Florence County

Board of Zoning Appeals

Tuesday, October 20, 2026 | 6:00 PM

Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, October 20, 2026
6:00 p.m.
County Complex, 180 N Irby St, Rm 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

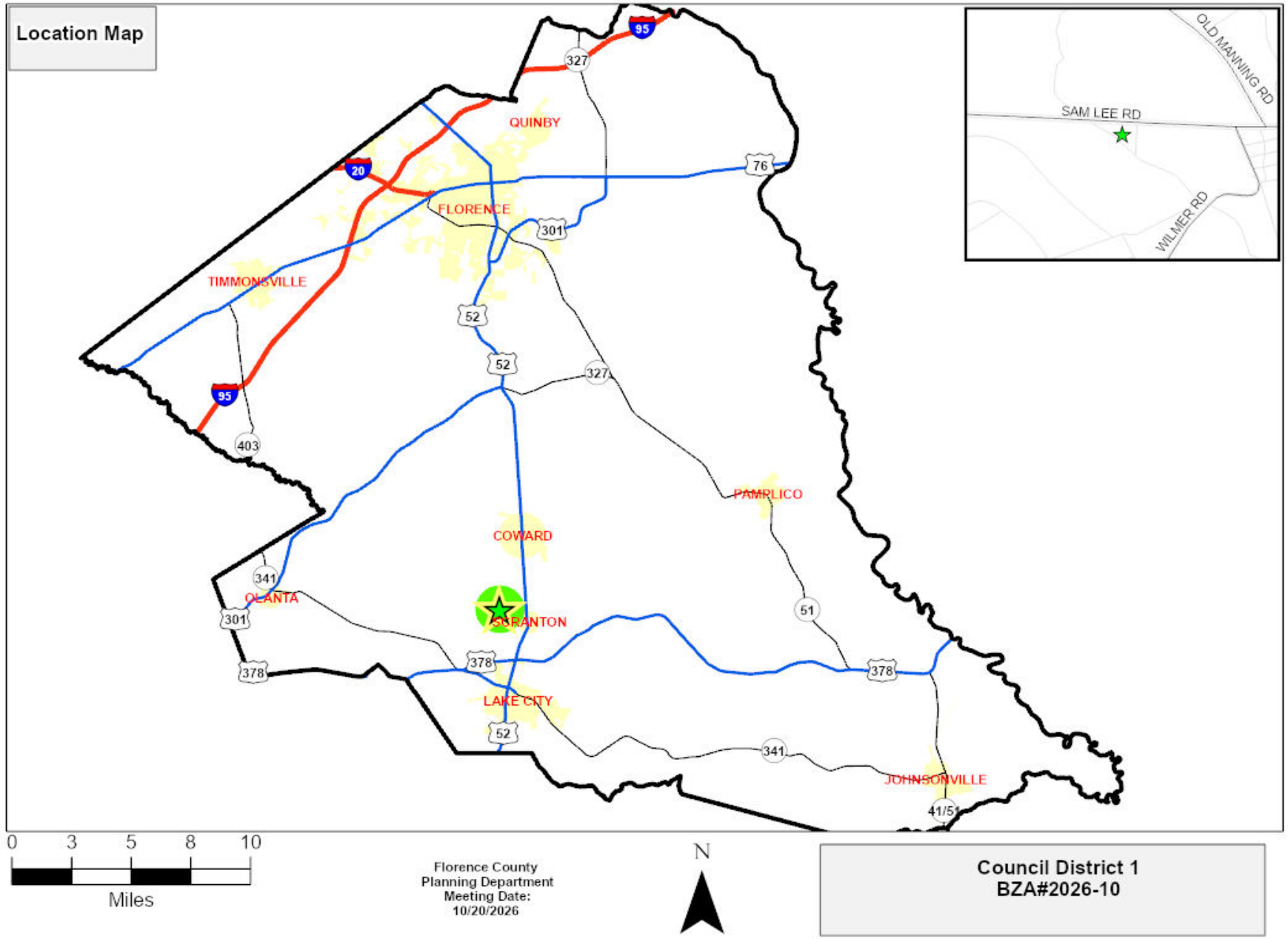
- Meeting of September 15, 2026

III. Public Hearings:

BZA#2026-10 – Staff Report

SUBJECT:	A variance requested by Trevor Tanner from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-111(7). – Development standards for unzoned areas. For the property located at 590 Sam Lee Road, Scranton, SC 29591, as shown on Florence County Tax Map No. 00165, Block 31, Parcel 018.
LOCATION:	590 Sam Lee Rd, Scranton, SC 29591
TAX MAP NUMBER:	00165, Block 31, Parcel 018
COUNCIL DISTRICT(S):	1; County Council
OWNER OF RECORD:	BELIEVERS HOLINESS CHURCH TRUSTEES
APPLICANT:	Trevor Tanner
LAND AREA:	Approximately 2.05 acres
VARIANCE REQUESTED:	The variance requested would allow applicant to reduce the minimum front yard setback requirements for an existing office/institutional use located in an Unzoned Area.

