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 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.

BZA#2026-07 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.

BZA#2026-08 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, Timmonsville, SC. 29161, As Shown On Florence County Tax Map No. 00033, Block 04, Parcels 017 And 122.

IV. Other Business

V. Adjournment

Minutes*
Regular Meeting of the Florence County Board of Zoning Appeals
Tuesday, June 16, 2026 at 6:00 p.m.
County Complex, Council Chambers, Room 803
180 North Irby Street, Florence, South Carolina 29501

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 in the lobby of the Planning and Building Inspection Department building.

The agenda was also mailed to the media.

I. Call to Order

Chairman, Brian Casey called the meeting to order at 6:08 p.m.

II. Attendance:

Board Members Present:	Chairman Brian Casey Vice-Chairman Brenda Deas Louie Hopkins Jessica Wright Wesley Martin Kenneth Muldrow
Board Members Absent:	Craig Floyd
Staff Present:	J. Shawn Brashear, Planning Director Holly Smith, Senior Planner Patrick Ward, IT Dept, A/V Support Lisa M. Becoat, Executive Assistant/Secretary Caroline Dunlap, Planner III
Staff Absent:	Malloy McEachin, Esq, County Attorney Ethan Brown, Deputy Planning Director
Public Attendance:	See sign-in sheet on file at the Florence County Planning Department.

III. Review and motion of the minutes:

- **Meeting of March 17, 2026**

Motion to approve the minutes as presented – Vice-Chairman Brenda Deas / **Second** – Board Member Louie Hopkins / Minutes of March 17, 2026, meeting were unanimously approved 6 to 0.

IV. Public Hearings:

BZA#2026-04 **A variance requested by Robert Leroy Moore 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 at 2290 Little Fishery Road, Scranton, SC 29591, as shown on Florence County Tax Map No. 00260, Block 03, Parcel 023.**

Mr. Brashear introduced the request, summarized the application and requested variance, and presented the staff report to the Board. A complete copy of the staff report and presentation is available for public review at the Florence County Planning Department and online at www.florencecountysc.gov/planning/bza/archives.php.

Property information presented by Mr. Brashear included the subject property's location east of the Town of Scranton and south of the Lynches River. The property is located within County Council District 2, consists of approximately 64 acres, is owned by Robert Leroy Moore, and is identified by Florence County Tax Map Number 00260-03-023.

Mr. Brashear stated that each Board member had been provided an additional map depicting the subject property's location in relation to the FEMA Floodplain. He noted that the map indicated the subject property is located entirely within an "AE" Special Flood Hazard Area (SFHA). Mr. Brashear further explained that the "AE" designation identifies areas subject to inundation by the one-percent annual chance flood event for which Base Flood Elevations (BFEs) have been established.

Mr. Brashear next directed the Board's attention to the highlighted mining ordinance provisions included in their meeting packets. Upon presenting the proposed site plan, he explained that the proposed excavation would be regulated by Section 30-117(3), which governs mines five acres or less in size. He stated that the applicant was requesting relief from subsections (a), (b), and (c).

Mr. Brashear stated that the primary request for relief was from subsection (b), which requires a minimum separation distance of 1,000 feet from the nearest residential use. Based upon the submitted site plan, he noted that the proposed mine would be located approximately 283 feet from the residence of Rhonda Gail Gause. He further explained that staff had been informed that the occupant of the residence was a member of the applicant's family and that no objection to the proposed excavation had been expressed.

Mr. Brashear stated that the request for relief from subsection (a) was also associated with this residence, as the proposed excavation would be located less than 150 feet from the same adjoining property. Staff had been informed that the owner and occupant of the adjoining residence was a member of the applicant's family and supported the proposed excavation.

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Mr. Brashear stated that the final request for relief was from subsection (c), which addresses required bufferyards. He explained that, in staff's opinion, the natural buffer provided by the Lynches River floodplain to the north of the proposed mine was sufficient to serve in place of the required bufferyard.

Mr. Brashear also noted that the applicant intended for the proposed pit to serve as a water source for agricultural purposes only. He emphasized that the applicant did not intend to conduct commercial mining activities on the property, but rather proposed the excavation for his own agricultural use and benefit.

At this time, Mr. Brashear read aloud to the Board the applicant's responses, verbatim, as provided on Form 3 of the variance application.

To conclude his presentation, Mr. Brashear stated that Planning staff had received no correspondence/comments from the public regarding the request. He further stated that the property had been posted prior to the meeting and that adjacent property owners had been notified in accordance with the requirements of the Florence County Zoning Ordinance.

At the conclusion of staff's presentation, Chairman Casey inquired whether the existing water feature on the property was the result of previous mining activity. Mr. Brashear confirmed that the existing stormwater pond was the result of previous mining activity on the property.

No additional questions were posed by members of the Board.

The applicant, Mr. Robert Leroy Moore, spoke in favor of the request. Mr. Moore stated that his intent was to farm his land and remain active during his retirement years. He noted that the primary objective of the proposed excavation was to raise the elevation of internal roadways to improve access throughout the property, allowing him to travel around the property and support agricultural activities on his farm.

No additional speakers came forward to speak in favor of the request. No one spoke in opposition, and the public hearing was closed.

Board discussion followed. Members noted that the area is agricultural in nature, that excavation activities had previously occurred on the property, that adjacent properties were owned by family members, and that the intended use was primarily for personal and agricultural purposes rather than commercial mining operations.

Motion: A motion to approve BZA Item #2026-04 as submitted was made by Board Member Louie Hopkins, with a second by Vice-Chairperson Brenda Deas. Upon review of the applicable standards, the motion carried unanimously by a vote of 6-0.

BZA#2026-05 **A variance requested by Mamie C. McKenzie and Dexter McKenzie from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISON 1. –**

GENERALLY, Sec. 30-30. – Table III: Zoning setbacks. And Chapter 30 – ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-249. – Nonconformities (b) (2). For the property located at 206 E. Main Street, Olanta, SC 29114, as shown on Florence County Tax Map No. 04520, Block 03, Parcel 011.

Mr. Brashear introduced the request, summarized the application and requested variance, and presented the staff report to the Board. A complete copy of the staff report and presentation is available for public review at the Florence County Planning Department and online at www.florencecountysc.gov/planning/bza/archives.php.

Property information presented by Mr. Brashear included the subject property's location in downtown Olanta, on the corner of East Main Street and Welsh Street, more specifically addressed at 206 East Main Street. The property is located within County Council District 1, consists of approximately 0.19 acres, is owned by Mamie C. McKenzie and Dexter McKenzie, and is identified by Florence County Tax Map Number 04520-03-011.

Mr. Brashear stated that the subject property and surrounding properties are zoned B-3, General Commercial. He explained that the applicant had submitted plans to expand the dining room and storage area of an existing restaurant. He noted that the existing structure is nonconforming with respect to current setback requirements and that Sec. 30-249 of the Florence County Zoning Ordinance permits the expansion of a nonconforming structure by no more than ten percent (10%). Mr. Brashear further stated that the existing building is situated on the property line and, therefore, the applicant was requesting relief to allow the proposed addition to encroach into the required setbacks of the B-3 General Commercial District.

Mr. Brashear, while presenting the aerial map, called attention to the observable historic development pattern along Main Street, noting that many of the buildings share common walls and were constructed without setbacks or off-street parking. Mr. Brashear stated that, in staff's opinion, portions of downtown Olanta may be more appropriately zoned B-4, Central Business District. However, any rezoning effort would not address the applicant's immediate request. He explained that the small size and configuration of the subject property limits the ability to reasonably expand the existing structure and that a ten percent (10%) expansion would only permit approximately seventy-two (72) square feet of additional floor area.

Mr. Brashear explained that the applicant proposed to orient the dining room addition toward Welsh Street, which would effectively establish a new front entrance/yard. Under this configuration, the required twenty-foot rear setback within the B-3 District, he explained, could not be met. He noted that dimensional information, elevation drawings, and the proposed site plan were included within the Board's meeting packet. Mr. Brashear also informed the Board that the Mayor of Olanta had reviewed the proposal and expressed support for the expansion and continued investment in downtown businesses.

To conclude the presentation, Mr. Brashear stated that Planning staff had received several inquiries regarding the request from adjacent property owners. He read aloud each record of conversation

and indicated that the inquiries were informational in nature. He further stated that the property had been posted prior to the meeting and surrounding property owners had been notified in accordance with the requirements of the Florence County Zoning Ordinance.

At this time, Mr. Brashear read aloud to the Board the applicant's responses, verbatim, as provided on Form 3 of the variance application.

At the conclusion of staff's presentation, no questions were posed by members of the Board.

The applicant, Ms. Mamie McKenzie, spoke in favor of the request. Ms. McKenzie stated that she was requesting approval to construct an addition to expand the dining area and storage space of the restaurant. She explained that she believed the expansion was needed and would help bring additional activity and investment to downtown Olanta.

There were no questions posed to the applicant by members of the Board.

Ms. Betty McKenzie spoke in favor of the request. Ms. McKenzie stated that she had lived in Olanta her entire life and believed the downtown area had experienced a decline in activity. She noted that her daughter Mamie, the applicant, owns several lots in downtown Olanta and utilizes space on those properties for parking during festivals and community events, and believes that portions of downtown Olanta are not appropriately zoned and should be updated to better reflect the historical development pattern and encourage reinvestment.

No additional speakers came forward to speak in favor of the request. No one spoke in opposition, and the public hearing was closed.

Board discussion followed. Members noted the historic development pattern of downtown Olanta, the unique configuration of the subject property, and the limited opportunity for reasonable expansion under the existing nonconformity provisions. Members further found that granting the request would not alter the essential character of the area or cause substantial detriment to surrounding properties.

