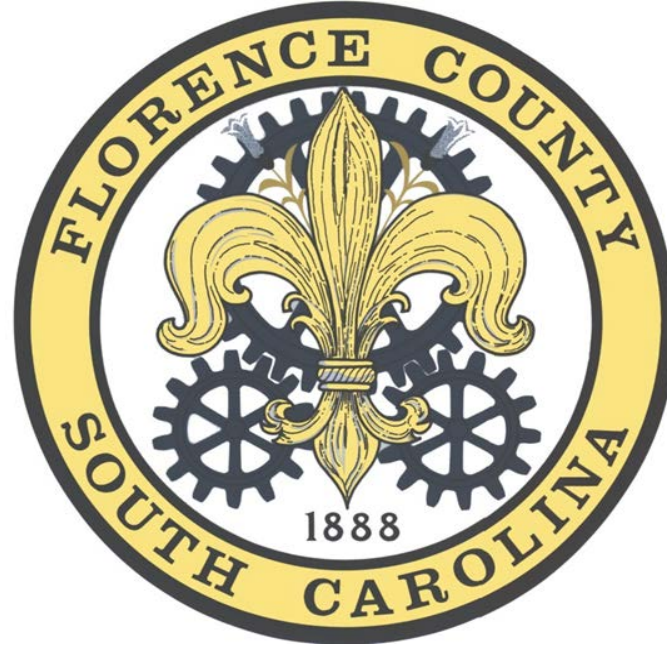


Florence County



Board of Zoning Appeals

Tuesday, July 21, 2026 | 6:00 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, July 21, 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 June 16, 2026
- III. Public Hearings:**

BZA#2026-06 – Staff Report

SUBJECT: A Variance Requested By Derrick F. Owens From Requirements Of The Florence County Code Of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-111. – Development Standards For Unzoned Areas. (7) Setbacks. For The Property Located At 2205 Hoffmeyer Road, Florence, SC 29501, As Shown On Florence County Tax Map No. 00123, Block 01, Parcel 006.

