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 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.

BZA#2026-11 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 29506 as shown on Florence County Tax Map No. 00178, Block 01, Parcel 243.

BZA#2026-12 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.

IV. Other Business

V. Adjournment

Minutes*
Regular Meeting of the Florence County Board of Zoning Appeals
Tuesday, September 15, 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 6:01 p.m.

II. Attendance:

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

III. Review and motion of the minutes:

- **Meeting of July 21, 2026**

Motion to approve the minutes as presented – Board Member Wesley Martin / **Second** – Board Member Kenneth Muldrow/Minutes of July 21, 2026, meeting were unanimously approved 5 to 0.

IV. Public Hearings:

BZA#2026-09 **A variance requested by Luz O. Quiñones from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-246(3)(c). – Accessory buildings and uses. For property located at 824 S. Whitehall Circle, Florence, SC 29501, as shown on Florence County Tax Map No. 00051, Block 01, Parcel 067.**

Planning Director Mr. Shawn Brashear addressed the Board explaining that the property owner/applicant was present and wished to formally withdraw her application. At that time, Ms. Quiñones approached and addressed the Board, stating that she wished to withdraw her application.

Immediately following her statement, Mr. Brashear addressed the Board once more and provided a brief explanation of the reason for the applicant's withdrawal request, citing concerns that had arisen after the applicant's submittal of the application in regard to actual notice provided to Planning staff by a fellow resident of restrictive covenants for the Whitehall Subdivision. Mr. Brashear noted that each Board Member had been provided a copy of these restrictive covenants for review prior to the start of the meeting.

Mr. Brashear provided details stated within the restrictive covenants applicable to the subject property's front yard and street side yard setbacks. He directed the Board to view the attached plat recorded with the restrictive covenants and identified the subject property as lot 67, as well as highlighted the visible 65ft front and 65ft street side yard setback lines on said plat.

Mr. Brashear further explained that South Carolina Code of Laws Section 6-29-1145 states that actual notice of conflicting and applicable restrictive covenants made to a local planning agency prohibits issuance (of a permit) by the local planning agency until confirmation from the applicant has been received "*…that the restrictive covenant has been released for the tract or parcel of land by action of the appropriate authority of property holders or by court order*."

Mr. Brashear concluded by explaining that the applicant would need to obtain approval from the issuer of the Whitehall Subdivision's restrictive covenants first. At the conclusion of Mr. Brashear's presentation, Chairman Casey requested a motion from the Board.

Motion: A motion to approve the application withdrawal request for BZA Item #2026-09 was made by Board Member Wesley Martin, with a second by Board Member Jessica Wright. The motion to approve the application withdrawal request for BZA#2026-09 carried unanimously with a vote of 5-0.

At this time, the public hearing was closed by Chairman Casey.

VI. Adjournment

Chairman Casey stated there was no further discussion, questions, or business to be addressed by the Board and therefore adjourned the meeting at 6:07 p.m.

_____

Holly Smith

Approved by:

_____

J. Shawn Brashear, Planning Director

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

DRAFT

STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 20, 2026
BZA#2026-10

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.

STAFF ANALYSIS:

Existing Land Use and Zoning**:**
Institutional / Unzoned

Surrounding Land Use and Zoning:
North: Vacant/Unzoned
South: Agricultural /Unzoned
West: Agricultural / Unzoned
East: Vacant /Unzoned

Background:
The subject property is located in a highly rural and secluded setting within the Scranton area of Florence County. Under Sec. 30-111 of the Florence County Code of Ordinances, "Unzoned Areas" are regulated with specific development standards, including standard setback requirements. For religious/institutional conditional uses within these areas, a minimum 25-foot front yard setback is established to maintain appropriate buffers.

The property currently features an established rural holiness church. The existing building includes a small 10' x 10' front entry portico that serves as the main entrance. This portico is historically nonconforming, as it currently encroaches into the required 25-foot front yard setback.

The applicant is proposing to renovate and expand the front entry area. The scope of work involves widening the portico from its current width of 10 feet to a total width of 30 feet. The primary intent of this expansion is structural and aesthetic uniformity, allowing the entry portico to cleanly connect to and match the full width of the front portion of the church building. If the board grants this variance it would allow the applicant to reduce the minimum front setback.

Sec. 30-111. Development standards for unzoned areas.

(7) **Setbacks in Unzoned Areas.**

PROPOSED USE	FRONT	REAR	SIDE
Commercial	**25** *ft*	**20** *ft*	**10** *ft*
Industrial/warehousing/storage	**25** *ft*	**50** *ft*	**50** *ft*
Office/institutional	**25** *ft*	**20** *ft*	**20** *ft*
All other uses	**25** *ft*	**5** *ft*	**5** *ft*

Access and Circulation:

The property is currently accessed by way of Sam Lee Rd in Scranton, SC 29591

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:

   a. **Applicant's Response:**
   30-111(7)

   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:

   b. **Applicant's Response:**
   To expand the front entry of the church.

   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:
   There is an existing 10x10 foyer on the front of the church. Currently the foyer does not meet the 25ft offset requirement. We are requesting to extend the foyer of(sic) both sides that will then be 10x30 but will not extend beyond the current length to intersect the offset.

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

   Applicant's response:
   Property maps and current structures or residents 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:
   If allowed, the proposed extension will not restrict utilization of the property, but will enhance its use.

   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:
Currently the property is in a rural area of Scranton and the road way, while public, traffic is mostly residential.