Motion: A motion to approve BZA Item #2026-05 as submitted was made by Vice-Chairperson Brenda Deas, with a second by Board Member Kenneth Muldrow. Upon review of the applicable standards, the motion carried unanimously by a vote of 6-0.

VI. Adjournment

There was no further discussion, questions, or business to be addressed by the Board. With that, Chairman Brian Casey asked for a motion to adjourn from the Board members. Board Member Louie Hopkins moved to adjourn the meeting and all were in favor. The meeting was adjourned at 6:37 p.m.

_____

Caroline M. Dunlap

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Approved by:

_____

J. Shawn Brashear, Planning Director

*These minutes reflect only actions taken and do not represent a true verbatim transcript of the meeting.

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STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, JULY 21, 2026
BZA#2026-06

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.

STAFF ANALYSIS:

Existing Land Use / Zoning:
Commercial / Unzoned

Adjacent Land Use / Zoning:
North: Commercial, Unzoned
South: Commercial, Unzoned/City of Florence
West: Commercial, Unzoned
East: Vacant, Unzoned

Background:

The applicant requests a variance from the 25-foot minimum front setback required for commercial development in unzoned areas pursuant to Section 30-111(7) of the Florence County Code of Ordinances.

The applicant proposes two new commercial buildings, identified on the submitted site plans as "Proposed Eateries A" and "Proposed Eateries B," along the Hoffmeyer Road frontage. The proposed buildings would be located within the required 25-foot front setback but would maintain a

15-foot front setback from the Hoffmeyer Road property line, representing a requested 10-foot reduction of the required front setback.
As depicted on the submitted plans, the proposed buildings would be separated by a pedestrian connection and landscaped areas and would be located near an existing sidewalk along Hoffmeyer Road. The remainder of the site, including the existing Palmetto Peddler building, existing parking areas, and internal access drives, is not proposed to be altered by this variance request.

Sec. 30- 111(7) Setbacks.

Proposed Use	Front	Rear	Side
Commercial	25'	20'	10'
Industrial/warehousing/storage	25'	50'	50'
Office/institutional	25'	20'	20'
All other uses	25'	5'	5'

Access and Circulation:
The property is currently accessed by way of W Jody Rd & Hoffmeyer Rd in Florence, SC

Sec. 30-293. – Board of zoning appeals (c):
Powers of board of appeals; variances; special exceptions; remand; stay; hearing; decisions and orders.
The board of appeals has the following powers:

(1) To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;

(2) To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. These conditions do not generally apply to other property in the vicinity;

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

VARIANCE REQUEST:

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance:

Applicant's Response:

30-111. Development Standards for Unzoned Areas - Setbacks

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

Applicant's Response:

commercial buildings with 15' setbacks

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.

    a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

    Applicant's response:
    The property is a former manufacturing site being adaptively reused for a mixed-use commercial redevelopment. Existing site conditions, including the presence of a large existing industrial building and associated fire separation distance requirements between that structure and proposed new buildings, create unique redevelopment constraints not commonly found on undeveloped commercial properties.

    b. These conditions do not generally apply to other property in the vicinity as shown by:

    Applicant's response:
    The conditions supporting this variance are unique to this property and do not generally apply to other properties in the vicinity. Unlike typical commercial or undeveloped parcels, this site contains an existing manufacturing facility that is being adaptively reused as a mixed-use commercial development. The existing building configuration, combined with applicable fire separation distance requirements between the existing structure and proposed new buildings, creates redevelopment constraints specific to this property. These conditions significantly influence site planning and building placement and are not commonly present on neighboring properties. As a result, the requested variance addresses a property-specific hardship rather than a condition generally shared by other properties in the area.

    c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Applicant's response:

Because of the existing industrial building, required fire separation distances, and the site's adaptive reuse design objectives, strict application of the 25-foot front setback would significantly reduce the area available for new construction and limit the efficient placement of buildings on the site. This would unreasonable restrict the property's redevelopment as a mixed-use commercial destination by reducing the flexibility needed to accommodate retail, restaurant, office, and other commercial uses. The requested 15-foot setback allows the property to be utilized in a manner consistent with evolving commercial development patterns while supporting the creation of a pedestrian-oriented environment and preserving compliance with applicable building and fire-safety requirements.

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

Applicant's response:

The requested variance will not be detrimental to adjacent properties or the public good because it does not alter the proposed commercial uses of the property, increase building height, or reduce compliance with applicable building, fire, access, or safety requirements. The requested 15-foot front setback is consistent with the setback standards permitted in the County's B-4 zoning district and reflects a development pattern commonly associated with pedestrian-oriented commercial areas. Granting this variance will facilitate the redevelopment of a former manufacturing site into a vibrant mixed-use destination that encourages walkability, economic investment, and productive reuse of existing infrastructure. The variance will enhance the appearance and functionality of the property while remaining compatible with the surrounding area and preserving the character of the district.

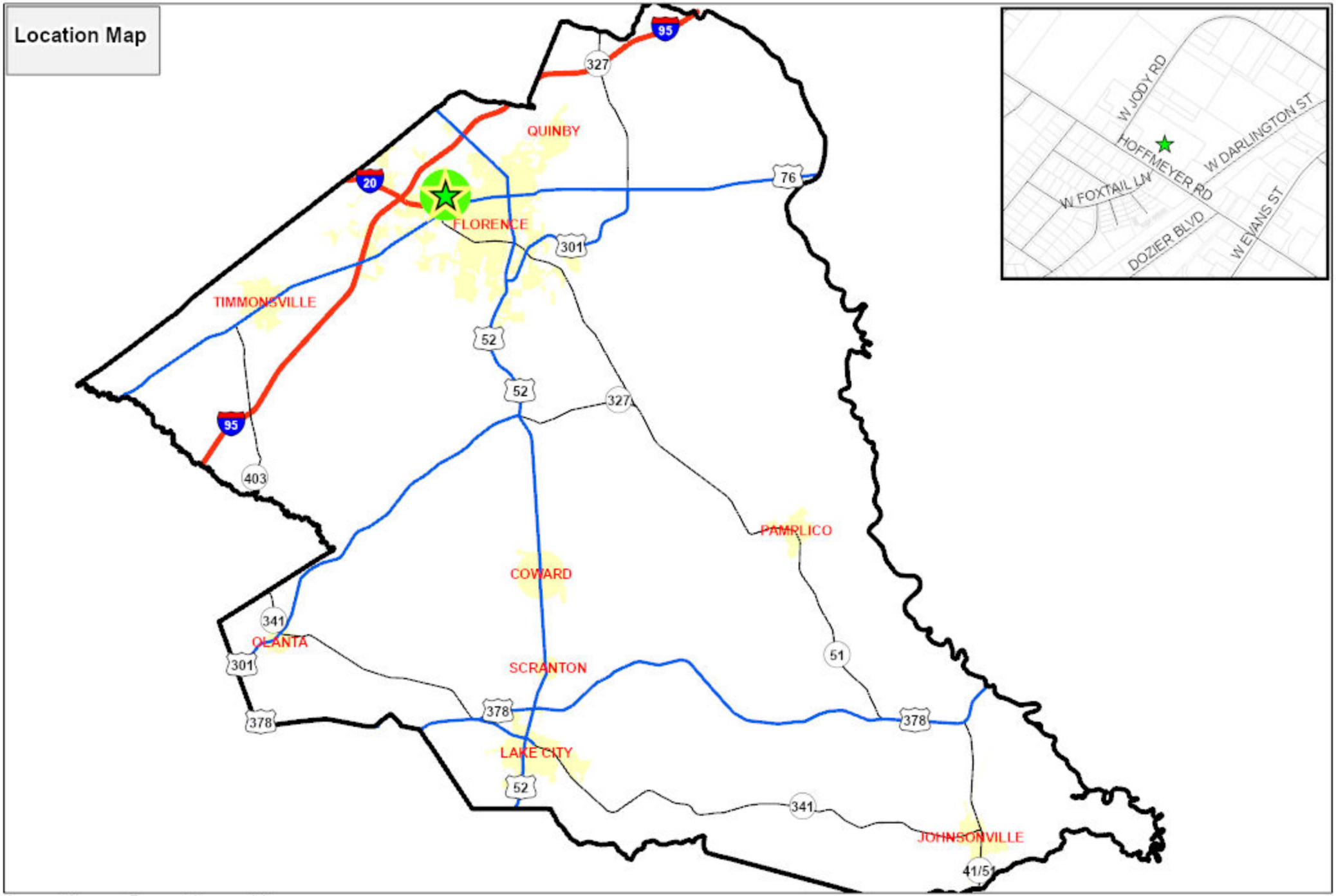
2. The following documents are submitted in support of this application:

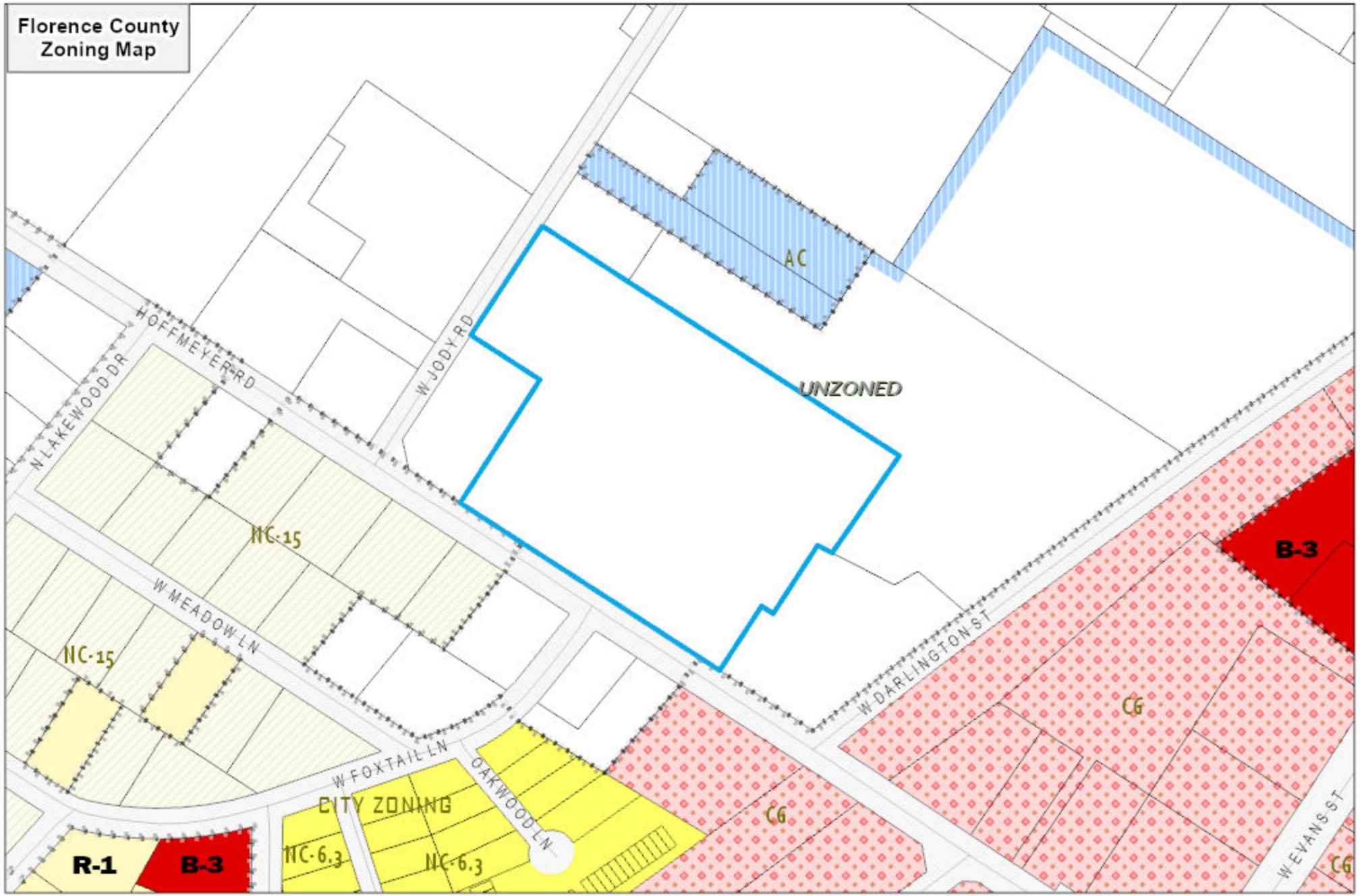
Applicant's response:

1) Proposed building elevations, site plan b, site plan c, survey plat

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Application
5. Proposed Building Elevations
6. Site Plan B
7. Site Plan C
8. Survey Plat


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
W JODY RD
W DARLINGTON ST
HOFFMEYER RD
W FOXTAIL LN
DOZIER BLVD
W EVANS ST
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/21/2026
Council District 8
BZA#2026-06


Florence County
Zoning Map
AC
UNZONED
HOFFMEYER RD
W JODY RD
N LAKEWOOD DR
NC-15
W MEADOW LN
NC-15
W FOXTAIL LN
OAKWOOD LN
CITY ZONING
NC-6.3
NC-6.3
R-1
B-3
CG
CG
W DARLINGTON ST
B-3
CG
W EVANS ST
CG
0
250
500 Feet
Current County Zoning
B-3 GENERAL
R-1, SINGLE-FAMILY, LARGE LOTS
UNZONED
Florence County
Planning Department
Meeting Date:
07/21/2026
Council District 8
BZA#2026-06
N

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

Council District 8
BZA#2026-06

Florence County
Building & Planning Department
518 S. Irby Street
Florence, SC 29501
843-676-8600

Board of Zoning Appeals
Notice of Appeal - Form 1

Form
ZA-2022-05

FOR OFFICE USE ONLY:

Date Filed: 6/16/26 Permit Application Number: 26-0210 Appeal Number: _____

INSTRUCTIONS

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception. A $100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (S) (indicate one):

- ☐ from action of a zoning official as stated on attached Form 2
- ☐ for a variance as stated on attached Form 3
- ☐ for a special exception as stated on attached Form 4.

derrick@dfowens.build
admin@dfowens.build

APPLICANT(S) (please print or type)

Name(s): Derrick F Owens

Address: 3116 N. Sally Hill Rd, Suite 101, Timmonsville SC 29161

Telephone Number: [work] 843 206-9313 [home] _____

Interest: Contractor Property Owner(s): Richard Harrington

Agent for Property Owner: _____

OWNER(S) [if other than Applicant(s)]: Name(s): Richard Harrington, S&W Manufacturing

Address: PO Box 6647 Florence SC 29502

Telephone Number: [work] 843 260-6846 [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: 2205 Huffmeyer Rd, Florence

Tax Map No., Map 00123, Block 01, Parcel 006

Are there Restrictive Covenants on this property that would prohibit the proposed use? ☐Yes ☒No

[If yes, a copy must accompany this application.]

Subdivision _____

Plat Book: ~~55~~ Page: _____

Lot Dimensions: _____ Area: 8.14 Acres

Zoning District: Unzoned

LAUREN MITCHELL
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES
AUGUST 5, 2030

Lauren Mitchell

[Use reverse side if more space is needed]

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 6/15/26 Owner's Signature: X Richard C Harrington

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Applicant(s) signature: _____ Date: 6/15/26

Printed name: Derrick F Owens Date: 6/15/26

Appeal from Action of Zoning Official - Form 2
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeal (Form 1) on the grounds that:

_____

_____

☐ granting ☐denial of an application for a permit to _____

was erroneous and contrary to provisions of the Zoning Ordinance in Section _____ ; or

other action or decision of the Zoning Official was erroneous as follows: _____

_____

_____

2. Applicant is aggrieved by the action or decision in that: _____

_____

_____

3. Applicant contends that the correct interpretation of the Zoning Ordinance as applied to the property is:_____

_____

4. Applicant requests the following relief:_____

_____

_____

Date:_____ Applicant Signature_____

Variance Application - Form 3
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the zoning ordinance:
30-111 Development Standards for Unzoned Areas - Setbacks so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:
Commercial buildings with 15' setbacks
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:
See attached

b. These conditions do not generally apply to other property in the vicinity as shown by : _____
See Attached

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____
See attached

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:
See attached

3. The following documents are submitted in support of this application: Proposed building elevations, site plan B, site plan C, survey plat **[A plot plan must be submitted.]**

Date: 06/15/26 Applicant Signature _____

Special Exception Application - Form 4
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals [Form 1] as: _____

   _____

   _____

   which is a permitted special exception under the district regulation in Section_____ of the zoning ordinance.

2. Applicant will meet the standards in Section _____of the zoning ordinance which are applicable to the proposed special exception in the following manner:

   _____

   _____

   _____

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance:

   _____

   _____

   _____

4. The following documents are submitted in support of this application: _____

   _____

[A plot plan must be submitted.]

Date:_____ Applicant Signature_____

Variance Application – Form 3
Florence Count Board of Zoning Appeals

2. The application of the ordinance will result in unnecessary hardship, the standards for a variance set by state law and the ordinance are met by the following facts:

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

The property is a former manufacturing site being adaptively reused for a mixed-use commercial redevelopment. Existing site conditions, including the presence of a large existing industrial building and associated fire separation distance requirements between that structure and proposed new buildings, create unique redevelopment constraints not commonly found on undeveloped commercial properties.

b) These conditions do not generally apply to other property in the vicinity as shown by:

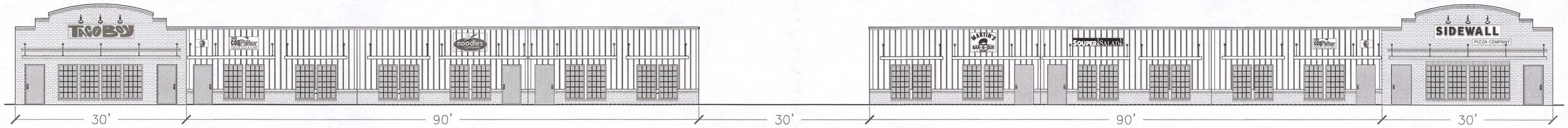
The conditions supporting this variance are unique to this property and do not generally apply to other properties in the vicinity. Unlike typical commercial or undeveloped parcels, this site contains an existing manufacturing facility that is being adaptively reused as a mixed-use commercial development. The existing building configuration, combined with applicable fire separation distance requirements between the existing structure and proposed new buildings, creates redevelopment constraints specific to this property. These conditions significantly influence site planning and building placement and are not commonly present on neighboring properties. As a result, the requested variance addresses a property-specific hardship rather than a condition generally shared by other properties in the area.

c) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

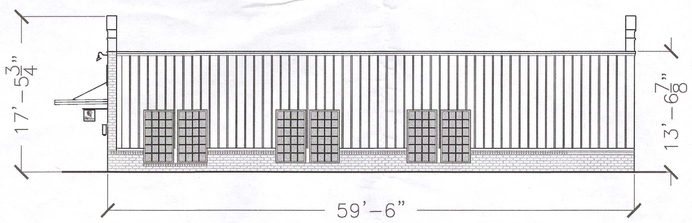
Because of the existing industrial building, required fire separation distances, and the site's adaptive reuse design objectives, strict application of the 25-foot front setback would significantly reduce the area available for new construction and limit the efficient placement of buildings on the site. This would unreasonably restrict the property's redevelopment as a mixed-use commercial destination by reducing the flexibility needed to accommodate retail, restaurant, office, and other commercial uses. The requested 15-foot setback allows the property to be utilized in a manner consistent with evolving commercial development patterns while supporting the creation of a pedestrian-oriented environment and preserving compliance with applicable building and fire safety requirements.

d) The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

The requested variance will not be detrimental to adjacent properties or the public good because it does not alter the proposed commercial uses of the property, increase building height, or reduce compliance with applicable building, fire, access, or safety requirements. The requested 15-foot front setback is consistent with the setback standards permitted in the County's B-4 zoning district and reflects a development pattern commonly associated with pedestrian-oriented commercial areas. Granting the variance will facilitate the redevelopment of a former manufacturing site into a vibrant mixed-use destination that encourages walkability, economic investment, and productive reuse of existing infrastructure. The variance will enhance the appearance and functionality of the property while remaining compatible with the surrounding area and preserving the character of the district.



front elevations



typical end elevation

Conceptual Elevations
for
The West End Eateries
Florence, South Carolina

D. F. OWENS & Co
CONSTRUCTORS

06/15/26

Graphic Scale: nts

HOFFMEYER ROAD

property line

required bufferyard 'C'

line of requested setback varia
consistent w/B4 zoning

22'6"

15'

22'-6"

7'-6"

59'6"

proposed eateries 'B'

proposed eateries 'A'

current setback required
by ordinance for un-zo
parcels

existing drive

hardscaped pedestrian
walkways

existing sidewalk

existing Palmetto
Peddler building

HOFFMEYER ROAD

property line

required bufferyard 'C'

line of requested setback variance consistent w/B4 zoning

proposed eateries 'B'

proposed eateries 'A'

current setback required by ordinance for un-zoned parcels

existing drive

hardscaped pedestrian walkways

existing sidewalk

existing Palmetto Peddler building

landscaped area

JODY ROAD

WEST DARLINGTON STREET

Parcel Information:
TM 00123-01-006
S&W Manufacturing
2205 Hoffmeyer Rd.
9.18 acres

LOCATION MAP

MAGNETIC

ASOP, LLC
TMS: 00123-01-005

PK NAIL – SC STATE PLANE 83
EL 144.84 HDVD 1988
N 880995.0150
E 2359799.3500

W. DARLINGTON ST.

HOFFMEYER ROAD

HOLCOMBE LAND
DEVELOPEMENT
TM 90016-03-008

N 57°58'32" E
314.46'

PK NAIL – SC STATE PLANE 83
EL 143.51 HDVD 1988
N 881439.9180
E 2360363.5720

4" BRICK
1.12'
BLDG
48.6'
1.4'
1.4'
N 46°30'40" W
4.17'
PK NAIL FOUND
25.28'
TO PROPERTY

TM# 90016-03-008
HOLCOMBE LAND
DEVELOPEMENT
P.B. 28 PG. 218

PRELIMINARY TOPOGRAPHIC SURVEY

FLORENCE COUNTY
SOUTH CAROLINA

2295 HOFFMEYER RD.
FLORENCE, S.C.

OF ABOUT 20 ACRES LOCATED NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA
BEING THAT PROPERTY DESIGNATED AS TAX PARCEL 00123-01-006
AND FURTHER DESCRIBED IN DEED BOOK A434 AT PAGE 399.
SURVEYED FOR:

S & W MANUFACTURING, INC.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45041C0129E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

NESBITT SURVEYING CO., INC.
4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161
PHONE (843) 346-3302
FAX (843)-346-5802
email davidn@nesbittsurveying.com

DAVID A. NESBITT RLS NO 7623

SOUTH CAROLINA NESBITT SURVEYING CO., INC. No.C01197 CERTIFICATE OF AUTHORIZATION

DATE:	JANUARY 12, 2022
JOB:	211046 TOPO
F.B.	N/A
PG.	N/A
REF.	N/A
TMS:	00123-01-006

SCALE 1" = 100 FT
0 25 50 75 100 200
GRAPHIC SCALE

STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, JULY 21, 2026
BZA#2026-07

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.

STAFF ANALYSIS:

Existing Land Use / Zoning:
Residential / RU-1

Adjacent Land Use / Zoning:
North: Residential, Unzoned
South: Residential, RU-1
West: Residential, RU-1
East: Agricultural, RU-1

Background:
The applicant requests a variance from the maximum number of principle buildings/uses on a lot currently zoned, RU-1, Rural Community pursuant to Sec. 30-244 of the Florence County Code of Ordinances. The Florence County Code of Ordinances allows for two residential structures on a individual parcel, the applicant is requesting a variance from Section 30-244 to exceed the number of residential structures allowed on a single parcel. Staff notes that Section 30-244 was amended in early 2026 to establish the same maximum number of principal dwellings in Unzoned Areas, thereby applying a consistent standard across both zoned and unzoned districts.

Sec. 30-244. Number of principal buildings/uses on a lot.

In all residential zoning districts (R-1, R-2, R-3, R-3A, R-4, R-5, R-5A,TH) a limit of one single-family, patio home, modular home or manufactured dwelling, where permitted, is allowed to be located on an individual parcel of land. In all rural zoning districts (RU-1, RU-1A, RU-2) a limit of two residential structures (any combination) is allowed to be located on an individual parcel of land. In all business, industrial, and mixed-use zoning districts(B-1, B-2, B-3, B-4, B-5, B-6, MR, MMF, FO/LI, MU, CMU) there is no limit on the number of other principal uses (with the exception of one residential dwelling) on a single lot; provided such uses meet all applicable requirements of this chapter. Unzoned areas of Florence County should observe the same standards set forth in this section for the rural zoning districts. In any zoning district where multiple structures are allowed, those structures shall meet all lot area and setback requirements of the district and also be placed on the parcel in such a way to meet all requirements as if both units were established on a single parcel.

These following Maximum Impervious Surface Ratio's and Floor/Area Ratio's shall apply to single lots and developments within the unzoned district.

USES	MAX IMPERVIOUS SURFACE RATIO	FLOOR / AREA RATIO
SINGLE-FAMILY & MANUFACTURED HOMES	45 %	35 %
TWO-FAMILY - DUPLEXES	45 %	35 %
TOWNHOMES	45 %	35 %
THREE-FAMILY – TRIPLEXES & FOUR-FAMILY – QUADRAPLEXES	50 %	35 %
MANUFACTURED HOME PARKS	50 %	35 %
MULTI-FAMILY & CONGREGATE LIVING UNITS	70 %	35 %

Such residential developments shall be subject to Planning Commission approval, regardless of the number of individual lots, when the developed lot or lots equals or exceeds five (5) acres. The developer shall submit the most appropriate application either, Sketch Plan, a Final Plat, or a Development Site Plan for consideration of Planning Commission approval.

Planning Commission approval is not required for a single lot, regardless of size for not more than two single-family or manufactured homes in accordance with this section. This exception does not apply to the repetitive subdivision of lots.

Where conflicts occur between the provisions of this section and other sections of the Florence County Code of Ordinances, the most restrictive shall govern.

Access and Circulation:
The property is currently accessed by way of N Matthews Rd.

Sec. 30-293. – Board of zoning appeals (c):
Powers of board of appeals; variances; special exceptions; remand; stay; hearing; decisions and orders. The board of appeals has the following powers:

(1) To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;

(2) To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. These conditions do not generally apply to other property in the vicinity;

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

VARIANCE REQUEST:

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance:

Applicant's Response:
N/A

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

Applicant's Response:
N/A

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

Applicant's response:
Our property was purchased as one parcel without restriction. Now it is zoned to have only 2 properties on our Farm which has more than 25 acres. We became aware of this problem in the last 2 weeks.

b. These conditions do not generally apply to other property in the vicinity as shown by:

Applicant's response:
Pictures I will provide. There is a house to the westside of my neighbors across the street which has 3 manufactured homes on it. That house/parcel is less than half the size of our property.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Applicant's response:
We are requesting a variance in this case to allow us to use the property as it was originally intended upon purchasing it. We were informed that the property was unzoned at the time of purchase. We were told that as a farm with a farm number we should be able to place other houses on the land including farm workers quarters etc. Because of this current zoning we have suffered a severe damage to our dream to operate the farm effectively and grant our children a house on our land.

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

Applicant's response:
The land does not affect the public because there are no neighbors that will be affected. We are located on a highway and will not affect the public good but enhance it.

