Newsletter or Similar Outreach Tool to Market Housing Needs and Opportunities in Florence to Potential Residential Development Partners**
- ❖ **Promote Development of Infill Lots Through a Multifaceted Approach**
- ❖ **Changes to or an Expansion of Zoning Districts to Permit the Development of Townhomes and/or Condominiums Could Support Efforts to Develop Affordable Housing Alternatives for First-Time Homebuyers and Households Looking to Downsize**

Contact Information

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FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: An Ordinance to annex and zone Urban Residential (RU) the parcel located 2916 West Palmetto Street, TMN 00100-01-031.

DEPARTMENT/DIVISION: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

Request to annex one parcel located at 2916 West Palmetto Street with Tax Map Number 00100-01-031 into the City of Florence and assign it the zoning designation of Urban Residential (RU). The request is being made by the property owner.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 13, 2026, the City of Florence Planning Commission held a public hearing on this matter and voted unanimously, 7-0, to recommend the annexation and zoning designation of RU.

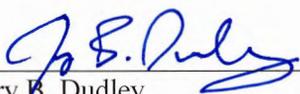
III. POINTS TO CONSIDER:

- (1) City water and sewer services are currently available, with no cost to extend utilities.
- (2) A Public Hearing for zoning was held at the January 13, 2026 Planning Commission meeting.
- (3) The property owner intends to construct townhouses on this site.
- (4) City staff recommends annexation and concurs with Planning Commission's recommendation to approve the request to zone the property Urban Residential (RU).

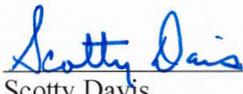
IV. PERSONAL NOTES:

V. ATTACHMENTS:

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



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2026 - _____

**AN ORDINANCE TO ANNEX AND ZONE URBAN RESIDENTIAL (RU)
THE PARCEL LOCATED AT 2916 WEST PALMETTO STREET, TMN 00100-01-031.**

WHEREAS, a Public Hearing was held in the Council Chambers on January 13, 2026 at 6:00 P.M. before the City of Florence Planning Commission, and notice of said hearing was duly given;

WHEREAS, application by Global Investors, LLC, owner of TMN 00100-01-031, was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be incorporated into the City limits of the City of Florence under the provisions of Section 5-3-150(3) of the 1976 Code of Laws of South Carolina and given the zoning district classification of RU:

The property requesting annexation is shown more specifically on Florence County Tax Map 00100 block 01, parcel 031 (11.67 acres).

Any portions of public rights-of-way abutting the property described above will be included in the annexation.

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

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

- 1. That an Ordinance is hereby adopted annexing into the City Limits of the City of Florence the aforesaid property and amending the Zoning Atlas to the aforesaid zoning classifications.**
- 2. That this Ordinance shall become effective in seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

