

# **Florence County Board of Zoning Appeals**

July 15<sup>th</sup>, 2025

6:30 PM

**Agenda**  
**Florence County Board of Zoning Appeals**  
**Regular Meeting**  
**Tuesday, July 15, 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 March 18, 2025
- III. Public Hearings:**

## **BZA#2025-06**

**SUBJECT:** A Variance Requested By Brandon Catoe And Whitnie Avant 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 602 Linwood Street, Timmons ville, SC 29161, As Shown On Florence County Tax Map No. 00017, Block 04, Parcel 047.

**LOCATION:** 602 Linwood Street, Timmons ville, SC 29161

**TAX MAP NUMBER:** 00017-04-047

**COUNCIL DISTRICT(S):** 4; County Council

**OWNER OF RECORD:** Robert Avant Jr.

**APPLICANT:** Brandon Catoe and Whitnie Avant

**LAND AREA:** Approximately 1.71 acres

**VARIANCE REQUESTED:** The variance requested would allow the applicants to obtain a certificate of zoning compliance for the enlargement/expansion of a legally nonconforming structure in excess of the ten percent maximum.

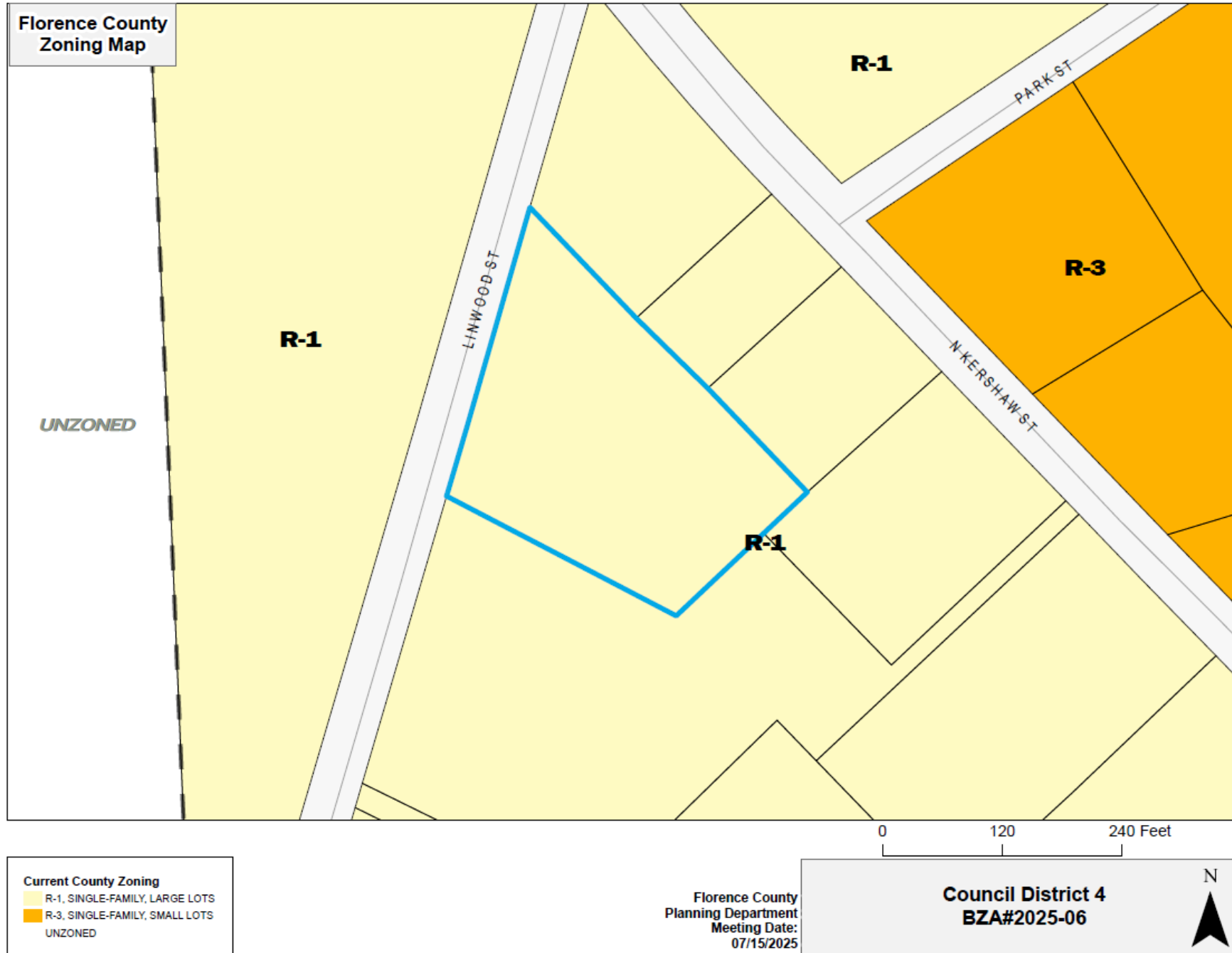
**Location Map**

0 3 5 8 10  
Miles

Florence County  
Planning Department  
Meeting Date:  
07/15/2025

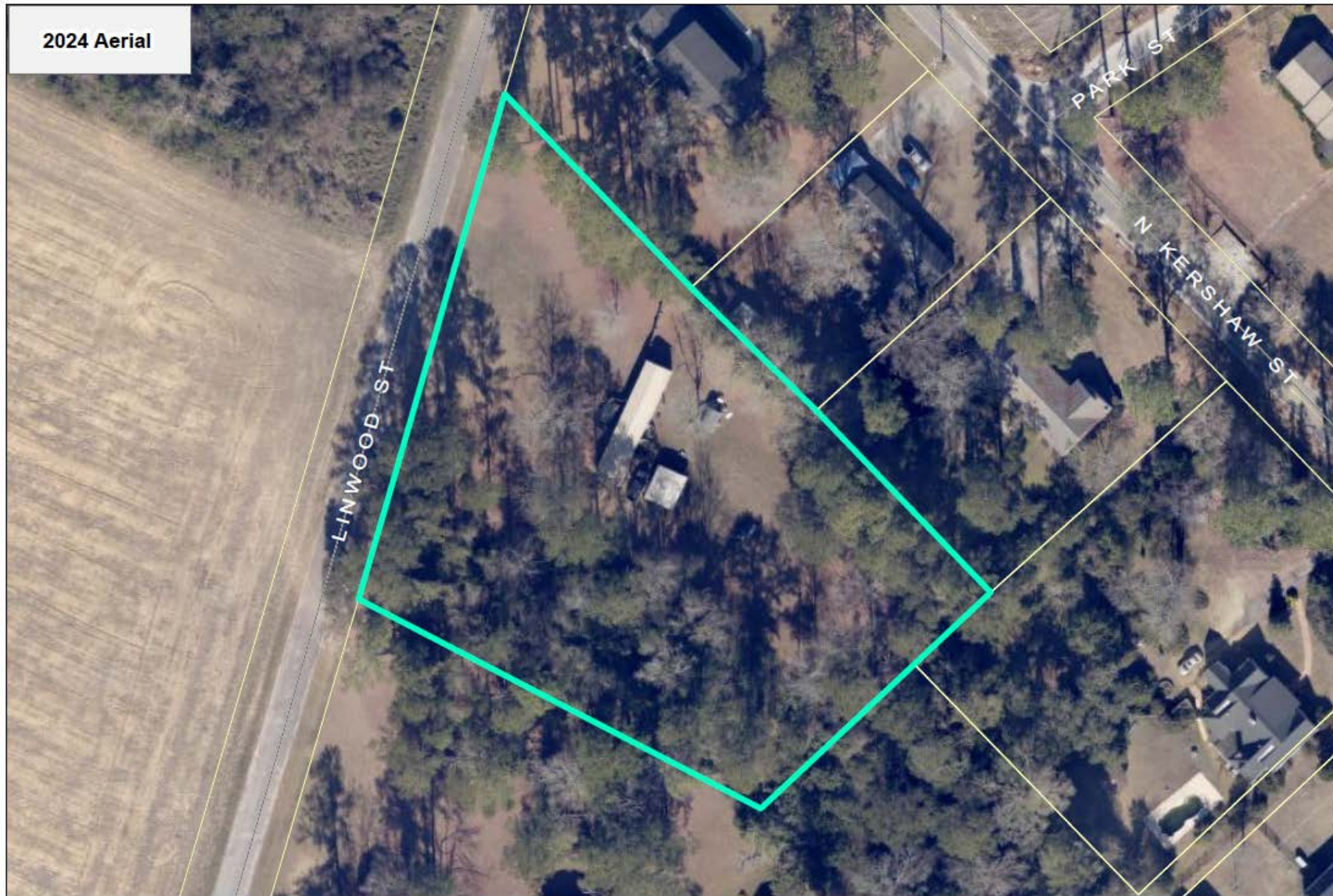
**Council District 4  
BZA#2025-06**

# BZA#2025-06 Zoning Map





# BZA#2025-06 Aerial Map



2024 Aerial

Florence County  
Planning Department  
Meeting Date:  
07/15/2025



Council District 4  
BZA#2025-06



## **BZA#2025-06 Subject Property**



*Photo Source: Planning Staff Site Visit on 06/30/2025*



# **BZA#2025-06 Public Notice**



*Photo Source: Planning Staff Site Visit on 06/30/2025*



