

Florence County Board of Zoning Appeals

August 19, 2025

6:30 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, August 19, 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

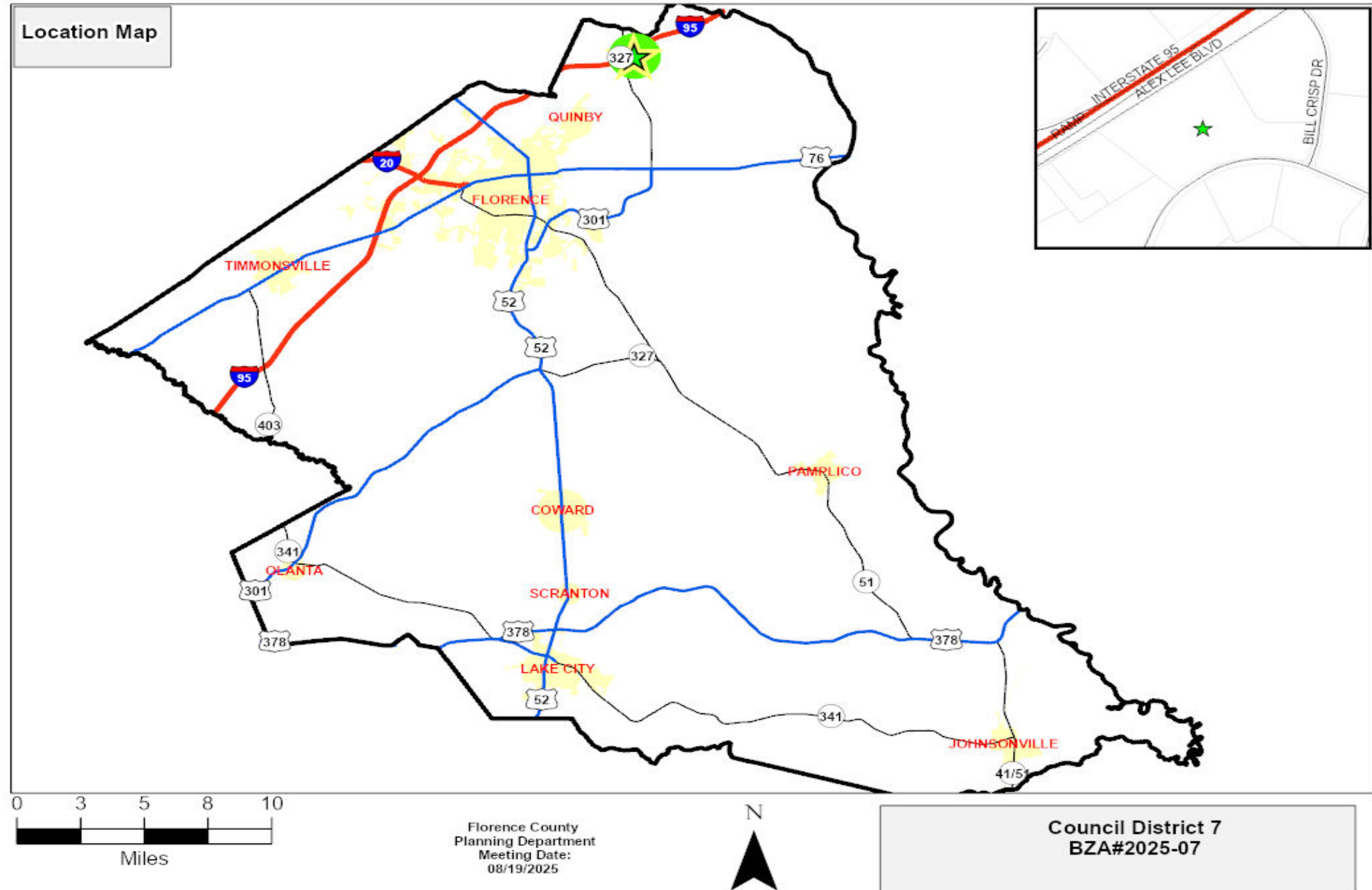
- Meeting of July 15, 2025

III. Public Hearings:

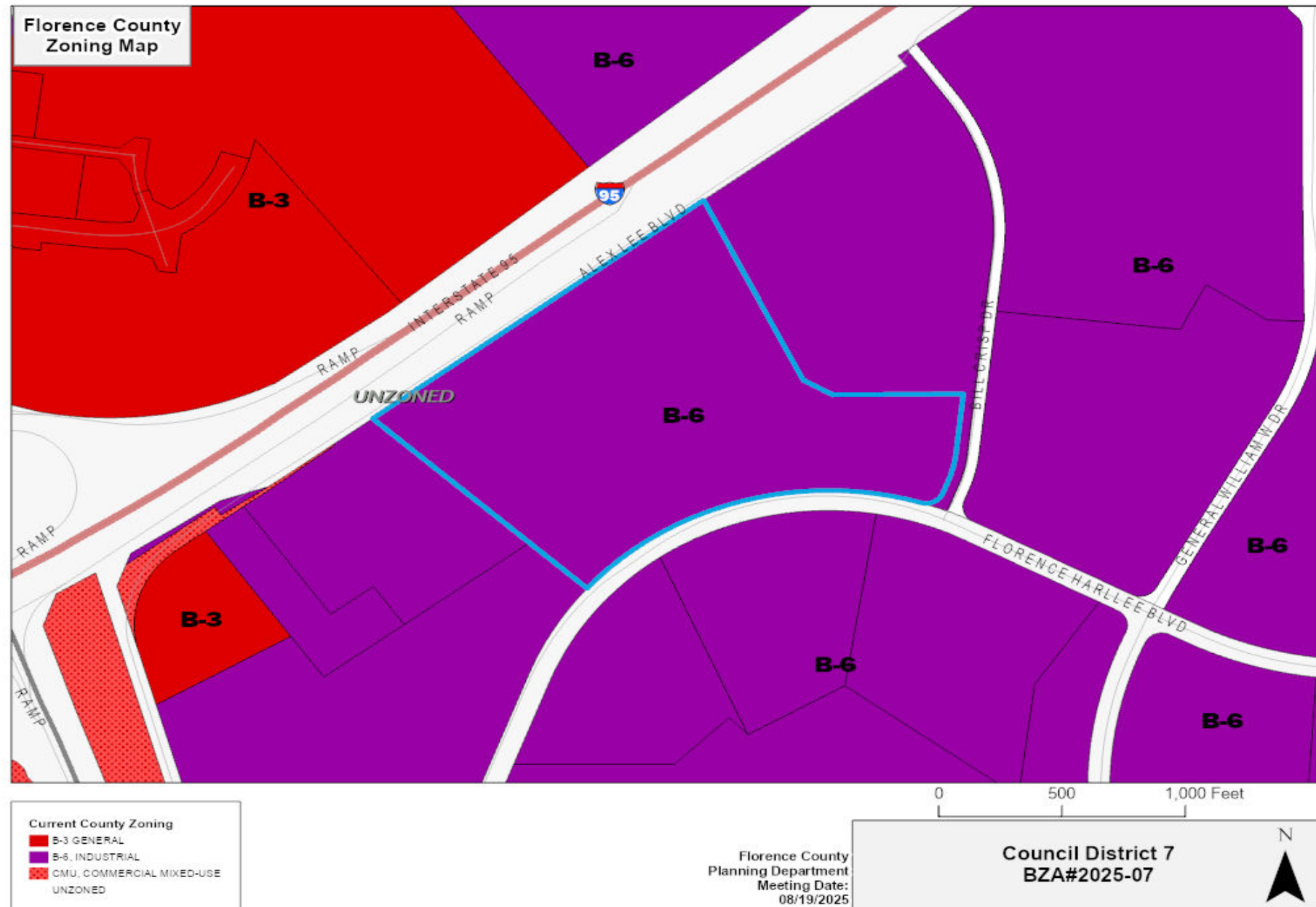
BZA#2025-07

SUBJECT:	A variance requested by Christina James from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE V. – SIGN REGULATIONS, Sec. 30-202. - Signs on private property. Table VIII: Number, Dimension, and Location of Permitted Signs, by Zoning District. For property located at 2491 Florence Harllee Boulevard, Florence, SC 29506, as shown on Florence County Tax Map Number 00236, Block 01, Parcel 038.
LOCATION:	2491 Florence Harllee Boulevard, Florence, SC 29506
TAX MAP NUMBER:	Map 00236, Block 01, Parcel 038
COUNCIL DISTRICT(S):	7; County Council
OWNER OF RECORD:	Cheney Bros Inc
APPLICANT:	Christina James
LAND AREA:	Approximately 44.40 acres
VARIANCE REQUESTED:	The variance requested would allow the applicant to exceed the maximum number of allowed building wall signs and obtain a certificate of zoning compliance for two (2) additional building wall signs (for a total of four (4) wall signs) within the B-6 zoning district.