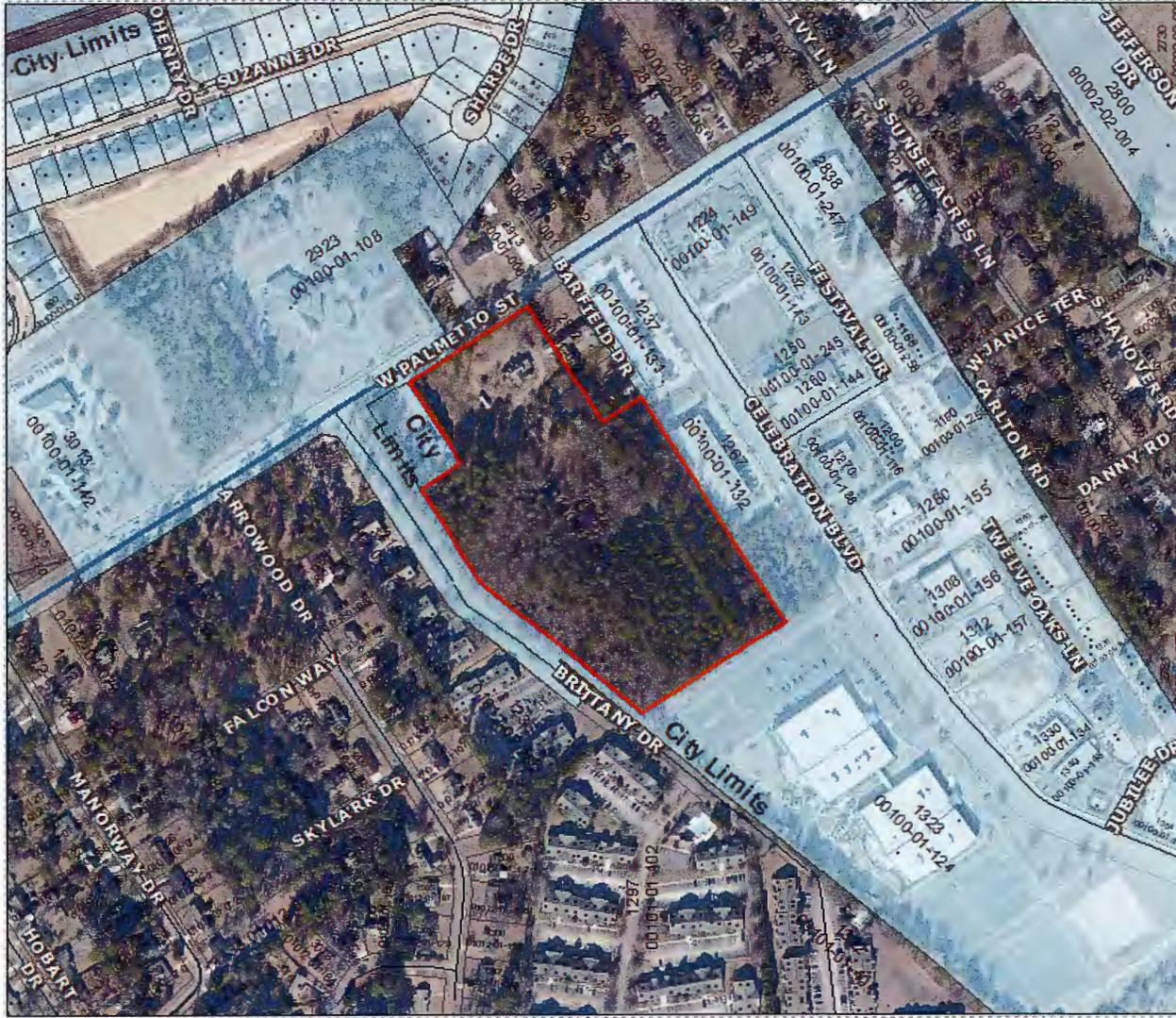
City Attorney

Lethonia Barnes,
Mayor

Attest:

Casey C. Moore,
Municipal Clerk

PC 2026-02
Location Map - 2916 W. Palmetto St.



Legend

-  City Limits
-  Parcels
-  Proposed Parcel



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

400 200 0 400 Feet

Date: 12/19/2025

STATE OF SOUTH CAROLINA)

PETITION FOR ANNEXATION

COUNTY OF FLORENCE)

Petition requesting Florence City Council to enact an Ordinance annexing the area described below, that area being the same property as shown by the map prepared by the City of Florence Planning, Research, and Development Department, attached and incorporated by reference herein:

The undersigned freeholder property owner(s) hereby respectfully certifies, petitions, and requests of the City Council of Florence as follows:

1. The petitioners are the sole owner(s) of real estate in the County of Florence, State of South Carolina which property lies adjacent and contiguous to the corporate limits of the City of Florence.

2. That the petitioner(s) desires to annex the property more particularly described below:

Florence County Tax Map Number: 00100-01-031

3. Annexation is being sought for the following purposes:

TOWN HOMES DEVELOPMENT

4. That the petitioner(s) request that the City Council of Florence annex the above described property in accordance with subsection 31 of 5-3-150(3) of the Code of Laws of South Carolina for 1976, such section allowing the annexation of an area without the necessity of an election and referendum.

To the Petitioner: The following information needs to be completed for submittal to the City of Florence and other government agencies for records prior to and after annexation.

Total Residents
Total 18 and Over

X

Race
Total Registered to Vote

X

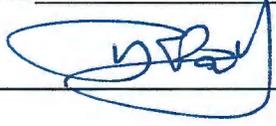
APPLICANT (S) (Please print or type):

Name(s): Patel Nitinkumur / Global Investors, LLC

Address: 3352 Thornblade Dr., Florence SC 29501

Telephone Numbers: (843) 206-2865 [work] [home]

Email Address: neil29501@gmail.com

Signature  Date 12/12/2025

Certification as to ownership on the date of petition:	FOR OFFICAL USE ONLY
Date 12/12/25	

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: Ordinance to amend the New Ebenezer Baptist Church Planned Development District

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An Ordinance to amend the Planned Development District standards for New Ebenezer Baptist Church, located at 307 South Ravenel Drive and affecting Tax Map Numbers 90103-02-001, -002, -003, -005, -006, -007, -008, -010, -011, -013, 014, -015, -016, -019, and 90103-03-001.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 13, 2026, the City of Florence Planning Commission voted unanimously, 7-0, to recommend the proposed PDD amendment.

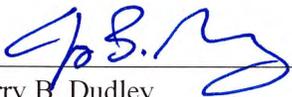
III. POINTS TO CONSIDER:

- (1) The original development was zoned as a Planned Development District in 2008 (Ordinance 2008-02). It was approved under the 1999 *Florence County Consolidated Zoning Ordinance* which was in effect at the time of adoption. The request is to amend the Signs condition outlined in the PDD to allow Activity Center standards for signage.
- (2) The PDD as originally adopted established specific conditions for signage rather than planning for future signage. It is proposed that the PDD be amended to incorporate the UDO standards for signage in the Activity Center zoning district, which allows for larger signage more in character with the site.
- (3) The applicant is proposing to install a free standing sign on the East Palmetto Street frontage that would be allowed under the AC signage regulations.
- (4) At Planning Commission, City staff recommended that the New Ebenezer Baptist Church PDD be amended to allow the Activity Center design standards for signage. Planning Commission concurred, voting 7 to 0 to approve the amendment.

IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) New Ebenezer Baptist Church PDD Ordinance 2008-02
- (3) Vicinity Map



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO AMEND THE SIGNAGE REQUIREMENTS OF THE
NEW EBENEZER BAPTIST CHURCH PLANNED DEVELOPMENT DISTRICT ORDINANCE**

WHEREAS, a Public Hearing was held in City Council Chambers on January 13, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, Section 1-1.3.6 “Existing Planned Development Approvals” in the *Unified Development Ordinance* adopted January 15, 2018, provides a procedure for amendment.

WHEREAS, application by New Ebenezer Baptist Church, owner of TMNs 90103-02-001, -002, -003, -005, -006, -007, -008, -010, -011, -013, 014, -015, -016, -019, and 90103-03-001, was presented requesting to amend the New Ebenezer Baptist Church Planned Development District Ordinance to change the signage conditions to AC design standards;

The property affected by the amendment is shown more specifically on Florence County Tax Map 90103, block 02, parcels 001, 002, 003, 005, 006, 007, 008, 010, 011, 013, 014, 015, 016, 019, and Florence County Tax Map 90103, block 03, parcel 001 (4.648 acres).