BZA#2026-10 – Location Map



BZA#2026-10 – Zoning Map



BZA#2026-10 – 2024 Aerial Map

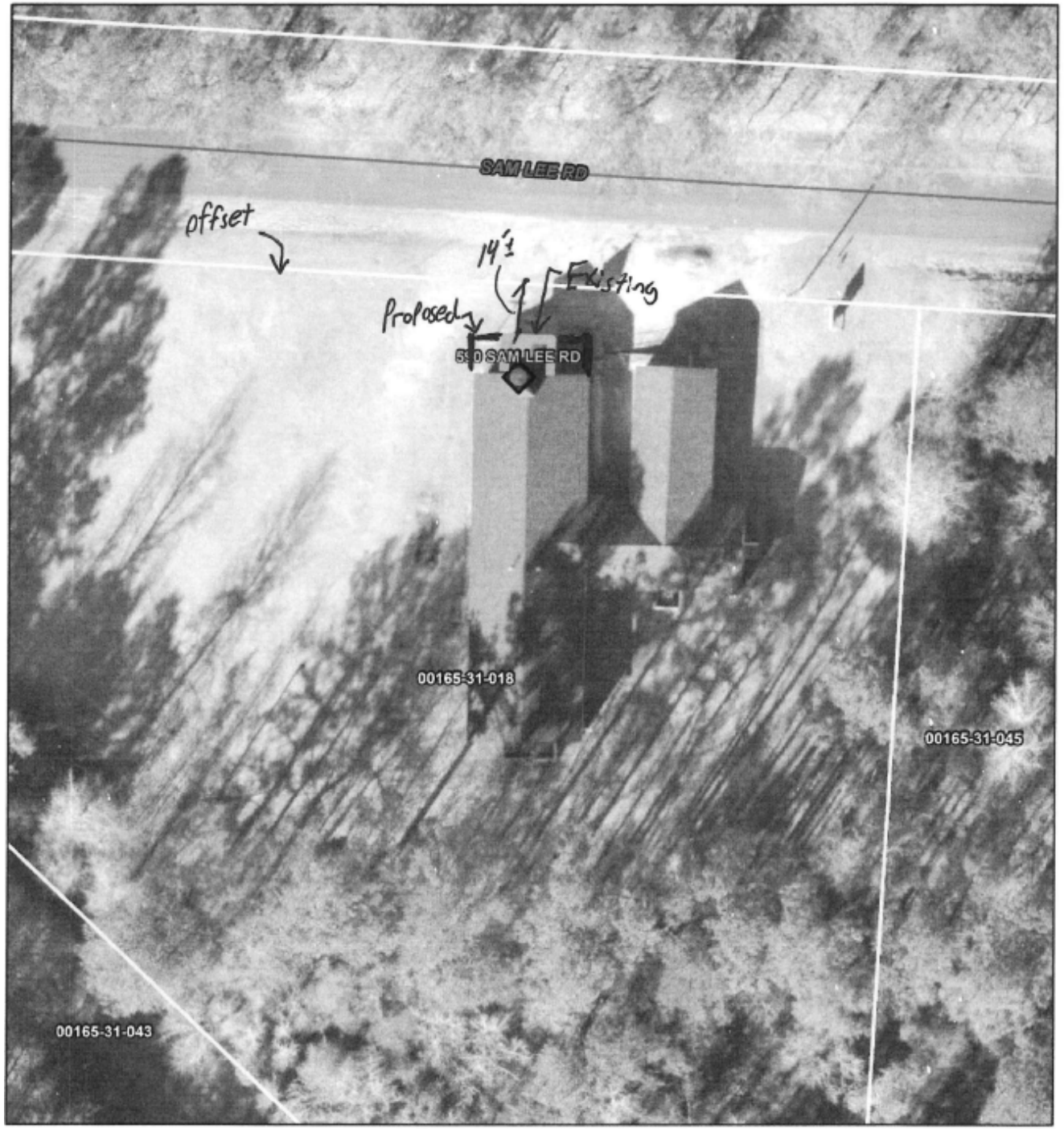


Florence County
Planning Department
Meeting Date:
10/20/2026

N

Council District 1
BZA#2026-10

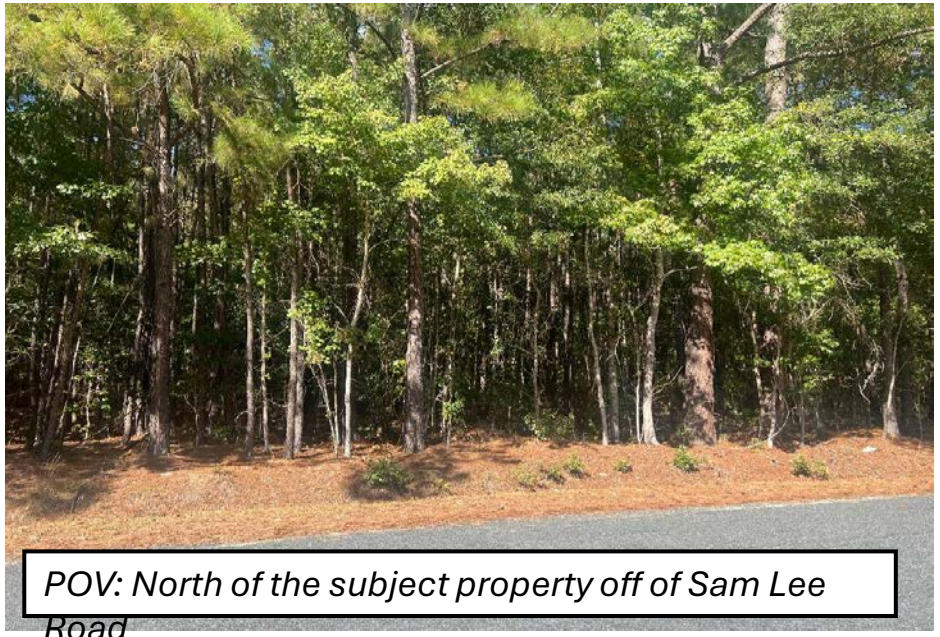
BZA#2026-10 – Plot Plan