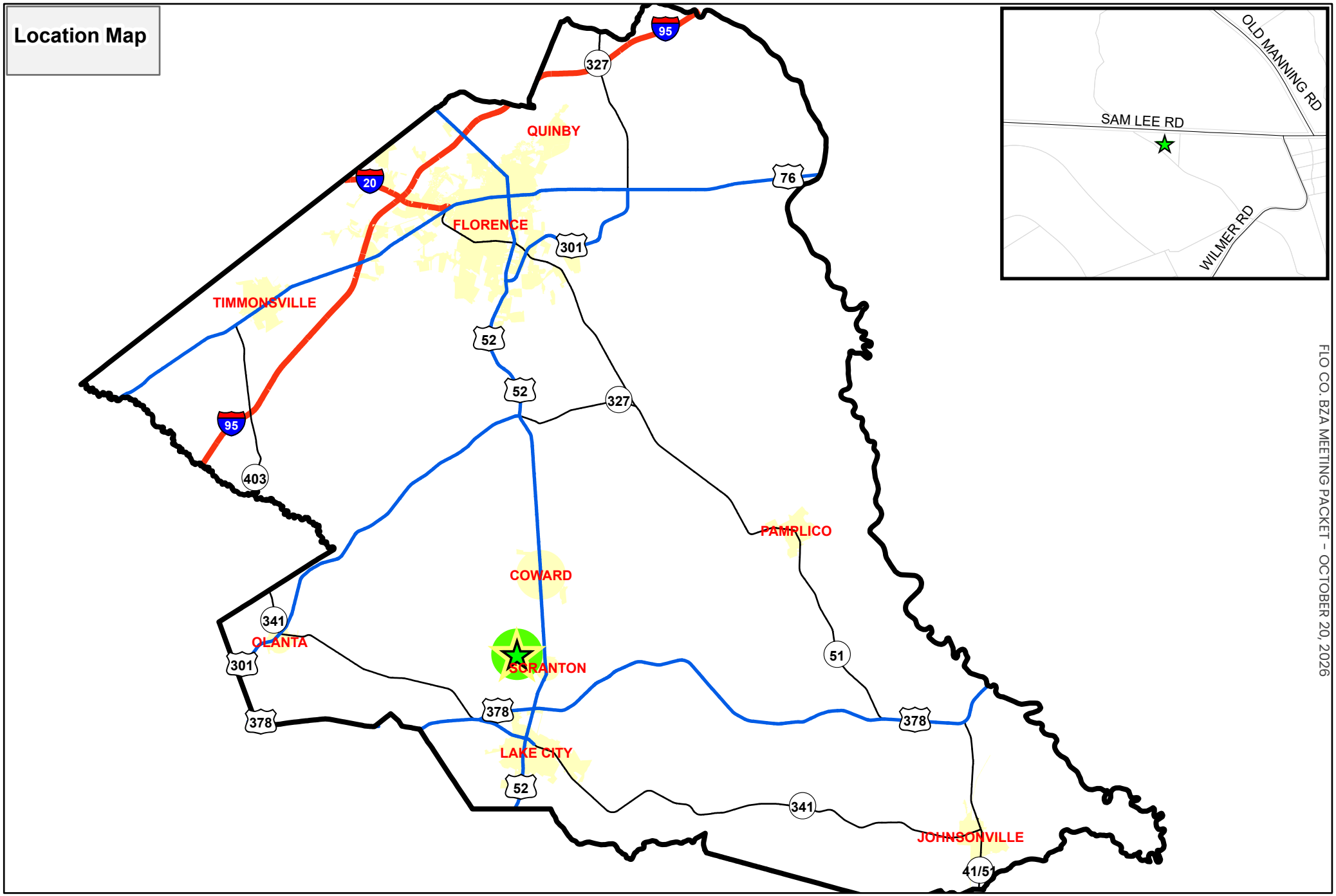
3. The following documents are submitted in support of this application:

Applicant's response:

Plot Plan, Roads de(sic) Photos, Letter From Church

ATTACHMENTS:

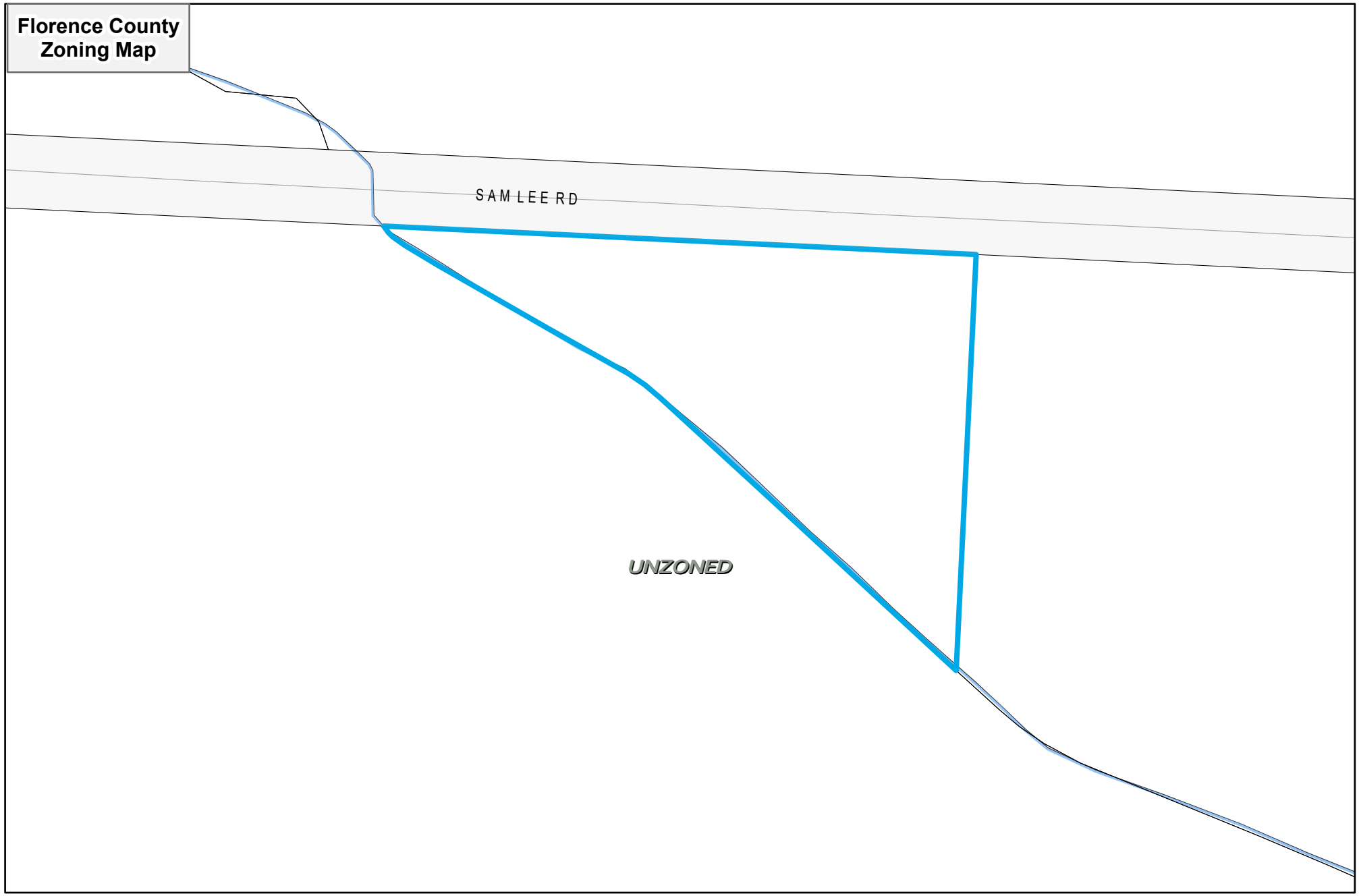
1. Location Map
2. Zoning Map
3. Aerial Map
4. Plot Plan
5. FEMA Special Flood Hazard Area "A" Map
6. Photos
7. Variance Application