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

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

1. That an Ordinance is hereby adopted amending the New Ebenezer Baptist Church Planned Development District Ordinance to change the signage conditions to AC zoning district design standards.

I. The property owned by New Ebenezer Baptist Church, zoned PD, and identified by the following tax map numbers:

90103-02-001, 90103-02-002, 90103-02-003, 90103-02-005, 90103-02-006, 90103-02-007, 90103-02-008, 90103-02-010, 90103-02-011, 90103-02-013, 90103-02-014, 90103-02-015, 90103-02-016, 90103-02-019, and 90103-03-001

II. The Planned Development shall have the following conditions:

Allowed Uses (NAICS)

Church (813110)

Day Care (624410)

Setback Requirements

Existing Structures:

1 foot Front Setback

0 foot Side Setback
42 foot Rear Setback

All New Structures

Minimum 5 feet Front Setback
Minimum 15 feet Site Setback
Minimum 30 feet Rear Setback

Signs

All signage to comply with the regulations set out in Tables 5-17.2.1 A and B of the 2018 *Unified Development Ordinance* for the AC zoning district

- 2. That this Ordinance shall become effective seven days upon its approval and adoption by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.**

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

ORDINANCE NO. ~~2008-02~~

AN ORDINANCE TO REZONE 4.53 +/- ACRES OF PROPERTY OWNED BY NEW EBENEZER BAPTIST CHURCH LOCATED BETWEEN PINE STREET AND PALMETTO STREET TO PD, PLANNED DEVELOPMENT BY AMENDING THE ZONING ATLAS OF THE CITY OF FLORENCE.

WHEREAS, a Public Hearing was held in Room 803 of the City-County Complex on November 27, 2007 at 6:30 P.M. before the Florence County/Municipal Planning Commission and notice of said hearing was duly given; and

WHEREAS, Article IX, Section 9.5, entitled "Administrative Procedures, Actions" of the Consolidated Zoning Ordinance for the City of Florence adopted April 19, 1999, provides a procedure for amending the Official Zoning Map of the City of Florence; and

WHEREAS, an application by Tim Waters, Trustee on behalf of New Ebenezer Baptist Church for property located between Pine Street and Palmetto Street, Florence County was presented requesting an amendment to the City of Florence Zoning Atlas that the aforesaid property be changed from B-3 General Business and R-4 Multi-family residential to PD, Planned Development District and described as follows:

Shown on Florence County Tax Map No. 90103, Block 02, Parcel 001, 002, 003, 005, 006, 007, 008, 010, 011, 013, 014, 015, 016, 019 and Tax Map No. 90103, Block 03 Parcel 001, 002, 005, 006, 007, 008, 009, 010, 012, 013, 014, 015, 016 consisting of twenty seven parcels approximately 4.53 +/- acres.

WHEREAS, the Florence County/Municipal Planning Commission and Florence City Council concur in the aforesaid application, findings and recommendations:

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

- I. That an Ordinance is hereby adopted by amending the Zoning Atlas of the City of Florence and re-zoning the aforesaid properties to PD, Planned Development
- I. The property located between Pine Street, Church Street, Palmetto Street, and Brown Street and owned by New Ebenezer Baptist Church is hereby zoned to PD, in accordance with the attached development plan and identified by the following tax map block and parcel numbers:

90103-02-001, 90103-02-002, 90103-02-003, 90103-02-005, 90103-02-006, 90103-02-007, 90103-02-008, 90103-02-010, 90103-02-011, 90103-02-013, 90103-02-014, 90103-02-015, 90103-02-016, 90103-02-019, **90103-03-001**, 90103-03-002, 90103-03-005, 90103-03-006,

90103-03-007, 90103-03-008, 90103-03-009, 90103-03-010, 90103-03-012, 90103-03-013, 90103-03-014, 90103-03-015, 90103-03-016

II. The Planned Development rezoning shall be with the following conditions:

Allowed Uses (NAICS):

Church (813110)
Day Care (624410)

Setback Requirements:

Existing Structure:
1 foot Front Setback
0 foot Side Setback
42 foot Rear Setback

All New Structures:

Minimum 5 Feet Front Setback
Minimum 15 feet Side Setback
Minimum 30 feet Rear Setback

Signs

Site entrance: 5 feet tall by 8 feet wide with a display surface area of 8 feet by 3 feet or 24 feet square.

Building ID: 6 feet 8 inches tall by 2 feet 4 inches wide with a display surface area of 4 feet 8 inches by 2 feet 4 inches or 9 feet 8 inches square.

Directional: 3 feet tall by 3 feet wide with a display surface area of 4 feet 6 inches square.

III. Said property being officially rezoned to the classification Planned Development (PD), the official zoning map of the City of Florence is so amended to reflect said change.

2. That this Ordinance shall become effective upon its approval and adoption this 14th day of January, 2008 by the City Council of the City of Florence and posting of this amendment in the official Zoning Atlas.

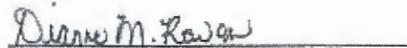
ADOPTED THIS 14th DAY OF January, 2008

Approved as to form:


James W. Peterson, Jr., City Attorney


Frank E. Willis, Mayor

Attest:


Dianne Rowan, Municipal Clerk

ADOPTED ON FIRST READING AT A MEETING OF THE CITY COUNCIL OF FLORENCE, S. C.
1ST 12-10-07
2ND 1-14-08
3RD
COPY MAILED TO <u>P. McDaniel, A. Thomas</u>
ON

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: Ordinance to amend the *Unified Development Ordinance* regarding itinerant vendor sales, mobile services, and temporary use permits.