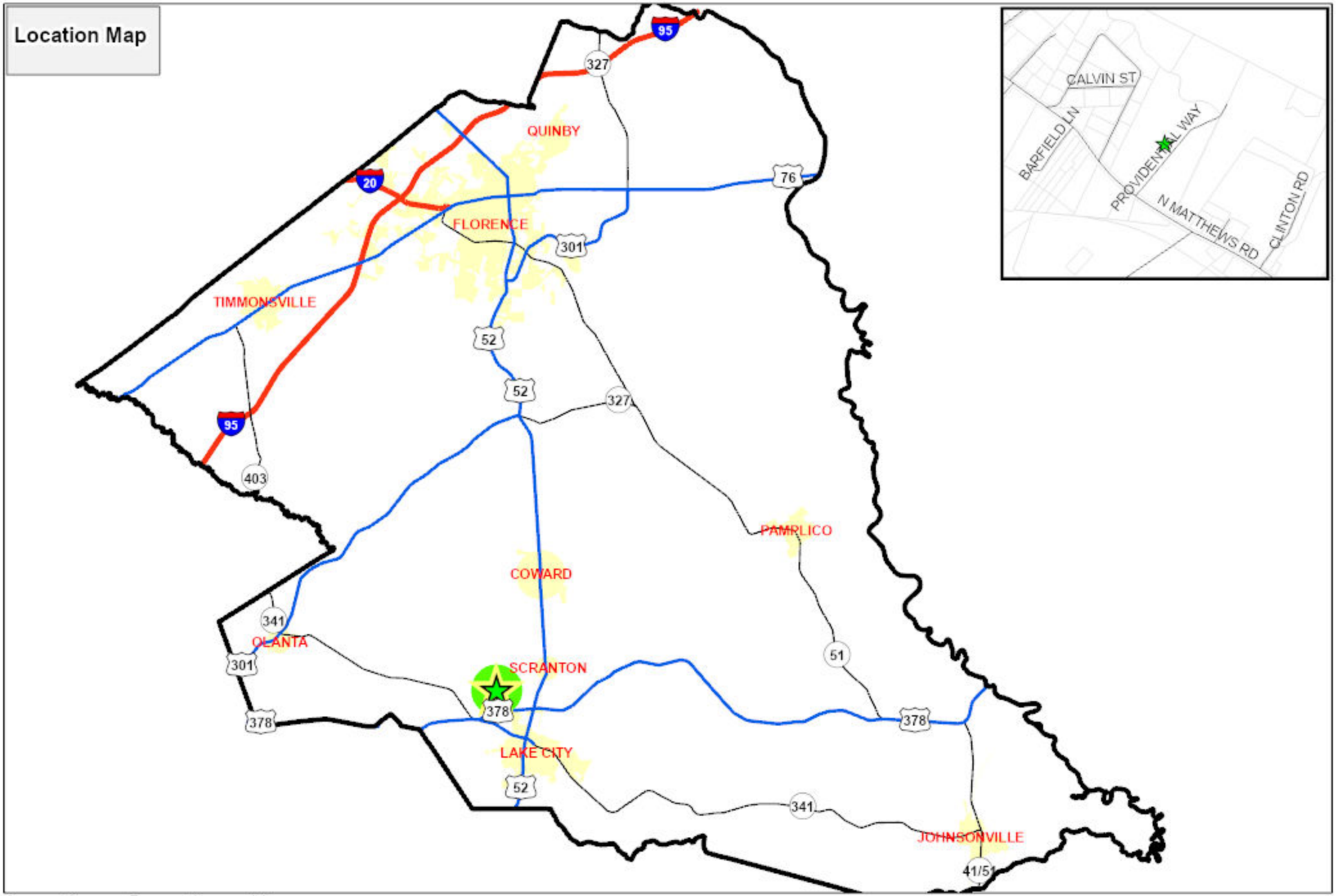
3. The following documents are submitted in support of this application:

Applicant's response:

1) **Survey which was design to separate so my son could put a home on the parcel because of the current zoning.**

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Application
5. Plat


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
CALVIN ST
BARFIELD LN
PROVIDENTIAL WAY
N MATTHEWS RD
CLINTON RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
07/21/2026
Council District 1
BZA#2026-07

Florence County
Zoning Map
RU-1
RU-1
RU-1
RU-1
UNZONED
FAITH LN
BOYER LN
N MATTHEWS RD
CALVIN ST
GRACELYN CIR
JORDAN RD
BAREFIELD LN
PROVIDENTIAL WAY
FRIERSON RD
EARL DR
CLINTON RD
W O SHAY RD
YOUNGS LN
0
500
1,000 Feet
Current County Zoning
B-3 GENERAL
RU-1, COMMUNITY
UNZONED
Florence County
Planning Department
Meeting Date:
07/21/2026
Council District 1
BZA#2026-07
N

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

Council District 1
BZA#2026-07

Florence County
Building & Planning Department
518 S. Irby Street
Florence, SC 29501
843-676-8600

Board of Zoning Appeals
Notice of Appeal - Form 1

Form ZA-2022-05

FOR OFFICE USE ONLY:

Date Filed: 6/18/26 Permit Application Number: 26-0211 Appeal Number: _____

INSTRUCTIONS

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception. A $100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (S) (indicate one):

- ☐ from action of a zoning official as stated on attached Form 2
- ☐ for a variance as stated on attached Form 3
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) (please print or type)
Name(s): Mr. Jerry Dr. Deloris Brown

Address: 1310 N. Matthews Rd Lake City SC

Telephone Number: [work] _____ [home] 914 563-1328 or 914 3098842

Interest: _____ Property Owner(s): Jerry and Deloris Brown

Agent for Property Owner: _____

OWNER(S) [if other than Applicant(s)]: Name(s): _____

Address: _____

Telephone Number: [work] _____ [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: 1310 N. Matthews Rd Lake City SC 29560

Tax Map No., Map 00166 Block 31 , Parcel 013

Are there Restrictive Covenants on this property that would prohibit the proposed use? ☐Yes ☐No
[If yes, a copy must accompany this application.]

Subdivision Parrott Acres

Plat Book: 98 Page: 292

Lot Dimensions: Est 1,385 x 874 Area: Lake City

Zoning District: RU1

[Use reverse side if more space is needed]

DESIGNATION OF AGENT [complete only if owner is not applicant]:
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 6/11/2026 Owner's Signature: _____

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Applicant(s) signature: _____ Date: 6/11/2026

Printed name: Deloris + Jerry Brown Date: 6/11/2026

Appeal from Action of Zoning Official - Form 2
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals from the action of the Zoning Official affecting the property described in the Notice of Appeal (Form 1) on the grounds that:

_____

_____

☐ granting ☐denial of an application for a permit to _____

was erroneous and contrary to provisions of the Zoning Ordinance in Section _____; or

other action or decision of the Zoning Official was erroneous as follows: _____

_____

_____

2. Applicant is aggrieved by the action or decision in that: _____

_____

_____

3. Applicant contends that the correct interpretation of the Zoning Ordinance as applied to the property is:_____

_____

4. Applicant requests the following relief:_____

_____

_____

Date:_____ Applicant Signature_____

Variance Application - Form 3
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the zoning ordinance:
Section 30-244 so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:
multiple homes on large tract of land for family farming
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:
Our property was purchased as one parcel without restriction. Now it is zoned to have only 2 properties on our farm which has more than 25 acres. We became aware of this problem in the last 2 weeks.

b. These conditions do not generally apply to other property in the vicinity as shown by : Pictures I will provide
There is a house to the westside of my neighbors across the street which has 3 manufactured homes on it. That house/parcel is less than half the size of our property.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: We are requesting a variance in this case to allow us to use the property as it was originally intended upon purchasing it. We were informed that the property was unzoned at the time of purchase. We were told that as a farm with a farm number we should be able to place other houses on the land including farm workers quarters etc. Because of this current zoning we have suffered a severe damage to our dream to operate the farm effectively and grant our children a home on our land

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:
The land does not affect the public because there are no neighbors that will be affected. we are located on a highway and will not affect the public good but enhance it.

3. The following documents are submitted in support of this application: survey which was design to separate so my son could put a home on the parcel because of the current zoning. **[A plot plan must be submitted.]**

Date: 6/16/2026 Applicant Signature Jerry Brown

Special Exception Application - Form 4
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed:_____ Permit Application Number:_____ Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for use of the property described in the Notice of Appeals [Form 1] as: _____

   _____

   _____

   which is a permitted special exception under the district regulation in Section_____ of the zoning ordinance.

2. Applicant will meet the standards in Section _____of the zoning ordinance which are applicable to the proposed special exception in the following manner:

   _____

   _____

   _____

3. Applicant suggests that the following conditions be imposed to meet the standards in the zoning ordinance:

   _____

   _____

   _____

4. The following documents are submitted in support of this application: _____

   _____

   [A plot plan must be submitted.]

Date:_____ Applicant Signature_____

THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN.

WILLIAM F. COX, JR. PLS 11363 7/27/06

LOWER FLORENCE COUNTY SURVEYING No. C02421 CERTIFICATE OF AUTHORIZATION

LINE	BEARING	DISTANCE
L1	N 41°24'11" E	21.64'
L2	S 34°02'19" E	53.32'
L3	S 44°56'41" E	77.21'
L4	S 56°59'14" E	55.62'
L5	N 43°38'41" E	17.69'
L6	S 56°59'14" E	30.56'
L7	S 36°15'57" E	27.39'
L8	S 05°33'21" E	23.63'
L9	S 12°22'21" W	64.63'
L10	S 23°49'57" W	115.46'
L11	S 01°49'04" E	32.81'
L12	S 19°00'24" E	33.78'
L13	S 54°48'44" E	100.29'
L14	S 82°08'47" E	102.09'
L15	S 64°26'12" E	96.59'
L16	S 37°35'42" E	110.58'
L17	S 27°27'06" E	120.33'

FILED JUL 20 PM 3:49
CLERK OF COURT
FLORENCE COUNTY, SC
REEL SHEARIN

MAGNETIC

DELLA MAE SIMS
166-31-018

N/F
ROBERT J. BULSZA
166-31-014

IRON NEW 5/8" REBAR

IRON OLD 2" PIPE

IRON OLD 1/2" REBAR

DITCH

110.00'