LOCATION: 2205 Hoffmeyer Rd, Florence, SC 29501

TAX MAP NUMBER: 00123, Block 01, Parcel 006

COUNCIL DISTRICT(S): 8; County Council

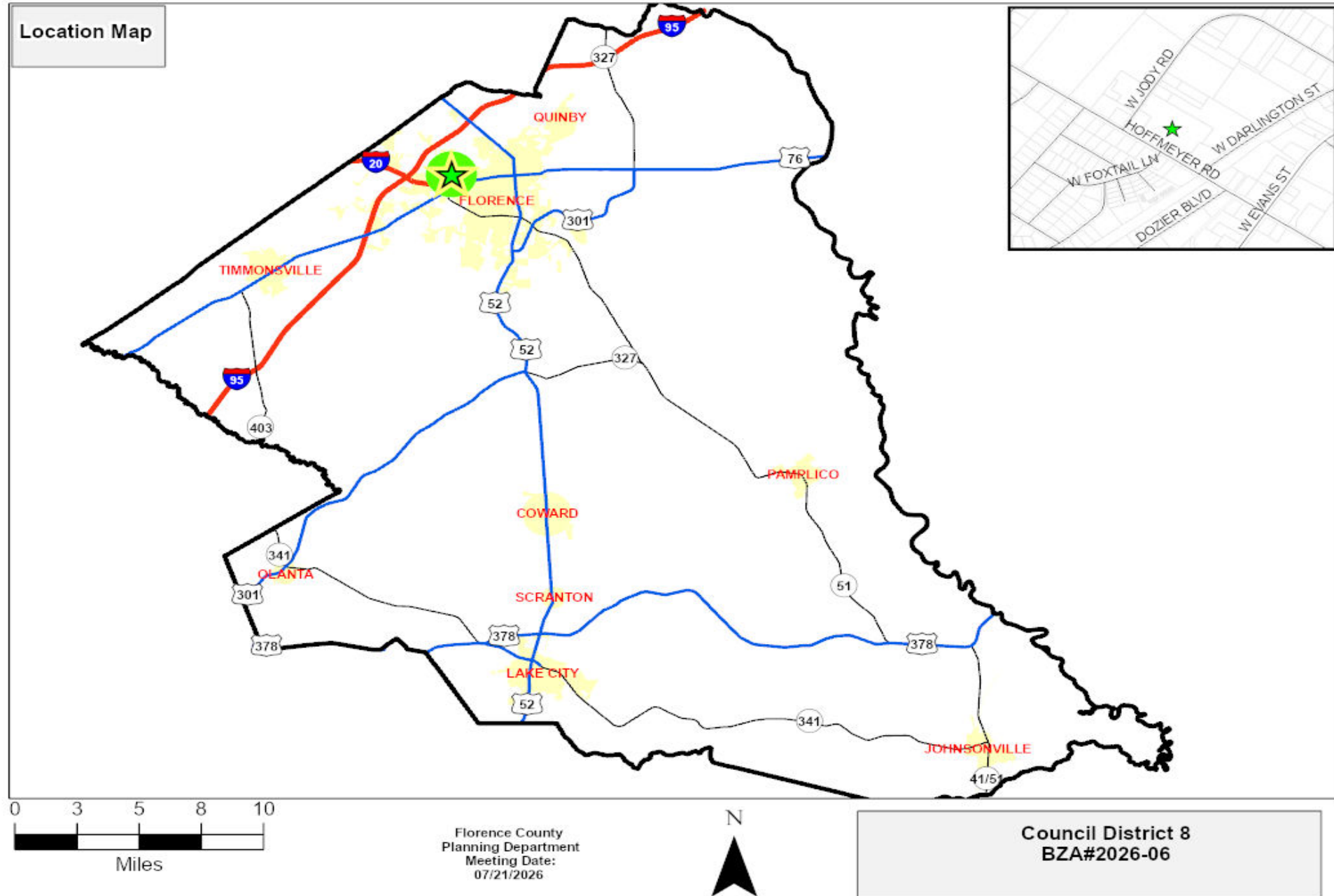
OWNER OF RECORD: S & W MANUFACTURING C/O RICHARD HARRINGTON

APPLICANT: Derrick F. Owens

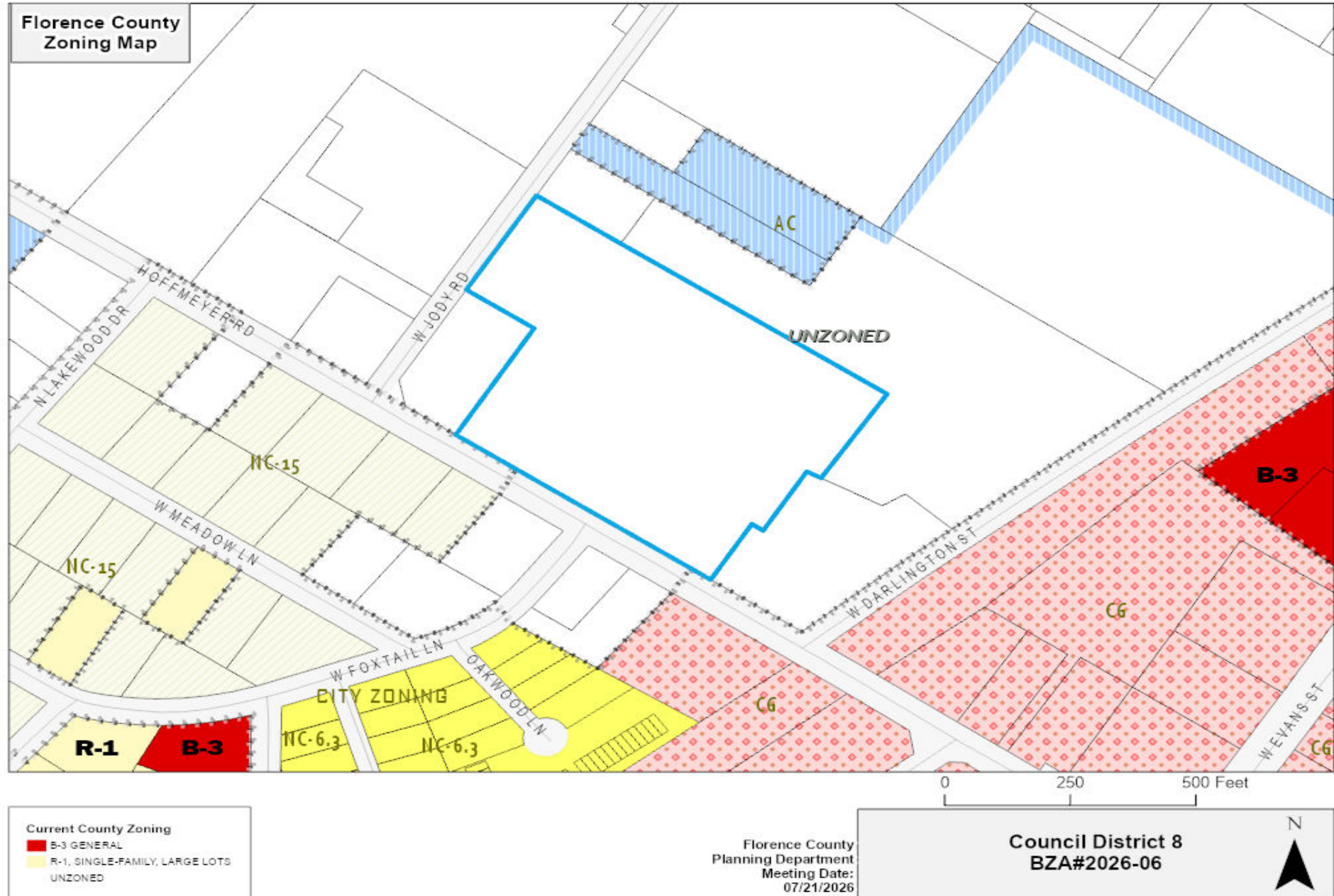
LAND AREA: Approximately 8.90 acres

VARIANCE REQUESTED: The variance requested would allow the property owner to exceed the minimum setback requirements established by the Florence County Code of Ordinances.