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the *Unified Development Ordinance* to address itinerant vendor sales, mobile services, and temporary use permits.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 13, 2026 the City of Florence Planning Commission voted unanimously, 7-0, to recommend the proposed UDO amendments.

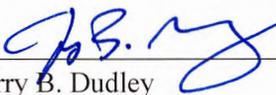
III. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text may be made by or to the Planning Director.
- (2) Itinerant Vendor Sales are referenced in the definitions but permitting guidelines are not provided in the text.
- (3) Mobile Service providers are not referenced in the *Unified Development Ordinance*, but guidance is needed for their regulation.
- (4) Temporary sales, events, and construction uses are currently required to be approved by Planning Commission prior to their establishment.
- (5) Table 1-2.7.4 “Commercial Uses”, Section 1-2.8.4 “Commercial Use Standards”, and Division 7-25.2 “Definitions” of the City of Florence *Unified Development Ordinance* require amendments to include Itinerant Vendor Sales And Mobile Services.
- (6) Table 6-21.1.3 “Public Meeting Approvals” requires that certain Temporary Special Events, Temporary Commercial Sales Uses, and Temporary Construction Uses and Buildings obtain approval from the Planning Commission for each occurrence.
- (7) An administrative permit is more appropriate for these temporary uses than requiring Planning Commission review each time.

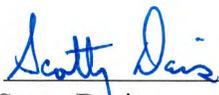
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2026-_____

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE REGARDING ITINERANT VENDOR SALES, MOBILE SERVICES, AND TEMPORARY USE PERMITS

WHEREAS, a Public Hearing was held in City Council Chambers on January 13, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by the Planning Director was presented requesting to amend Tables 1-2.7.4, 6-21.1.2, 6-21.1.3, Sections 1-2.8.4N, 1-2.9.1, 6-21.7.1, and Division 7-25.2 of the *Unified Development Ordinance*;

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

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

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

- 1. That the provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amended, which will read in whole as follows:**

Deletions are crossed out in red; additions are highlighted.

Attachment A: Table 1-2.7.4 “Commercial Uses” and Table 1-2.9.3 “Standards for Temporary Commercial Sales Events”

Table 1-2.7.4 Commercial Uses																
Land Use	Zoning Districts															
	Residential					Business & Commercial			Mixed-Use			Industrial		Agricultural & Open Space		
	RE	RS	RG	RU	NC	CR	CA	CG	CBD	AC	DS	IL	IH	OSR	AR	
Commercial Uses																
Mobile Food Vendor	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	
Itinerant Vendor Sales	-	-	-	-	-	C	C	C	C	C	C	-	-	-	-	
Mobile Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

RE (Estate Residential), RS (Suburban Residential), RG (General Residential), RU (Urban Residential), NC (Neighborhood Conservation), CR (Commercial Re-use), CA (Campus), CG (Commercial General), CBD (Central Business District), AC (Activity Center), DS (Destination / Select Use), IL (Light Industrial), IH (Heavy Industrial), OSR (Open Space & Recreation), AR (Agriculture / Rural), P (Permitted), C (Conditional), SE (Permitted Special Exception Use), - (Prohibited Use), B (subscript, Special site and Building Development Standards)

Attachment B: Section 1-2.8.4 “Commercial Use Standards”

Amend Sec. 1-2.8.4 Commercial Use Standards to add Itinerant Vendor Sales:

Itinerant Vendor Sales are permitted to operate as temporary sales uses within the CR, CA, CG, CBD, AC, CA, and DS zoning districts if it is demonstrated that:

1. The standards for Class A Temporary Commercial Sales Events in Table 1-2.9.3 are observed.
2. A zoning compliance certificate is required prior to attaining the business license.
3. The itinerant vendor shall have the written approval of the property owner or authorized leaseholder of the property.
4. The itinerant vendor shall not locate on a property with a residential use.
5. Itinerant vendor sales may not operate after dark.
6. No signage shall be allowed other than signs permanently attached to the motor vehicle or cart and a portable sign no more than six (6) square feet in a display area on the ground in the customer area. Animated or scrolling signs shall not be allowed. Illuminated signs are not permitted.
7. The itinerant vendor will be operated in accordance with all other applicable provisions of this Unified Development Ordinance, the City's Code of Ordinances, the City's Fire Code and Policies, as well as applicable Federal and State requirements.

Attachment C: Table 6-21.1.2 “Administrative Permits”, Table 6-21.1.3 “Public Meeting Approvals” and Section 6-21.7.1 “Temporary Use Permit”

Table 6-21.1.2 Administrative Permits					
Permit	Required For	Timing	Exceptions	Issued By	Standards ¹
Temporary Use Permit	<p>Required for small Class “A” and Class “B” Temporary Special Events, Class “B” Temporary Commercial Sales Uses, and Class “B” Temporary Construction Uses and Buildings as set out in Division 1-2.9, Temporary Uses.</p> <p>Required for all Temporary Special Events, Temporary Commercial Sales Uses, and Temporary Construction Uses and Buildings as set out in Division 1-2.9, Temporary Uses.</p>	Prior to installation of temporary buildings or structures or establishment of a temporary use or event, whichever comes first.	None	Director	See Division 1-2.9, Temporary Uses; Section 6-21.3.1, Submittal Requirements; and Section 6-21.6.3, Temporary Use Permit.

