

Florence County Board of Zoning Appeals

February 18, 2025

6:30 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, February 18, 2025
6:30 p.m.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of January 21, 2025

III. Public Hearings:

BZA#2025-04

SUBJECT: An appeal requested by DCE Group LLC, from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities for property located at 2338 South Point Road, Florence, SC 29501, as shown on Florence County Tax Map No. 00126, Block 01, Parcel 055.

LOCATION: 2338 South Point Road, Effingham, SC 29541

TAX MAP NUMBER: 00126-01-055

COUNCIL DISTRICT(S): 5; County Council

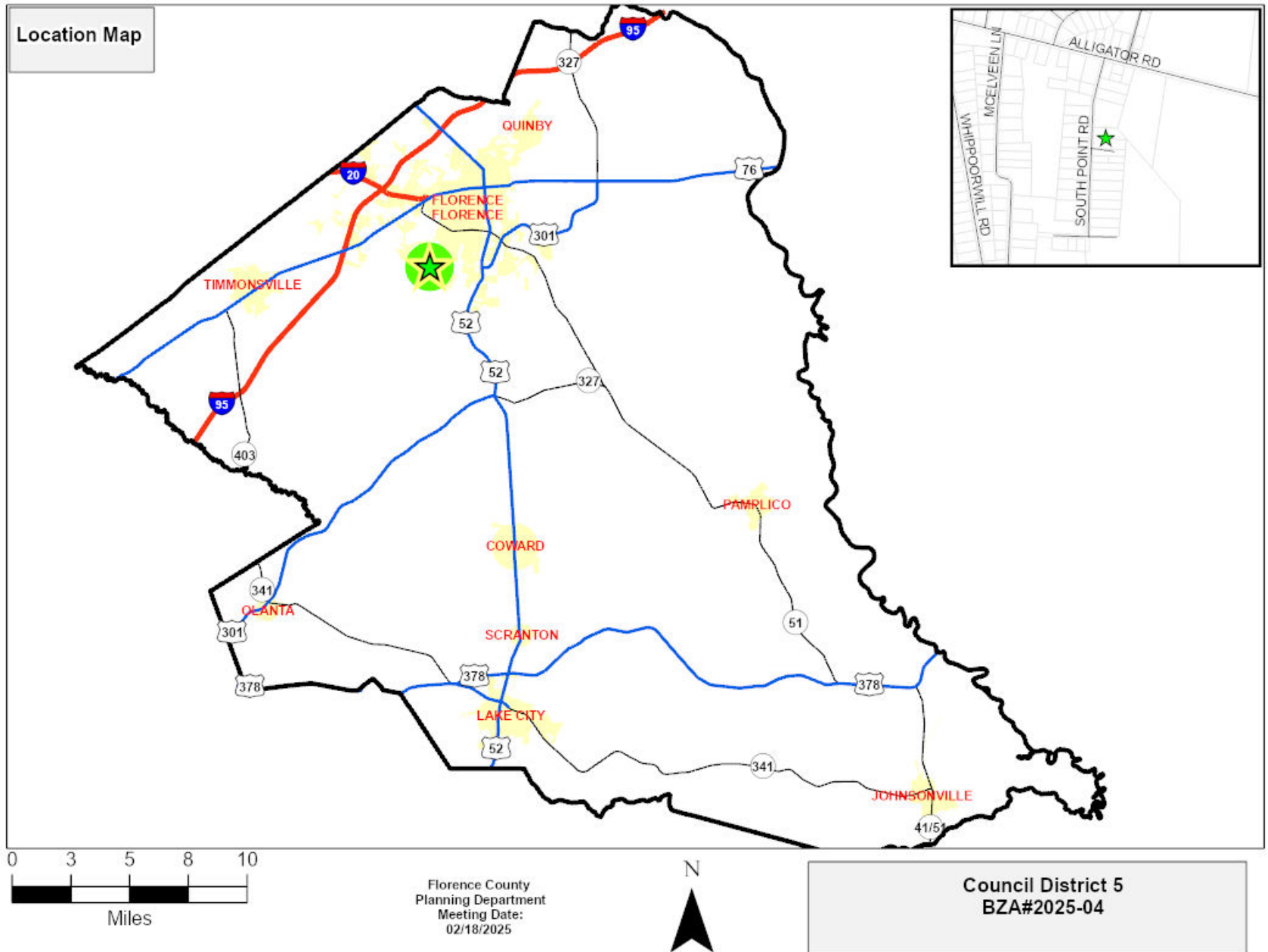
OWNER OF RECORD: DCE Group LLC

APPLICANT: Daniel Cabrera of DCE Group LLC

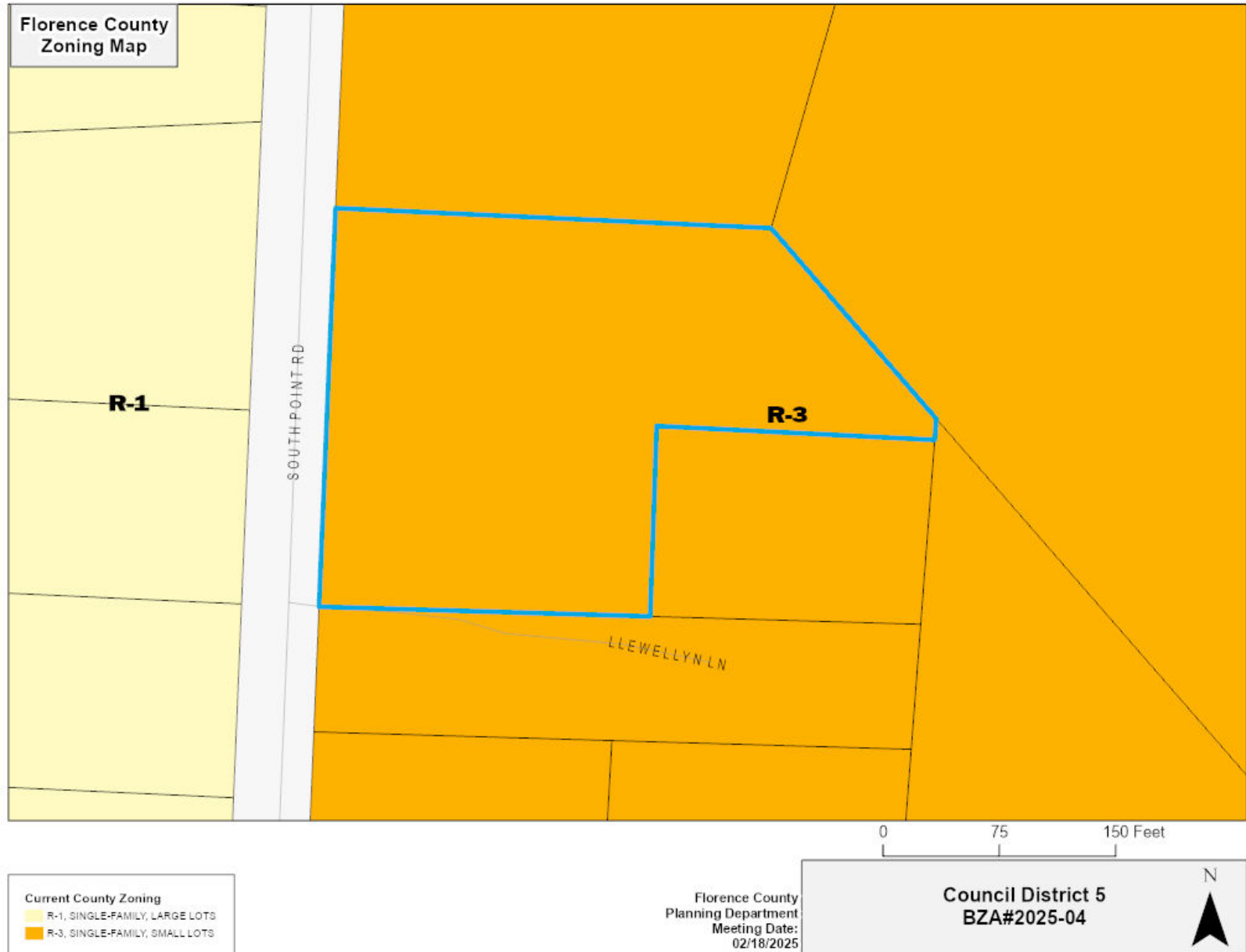
LAND AREA: Approximately 1.64 acres

APPEAL REQUESTED: Applicant requests to appeal the Zoning Administrator's decision to deny a permit application for the setup of a Standard Designed Manufactured Home Permit pursuant to §30-249 – Nonconformities.