BZA#2025-07 Location Map



BZA#2025-07 Zoning Map



BZA#2025-07 Aerial Map



0 370 740
Feet

Florence County
Planning Department
Meeting Date:
08/19/2025



Council District 7
BZA#2025-07

BZA#2025-07 Subject Property



Photo Source: Planning Staff Site Visit on 08/04/2025

BZA#2025-07 Public Notice



Photo Source: Planning Staff Site Visit on 08/04/2025

BZA#2025-07 Adjacent Property



Point of View: South of the
subject property off of
Florence Harllee Blvd

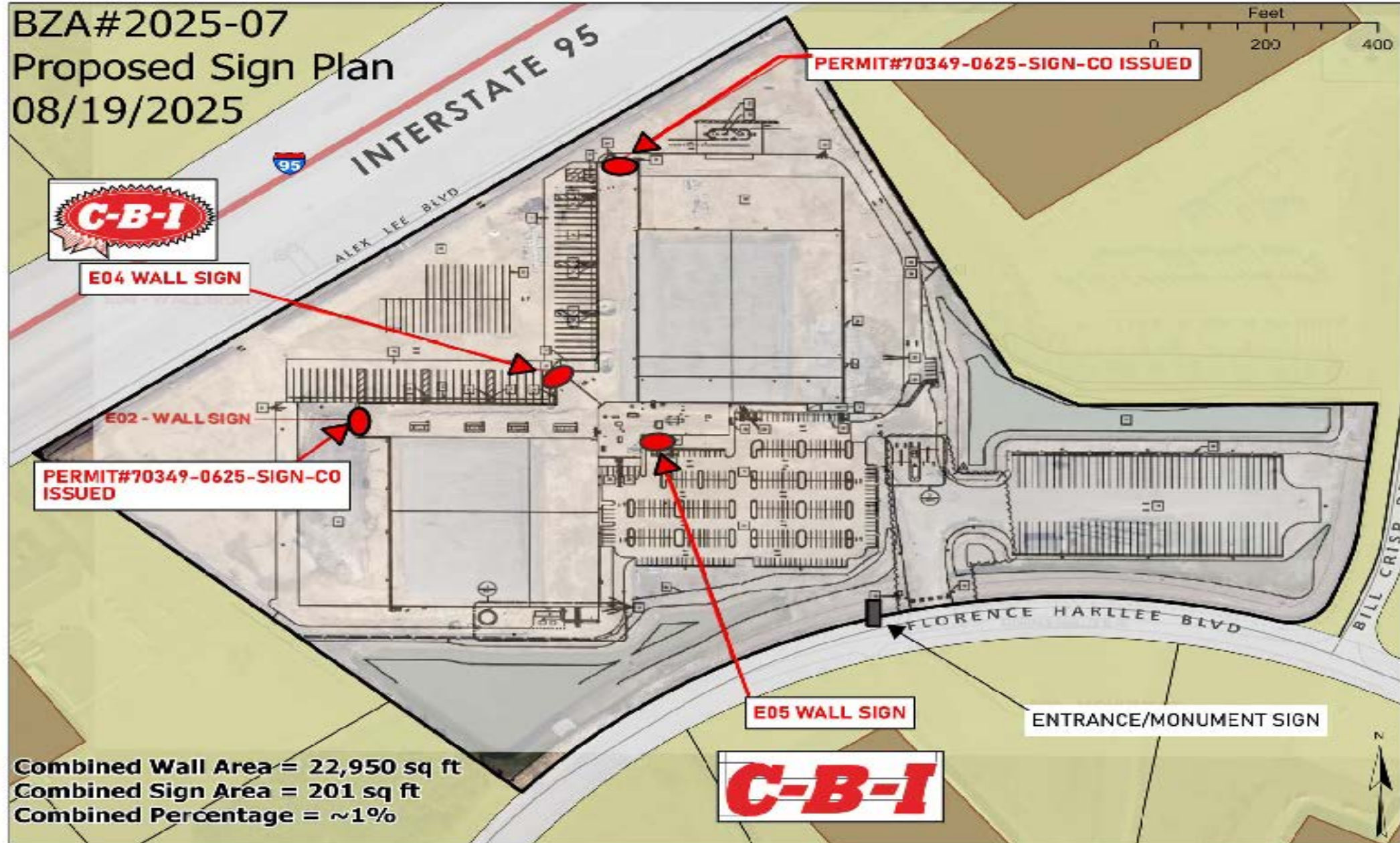


Point of View: Southeast of the
subject off of Bill Crisp Drive

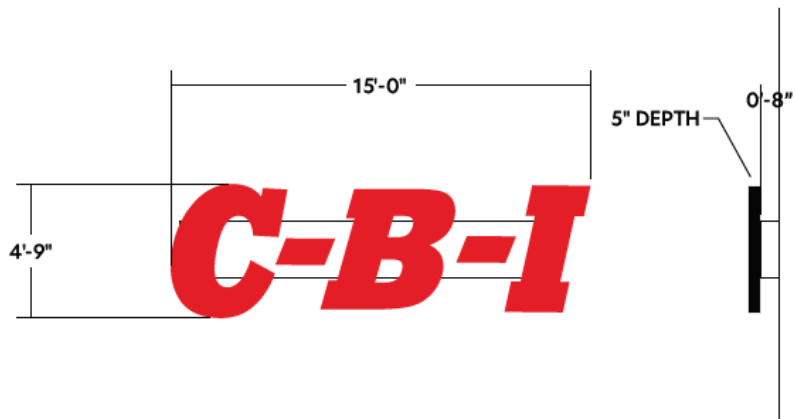
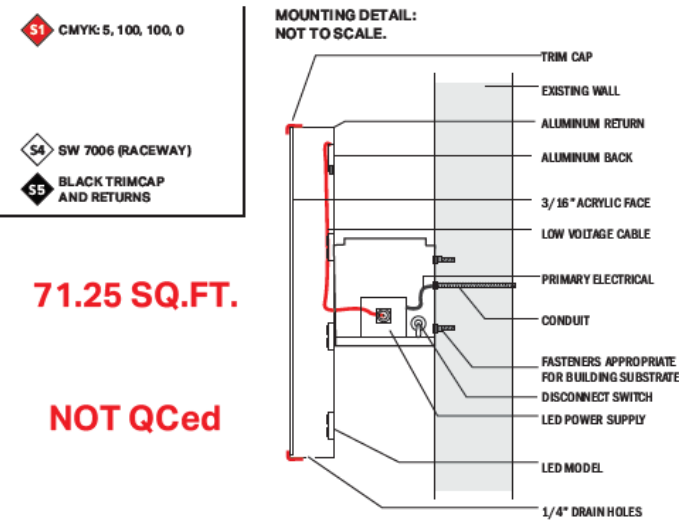


Point of View: East of
the subject property
off of Alex Lee Blvd

BZA#2025-07 Sign Layout Reference Map