165.00' N 41°24'11" E

LOT 20
PARROTT ACRES SUBD.
CALVIN LEE &
BRENDA M. LEE
166-31-103

LOT 19
PARROTT ACRES SUBD.
JOZELLE LEE
166-31-098

LOT 18
PARROTT ACRES SUBD.
BASEL LEE (LE)
166-31-091

SALEM COMMUNITY WATERSHED DISTRICT DRAINAGE CANAL MAIN 1

1124.28' N 41°24'11" E

DITCH THE LINE

TRACT 1
747107.7 SQ. FT.
17.15 ACRES

IRVIN NELMS JR. &
MAXSENA V. NELMS
166-31-075

EXISTING WOOD FRAME DWELLING APPROX. LOCATION

N 70°16'23" E 59.58'

353.13' N 80°23'54" E

IRON OLD 1/2" REBAR

NAIL NEW

(700 NAIL OLD BENT) MAG NAIL NEW

24.58'

L=417.14'
R=1816.35'
Δ=13°09'30"
C LEN=416.22'
BRG=N 33°17'52" W

N 55°26'12" E 915.69'

APPARENT INGRESS/EGRESS EASEMENT NOT COUNTY MAINTAINED PROVIDENTIAL WAY

EXISTING WOOD FRAME DWELLING APPROX. LOCATION

MATTHEWS 66' R/W ROAD

TRACT 2
371606.4 SQ. FT.
8.53 ACRES

1277.77' S 41°58'03" W

DELTA S. WARD JR.
166-31-209

MAG NAIL NEW

S 50°07'23" W 22.90'

N 40°50'19" W 464.68'

11.12'

70'D NAIL OLD

IRON OLD (CRANKSHART)

11.96'

LEGEND:
I.O. IRON OLD
I.N. IRON NEW
PT. POINT

THIS PROPERTY DESIGNATED AS MAP 166 BLOCK 31 PARCEL 265
ON FLORENCE COUNTY TAX MAPS
SPLIT FROM 166-31-013
FLORENCE COUNTY TAX ASSESSOR
OWNERSHIP CHANGES
SUBJECT TO RECORDING

TRK 2

TRK 2

FLORENCE COUNTY MUNICIPAL PLANNING DEPARTMENT hereby certifies that this plat is approved the 20 day of July 2011
COUNTY PLANNER

NOTES:
1) TAX MAP NO.: 166-31-013
2) DATE OF SURVEY: JULY 17-19, 2006
3) THIS LOT IS LOCATED IN FLOOD ZONE "X" NATIONAL FLOOD INSURANCE PROGRAM, FLOOD RATE MAP DATED DEC. 16, 2004.

REFERENCE:
1) PLAT OF PARROTT ACRES DATED NOV. 19, 1970 BY EBERT E. FLOYD.

98-292

SURVEY FOR
DELORIS BROWN
FLORENCE COUNTY SOUTH CAROLINA

0' 200' 400' 600'

SCALE 1"=200' JULY 19, 2006

SURVEY AND PLAT BY

36

STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, JULY 21, 2026
BZA#2026-08

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, Timmonsville, 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.

STAFF ANALYSIS:

Existing Land Use / Zoning:
Undeveloped / RU-1

Adjacent Land Use / Zoning:
North: Commercial, RU-1
South: Residential, RU-1
West: Vacant, R-3/ B-6
East: Commercial, RU-1

Background:

The subject property is located within the RU-1, Rural Community zoning district, which establishes a minimum lot width of 100 feet, minimum lot area of 15,000 square feet, and principal structure setbacks of 35 feet from the front property line, 10 feet from side property lines, and 30 feet from the rear. The applicant proposes to develop the property as a manufactured home subdivision consisting of approximately 42 lots. The applicant requests a variance from all dimensional standards, including a reduction in minimum lot width from 100 feet to 50 feet, reduction in minimum lot area from 15,000 square feet to approximately 6,000 square feet, and reduced setbacks of 20 feet (front), 5 feet (side), 10 feet (street side), and 20 feet (rear).

Sec. 30-30. Table III: Zoning setbacks.

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Max Hgt. (ft) (c)	Max Imper-vious Surface Ratio (%)	Max. Floor Area Ratio: Non-Res. Uses (d)
	Resi-dential	Non-Resi-dential			Res.	Non-Res.	Res.	Non-Res.			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-3A	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
R-5A	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35	5	5(f)	20	20(f)	38	70	0.30
B-2	5,000	5,000	50	35	5	5(g)	20	20(g)	38	80	0.50
B-3	5,000	5,000	50	35	5	5(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
B-6	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	100	35	10	10	30	30	38	40	0.25
RU-1A	15,000	15,000	100	35	10	10	30	30	38	40	0.25
RU-2	87,120	43,560	200	35	15	50	30	60	38	20	0.15

Notes to Table III

a - Lot area is expressed in square feet (ft^2).

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Total floor measured as a percentage of total lot area.

e - There is no maximum: provided side and rear setbacks shall increase by one foot for each two feet in height over 35 feet for buildings outside of the B-4 district; further provided that approval of buildings over 35 feet shall be based on fire ladder capabilities as determined by the fire department with jurisdiction.

The following side & rear-yard setbacks shall be observed in the commercial zoning districts when non-residential development is proposed adjacent to a residential zoning district.

f - 20 feet

g - 20 feet

h - 30 feet

i - 100 feet

j - The minimum front yard setback shall be 20 feet if parking is established either in the side or rear of the property.

N/A — Not Applicable

Access and Circulation:
The property is currently accessed by way of Vanda Street and E. Smith Street.

Sec. 30-293. – Board of zoning appeals (c):
Powers of board of appeals; variances; special exceptions; remand; stay; hearing; decisions and orders.
The board of appeals has the following powers:

(1) To hear and decide appeals where it is alleged there is error in an order, requirement, decision, or determination made by an administrative official in the enforcement of the zoning ordinance;

(2) To hear and decide appeals for variance from the requirements of the zoning ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the board makes and explains in writing the following findings:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

b. These conditions do not generally apply to other property in the vicinity;

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

VARIANCE REQUEST:

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal [Form 1] of the following provisions of the Zoning Ordinance:

Applicant's Response:

SECTION 30-30

so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

Applicant's Response:

LOT DIMENSIONS REQUIRED 100' LOT WIDTH, REQUESTING 50' LOT WIDTH. 15,000 SF AREA REQUIRED, REQUESTING 6,000 SF

for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts.

    a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:

    Applicant's response:
    The property presents extraordinary conditions in that it is being developed with centralized water, sewer, and internal road infrastructure, which differs from the large-lot rural pattern assumed under the RU-1 district. The 100-ft minimum lot width standard is intended to accommodate low-density development on individual systems, however, this site is designed as a unified development with a shared infrastructure. As such, the strict application of the 100-ft lot width does not align with the infrastructure approach of the surrounding development pattern transitioning toward smaller lot residential uses.

    b. These conditions do not generally apply to other property in the vicinity as shown by:

    Applicant's response:
    The property is located in an area experiencing a transition from rural large-lot development to more compact residential uses. The adjacent mobile home development includes residential lots of smaller widths. The requirement for 100-ft lot widths creates a condition that is not consistent with the evolving character of the area. The proposed reduced lot widths are intended to provide a more compatible transition between development patterns while maintaining orderly growth and efficient land use.

    c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

    Applicant's response:
    There is no zoning classification within the jurisdiction that allows for fee simple mobile home lots with widths less than 100ft. As a result, strict application of the current zoning standards creates a hardship unique to this type of development, as the intended residential use cannot reasonable be achieved without relief.

    d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons:

Applicant's response:

The requested variance will not be detrimental to the adjacent property or to the public good because the overall development is planned as a unified residential project with internal roads, utilities, and consistent lot layouts. The reduction in lot width will no introduce uses or intensities beyond what is typical for residential development in the area. Adequate setbacks, access, and infrastructure will be provided, ensuring the neighboring properties are not adversely affected by the proposed layout.

