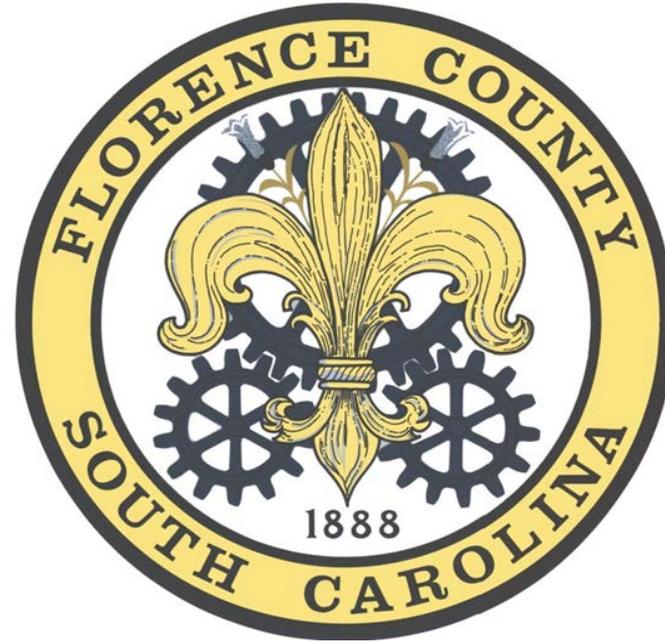


Florence County



Board of Zoning Appeals

Tuesday, February 17th, 2026 | 6:00 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, February 17, 2026
6:00 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 20, 2026
- III. Public Hearings:**

BZA#2026-02 – Staff Report

SUBJECT: A variance requested by Palmetto Sand Company, Inc, from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-117. – Mining and Extraction Operations. For the property located off of E. Hwy 378-Hannah, Johnsonville, SC 29555, as shown on Florence County Tax Map No. 00418, Block 02, Parcel 006.

LOCATION: East Highway 378-Hannah, Johnsonville, SC

TAX MAP NUMBER: 00418, Block 02, Parcel 006

COUNCIL DISTRICT(S): 2; County Council

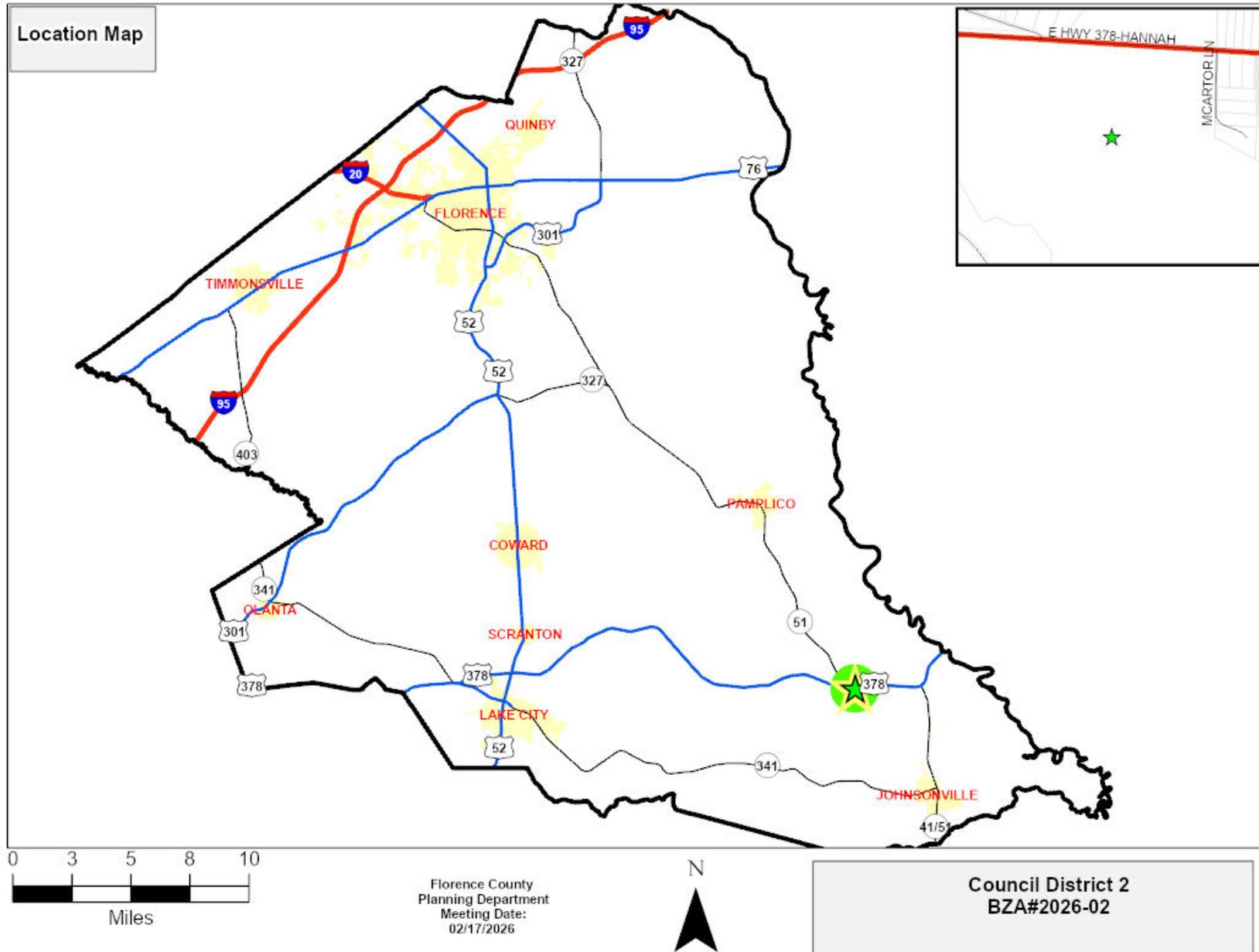
OWNER OF RECORD: Henry Family Farm Properties LLC