Remove “Temporary Use Permit” from Table 6-21.1.3 and delete Section 6-21.7.1.

Table 6-21.1.3 Public Meeting Approvals					
Permit	Required For	Timing	Exceptions	Issued By	Standards ¹
NO PUBLIC HEARING REQUIRED					
Use Permits					
Temporary Use Permit	Required for Large Class “A” Temporary Special Events, Class “A” Temporary Commercial Sales Uses, and Class “A” Temporary Construction Uses and Buildings as set out in Division 1-2.9, Temporary Uses.	Prior to installation of temporary buildings or structures or establishment of a temporary use or event, whichever comes first.	None	Planning Commission	See Division 1-2.9, Temporary Uses; Section 6-21.4.1, Submittal Requirements; and Section 6-21.7.1, Temporary Use Permit.

~~Sec. 6-21.7.1 Temporary Use Permit~~

- ~~A. **Generally.** Large Class “A” Temporary Special Events, Class “A” Temporary Commercial Sales Uses, and Class “A” Temporary Construction Uses and Buildings require public meeting approval as a precondition to establishment of temporary events, uses, and buildings as set out in Division 1-2.9, Temporary Uses.~~
- ~~B. **Procedure.** Applications for temporary use permits requiring public meeting approval are processed according to the sequential steps set out in Section 6-21.5.2, Pre-Application Conference, through Section 6-21.5.10, Public Meetings and Hearings, and shall be referred to for the recommendation of other departments and agencies, as applicable, and then decided by the board, commission, or council as set out in Division 6-21.1, Determinations, Approvals, and Permits.~~
- ~~C. **Decision.** The Planning Commission shall approve, approve with conditions, or deny the application.~~

Attachment D: Division 7-25.2 “Definitions”

Amend definition to coordinate with Table 1-2.9.3 regarding Class A Temporary Commercial Sales Events:

Itinerant Vendor Sales means any person or business entity establishing a temporary place of business in the City for a time period of ~~30 calendar days or less~~ **not more than 10 days in any 30 day period**. Businesses

established for a time period exceeding ~~30 days~~ 10 days in any 30 day period are not ~~included and are permanent~~ permitted. The phrase shall include, but is not limited to:

- A. Outdoor sales booths;
- B. Truckload sales;
- C. Sales from other vehicles; and
- D. Outdoor display.

Sales of items include the following durable goods but are not limited to:

- A. Rugs;
- B. Paintings/posters;
- C. Toys;
- D. Used or new household items; and
- E. Sunglasses and other apparel.

Add definition:

Mobile Services means the on-site provision of commercial or community services to residents or employees of the site. Provision of services to drive-up customers or customers from other locations is explicitly prohibited. The phrase shall include, but is not limited to:

- A. Dog grooming;
- B. Vehicle cleaning;
- C. Building pressure washing;
- D. Health/dental exams;
- E. Library services;
- F. Video game trucks;
- G. Windshield replacement.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: Ordinance to amend the *Unified Development Ordinance* regarding in-home childcare facilities.

DEPARTMENT: Department of Planning, Research & Development

I. ISSUE UNDER CONSIDERATION:

An ordinance to amend the *Unified Development Ordinance* to address in-home childcare facilities.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

On January 13, 2026 the City of Florence Planning Commission voted unanimously, 7-0, to recommend the proposed UDO amendments.

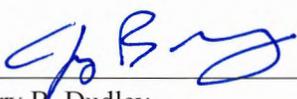
III. POINTS TO CONSIDER:

- (1) According to Section 6-21.4.1 E of the *Unified Development Ordinance*, petitions for amendments to the text may be made by or to the Planning Director.
- (2) In-home childcare facilities are currently permitted in the *Unified Development Ordinance* as a home occupation for six or fewer children.
- (3) Large in-home childcare facilities with up to twelve children are currently permitted as a home occupation with a Special Exception Use Permit issued by the Board of Zoning Appeals.
- (4) The South Carolina 2021 *International Fire Code* only permits up to 5 children in an in-home childcare facility before specific fire protection measures must be taken.
- (5) Section 1-2.10.1 “Residential Accessory Uses”, and Division 7-25.2 “Definitions” of the City of Florence *Unified Development Ordinance* require amendments to correct the number of children that may be cared for in a home occupation facility in order to comply with the 2021 *International Fire Code*.
- (6) The definition in Division 7-25.2 needs to be corrected to comply with the 2021 *International Fire Code*.

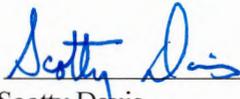
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2026-_____

**AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT ORDINANCE REGARDING
IN-HOME CHILDCARE FACILITIES**

WHEREAS, a Public Hearing was held in City Council Chambers on January 13, 2026 at 6:00 P.M. before the City of Florence Planning Commission and notice of said hearing was duly given;

WHEREAS, application by the Planning Director was presented requesting to amend Section 1-2.10.1 and Division 7-25.2 of the *Unified Development Ordinance*;

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

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

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

- 1. That the provisions of the Unified Development Ordinance applicable to the City of Florence be, and the same are hereby amended, which will read in whole as follows:**

Deletions are crossed out in red; additions are highlighted.

Section 1-2.10.1 “Residential Accessory Uses”

A. Home Occupations.

20. In-Home Child Care.

- Small in-home childcare facilities are a permitted home occupation, provided that they are duly ~~licensed~~ registered by the State of South Carolina, and provided that they meet all of the standards of this Subsection.
- Large in-home childcare facilities may be permitted pursuant to a Permitted Special Exception Use Permit, provided that they are duly licensed by the State of South Carolina and provided that they meet all standards of this Subsection and any special conditions as applied by the Board of Zoning Appeals.