BZA#2025-04 Location Map



BZA#2025-04 Zoning Map



BZA#2025-04 Aerial Map



0 50 100
Feet

Florence County
Planning Department
Meeting Date:
02/18/2025



Council District 5
BZA#2025-04

BZA#2025-04 Applicant submitted letter



FLORENCE COUNTY PLANNING, BUILDING INSPECTION, ENGINEERING AND CODE ENFORCEMENT DEPARTMENT

Mr. Cabrera,

The property located at 2338 South Point Rd. (Tax Map Number: 00126-01-055) is currently zoned R3. Per the Florence County Code of Ordinances, the only type of manufactured home permitted in this district is a residential design manufactured home. Based on the applications submitted to our office, it appears you are attempting to complete the set up for a standard design manufactured home. Per the Florence County Code of Ordinances, a standard design manufactured home could be placed on this property if it met the parameters of Section 30-249-Nonconformities. Based upon our records, it does not appear that any standard design manufactured homes located on the property within the last eighteen months, were properly permitted and registered to the property. Based upon this information, we are not able to issue the permit under the nonconformity section of the ordinance. If you do not agree with this interpretation, you can appeal staff's decision to the Board of Zoning Appeals. If you choose not to seek an appeal or if the appeal is not granted, the standard design home must be removed from the property. If you have any questions, please do not hesitate to contact us.

Respectfully,

A handwritten signature in black ink, appearing to read "W. Ethan Brown", is written over a horizontal line.

W. Ethan Brown
Deputy Director
Florence County
Planning & Building Department
518 S. Irby St. Florence, SC 29501

518 South Irby Street • Florence, South Carolina 29501 • (843) 676-8600 • Fax (843) 676-8667
Toll Free: (866) 258-9232 • Toll Free Fax: (866) 259-2068

BZA#2025-04 Applicant submitted photos



Destroyed Home



Replacement Home

BZA#2025-04 Applicant submitted Site Plan



BZA#2025-04 Subject Property



BZA#2025-04 Public Notice



BZA#2025-04 Adjacent Property



Comments/Questions



Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, February 18, 2025
6:30 p.m.
County Complex
Room 803

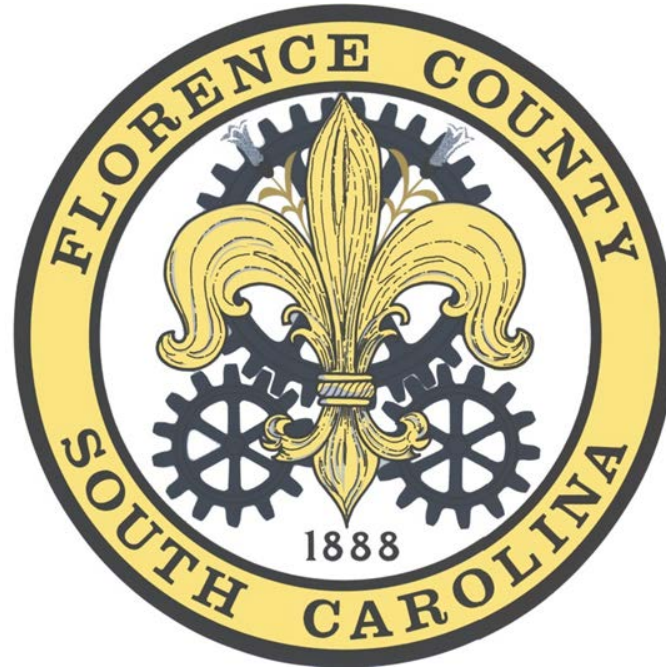
The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and lobby of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

IV. Other Business

- Election of Officers

V. Adjournment

Meeting Adjourned



Thanks for attending!