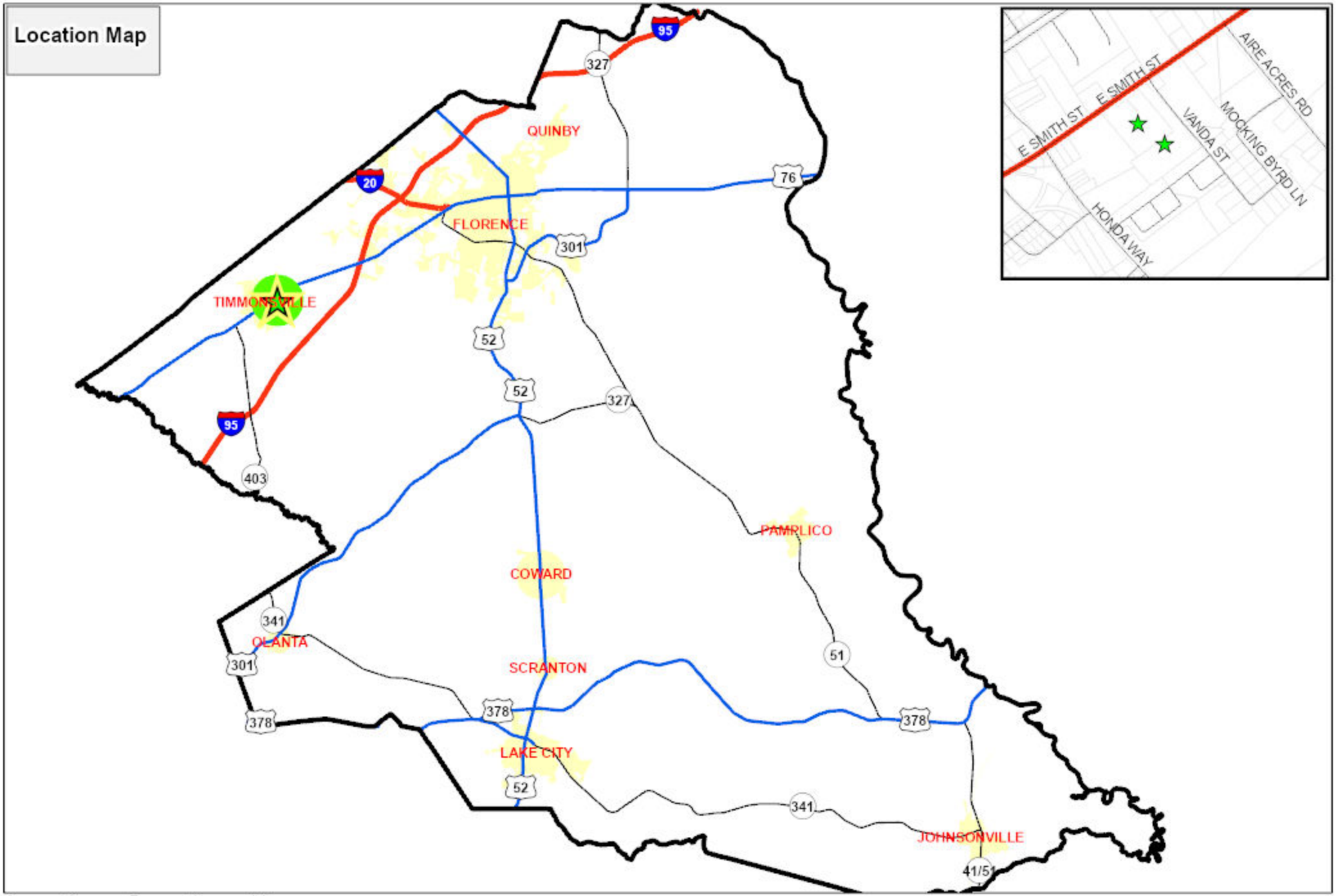
3. The following documents are submitted in support of this application:

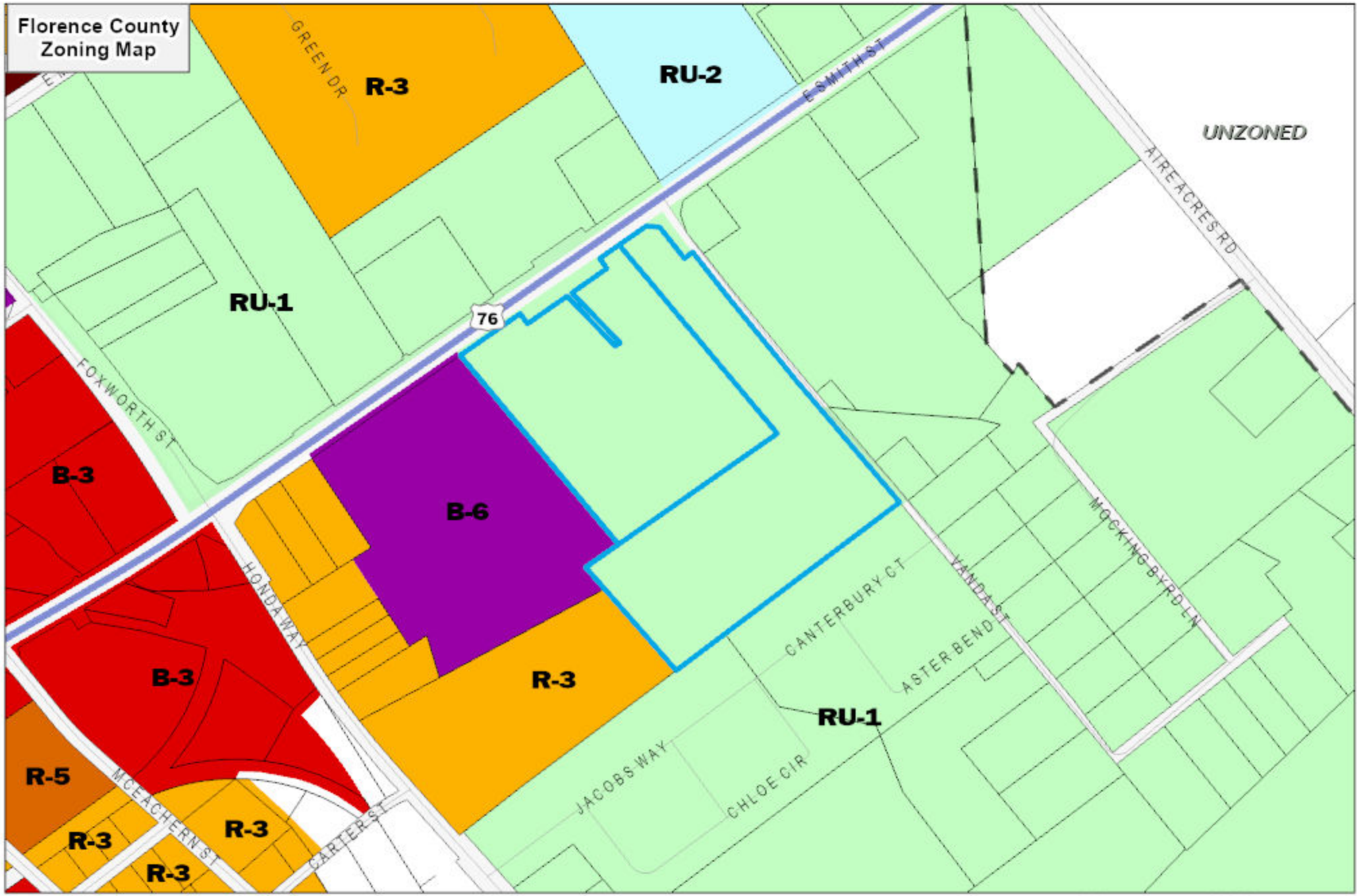
Applicant's response:

1) No response provided.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Application
5. Sketch Plan


Location Map
95
327
QUINBY
20
76
FLORENCE
301
TIMMONSVILLE
52
52
327
95
403
PAMPLICO
COWARD
341
OLANTA
301
SCRANTON
51
378
378
378
LAKE CITY
52
341
JOHNSONVILLE
41/51
E SMITH ST
E SMITH ST
AIRE ACRES RD
VANDA ST
MOCKING BYRD LN
HONDA WAY
0 3 5 8 10
Miles
Florence County
Planning Department
Meeting Date:
07/21/2026
N
Council District 4
BZA#2026-08


Florence County
Zoning Map
R-3
RU-2
UNZONED
RU-1
B-3
B-6
R-3
B-3
R-5
R-3
R-3
R-3
RU-1
GREEN DR
E SMITH ST
AIRE ACRES RD
76
FOXWORTH ST
HONDA WAY
CANTERBURY CT
VANDA ST
ASTER BEND
MOCKING BYRD LN
JACOBS WAY
CHLOE CIR
MCEACHERN ST
CARTER ST
Current County Zoning
B-3 GENERAL
B-4, CENTRAL
B-6, INDUSTRIAL
R-3, SINGLE-FAMILY, SMALL LOTS
R-5, MULTI-FAMILY
RU-1, COMMUNITY
RU-2, RESOURCE
UNZONED
0
340
680 Feet
N
Florence County
Planning Department
Meeting Date:
07/21/2026
Council District 4
BZA#2026-08

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

Council District 4
BZA#2026-08

Florence County
Building & Planning Department
518 S. Irby Street
Florence, SC 29501
843-676-8600

Board of Zoning Appeals
Notice of Appeal - Form 1

Form ZA-2022-05

FOR OFFICE USE ONLY:

Date Filed: 6/22/26 Permit Application Number: 26-0212 Appeal Number: _____

INSTRUCTIONS

This form must be completed for a hearing on **appeal** from action of a zoning official, application for a **variance**, or application for **special exception**. Entries must be printed or typewritten. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent. An accurate, legible plot plan showing property dimensions and locations of all structures and improvements must be attached to an application for variance or special exception. A $100.00 fee must accompany this application.

THE APPLICANT (S) HEREBY REQUEST (S) (indicate one):

- ☐ from action of a zoning official as stated on attached Form 2
- ☑ for a variance as stated on attached Form 3
- ☐ for a special exception as stated on attached Form 4.

APPLICANT(S) (please print or type)

Name(s): FIRST PALMETTO AST HLDG, LLC

Address: P.O. BOX 1317 FLORENCE, SC 29503

Telephone Number: [work] 843-687-3568 [home] _____

Interest: _____ Property Owner(s): SAME

Agent for Property Owner: GARY FINKLEA

OWNER(S) [if other than Applicant(s)]: Name(s): _____

Address: _____

Telephone Number: [work] _____ [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: HWY 76 and Vanda Drive

Tax Map No. , Map 00033 , Block 04 , Parcel 017, 122

Are there Restrictive Covenants on this property that would prohibit the proposed use? ☐Yes ☐No
[If yes, a copy must accompany this application.]

Subdivision _____

Plat Book: A236/0345 and A880/1009 Page: _____

Lot Dimensions: 100 ft required, 50 ft requested Area: 15000 sf required, 6000 sf requested

Zoning District: RU-1

[Use reverse side if more space is needed]

DESIGNATION OF AGENT [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: _____ Owner's Signature: _____

I (we) certify that the information in this application and the attached Form 2, 3, or 4 is correct.