Division 7-25.2 Definitions

(C) Child Care, In-Home, Small means a home in which care is given as a home occupation by a resident and no others during the day only for up to and including no more than ~~six~~ five children, including the residents' own children.

(C) Child Care, In-Home, Large means a home in which care is given as a home occupation by a resident and no others during the day only for 6 to 12 children, including the residents' own children.

ADOPTED THIS _____ DAY OF _____, 2026

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: An ordinance to authorize the conveyance of 804 Waverly Avenue, TMP 90061-11-015, to facilitate the construction of a home to help revitalize areas within the city.

DEPARTMENT/DIVISION: Community Services

I. ISSUE UNDER CONSIDERATION:

An ordinance authorizing the conveyance of the property known as 804 Waverly Avenue, tax parcel 90061-11-015, said property being acquired by the city as part of the Neighborhood Redevelopment efforts to be utilized by facilitating the construction/rehabilitation of homes which will be marketed for sale at prices based on fair market value in order to help revitalize neighborhood areas within the city.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN:

It has not been considered, nor has any previous action been taken, by Florence City Council

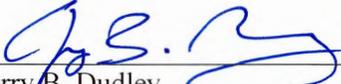
III. POINTS TO CONSIDER:

- (1) The City acquired this property for the purpose of facilitating the construction/rehabilitation of homes to assist the revitalization of blighted neighborhoods.
- (2) The conveyance of this property to a homeowner or a private developer with support goals established in the Neighborhood Revitalization Strategy such as to stabilize area neighborhoods, increase opportunities for affordable housing and homeownership, and to leverage city resources through partnerships with the private sector.
- (3) Compensation for the properties will be determined at the time of sale and based on fair market value or through a development agreement as approved by City Council.

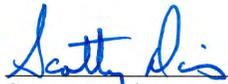
IV. PERSONAL NOTES:

V. ATTACHMENTS:

- (1) Ordinance
- (2) Exhibit A: Property Description



Jerry B. Dudley
Planning Director



Scotty Davis
City Manager

ORDINANCE NO. 2026-_____

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF THE PROPERTY KNOWN AS 804 WAVERLY AVENUE, TAX PARCEL 90061-11-015 DESCRIBED MORE FULLY ON EXHIBIT "A " ATTACHED TO THE ORDINANCE, SAID PROPERTY BEING ACQUIRED BY THE CITY AS PART OF THE NEIGHBORHOOD REDEVELOPMENT EFFORTS TO BE UTILIZED BY FACILITATING THE CONSTRUCTION/REHABILITATION OF HOMES WHICH WILL BE MARKETED FOR SALE AT PRICES BASED ON FAIR MARKET VALUE IN ORDER TO HELP REVITALIZE NEIGHBORHOOD AREAS WITHIN THE CITY.

WHEREAS, after due consideration, the City has concluded that the property described on Exhibit "A" attached hereto and incorporated herein by reference was acquired for the purpose of facilitating the construction/rehabilitation of homes to be sold in order to assist in the revitalization of blighted neighborhoods;

NOW, THEREFORE, be it ordained by the City Council of the City of Florence in meeting duly assembled and by the authority thereof:

1. That, in accordance with and in furtherance of the goals of the City's Neighborhood Redevelopment Programs, pursuant to §5-7-260(6) of the South Carolina Code of Laws, as amended, and §2-26(8) of the Code of Ordinances of the City of Florence, the City Manager of the City of Florence or his designee is hereby authorized to execute the necessary deeds and other documentation in order to sell the property described on Exhibit "A" to qualified buyers for prices based on fair market value determinations made by City Staff and participating lenders. Any prior sale of the lot referenced herein is hereby specifically ratified.

2. This Ordinance shall become effective immediately upon its approval and adoption on second reading by the City Council of the City of Florence, South Carolina.

ADOPTED THIS _____ DAY OF _____, 2026.

Approved as to form:

City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

Exhibit A

Property Description

All that certain piece, parcel or lot of land lying, situate and being in the City of Florence, County of Florence, State of South Carolina, known and designated as Lot No. 9, as shown on a map of Hector McSween Estate by David C. Jones, dated January 24, 1912, whereon it fronts on Waverly Avenue, formerly McSween Street, for a distance of 50 feet and extending back in depth a distance of 150 feet; being bounded North by Waverly Avenue, formerly McSween Street; East by lots 6, 7, and 8; South by Lot No. 3; and West by lot No. 10. See also plat prepared by Lind, Hicks and Assoc. Surveyors, Inc., dated March 20, 1997 and recorded in Plat Book 63 at Page 464 on the Office of the Clerk of Court for Florence County.

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026
AGENDA ITEM: An ordinance amending the FY 2025-26 budget
DEPARTMENT/DIVISION: Finance

I. ISSUE UNDER CONSIDERATION

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

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

This proposed ordinance was presented to the Finance Committee on January 28, 2026. The proposed ordinance was also discussed at the Council Budget work session on January 8th and 9th, 2026.

III. POINTS TO CONSIDER

1. The objective of the proposed ordinance is to amend the General Fund budget for FY 2025-26 to appropriate funding for the purchases designated by the City Manager in FY 2025-26 as early purchases to be funded in the FY 2025-26 budget from excess of the FY 2024-25 fund balance.

IV. STAFF RECOMMENDATION

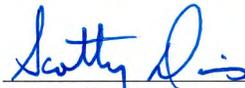
Approve and adopt the proposed ordinance.