BZA#2026-10 – Subject Property



BZA#2026-10 – Adjacent Properties



POV: North of the subject property off of Sam Lee Road



POV: East of the subject property off of Sam Lee Road



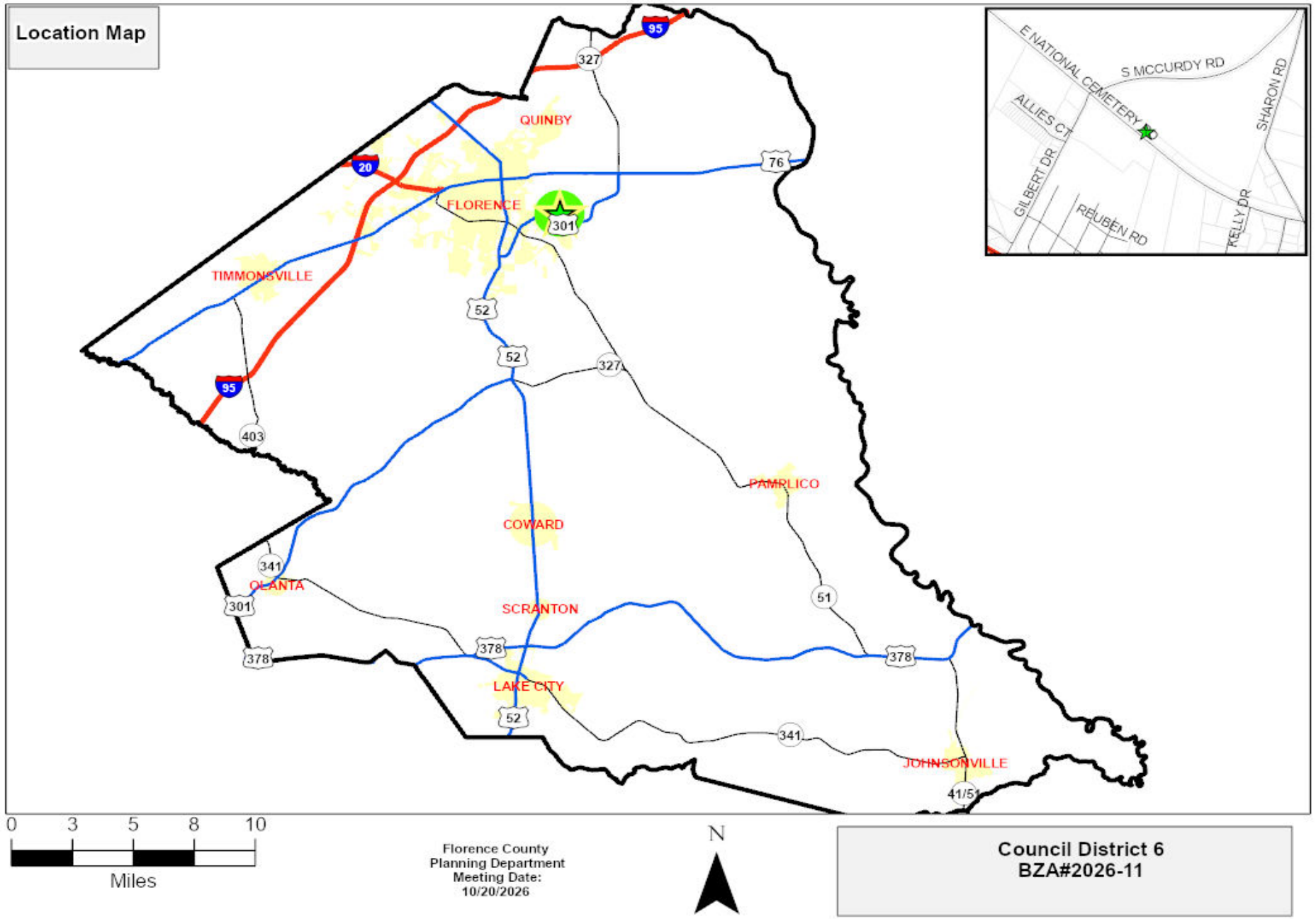
POV: West of the subject property off of Sam Lee Road