FLO CO. BZA MEETING PACKET – OCTOBER 20, 2026

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

Council District 1
BZA#2026-10



Current County Zoning
UNZONED

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

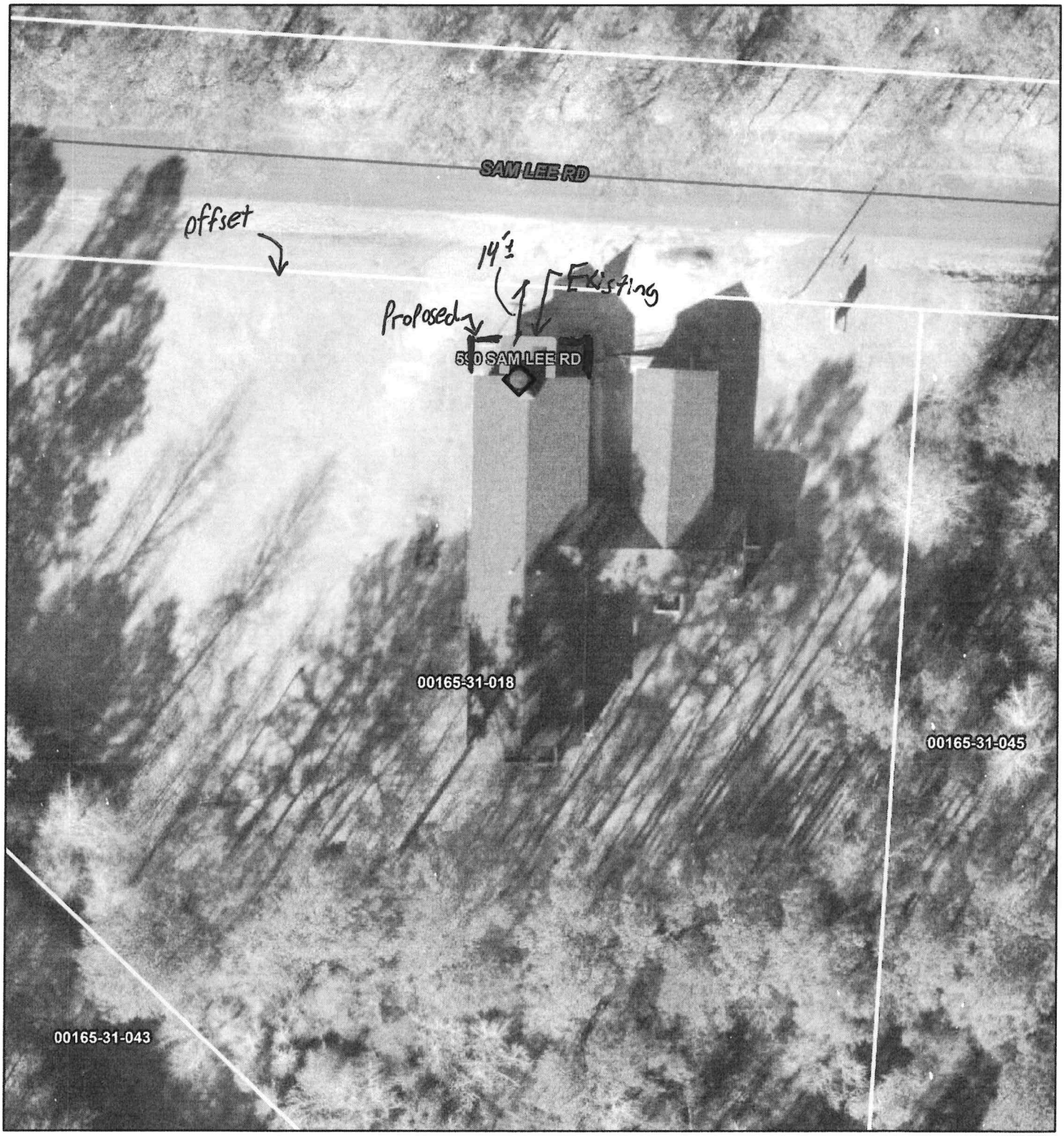
Council District 1
BZA#2026-10



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

Council District 1
BZA#2026-10

ArcGIS Web Map



8/18/2026, 8:24:44 AM

1:570

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Roads

CountyBoundary

Address

Parcels

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, NC CGIA, Microsoft, Vantor, Imagery collected in 2023 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by Esri.

F- B- -L R-

ArcGIS Web Map





Sam Lee Rd
Google Maps

Sam Lee Rd
Google Maps

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: 8/18/26 Permit Application Number: _____ Appeal Number: BZA#2026-10

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): Trevor Tanner

Address: 1477 Pope Rd., Hemingway, SC, 29554

Telephone Number: [work] 843-373-1989 [home] _____

Interest: Engineer / GC Property Owner(s): GSSBHC Trustees

Agent for Property Owner: _____

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

Address: 590 San Lee Rd., Scranton, SC

Telephone Number: [work] 843-372-2862 [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: 590 San Lee Rd., Scranton, SC

Tax Map No. , Map 0016S- _____, Block 31 , Parcel 018

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: _____ Page: _____

Lot Dimensions: _____ Area: _____

Zoning District: Unzoned

[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: _____ Date: 8-18-26

Printed name: Dwayne Brayboy Date: 9-11-26

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 (D) 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:
To expand the front entry of the Church
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:
There is an existing 10x10 foyer on the front of the Church. Currently the foyer does not meet the 25ft offset requirement. We Are requesting to extend the foyer of both sides that will then be 10x30 but will not extend beyond the current length to intersect the offset

b. These conditions do not generally apply to other property in the vicinity as shown by : _____
Property maps and current structures or residents 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: _____
If allowed the proposed extension will not restrict utilization of the property, but will enhance its use.