V. ATTACHMENTS

A copy of the proposed ordinance is attached.



Glenn Bodenheimer
Interim Finance Director



Scotty Davis
City Manager

ORDINANCE NO. _____

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

BE IT ORDAINED by the City Council of the City of Florence, South Carolina, in a meeting duly assembled, that the budget for the City of Florence, South Carolina, for the fiscal year beginning July 1, 2025 and ending June 30, 2026, is hereby amended as follows:

Section 1. That the budgeted revenues of the General Fund are hereby amended by the following additional appropriations:

100375-435010 From Unappropriated Reserve is increased in the amount of \$2,245,000 from unassigned fund balance for projects and purchases not currently included in FY 2025-26 budget.

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

10041300-531000 Professional Services (City Manager's Office) is funded in the amount of \$150,000 for the development and implementation of new city-wide branding initiative.

10041300-531000 Professional Services (City Manager's Office) is funded in the amount of \$35,000 to support a study, conducted in partnership with the Aspen Group, to evaluate and identify the root causes of crime within the City.

10041300-580050 Facility Improvements (City Manager's Office) is funded in the amount of \$100,000 for renovation and repairs needed at the Farmer's Market facility.

10042100-580040 Auto Equipment (Police) is funded in the amount of \$400,000 for the purchase and replacement of five (5) new patrol vehicles.

10042100-580060 Other Equipment (Police) is funded in the amount of \$100,000 for replacement and modernization of essential law enforcement equipment.

10042200-580060 Office Furniture (Fire) is funded in the amount of \$420,000 for the purchase and replacement of self-contained breathing apparatus equipment in accordance with OSHA, NFPA, and Department of Transportation requirements.

10043020-580040 Auto Equipment (Beautification & Facilities) is funded in the amount of \$250,000 for the purchase one (1) replacement tree truck.

10043020-580060 Other Equipment (Beautification & Facilities) is funded in the amount of \$200,000 for the purchase of new illuminated holiday decorations for the I-20/David McLeod Boulevard corridor.

10043500-580040 Auto Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$150,000 for the purchase of a new recreation bus.

FY 2024-2025 Budget Amendment Ordinance (continued)

10043500-580050 Facility Improvements (Parks, Recreation & Sports Tourism) is funded in the amount of \$250,000 for wayfinding signage and rail trail improvements.

10043500-580060 Other Equipment (Parks, Recreation & Sports Tourism) is funded in the amount of \$190,000 for the purchase of a jumbotron video screen at the Carolina Bank Field to meet the Coastal Plain League Facility Standards and Compliance Procedures.

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

ADOPTED THIS _____ DAY OF _____, 2026.

Approved as to form:

Benjamin T. Zeigler
City Attorney

Lethonia Barnes
Mayor

Attest:

Casey C. Moore
Municipal Clerk

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Mayor Lethonia Barnes

I. ISSUE UNDER CONSIDERATION:

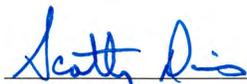
A Resolution to proclaim February 22-28, 2026 as Montessori Education Week in the City of Florence.

II. POINTS TO CONSIDER:

1. Founded by Dr. Maria Montessori, the Montessori Method is a child-centered educational approach based on scientific observations of children from birth to adulthood.
2. Montessori Education Week is an annual event that celebrates the Montessori philosophy and its approach to learning.
3. The Montessori School of Florence began in 1976 with the mission to make available to the children and families of Florence, SC and its surrounding area, both pre-school and elementary education of the highest quality, consistent with the method and principles of Montessori education.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION 2026-05

**A RESOLUTION TO PROCLAIM FEBRUARY 22-28, 2026
AS MONTESSORI EDUCATION WEEK IN THE CITY OF FLORENCE.**

WHEREAS, based on her observations of children and the ways in which they learn, Dr. Maria Montessori developed an innovative philosophy of education in the early 1900s that continues to influence learning across our city, state and nation; and

WHEREAS, the Montessori program is a system for the education of children from birth through age eighteen that utilizes specialized materials, techniques, and careful observations that support the students' natural development, foster independence and self-confidence, and promote the principles of peace through responsible citizenship; and

WHEREAS, the Montessori Method provides students with multi-age learning environments that allow children to progress at their own pace through individualized instruction, small and large group learning, and cooperative peer interactions, within an environment that nurtures the unique needs and potential of each child.

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Florence, do hereby proclaim February 22-28, 2026 as Montessori Education Week throughout the City of Florence, and encourage all citizens to recognize and celebrate Montessori schools, students, and educators for their valuable contributions to education and the broader community.

RESOLVED THIS 9th DAY OF FEBRUARY 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026
AGENDA ITEM: Resolution
DEPARTMENT/DIVISION: City Council
Sponsored by Mayor Lethonia Barnes

I. ISSUE UNDER CONSIDERATION:

A Resolution to recognize March as Women's History Month in the City of Florence.

II. POINTS TO CONSIDER:

1. Women's History Month has been observed nationally since 1987, following the passage of Public Law 100-9 by the United States Congress, which designated the month of March to recognize the contributions of women to American history and society.
2. The observance grew out of earlier efforts to recognize women's achievements, including National Women's History Week, first proclaimed by President Jimmy Carter in 1980.
3. Throughout local, state, and national history, women have played essential roles in civic leadership, education, economic development, public service, healthcare, and community building.
4. In the City of Florence, women have contributed significantly to the development and success of public institutions, businesses, nonprofit organizations, and civic initiatives that continue to shape the community.