APPLICANT: Palmetto Sand Company, Inc.

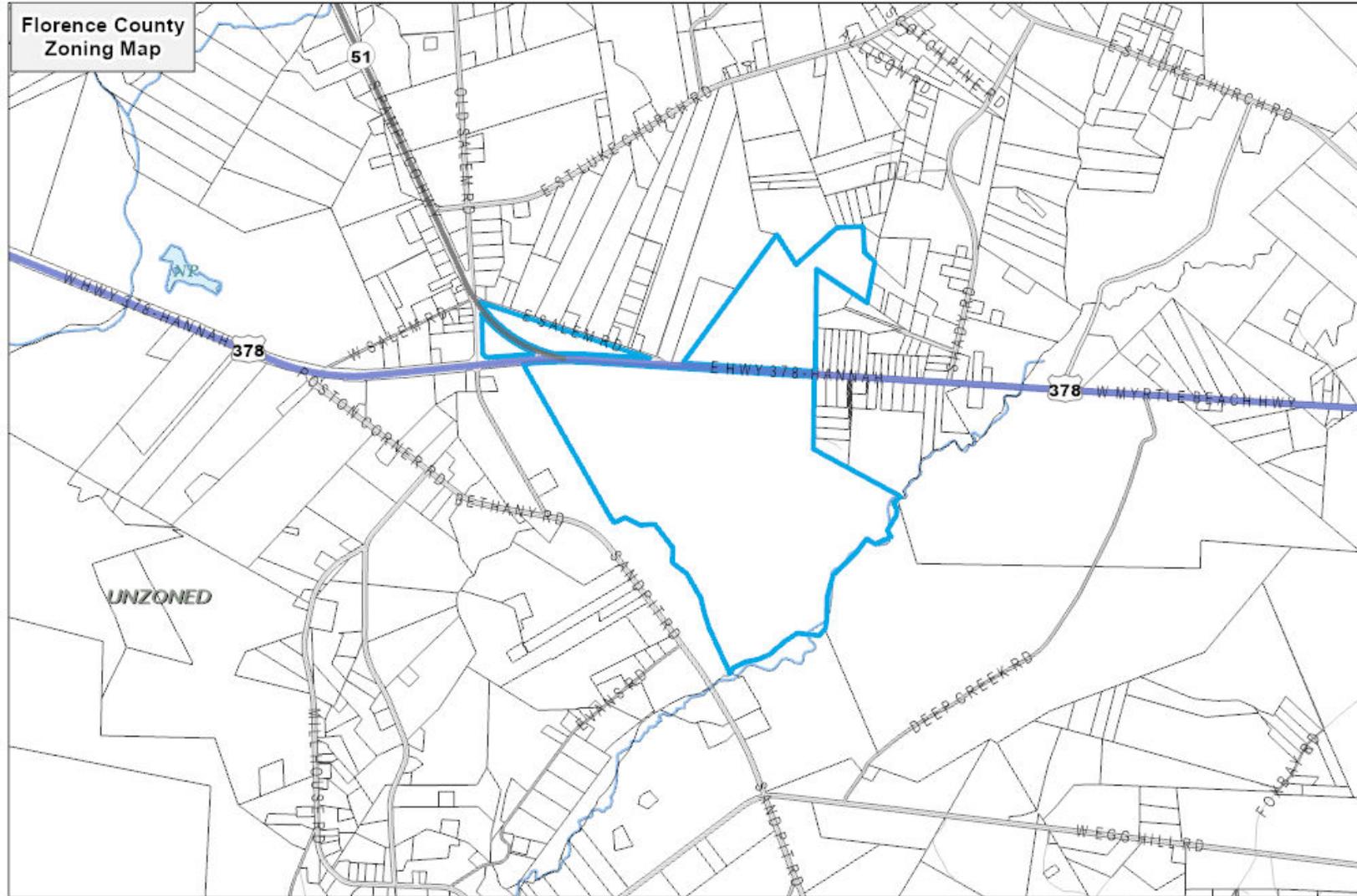
LAND AREA: Approximately 346.08 acres

VARIANCE REQUESTED: The variance requested would allow the applicant to obtain a Certificate of Zoning Compliance for