BZA#2026-06 – Location Map



BZA#2026-06 – Zoning Map



BZA#2026-06 – Aerial Map



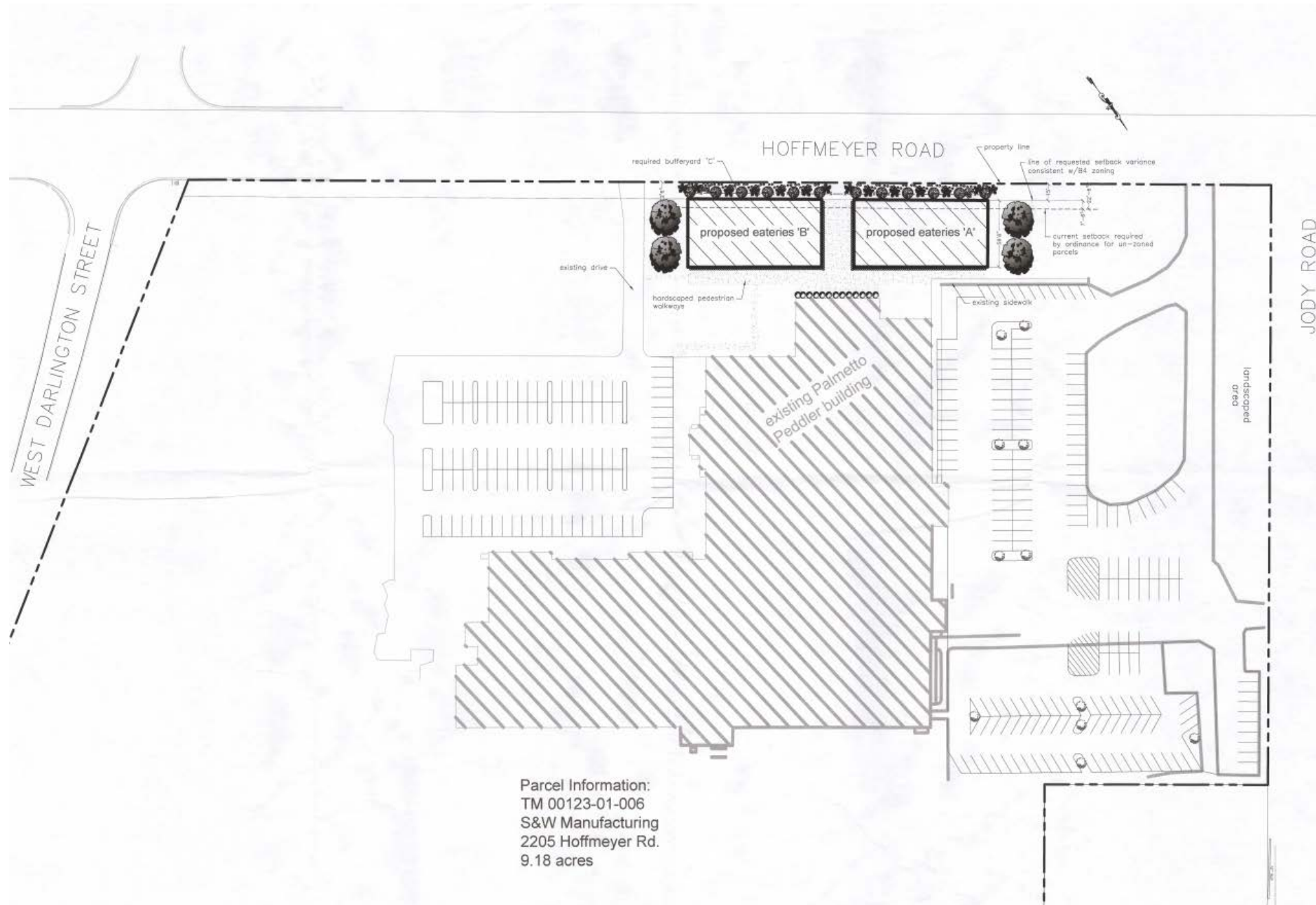
0 180 360
Feet

Florence County
Planning Department
Meeting Date:
07/21/2026

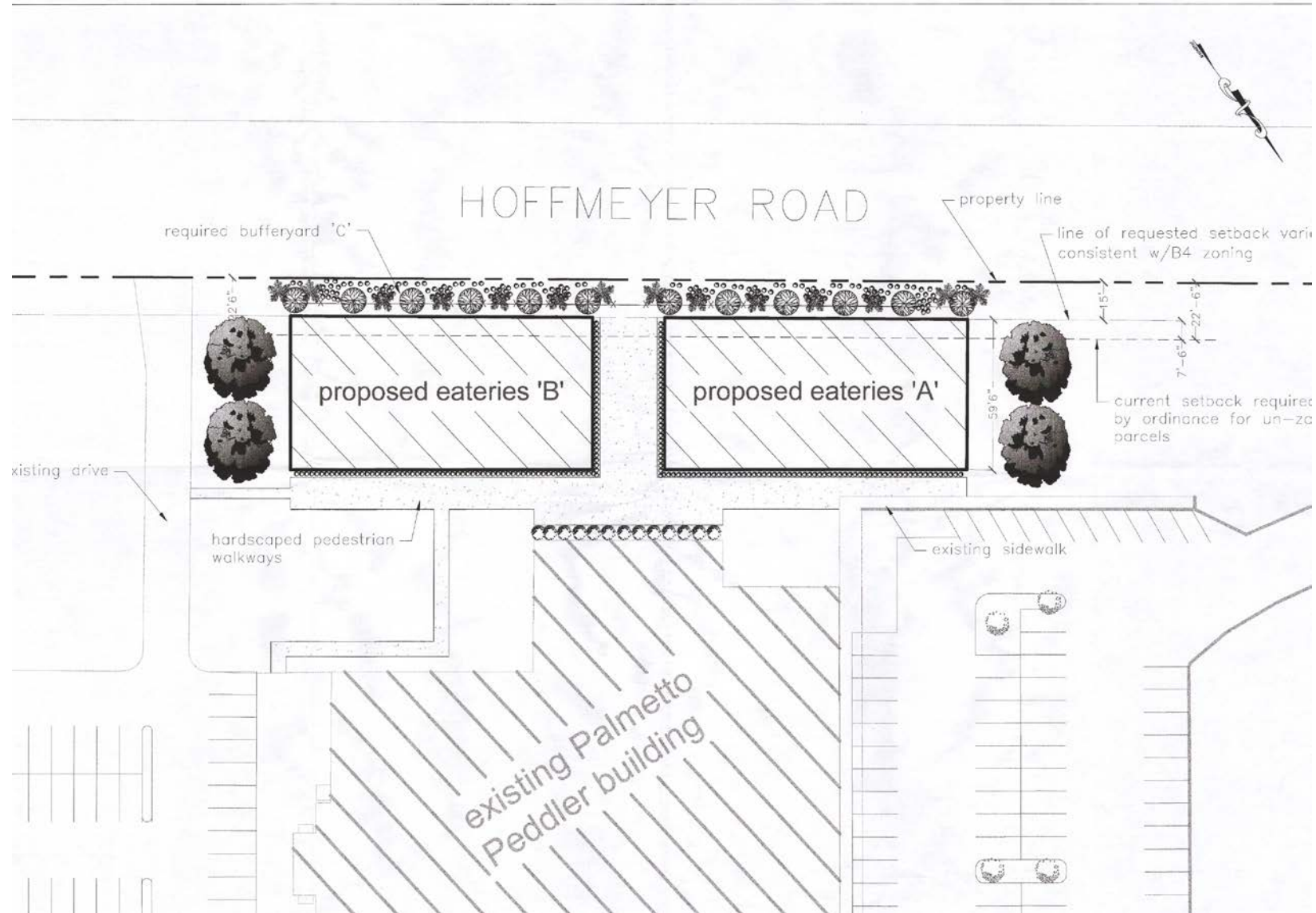


Council District 8
BZA#2026-06

BZA#2026-06 – Site Plan



BZA#2026-06 – Site Plan



BZA#2026-06 – Subject Property



BZA#2026-06 – Adjacent Properties



POV: North of the subject property off of W. Jody Road

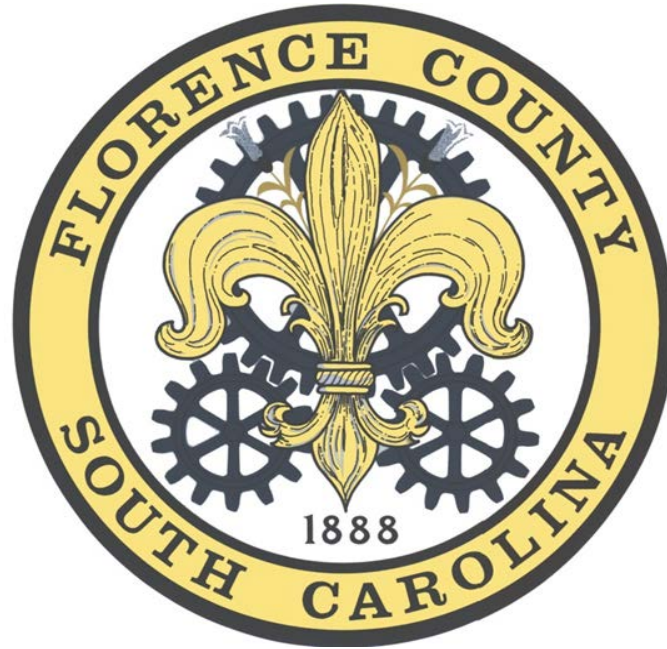


POV: Southwest of the subject property off of Hoffmeyer Road



POV: South of the subject property off of Hoffmeyer Road

Comments/Questions



BZA#2026-07 – Staff Report

SUBJECT: A Variance Requested By Mr. Jerry Brown & Dr. Deloris Brown From Requirements Of The Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-244. - Number Of Principal Buildings/Uses On A Lot. For The Property Located At 1310 N. Matthews Road, Lake City, SC. 29560, As Shown On Florence County Tax Map No. 00166, Block 31, Parcel 013.