III. ATTACHMENTS:

1. Proposed Resolution



Scotty Davis
City Manager

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

RESOLUTION NO. 2026-06

A RESOLUTION RECOGNIZING THE MONTH OF MARCH AS WOMEN’S HISTORY MONTH IN THE CITY OF FLORENCE.

WHEREAS, Women’s History Month is celebrated annually in the month of March to recognize and honor the vital role women have played in American history and in shaping the cultural, social, economic, and political life of the nation; and

WHEREAS, women of all backgrounds have made significant contributions to the growth, progress, and well-being of the City of Florence, the State of South Carolina, and the United States through leadership, innovation, service, and perseverance; and

WHEREAS, women have been leaders in education, business, healthcare, government, public safety, the arts, civic engagement, and community service, often overcoming barriers and inequities to advance opportunity for future generations; and

WHEREAS, recognizing Women’s History Month provides an opportunity to reflect on the achievements of women, to acknowledge the challenges that remain, and to encourage continued efforts toward equality, inclusion, and empowerment; and

WHEREAS, celebrating Women’s History Month aligns with the City’s commitment to honoring the history, diversity, and shared values of the Florence community.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Florence, South Carolina hereby proclaims March as Women’s History Month in the City of Florence and encourages residents, schools, organizations, and businesses to observe Women’s History Month by recognizing the accomplishments of women past and present and by supporting activities and initiatives that celebrate women’s contributions to our community.

RESOLVED THIS 9TH DAY OF FEBRUARY 2026.

Approved as to form:

HAYNSWORTH SINKLER BOYD, P.A.
CITY ATTORNEY

LETHONIA BARNES
MAYOR

ATTEST:

CASEY C. MOORE
MUNICIPAL CLERK

FLORENCE CITY COUNCIL MEETING

DATE: February 9, 2026

AGENDA ITEM: A Resolution authorizing the City Manager to return funding associated with the sanitation pickup in Lake City, South Carolina.

DEPARTMENT/DIVISION: Public Works / Sanitation

I. ISSUE UNDER CONSIDERATION

For City Council consideration is a Resolution authorizing the City Manager to return funding associated with the sanitation pickup in the City of Lake City, South Carolina.

II. CURRENT STATUS/PREVIOUS ACTION TAKEN

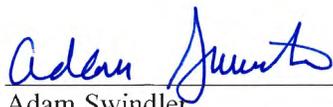
No previous action has been taken.

III. POINTS TO CONSIDER

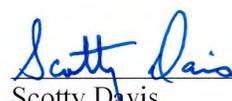
1. The City of Florence, SC was contacted by the City of Lake City, SC and asked to provide assistance with commercial sanitation pickup at local restaurants and schools due to their inability to provide sanitation service because of equipment failures.
2. An invoice with the breakdown of costs for sanitation service was sent to the City of Lake City, SC, which included equipment costs, landfill costs, and employee costs (invoice attached). The total amount for each category was calculated as follows:
 - a. **Equipment Cost (based on 2025 FEMA Rate):** (2) 25yd Commercial Sanitation Trucks @ \$62.97/hour for eight hours. This total was **\$1,007.52**.
 - b. **Estimated Landfill Cost:** (2) 25yd Commercial Sanitation Trucks fully loaded @ \$71.13/ton. This total was **\$2,133.90**.
 - c. **Estimated Employee Cost:** (1) Sanitation Supervisor and (1) Heavy Equipment Operator for eight hours. This total was **\$806.00**.
 - d. **Total Amount Invoiced for Commercial Sanitation Service support: \$3,947.42**
3. The City of Lake City, South Carolina paid the City of Florence the invoiced amount of \$3,947.42.
4. This Resolution authorizes the City Manager to allocate \$1,007.52 to the City of Lake City, South Carolina in existing budgeted funds for the reimbursement of equipment costs for commercial sanitation services provided on Saturday, October 4, 2025.

IV. ATTACHMENTS

A copy of the proposed ordinance and invoice to the City of Lake City, South Carolina are attached.



Adam Swindler
Public Works Director



Scotty Davis
City Manager

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

RESOLUTION NO. 2026-07

A RESOLUTION AUTHORIZING THE CITY MANAGER TO RETURN FUNDING ASSOCIATED WITH SANITATION PICKUP TO THE CITY OF LAKE CITY, SOUTH CAROLINA.

WHEREAS, through a request from the City of Lake City, South Carolina, the City of Florence, South Carolina, in goodwill, provided commercial sanitation services to local restaurants and schools on Saturday, October 4, 2025; and

WHEREAS, the City of Florence, South Carolina provided this service to a neighboring community due to equipment failures experienced by the City of Lake City for an extended period of time; and

WHEREAS, the City of Florence, South Carolina invoiced the City of Lake City, South Carolina for all costs associated with providing this service in the amount of \$3,947.42, including equipment costs, landfill fees, and employee hourly rates; and

WHEREAS, the City of Florence, South Carolina desires to return a portion of the funding to the City of Lake City, South Carolina specifically for the cost of equipment.

NOW THEREFORE, BE IT RESOLVED, that the Council of the City of Florence authorizes the City Manager to return funding to the City of Lake City, South Carolina, in the amount of \$1,007.52 which was charged to them for the cost of equipment, based on 2025 FEMA equipment rate schedules.

AND IT IS SO RESOLVED THIS 9th DAY OF FEBRUARY 2026.

APPROVED AS TO FORM:

HAYNSWORTH SINKLER BOYD, P.A.
City Attorney

LETHONIA BARNES
Mayor

ATTEST:

CASEY C. MOORE
Municipal Clerk