a mining operation greater than 40 acres.

BZA#2026-02 – Location Map



BZA#2026-02 – Zoning Map



Current County Zoning
UNZONED

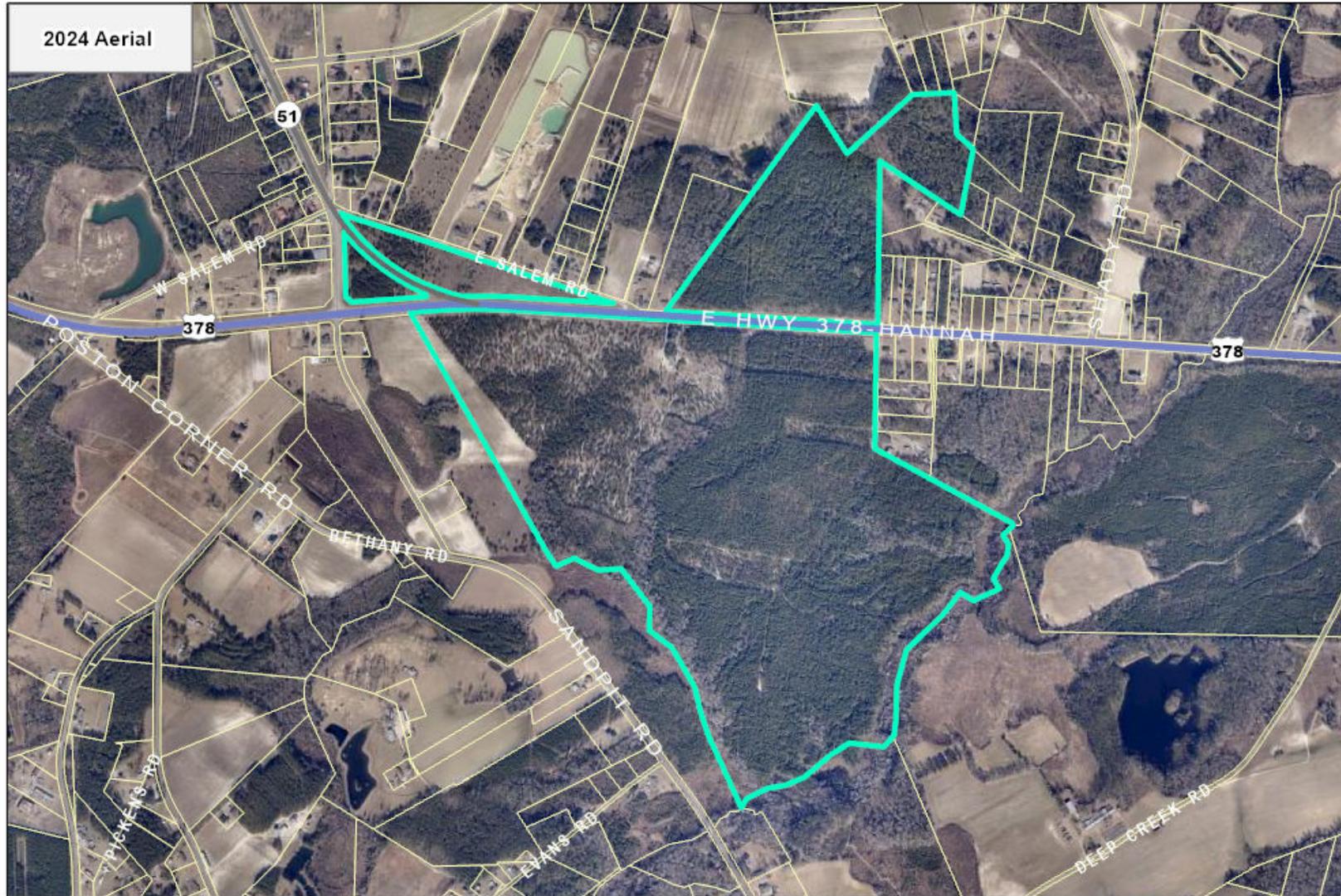
Florence County
Planning Department
Meeting Date:
02/17/2026