LOCATION: 1310 N Matthews Rd, Lake City, SC 29560

TAX MAP NUMBER: 00166, Block 31, Parcel 013

COUNCIL DISTRICT(S): 1; County Council

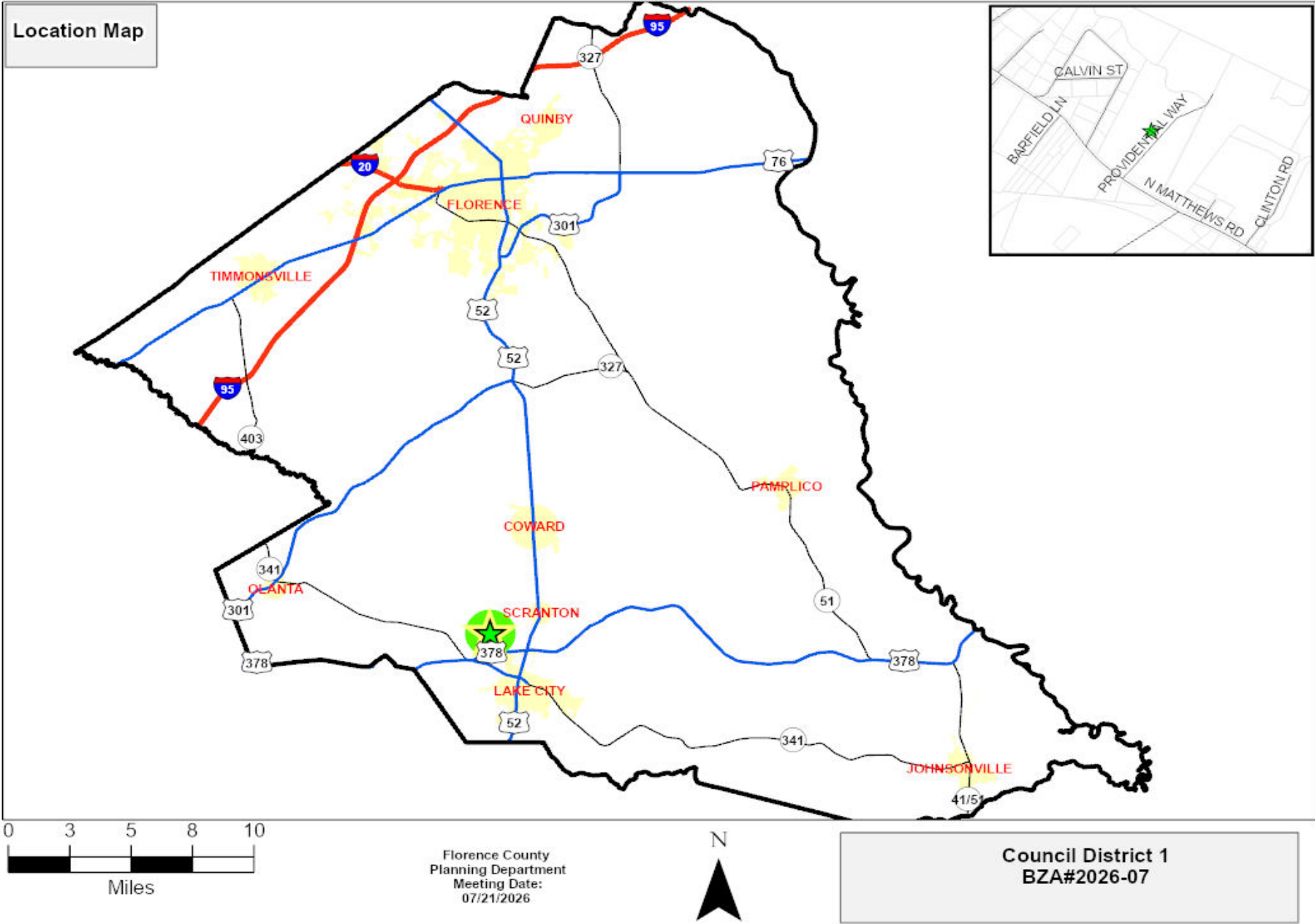
OWNER OF RECORD: BROWN DELORIS & BROWN JERRY

APPLICANT: Mr. Jerry Brown & Dr. Deloris Brown

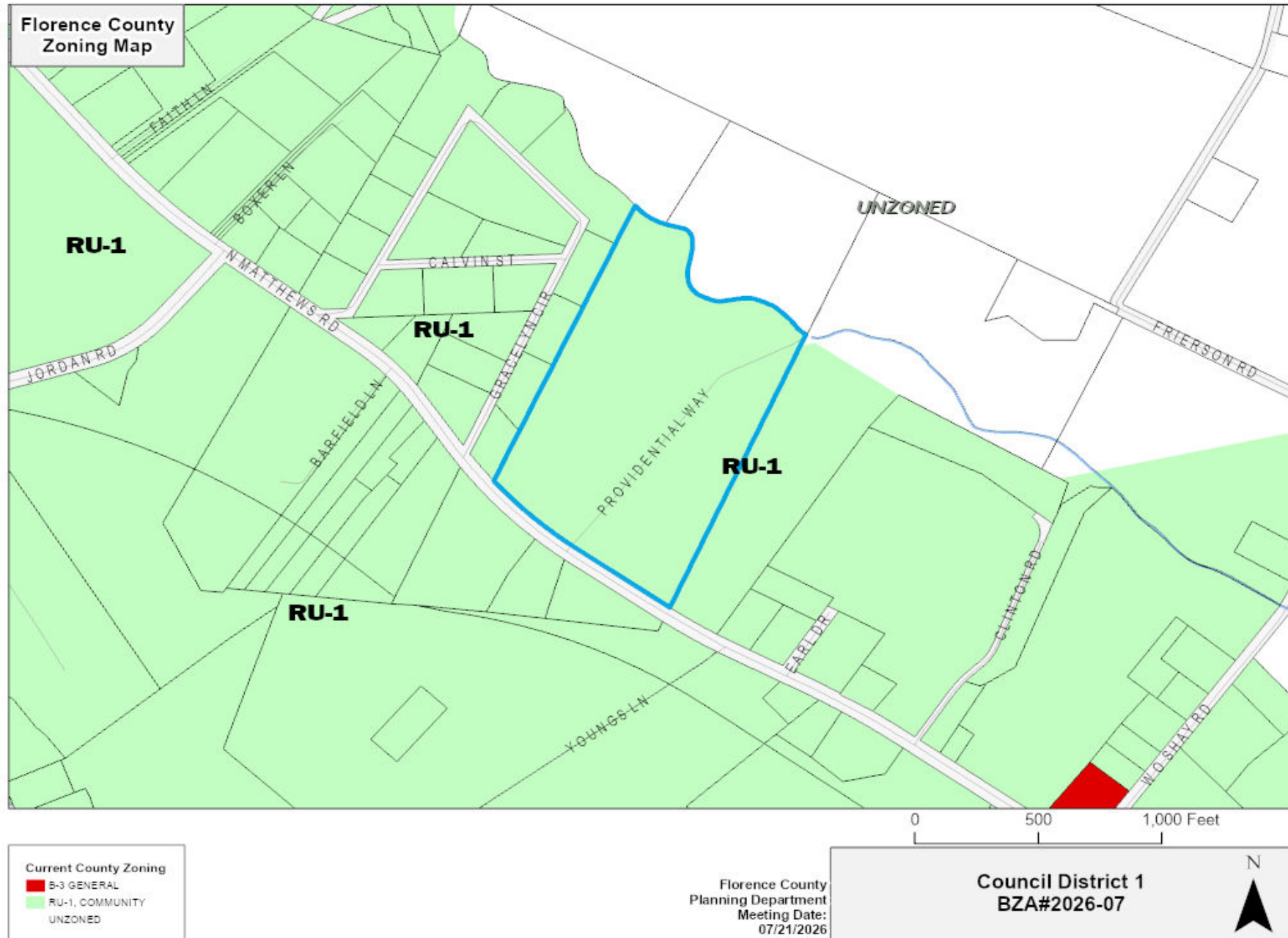
LAND AREA: Approximately 25.71 acres

VARIANCE REQUESTED: The variance requested would allow the property owner to exceed the maximum number of principle buildings on a lot.