Comments/Questions

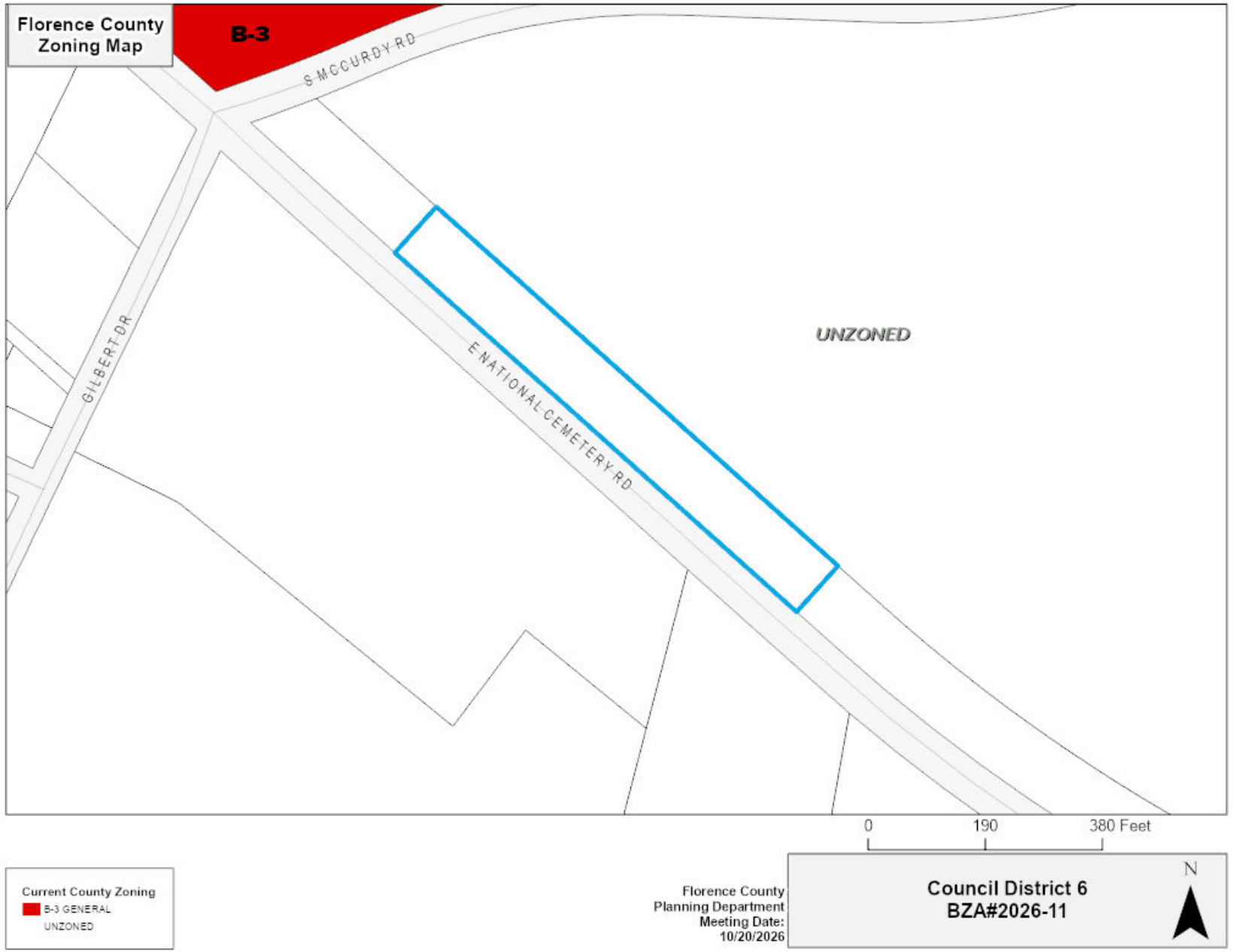
BZA#2026-11 – Staff Report

SUBJECT:	A variance requested by Kelsey Anker from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-111(10)(f). – Development standards for unzoned areas. For the property located off of East National Cemetery Road, Florence, SC as shown on Florence County Tax Map No. 00178, Block 01, Parcel 243.
LOCATION:	2100 Block of E. National Cemetery Rd, Florence, SC 29506
TAX MAP NUMBER:	00178, Block 01, Parcel 243
COUNCIL DISTRICT(S):	6; County Council
OWNER OF RECORD:	ANKER KELSEY
APPLICANT:	Kelsey Anker
LAND AREA:	Approximately 2.00 acres
VARIANCE REQUESTED:	The variance requested would allow for an increase in the maximum density development standard for a proposed townhome development in an Unzoned Area.