# **BZA#2025-06 Adjacent Property**

**Directly in front of subject property on Linwood St**



*Looking Southwest*



*Looking Northwest*

*Photo Source: Planning Staff Site Visit on 06/30/2025*



## **BZA#2025-06 Adjacent Property**



**← Directly in front of subject property  
on Linwood St, looking North**

*Photo Source: Google Streetview, Captured April 2024*

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**Directly in front of  
subject property  
on Linwood St, looking South→**

*Photo Source: Google Streetview, Captured April 2024*

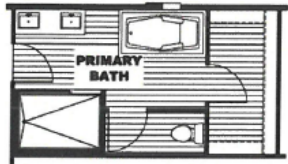




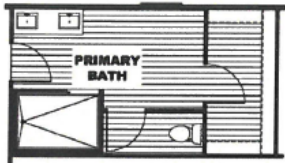
BZA#2025-06 Proposed Structure Details

Plan Details

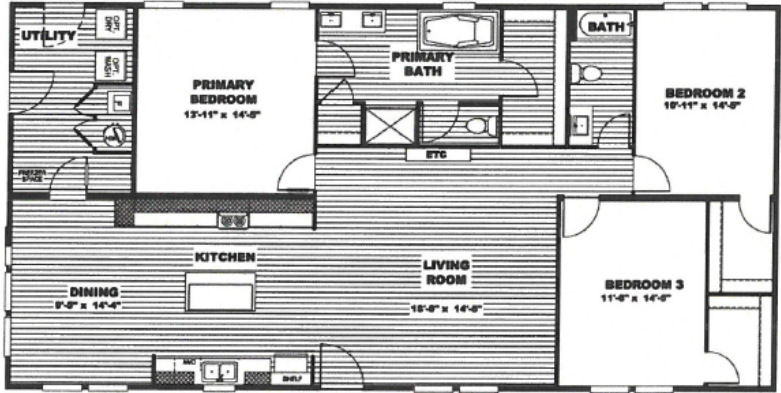
Bedrooms	3
Bathrooms	2
Sq Feet	1800
Width	32
Depth	60