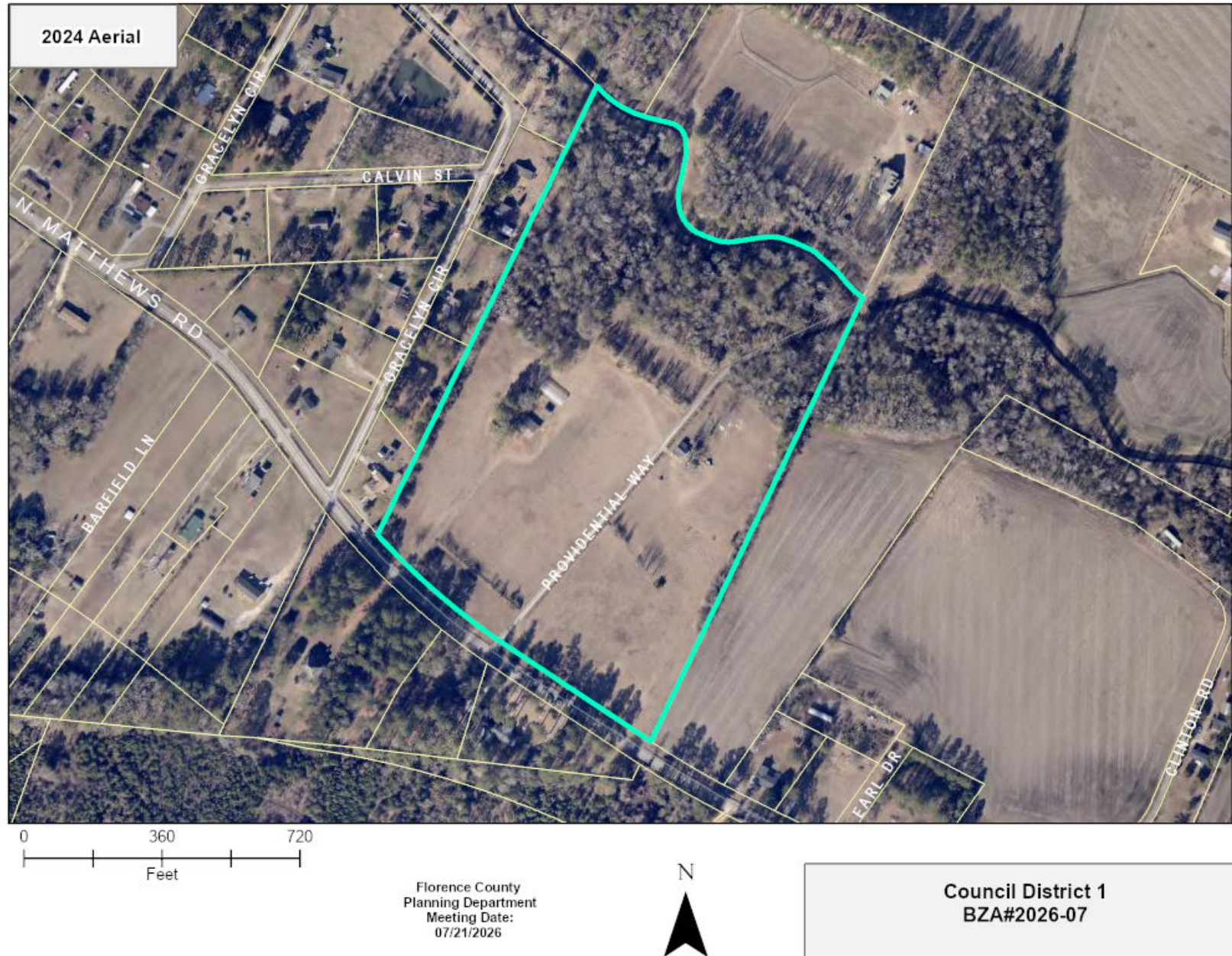
BZA#2026-07 – Location Map



BZA#2026-07 – Zoning Map

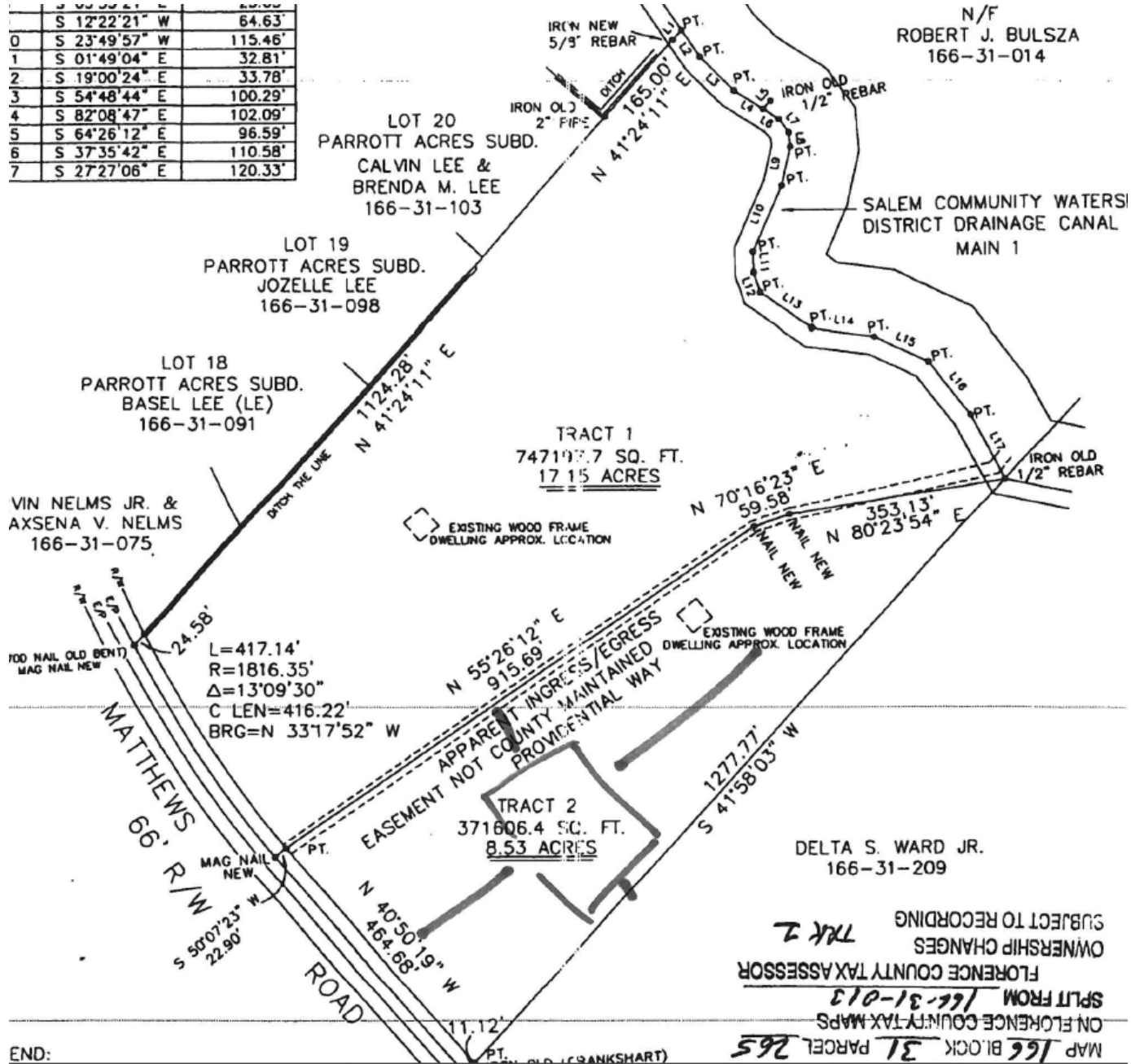


BZA#2026-07 – Aerial Map



BZA#2026-07 – Site Plan

	S 12°22'21" W	64.63
0	S 23°49'57" W	115.46
1	S 01°49'04" E	32.81
2	S 19°00'24" E	33.78
3	S 54°48'44" E	100.29
4	S 82°08'47" E	102.09
5	S 64°26'12" E	96.59
6	S 37°35'42" E	110.58
7	S 27°27'06" E	120.33



BZA#2026-07 – Subject Property



BZA#2026-07 – Adjacent Properties



POV: Southwest of the subject property off of N. Matthews



POV: Southeast of the subject property off of N. Matthews