BZA#2026-11 – Location Map



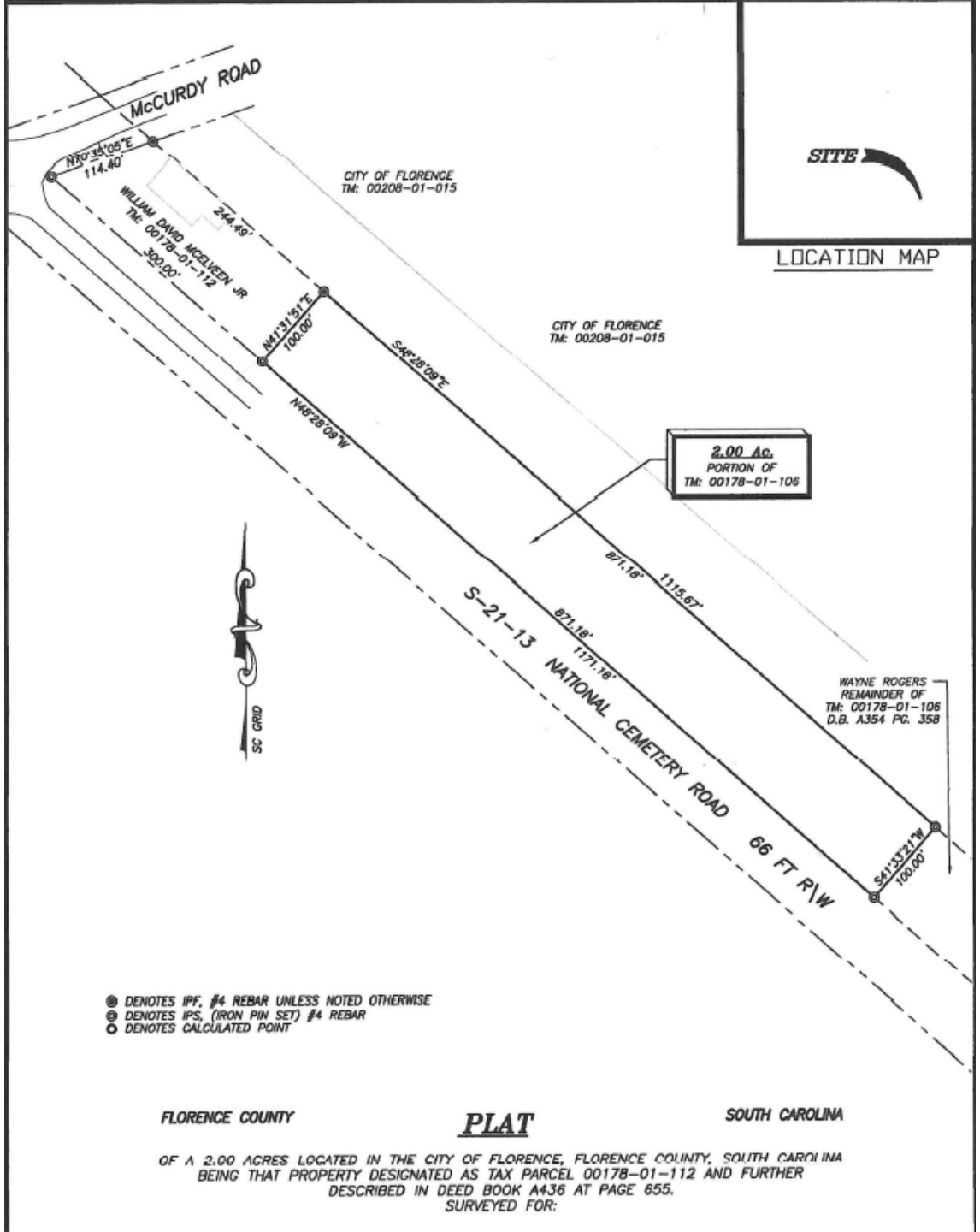
BZA#2026-11 – Zoning Map



BZA#2026-11 – Aerial Map



BZA#2026-11 – Plat



BZA#2026-11 – Subject Property



BZA#2026-11 – Adjacent Properties



POV: Southeast of the subject property off of E National Cemetery Road