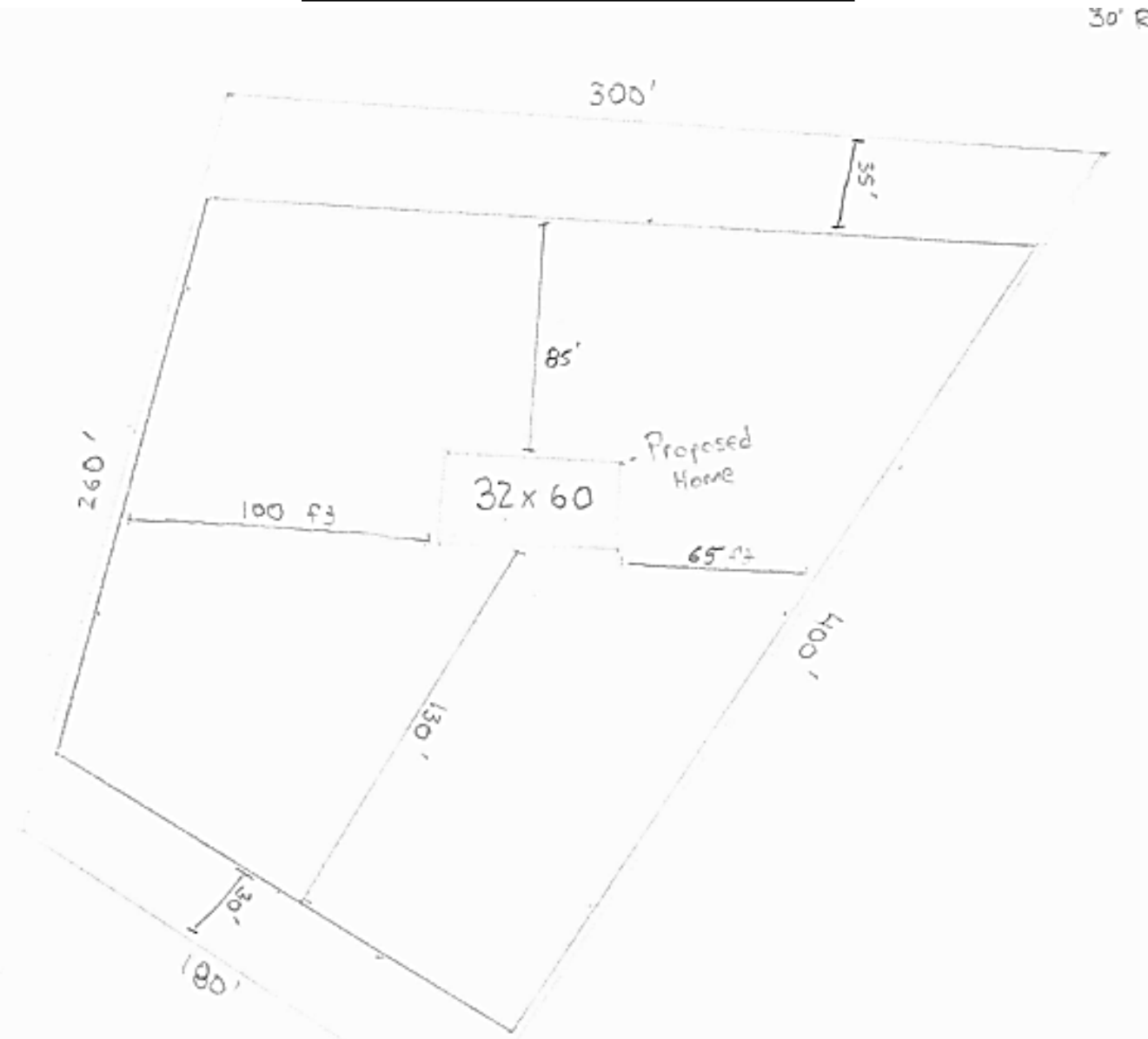
12" TILE SHOWER W/TUB OPT.



72" TILE SHOWER OPT.



# BZA#2025-06 Site Plan



Site plan showing proposed New Home Location  
Existing septic + water on property



# Comments/Questions



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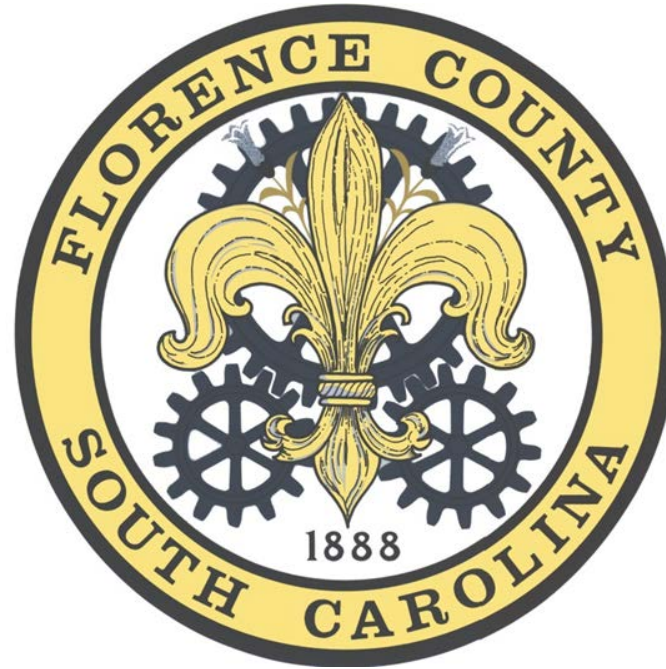
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**IV. Other Business**

**V. Adjournment**



# Meeting Adjourned



# Thanks for Attending!