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:
Currently the property is in a rual area of Scranton and the road way while public traffic is mostly residential

3. The following documents are submitted in support of this application: Plot Plan, Roadside Photos
letter from Church **[A plot plan must be submitted.]**

Date: 9-11-26 Applicant Signature _____

STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 20, 2026
BZA#2026-11

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.

STAFF ANALYSIS:

Existing Land Use and Zoning**:**
Vacant / Unzoned

Surrounding Land Use and Zoning:
North: Institutional / Unzoned
South: Commercial / Unzoned
West: Vacant Commercial / Unzoned
East: Vacant /Unzoned

Background:

The subject variance request involves a proposal for a townhome development located along E. National Cemetery Road. The applicant intends to construct single-story, 600-square-foot affordable housing units on an individual parcel consisting of approximately 2.00 acres. The property exhibits distinct physical geometry, featuring 871 feet of linear frontage along the roadway paired with a

shallow depth of 100 feet. To address the infrastructure costs associated with developing the site, the applicant is seeking a variance from Section 30-111(10)(f)(2) of the Florence County Zoning Ordinance to increase the maximum allowable density from the maximum allowed fifteen (15) dwelling units per acre up to thirty-two (32) dwelling units per acre representing a maximum proposed capacity of 64 total units. In the applicant's submitted materials, a clarifying statement notes that they are permitting the Board to determine an alternative, optimal unit count that safely accommodates the site's unique physical infrastructure, state highway access requirements, and open-space preservation goals.

Sec. 30-111. Development standards for unzoned areas.

(10) **Townhome Development in an Unzoned District.**

a. *Approval process.* All townhome developments must comply with this code and all applicable standards. Any townhome development that includes new roads or that are greater than 5 acres shall be subject to the sketch plan approval process of the Planning Commission.

b. *Bufferyards* shall be installed in accordance with Sec. 30-121 – Bufferyards. Table VI: Bufferyard Requirements.

c. *Development size.* A minimum of 1.0 acre.

d. Minimum lot width per dwelling unit shall be 18 feet.

e. *Access.* All units must be established on single lots and so arranged to ensure public access. However, townhouse units may be initially established on separate parcels or must be designed to accommodate future subdivision of property as determined by the Florence County Planning Department.

f. *Townhome Development standards.*

1. **Maximum Floor Area Ratio:** 0.30
2. **Maximum Density (dwelling unit/acre *(du/ac)*):** 15
3. Sketch Plan Required
4. Development Standards
5. **Maximum Height:** 38 *ft*
6. **Maximum Number of Stories**: 2
7. **Maximum Height of 2nd Story Finished Floor:** 12.5 *ft* above adjacent grade
8. **Number of Units per Building:** not less than 2 but not more than 8

g. *Townhome Development Setbacks.* All projects shall meet the following minimum setbacks:

1. **Front yard:** 25 *ft*
2. **Side yards:**
   i. **Adjacent to residential development or residential lot:** End units shall be 12.5 *ft* for single story and 15 *ft* for two-story.
   ii. **Adjacent to Commercial developed or commercial-zoned properties:** 12.5 *ft*
   iii. **Adjacent to Industrial developed or industrial-zoned properties:** 20 *ft*
   iv. **Adjacent to Vacant property:** 10 *ft*
   v. **Separation between buildings within the development:** 15 *ft*
3. **Rear yard:** 25 *ft*

h. ***Location.*** Such townhome developments may only be allowed in a Variable Development District 1 or an Urban District as identified by the future land use map of the 2032 Florence County Comprehensive Plan.

i. ***Sidewalks.*** Sidewalks not less than three(3) feet in width shall be provided throughout the development that provide access from each unit to a sidewalk along common parking areas, amenities and roads or the driveway that provides access to the public access road.

j. ***Fences and accessory buildings.*** Rear yards shall be enclosed by a six(6) foot wall or fence, unless used for parking, and may include one(1) accessory building no greater than 500ft^2 in GFA (gross floor area).

k. ***Parking.*** Not less than 1 ½ parking spaces shall be provided for each unit. Parking may be permitted within a common area. Ownership and perpetual maintenance of all common parking areas, open spaces, and driveways shall be held by the developer/owner or the HOA. The parking area and its driveways must conform to the applicable standards set forth in Secs. 27.57, 28.6-65. Parking areas shall be located at least forty(40) feet from the point of intersection of the nearest street right-of-way lines. Parking stall dimensions shall adhere to the requirements set forth in Sec. 30-223. *Design standards*.

l. ***Driveways.*** All private driveways, including those that provide ingress/egress through parking areas, shall be designed and installed to meet SCDOT standards for a minor street and will be subject to applicable inspections and approval by the Florence County Engineering Division.

m. ***Roads.*** Any proposed roads shall be public roads and designed as such to be easily discernable from common parking areas and drives. Roads shall be designed, constructed, and inspected in accordance with applicable SCDOT standards and applicable development standards of Sec. 28.6-75, and in accordance with Sec. 30-111(10)(a).

n. ***Screening.*** Screening shall be required to conceal all open storage areas including garbage containers and dumpsters. Screening shall be accomplished by an opaque fence enclosure not less than six(6) feet high or the height of the object to be screened, whichever is greater. Sight obscuring plant materials (generally evergreen shrubbery) shall be planted on the sides of such screened areas that are visible from public roads and adjacent properties.

o. ***Landscaping***. Townhome developments shall conform to the requirements for Multi-family projects set forth in Sec. 30-123.

p. ***Common Open Space.*** Townhome developments shall conform to the requirements of Sec. 30-124.

Access and Circulation:

The property is currently accessed by way of E. National Cemetery Rd in Florence, SC 29506

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:

   a. **Applicant's Response:**
   30-111(10)f.