POV: Southwest of the subject property off of E National Cemetery Road



POV: West of the subject property off of E National Cemetery Road



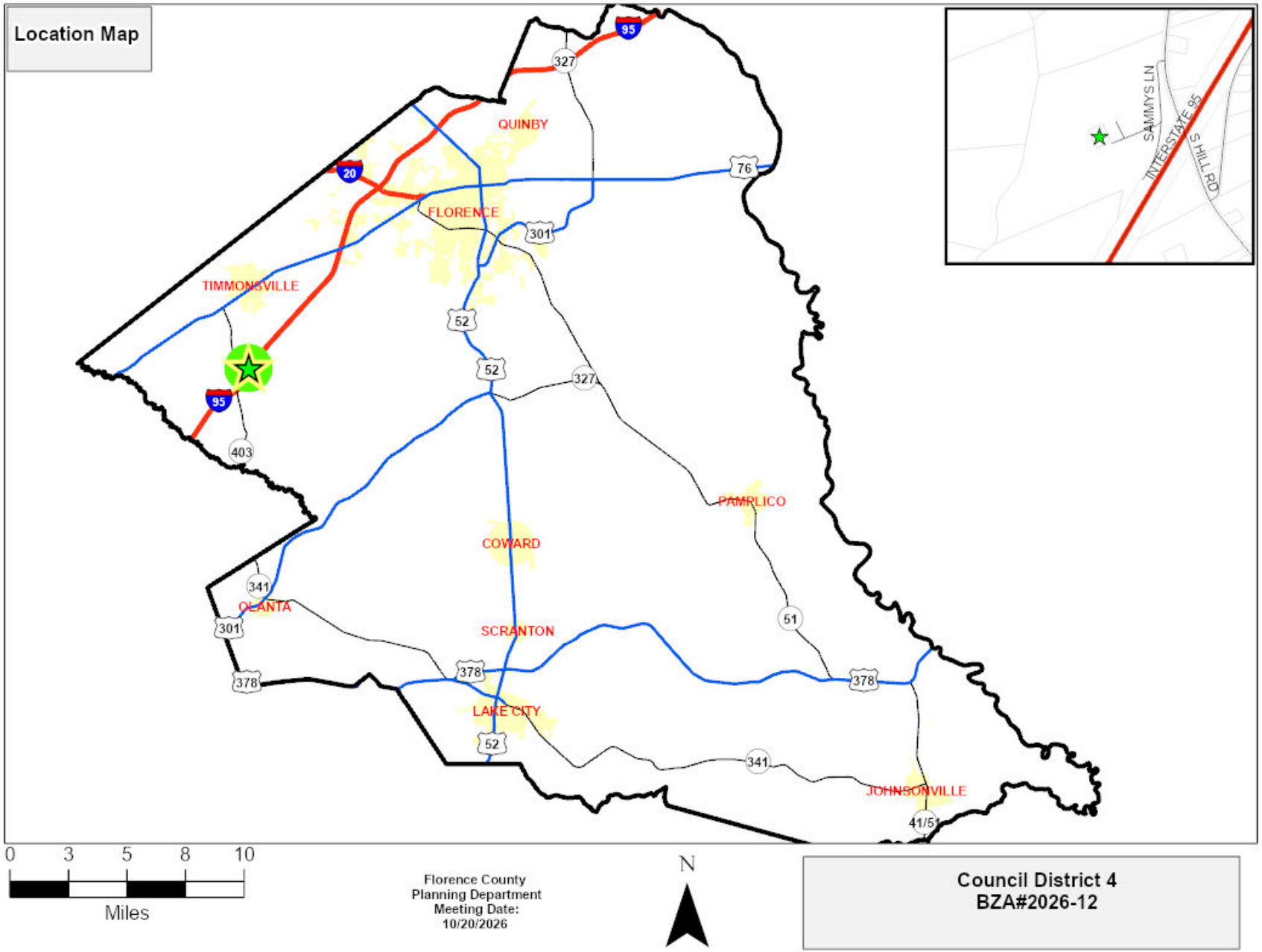
POV: East of the subject property off of E National Cemetery Road