0 1,000 2,000 Feet

Council District 2
BZA#2026-02



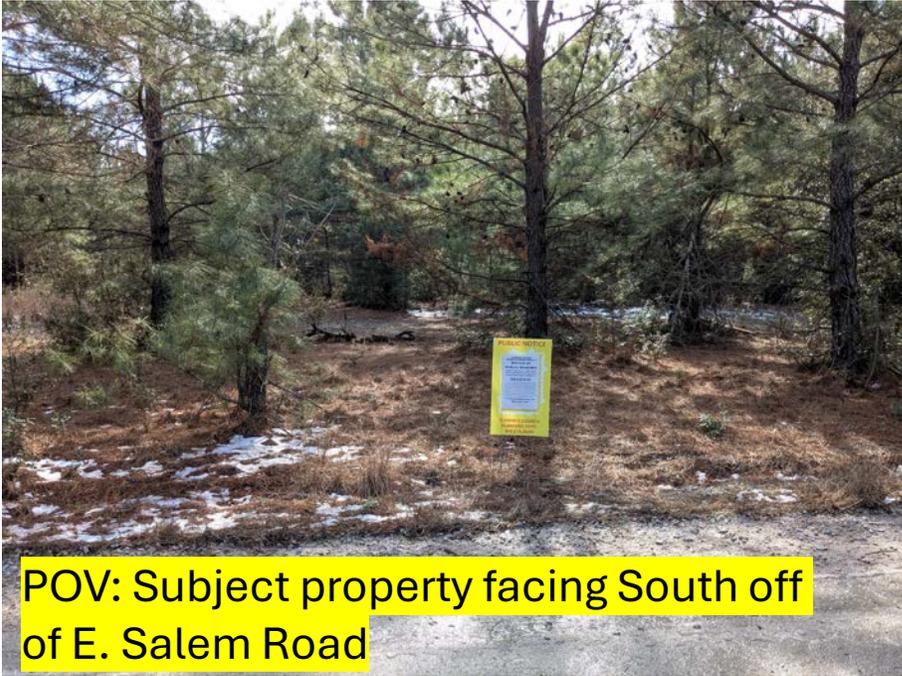
BZA#2026-02 – Aerial Map



Florence County
Planning Department
Meeting Date:
02/17/2026

Council District 2
BZA#2026-02