Applicant(s) signature: [signature] Date: 6-19-26

Printed name: Gary I Finklea Date: _____

Variance Application - Form 3
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed: 6/22/26 Permit Application Number: 26-0212 Appeal Number: _____

1. Applicant hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the zoning ordinance:
_____SECTION 30-30_____so that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows: _____
LOT DIMENSIONS REQUIRED 100' LOT WIDTH, REQUESTING 50' LOT WIDTH,
15000 SF AREA REQUIRED, REQUESTING 6000 SF
for which a permit has been denied by a zoning official on the grounds that the proposal would be in violation of the cited section(s) of the zoning ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by state law and the ordinance are met by the following facts:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows: *The property presents extraordinary conditions in that it is being developed with centralized water, sewer, and internal road infrastructure, which differs from the large-lot rural pattern assumed under the RU-1 district. The 100-foot minimum lot width standard is intended to accommodate low-density development on individual systems; however, this site is designed as a unified development with shared infrastructure. As such, the strict application of the 100-foot lot width does not align with the infrastructure approach or the surrounding development pattern transitioning toward smaller lot residential uses.*

b. These conditions do not generally apply to other property in the vicinity as shown by :
The property is located in an area experiencing a transition from rural large-lot development to more compact residential uses. The adjacent mobile home development includes residential lots of smaller widths.
The requirement for 100-foot lot widths creates a condition that is not consistent with the evolving character of the area.
The proposed reduced lot widths are intended to provide a more compatible transition between development patterns while maintaining orderly growth and efficient land use.

c. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: _____

There is no zoning classification within the jurisdiction that allows for fee simple mobile home lots with widths less than 100 feet. As a result, strict application of the current zoning standards creates a hardship unique to this type of development, as the intended residential use cannot reasonably be achieved without relief.

d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: *The requested variance will not be detrimental to adjacent property or to the public good because the overall development is planned as a unified residential project with internal roads, utilities, and consistent lot layouts.*
The reduction in lot width will not introduce uses or intensities beyond what is typical for residential development in the area. Adequate setbacks, access, and infrastructure will be provided, ensuring that neighboring properties are not adversely affected by the proposed layout.

3. The following documents are submitted in support of this application: _____

_____**[A plot plan must be submitted.]**

Date: 6-19-26 Applicant Signature _____

OWNER/DEVELOPER:
FIRST PALMETTO AST HLDG, LLC
GARY FINKLEA
P.O. BOX 1317
FLORENCE, SC 29503
843-687-3568
GFINKLEA@FINKLEALAW.COM

CIVIL ENGINEER:
WALL ENGINEERING, LLC.
AMBER L. WALL, P.E.
1229 38th AVE., #112
MYRTLE BEACH, SC 29577
843-340-8087

BOUNDARY & TOPO SURVEYOR:
NESBITT LAND SURVEYING CO, INC.
DAVID NESBITT
4340 ALLIGATOR RD.
TIMMONSVILLE, SC 29161
843-346-3302
DAVID@NESBITTSURVEYING.COM

ELECTRIC:
DUKE ENERGY
JASON MCDANIEL
1755 MECHANICSVILLE RD.
FLORENCE, SC 29501
1-800-454-3853
JASON.MCDANIEL@DUKE-ENERGY.COM

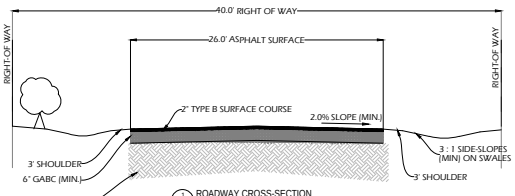
WATER/SEWER:
CITY OF FLORENCE
EDDIE WEAVER
210 W. EVANS ST.
843-655-2047
EWEAVER@CITYOFFLORENCE.COM

ROADWAY:
SCDOT
TRAVIS PATRICK
3018 E. PALMETTO ST.
FLORENCE, SC 29506
843-629-5220
PATRICKTM@SCDOT.GOV

PROJECT INFORMATION			
TOTAL ACREAGE	REMAINDER TRACT	# OF UNITS	GROSS DENSITY UNITS/AC.
14.43 AC	5.23 AC	43	4.67 UNITS/AC

NOTES:
1. TOTAL TRACT AREA IS 14.43 ACRES.
2. THIS DEVELOPMENT IS PART OF TMS NOS. 00033-04-017 AND 122.
3. THIS PROPERTY IS ZONED RU-1.
4. EASEMENTS
   - 4.1. A 10' NON-EXCLUSIVE UTILITY/DRAINAGE EASEMENT IS BEING DEDICATED ALONG ALL FRONT AND SIDE PROPERTY/LOT LINES IN PERPETUITY.
   - 4.2. ALL OTHER UTILITY/DRAINAGE EASEMENTS SHALL BE MINIMUM 20' WIDE.
5. THIS TRACT IS IN FLOOD ZONE X.
6. REFERENCE FIELD BOUNDARY AND TOPOGRAPHICAL SURVEY PROVIDED BY NESBITT LAND SURVEYING COMPANY.
   - 6.1. NAD 83 STATE PLANE
   - 6.2. NGVD 88 DATUM, BASE ELEVATION 0.00' MSL
7. TOTAL LINEAR FEET OF ROADWAY CENTERLINE: 1285 LF
   - 7.1. ROAD A: 591 LF
   - 7.2. VERBENA DRIVE: 694 LF
8. THERE ARE 43 LOTS.
9. THE MINIMUM LOT SIZE - 6,500 SF
10. SETBACKS
    - 10.1. FRONT– 20'
    - 10.2. SIDE– 5'
    - 10.3. STREET SIDE– 10'
    - 10.4. REAR– 20'
11. THE LAND IS CURRENTLY MOSTLY WOODED.
12. STREET LIGHTS TO BE INSTALLED IN ACCORDANCE WITH FLORENCE COUNTY CODE OF ORDINANCES.
13. VARIANCE: THE ROAD IS DESIGNED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE AND APPROVED BY THE FIRE DEPARTMENT.
14. ALL STREET RIGHT OF WAYS AND PAVEMENT WIDTHS WILL BE IN ACCORDANCE WITH FLORENCE COUNTY ORDINANCES.
15. CLUSTER MAIL BOXES TO BE PROVIDED FOR DEVELOPMENT IN ACCORDANCE WITH FLORENCE COUNTY ORDINANCES AND USPS.
16. LOTS TO BE MINIMUM 50' WIDE AT FRONT SETBACK.
17. WATER & SEWER TO BE PUBLIC AND PROVIDED BY THE CITY OF FLORENCE .
18. 15% OF THE LOT SHALL BE DEDICATED OPEN SPACE AND BE HELD IN COMMON AND CANNOT BE SUBDIVIDED.
19. ALL WIRE UTILITIES SHALL BE UNDERGROUND.

STREET TREE NOTES:
1. TREES FOR ENTIRE BLOCK SHOULD BE PLANTED AT ONE TIME.
2. NEWLY PLANTED STREET TREES SHALL BE LOCATED IN SUCH A MANNER TO MINIMIZE DAMAGE TO STREETS, SIGEWALKS, DRAINAGE INSTALLATION, AND UTILITY INSTALLATIONS.
3. TREES MUST BE PLANTED IN ACCORDANCE WITH RECONGNIZED HORTICULTURAL GUIDLINES. PLANTING DETAILS WILL BE MAINTAINED BY FLORCENCE COUNTY.
4. NEWLY PLANTED STREET TREES SHALL BE WATERED AND MAINTAINED IN A HEALTHY MANNER BY THE DEVELOPER THROUGH THE FIRST GROWING SEASON.
5. STREET TREES ARE REQUIRED TO BE INSTALLED AT THE TIME AS OTHER IMPROVEMENTS, AND MAY NOT BE ESCROWED AS AN INDIVIDUAL ITEM.
6. MINIMUM TREE SIZE SHALL BE TWO AND ONE-HALF INCHES IN DIAMETER UPON INSTALLATION.
7. 1 STREET TREE SHALL BE REQUIRED PER LOT LOCATED IN THE PUBLIC RIGHT OF WAY, WITH A MAXIMUM SPACING OF 60 FT ON CENTER.
8. STREET TREES SHALL NOT BE PLACED CLOSER THAN 5FT FROM ANY WATER OR SEWER SERVICE.



THIS DRAWING IS THE PROPERTY OF WALL ENGINEERING, LLC. REPRODUCTION OR RELEASE WITHOUT THE EXPRESS WRITTEN PERMISSION IS FORBIDDEN.

DATE	June 24, 2026
TMS	00033-04-017, 122
DRAWN BY	ALW
JOB NO.	25-12

SKETCH PLAN

GRAPHIC SCALE
(IN FEET)
1 INCH = 60 ft.

VANDA PLACE
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
FIRST PALMETTO AST HLDG, LLC

SHEET NO.:
SK

FLORENCE COUNTY FINANCE DEPARTMENT

EMPLOYEE PERSONAL VEHICLE MILEAGE LOG AND
REIMBURSEMENT REQUEST VOUCHER

DEPARTMENT _____ FROM ___ / ___ / ___
Date

EMPLOYEE _____

SUPERVISOR APPROVAL _____ TO ___ / ___ / ___
Date

DAY OF WEEK	YEAR DATE	FROM TIME	FROM PLACE	TO TIME	TO PLACE	MILES	PURPOSE OF TRAVEL
TOTAL MILEAGE							

COMPUTATION OF
REIMBURSEMENT REQUESTED

Total Mileage _____

Rate per Mile X .72.5 cents

Amount Requested = $____ .____

CERTIFICATION

I do solemnly affirm that the above accounting is true and correct in all respects and that the travel shown hereon was incurred in conduct of official business for Florence County.

_____ ___ / ___ / ___
Signature Date