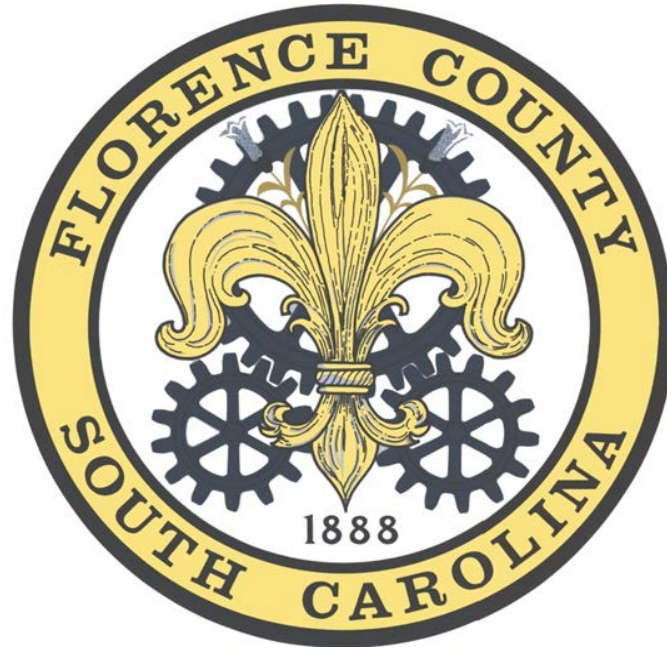


POV: West of the subject property off of N. Matthews
Road



POV: East of the subject property off of N. Matthews
Road

Comments/Questions



BZA#2026-08 – Staff Report

SUBJECT: A Variance Requested By FIRST PALMETTO AST HLDG, LLC From The Requirements Of The Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I.- GENERALLY, Sec. 30-30.- Table III: Zoning Setbacks. For The Properties Located Off Of Vanda Street, Timmons ville, SC. 29161, As Shown On Florence County Tax Map No. 00033, Block 04, Parcels 017 And 122.