BZA#2026-02 – Subject Property



POV: Subject property facing South off of E. Salem Road



POV: Subject property facing North off of E. HWY 378

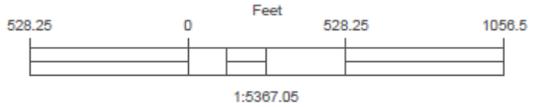
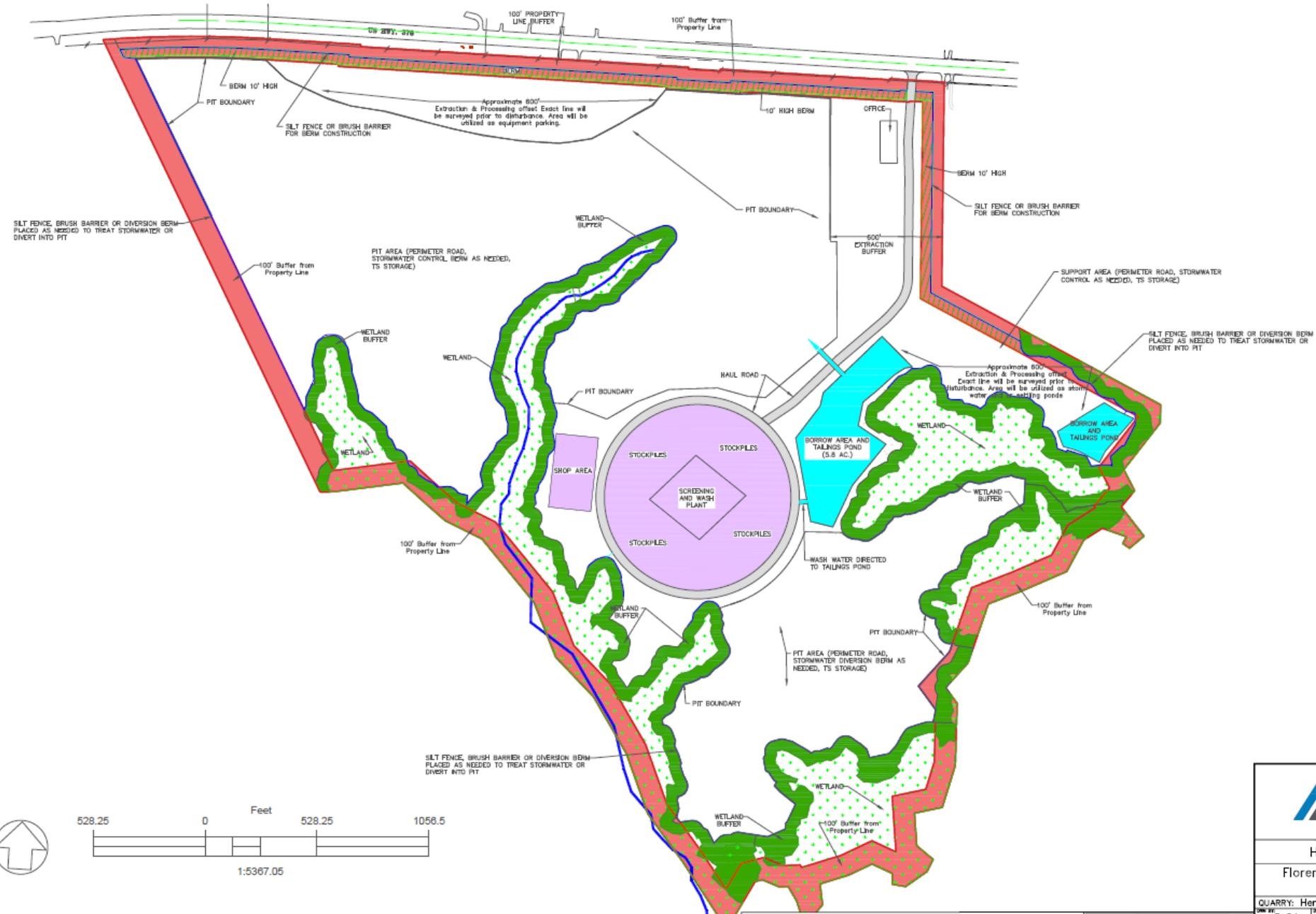