Comments/Questions

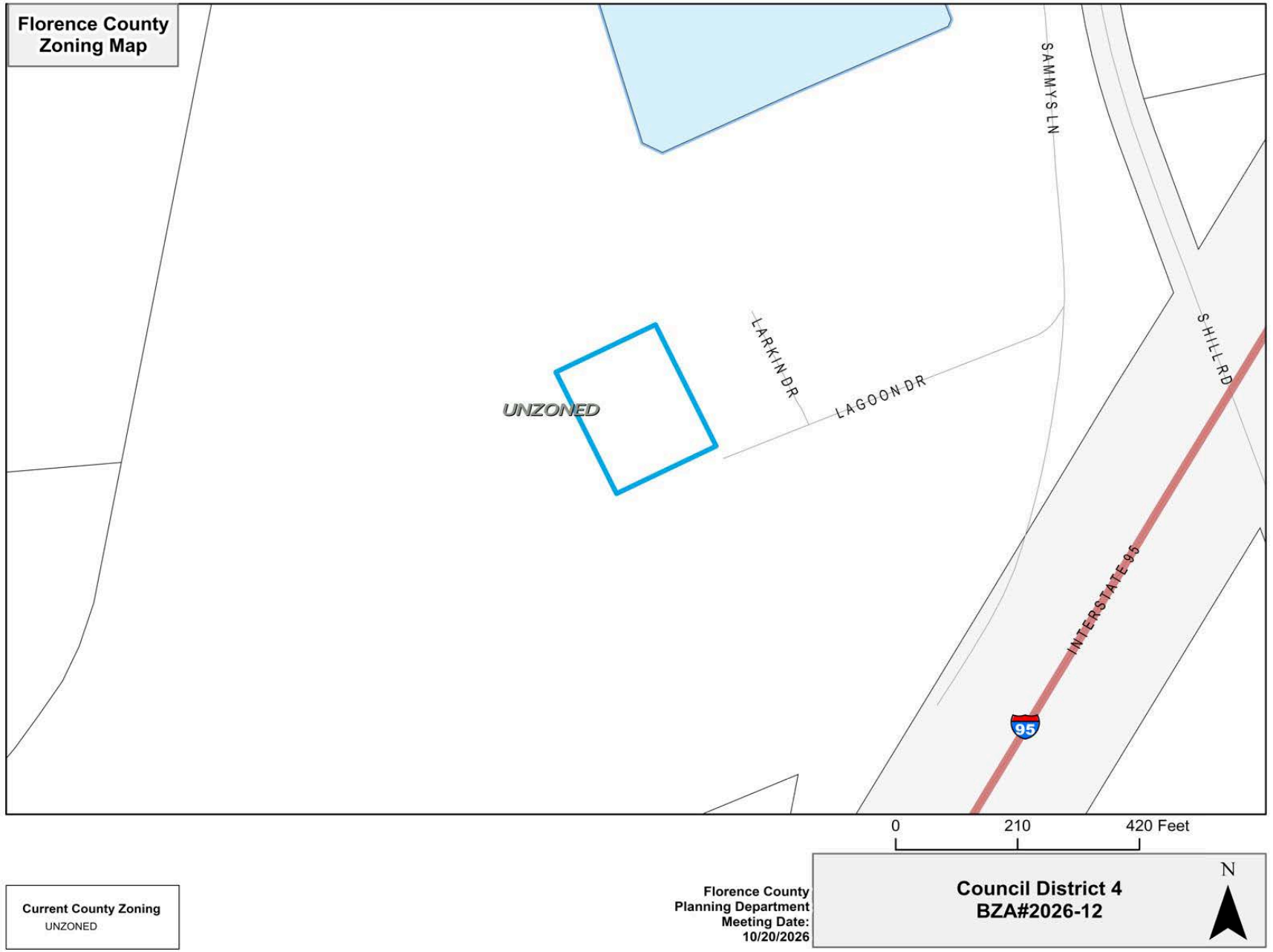
BZA#2026-12 – Staff Report

SUBJECT:	A variance requested by Martin Peter Hans from requirements of the Florence County Code of Ordinances, Chapter 30 – ZONING ORDINANCE, ARTICLE III. – CONDITIONAL USE REGULATIONS, Sec. 30-111(7). – Development standards for unzoned areas. For the property located at 217 Lagoon Drive, Timmonsville, SC 29161, as shown on Florence County Tax Map No. 00037, Block 04, Parcel 068.
LOCATION:	217 Lagoon Drive, Timmonsville, SC 29161
TAX MAP NUMBER:	00037, Block 04, Parcel 068
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	HANS MARTIN P A/K/A HANS MARTIN
APPLICANT:	Martin Peter Hans
LAND AREA:	Approximately 1.04 acres
VARIANCE REQUESTED:	The variance requested would allow the applicant to obtain a Certificate of Zoning Compliance for an existing residential structure that is encroaching ten feet into the required twenty-five foot front yard setback.