LOCATION: Vanda Street

TAX MAP NUMBER: 00033, Block 04, Parcel 017 & 122

COUNCIL DISTRICT(S): 4; County Council

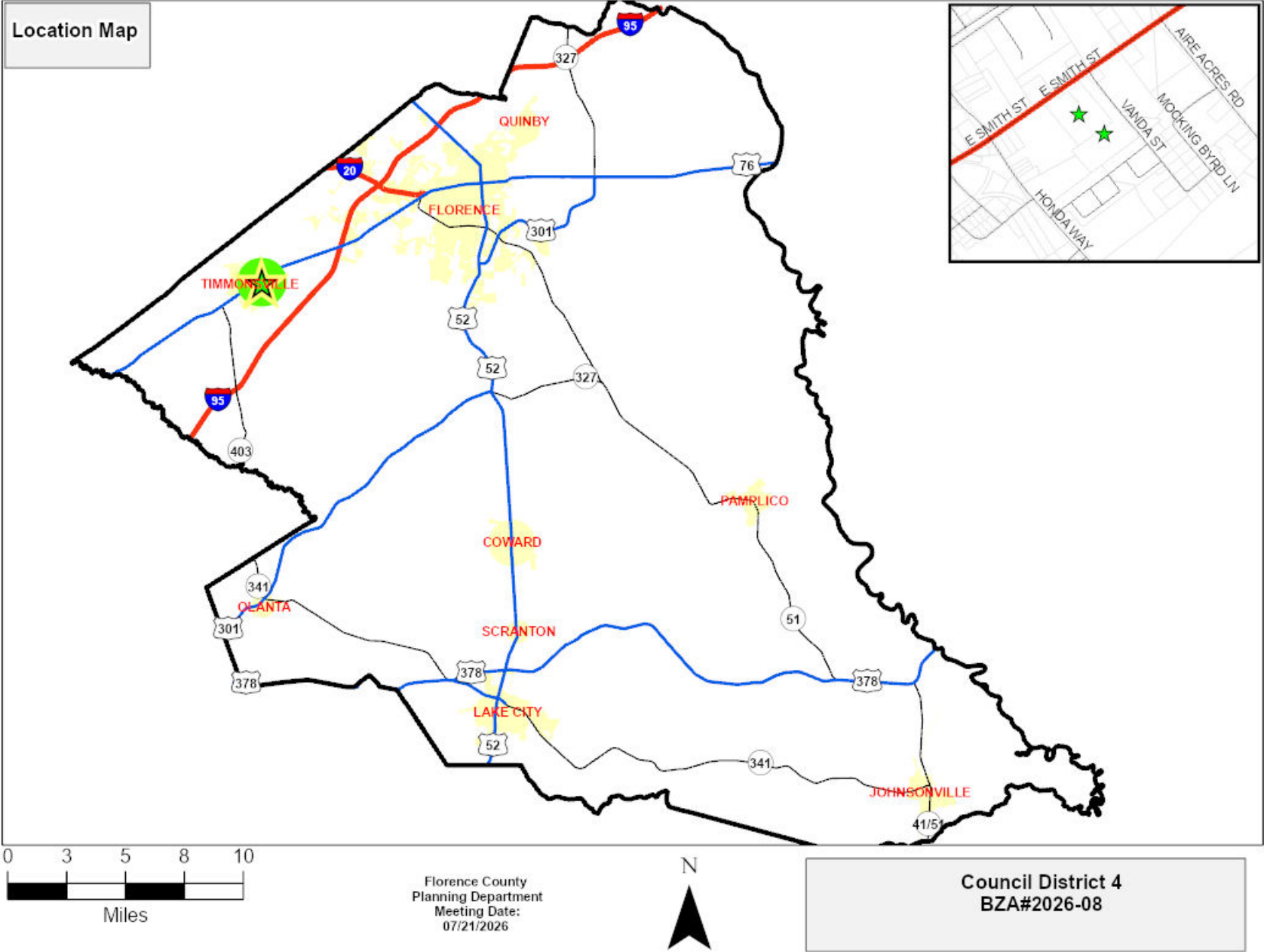
OWNER OF RECORD: FIRST PALMETTO AST HLDG LLC

APPLICANT: FIRST PALMETTO AST HLDG, LLC

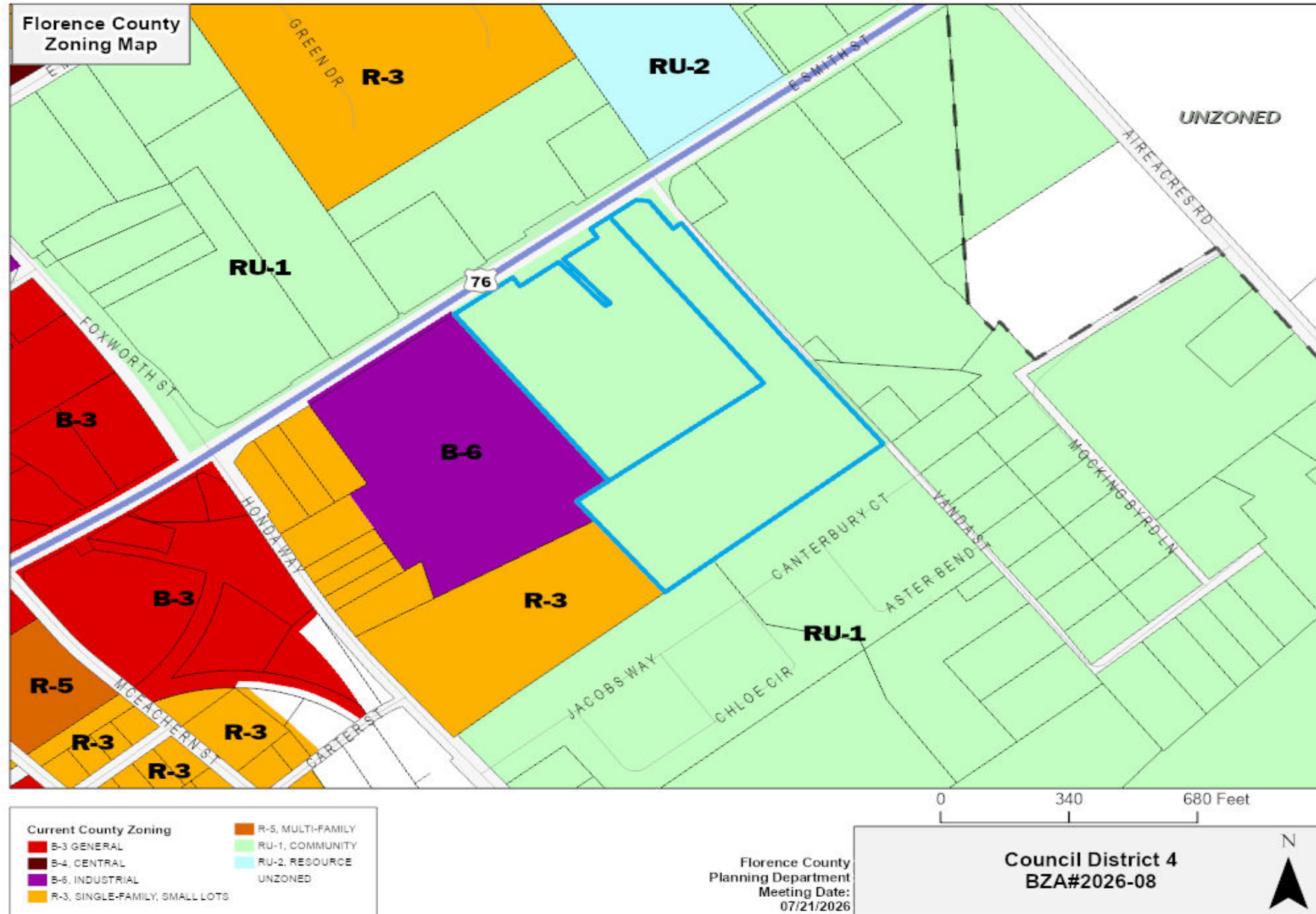
LAND AREA: Approximately 14.43 acres

VARIANCE REQUESTED: The variance requested would allow the applicant to reduce the minimum lot width, lot area and exceed the minimum setback requirements in a RU-1 zoning district.