POV: Subject property facing South off of E. HWY 378



POV: Subject property off of Mcartor Lane

BZA#2026-02 – Site Plan



H Floren
QUARRY: Hen F. Price

Narrative Statement on Variance Application

Florence County adopted mining regulations that have been challenged by Martin Marietta and two of its subsidiaries. Those parties initially sought a variance from those regulations in their entirety on the ground that their application for a certificate of compliance for mining was pending at the time the mining regulations were adopted. They also claimed their application for permits from the South Carolina Department of Health and Environmental Control (DHEC) was pending and those two pending applications satisfied the conditions Florence County had set to be exempt from the new mining regulations.

Florence County did in fact provide for a variance from application of the mining regulations in their entirety under certain conditions. This Board, however, determined that one condition, approval of the necessary state permits, had not been met and denied any variance from the ordinance as to this site. Two lawsuits followed and in the meantime the state permit application that had been pending when the mining regulations were adopted was approved.

The parties agreed to mediate the lawsuits. The result of that mediation is that the Martin Marietta parties have agreed to comply with the mining regulations with approval of certain variances. It is the understanding of the applicant and staff that the variances granted hereunder are sufficient to bring the proposed mining use into compliance with applicable county regulations such that a certificate of compliance will be issued to the applicant by Florence County and these variances shall be construed to further that intention. One of the reasons for this request is that it is difficult to determine what rules apply to this site. Normally, the rules are found in the zoning ordinance and in the specific districts that apply to that use. This use is in an unzoned area with no specific zoning districts so it can be difficult to understand what rules apply to it.

Those variances are as follows:

1. 30-117(1)a: A variance is requested for a 100-foot setback from the property line to any extraction or processing and a total setback of 600 feet (the "Setback") for extraction or processing of material for sale from any now existing, inhabited residence. The 100-foot setback will not allow mining or processing within it and by way of example allows only an access road to cross it and vegetated berms to be built in it to limit visibility of the site, and access for construction, landscaping and similar matters, but not for shipping.

2. To the extent that 30-117(1)b might require a wooden fence under 30-121, a variance is requested to omit a wooden stockade fence and construct a vegetative berm no less than ten (10) feet in height where shown on the attached Site Plan. The berm shall be landscaped pursuant to a landscape plan complying with Buffer Yard A requirements and the plan shall be submitted to the Planning Department for approval.
3. 30-117(1)c requires payment of \$1,000 per acre to obtain a certificate of zoning compliance. A variance to allow a one-time fee payment of ten thousand dollars is requested. For a use that does not require a large structure, this is one of the County's **highest** fees. No other company has paid the per acre fee in 30-117(1)c.
4. 30-117(4)a limits mining hours to 7:30 a.m. to 5:30 p.m. A variance is requested to allow hours of operation: (A) from 6:30-5:30 Monday thru Friday, except County observed holidays, for general operations; (B) from 8 a.m. to noon on Saturday for maintenance and shipping only, no operations on County observed holidays.
5. 30-117(4)d: A variance is requested to include a height limit of thirty-eight feet only for equipment located within one thousand feet of Hwy 378.
6. 30-117(4)g provides for a noise limit of 65 decibels, but does not otherwise define how the limit is measured or applied. A variance to limit any exceedances of the noise limit to no more than 90 minutes in any calendar day is requested.
7. It is the understanding of the Board that the variances granted hereunder are sufficient to bring the proposed mining use into compliance with applicable county regulations such that a certificate of compliance will be issued to the applicant by Florence County and these variances shall be construed to further that intention. One of the reasons for this request is that it is difficult to determine what rules apply to this site. Normally, the rules are found in the zoning ordinance and in the specific districts that apply to any given use. This use is in an unzoned area with no specific zoning districts so it can be difficult to understand what rules apply to it.
8. The applicant has submitted the following as conditions of approval of the variances requested:
 - a. **Air Quality.** A water truck such as is commonly used to minimize dust under an air quality plan shall be located on site and used as needed to suppress dust on roads.