   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:

   b. **Applicant's Response:**
   From 15 units/acre up to 32 units/acre

   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:
   This property is 100 ft. deep x 871 ft. long. The sewer will need to be extended 1171 ft. to service the property and in order to pay for the cost a variance is needed for additional units/acre to justify the cots and build affordable housing.

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

   Applicant's response:
   Normally sewer is located to properties with more depth which greatly decreases the cost of improvements.

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:
The cost of water and sewer with SCDOT encroachments for access requires a density variance, see also attached 2.C

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:
With two driveway encroachments and the units being 600 sq. ft. the number of occupancy will not increase.

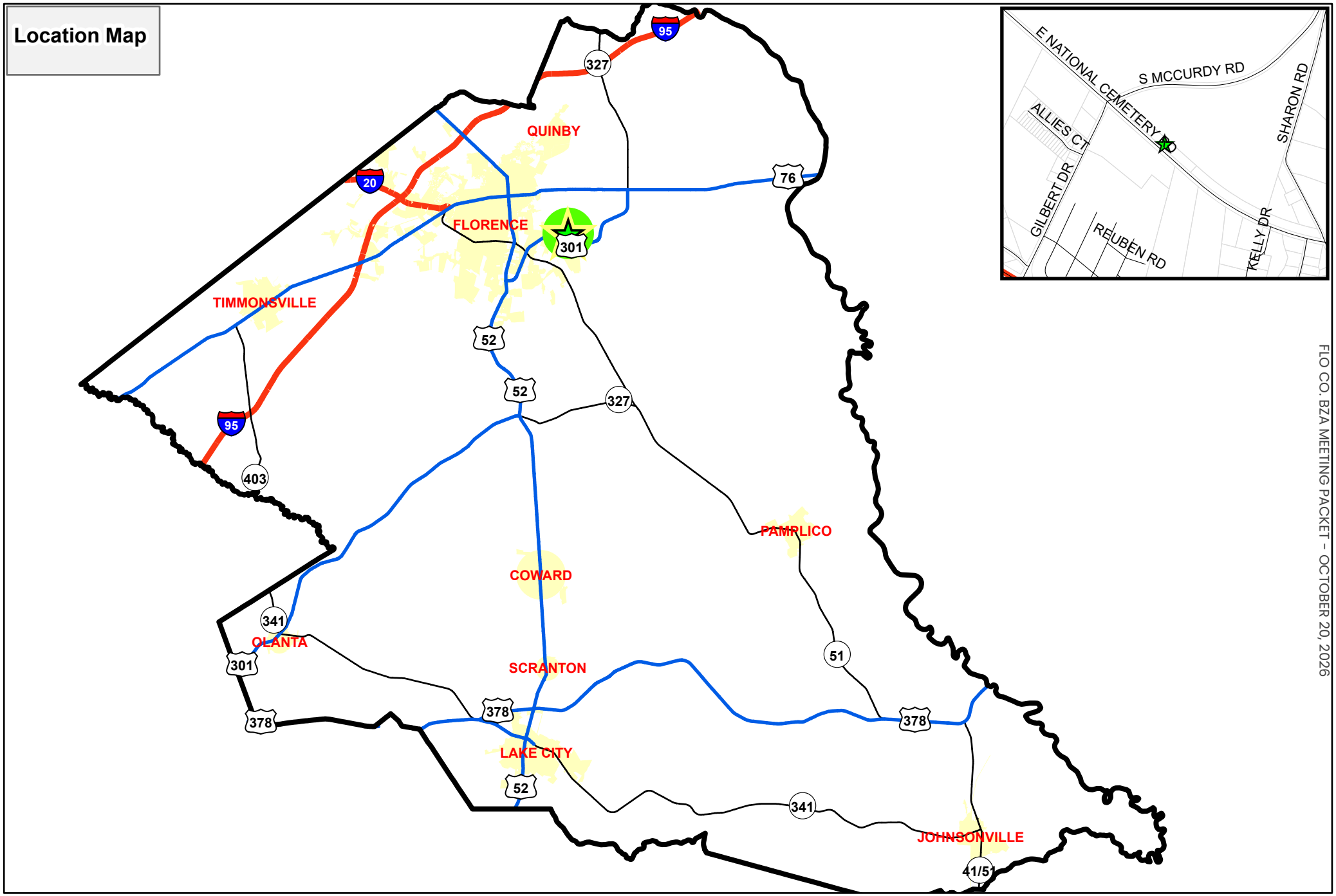
3. The following documents are submitted in support of this application:

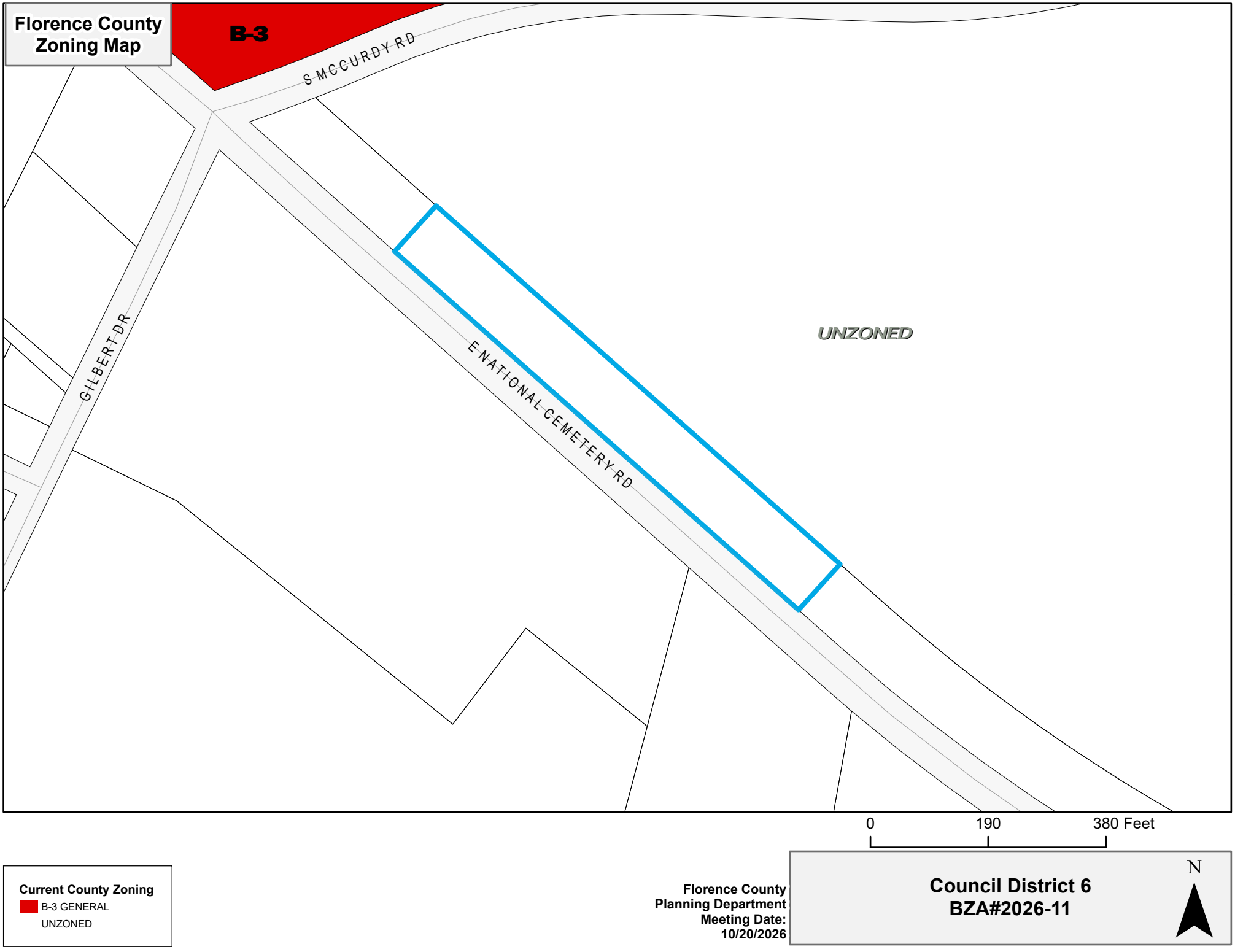
Applicant's response:

Plat and attachment 2.C

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Plat
5. Conceptual Site Plan
6. Application
7. Attachment 2.C

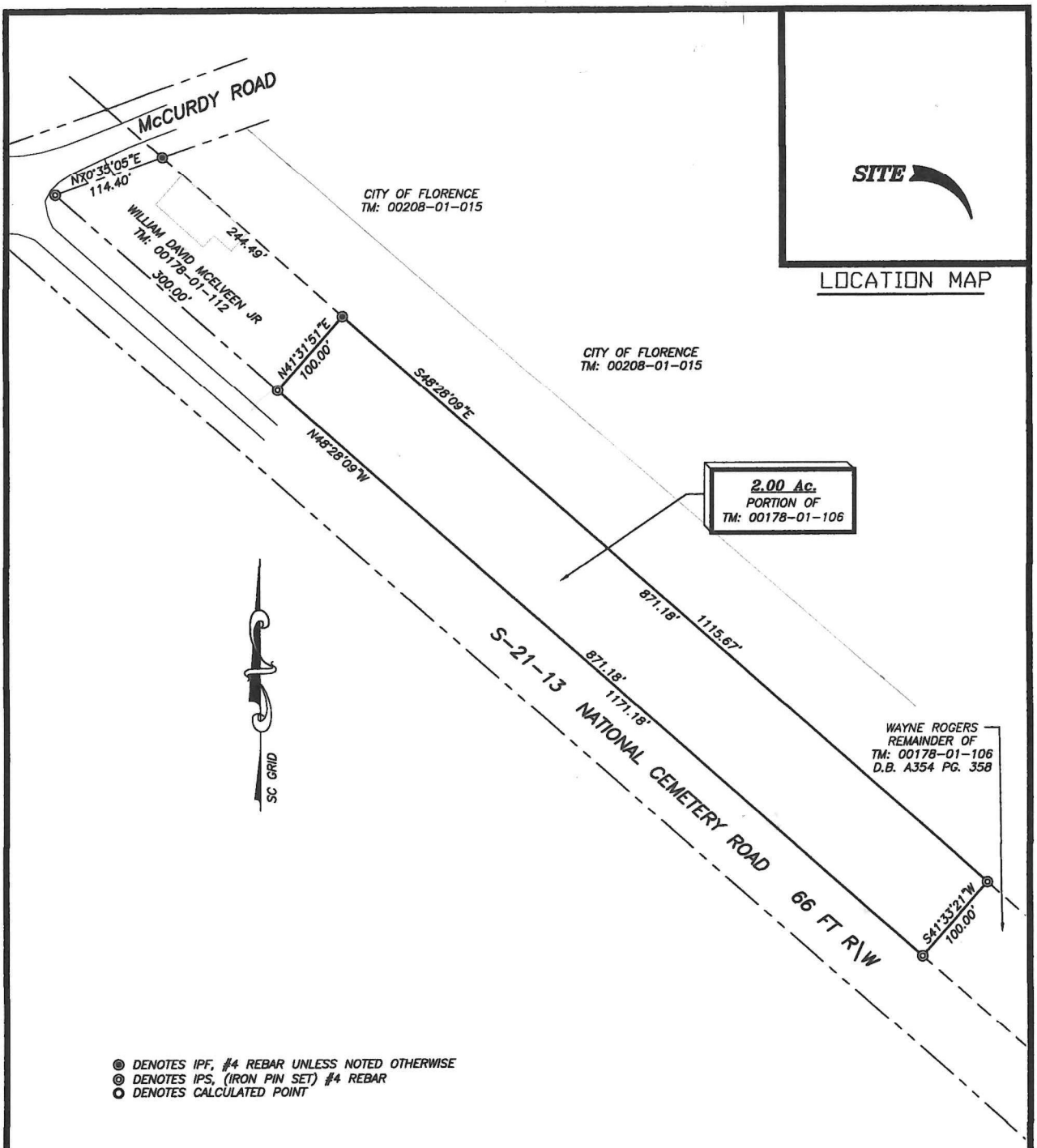

Location Map
E NATIONAL CEMETERY RD
S MCCURDY RD
SHARON RD
ALLIES CT
GILBERT DR
REUBEN RD
KELLY DR
QUINBY
FLORENCE
TIMMONSVILLE
PAMPLICO
COWARD
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
327
301
52
403
341
51
378
41/51
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/20/2026
Council District 6
BZA#2026-11
FLO CO. BZA MEETING PACKET - OCTOBER 20, 2026