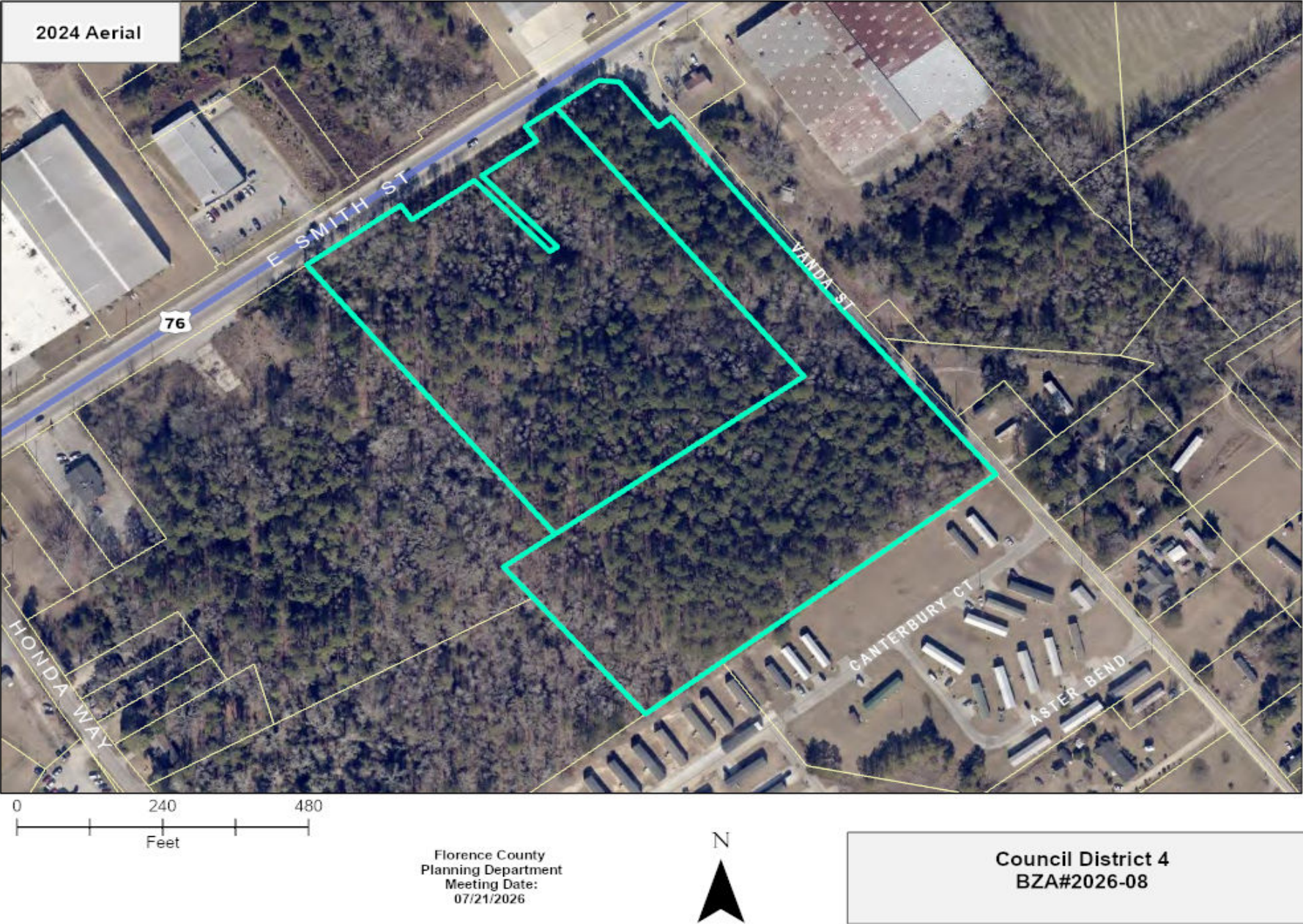
BZA#2026-08 – Location Map



BZA#2026-08 – Zoning Map



BZA#2026-08 – Aerial Map



BZA#2026-08 – Site Plan



BZA#2026-08 – Subject Properties



00033-04-017



00033-04-122

BZA#2026-08 – Adjacent Properties



POV: Northeast of the subject properties off of E. Smith Street



POV: Northwest of the subject properties off of E. Smith Street

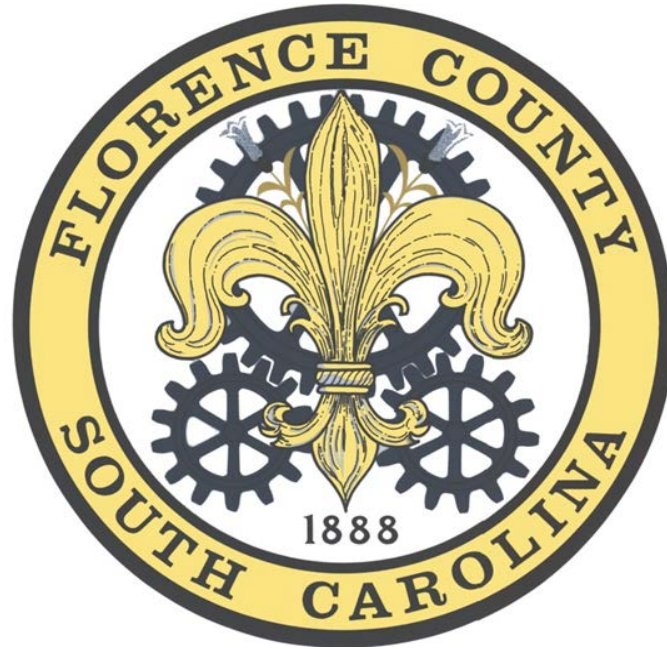


POV: Northwest of the subject properties off of Vanda Street



POV: West of the subject properties off of E. Smith Street

Comments/Questions



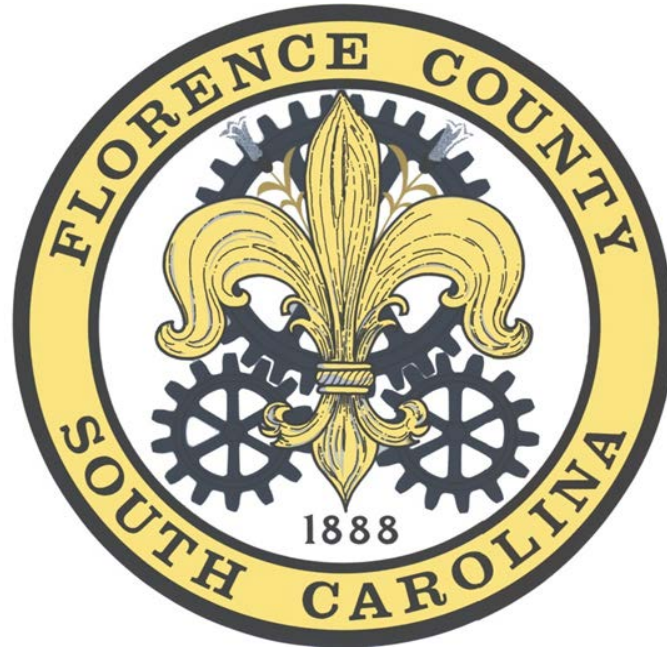
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IV. Other Business

V. Adjournment

Meeting Adjourned



Thanks for Attending