- b. Fencing.** All extraction and operating areas shall be fenced by a six-foot security fence. The gate to such fence shall be locked except during the hours specified in paragraph 7, except that plant personnel shall be allowed access to the site one hour before and one hour after such hours solely for purposes of opening or closing the site.
- c. Signage.** Signage complying with Section 30-117(4)(f) of the Florence County Code of Ordinances shall be installed before operations commence.
- d. Blasting.** No blasting is permitted on site.

The variances specified herein are deemed to satisfy the requirements of Florence County Code of Ordinances Section 30-117 and related provisions and shall be so construed. To the extent the variances and conditions herein vary from Section 30-117 of the Florence County Code of Ordinances, these variances and conditions shall be deemed a variance from Section 30-117 of the Florence County Code of Ordinances and shall be controlling.

BZA#2026-02 – Adjacent Properties



POV: adjacent property to the East of the subject property off of E. HWY 378 and Mcartor Ln.



POV: adjacent property to the North of the subject property off of E. Salem Road.

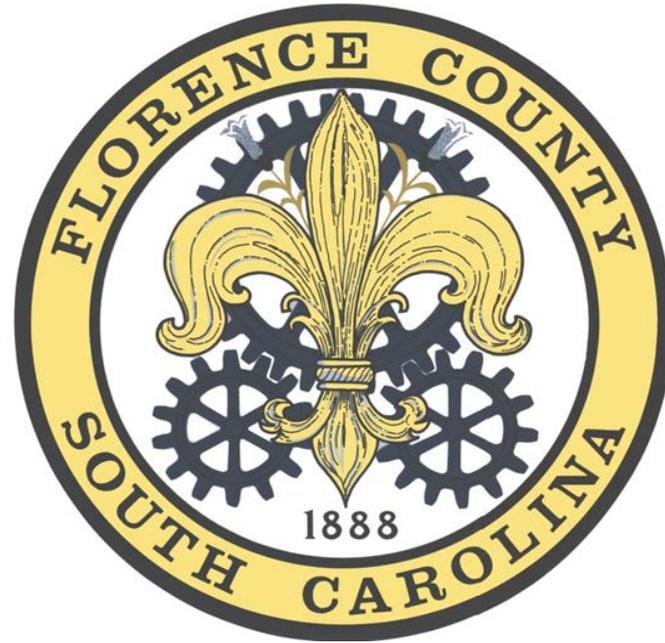


POV: adjacent property to the West of the subject property off of Sandpit Road.



POV: adjacent property to the North of the subject property off of E. Hwy 378.

Comments/Questions



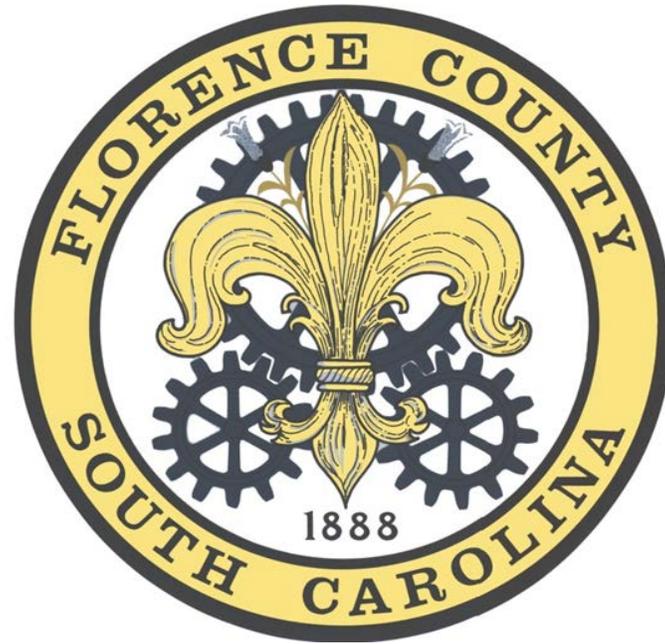
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IV. Other Business

V. Adjournment

Meeting Adjourned



Thanks for Attending