BZA#2025-07 Wall Sign Artwork E05



E05 - FABRICATE AND INSTALL ONE (1) SET OF 5" DEEP INTERNALLY ILLUMINATED CHANNEL LETTERS MOUNTED TO A RACEWAY.



**Cheney Brothers
- Florence SC**

Project Location:
2491 Florence Harlee Blvd.
Florence, SC

Project No.: **230187-09**

Salesperson: **Matt Elkin**

Designer: **Eric Helstrand**

Date: **4/24/2025**

Scale: **1:50**

Revision:

▲	0022-0001-00
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**SIGN
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Sheet No.: **4 / 6**

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Comments/Questions



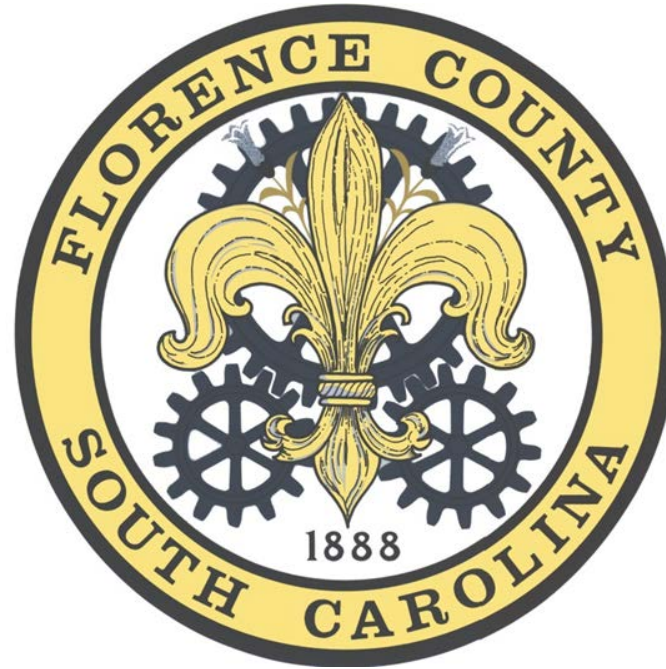
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IV. Other Business

V. Adjournment

Meeting Adjourned



Thanks for Attending!