BZA#2026-12 – Location Map



BZA#2026-12 – Zoning Map



BZA#2026-12 – Aerial Map



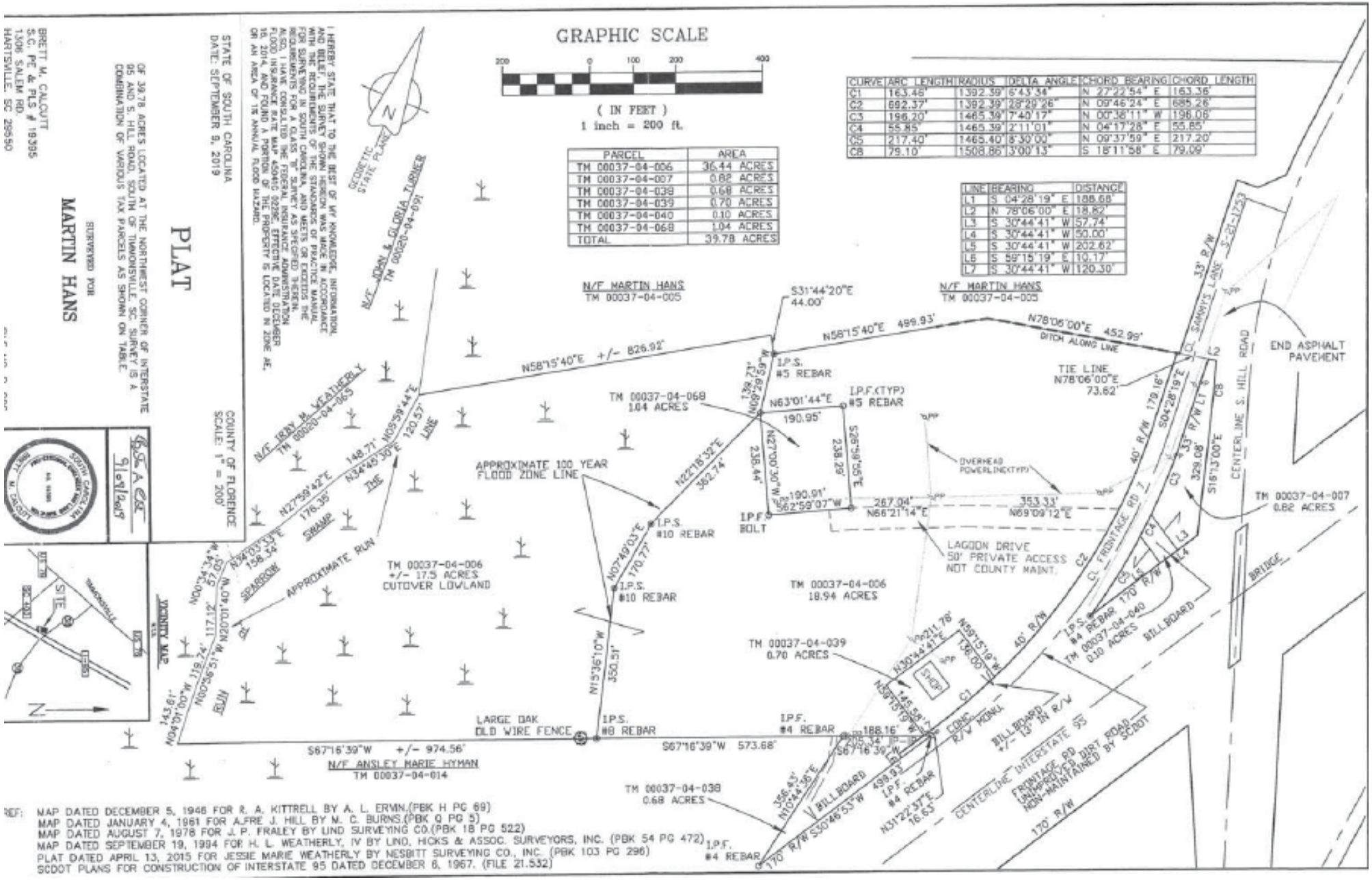
Florence County
Planning Department
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Council District 4
BZA#2026-12

BZA#2026-12 – Aerial Map Closeup



BZA#2026-12 – Plat



REF: MAP DATED DECEMBER 5, 1946 FOR R. A. KITTRELL BY A. L. ERVIN.(PBK H PG 69)
MAP DATED JANUARY 4, 1961 FOR ALFRE J. HILL BY M. C. BURNS.(PBK Q PG 5)
MAP DATED AUGUST 7, 1978 FOR J. P. FRALEY BY LIND SURVEYING CO.(PBK 18 PG 522)
MAP DATED SEPTEMBER 19, 1994 FOR H. L. WEATHERLY, IV BY LIND, HICKS & ASSOC. SURVEYORS, INC. (PBK 54 PG 472)
PLAT DATED APRIL 13, 2015 FOR JESSIE MARIE WEATHERLY BY NESBITT SURVEYING CO., INC. (PBK 103 PG 296)
SCDOT PLANS FOR CONSTRUCTION OF INTERSTATE 95 DATED DECEMBER 6, 1967. (FILE 21.532)

BZA#2026-12 – Subject Property



Subject Property and Public Notice sign posting off of Lagoon Drive



Public Notice sign posting off of Sammy's Lane

BZA#2026-12 – Adjacent Properties



POV: South of the subject property off of Lagoon Drive



POV: East of the subject property off of Lagoon Drive

Comments/Questions

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IV. Other Business

V. Adjournment

Meeting Adjourned

Thanks for Attending