Florence County
Zoning Map
B-3
S MCCURDY RD
GILBERT DR
E NATIONAL CEMETERY RD
UNZONED
0
190
380 Feet
N
Current County Zoning
B-3 GENERAL
UNZONED
Florence County
Planning Department
Meeting Date:
10/20/2026
Council District 6
BZA#2026-11



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

Council District 6
BZA#2026-11



◉ DENOTES IPF, #4 REBAR UNLESS NOTED OTHERWISE
◎ DENOTES IPS, (IRON PIN SET) #4 REBAR
O DENOTES CALCULATED POINT

FLORENCE COUNTY

PLAT

SOUTH CAROLINA

OF A 2.00 ACRES LOCATED IN THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA
BEING THAT PROPERTY DESIGNATED AS TAX PARCEL 00178-01-112 AND FURTHER
DESCRIBED IN DEED BOOK A436 AT PAGE 655.
SURVEYED FOR:

KELSEY ANKER

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 45041C0161E , EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL R/W's, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

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

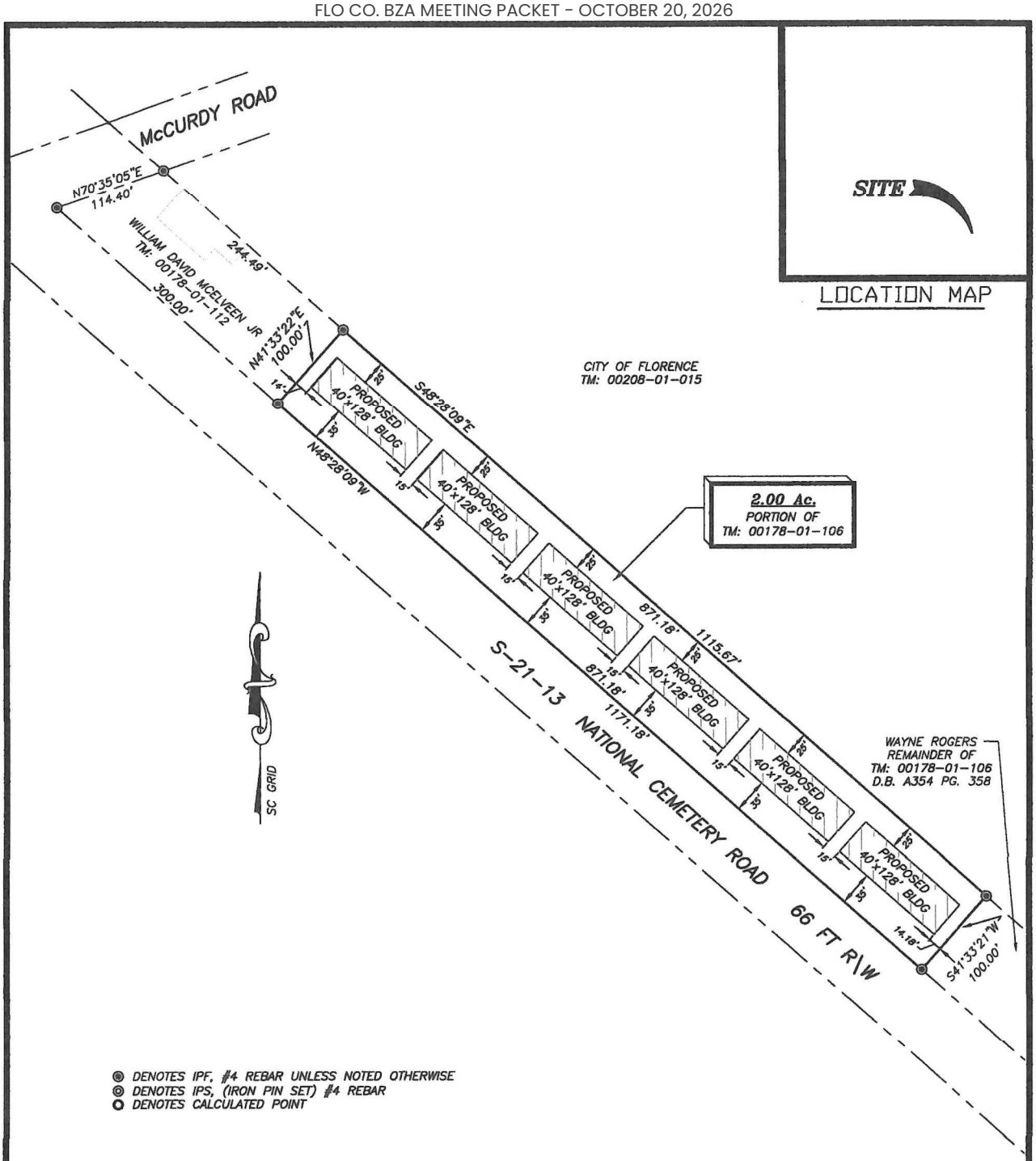
SCALE 1" = 100 FT
0 25 50 100 200
GRAPHIC SCALE

FILE#

DAVID A. NESBITT RLS NO 7623

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

DATE:	JANURAY 29, 2024
JOB:	24076-2AC-PLAT
REF.	95064
TMS:	00178-01-106
DRAWN BY	DON W LANIER



◉ DENOTES IPF, #4 REBAR UNLESS NOTED OTHERWISE
◎ DENOTES IPS, (IRON PIN SET) #4 REBAR
○ DENOTES CALCULATED POINT

FLORENCE COUNTY

EXHIBIT MAP

SOUTH CAROLINA

OF SIX (6) PROPOSED BUILDINGS ON 2.00 ACRES LOCATED IN THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING THAT PROPERTY DESIGNATED AS TAX PARCEL 00178-01-112 AND FURTHER DESCRIBED IN DEED BOOK 1102 AT PAGE 1307 AND SHOWN IN PLAT BOOK 108 AT PAGE 827. SURVEYED FOR:

TONY HALL

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 45041C0161E, EFFECTIVE DATE DEC. 16, 2014 AND FOUND THE SUBJECT PROPERTY TO BE IN FLOOD ZONE X.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL R/W's, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

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

SCALE 1" = 100 FT

0 25 50 100 200
GRAPHIC SCALE

FILE#

DAVID A. NESBITT RLS NO 7623

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

DATE:	SEPTEMBER 16, 2026
JOB:	261054
REF:	24076 & 95064
TMS:	00178-01-106
DWG:	JWN

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: 9/16/24 Permit Application Number: 24-0350 Appeal Number: BZA#2026-11

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): Kelsey Anker

Address: 1440 Fairfax Rd. Florence, S.C. 29501

Telephone Number: [work] _____ [home] (704) 930-9234

Interest: Property owner Property Owner(s): _____

Agent for Property Owner: Tony Hall

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

Address: _____

Telephone Number: [work] _____ [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: _____

Tax Map No. , Map 00178 , Block 01 , Parcel 243

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

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

Subdivision N/A

Plat Book: A436 Page: 655

Lot Dimensions: 871 X 100 Area: 87,100

Zoning District: Unzoned

[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: Kel M. Anker Date: 9.15.24

Printed name: Kelsey M. Anker Date: 9.15.24

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 (10) (F) 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:
From 15 units/acre up to 32 units/acre
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:
This property is 100ft deep x 871 ft. long. The sewer will need to be extended 1171 ft. to service the property and in order to pay for the cost a variance is needed for additional units/acre to justify the cost and build affordable housing.

b. These conditions do not generally apply to other property in the vicinity as shown by: _____
Normally sewer is located to properties with more depth which greatly decreases the cost of improvements.

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: The cost of water and sewer along with SCDOT encroachments for access requires a density variance. See also attached 2.C

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:
With two driveway encroachment and the units being 600 sq ft. the number of occupancy will not increase.

3. The following documents are submitted in support of this application: Plat and attachment 2.C **[A plot plan must be submitted.]**

Date: 9-15-26 Applicant Signature Kel M. Allen

Revised : Updated Variance Application & Site Narrative - 2-Acre Townhome Project (Florence County)

From: Lexus Development <lexusdevelopment@hotmail.com>
To: David McIveen
Date: Sep 15, 2026, 9:12 AM

Begin forwarded message: 2. C

From: Tony Hall <screalestate2@gmail.com>
Date: September 15, 2026 at 9:05:34 AM EDT
To: lexusdevelopment@hotmail.com
Subject: Updated Variance Application & Site Narrative - 2-Acre Townhome Project (Florence County)

Good morning,

I am submitting the updated site narrative and infrastructure hardship justification for our proposed single-story affordable townhome project on our 2-acre parcel in Florence County. This version correctly references the Board of Zoning Appeals and the property's specific depth dimensions.

Please find our formal hardship and infrastructure statement below to be included with our application materials:

***

Variance Justification & Infrastructure Hardship Statement

The strict application of the 15-unit-per-acre density limitation, when combined with the property's unique physical layout, creates a severe infrastructure and logistical hardship. Because the parcel has only a hundred foot of depth, extending public water and sewer utilities requires installing a long, linear 880-foot main line. Furthermore, SCDOT regulations strictly require driveway cuts to be spaced 330 feet apart, severely restricting access options for a narrow tract. Enforcing a low-density cap across this extensive, elongated utility run and restricted access corridor prevents an efficient configuration of units. Restricting the parcel to only 15 townhouses per acre makes it physically and practically impossible to develop

around these dual infrastructure and highway constraints.

To overcome these physical limitations responsibly, the proposed development features low-impact, single-story micro-units averaging approximately 600 square feet per unit. Because these attached townhomes utilize an incredibly efficient structural footprint, requesting an increase up to 32 units per acre does not result in an over-built or crowded site layout. In fact, taking this high density into consideration, approximately 70% of the total land will be preserved entirely as open area and green space. This layout maximizes county infrastructure while leaving the vast majority of the parcel unpaved to naturally accommodate DHEC stormwater retention and deep neighborhood buffers. Strict compliance with the standard cap effectively prohibits any viable residential utilization of this tract, leaving it permanently underutilized. Therefore, a variance is requested for an increase in allowable density up to a maximum of 32 units per acre, allowing the Board of Zoning Appeals the flexibility to determine an optimal unit count that accommodates the site's unique physical infrastructure, state highway access requirements, and open-space preservation goals.

***

Best regards,

Tony Hall
Carolina Realestate
843-615-7174

STAFF REPORT
TO THE
FLORENCE COUNTY BOARD OF ZONING APPEALS
TUESDAY, OCTOBER 20, 2026
BZA#2026-12

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.

STAFF ANALYSIS:

Existing Land Use / Zoning:
Residential / Unzoned

Adjacent Land Use / Zoning:
North: Residential / Unzoned
South: Agricultural / Unzoned
West: Sparrow Swamp / Unzoned, FH-Flood Hazard Overlay
East: Residential / Unzoned

Background:

The subject variance request involves an existing, unregistered single-wide manufactured home which sits on an individual parcel of approximately 1.04 acres that was originally subdivided out of a larger tract of land (00037-04-005), both of which are under the unified ownership of the applicant, Martin Peter Hans. During a recent attempt by the owner to officially register the manufactured home and obtain a Certificate of Zoning Compliance, it was discovered that the narrowest side of the structure encroaches into the required twenty-five foot front yard setback, required through Sec. 30-111(7), by approximately 10 feet.

The front yard setback for this property is legally established under county guidelines and measured inward from the property boundary line that abuts Lagoon Drive, a private drive, which serves as the primary access easement for the subject property. Because the applicant retains full ownership of the expansive surrounding parent parcel (00037-04-005), the physical encroachment is contained entirely within land controlled by the same individual, though it remains a violation of the fixed buildable envelope established by the unzoned development standards.

Sec. 30-111. Development standards for UNZONED areas.

(7) **Setbacks in Unzoned Areas.**

PROPOSED USE	FRONT	REAR	SIDE
Commercial	**25** *ft*	**20** *ft*	**10** *ft*
Industrial/warehousing/storage	**25** *ft*	**50** *ft*	**50** *ft*
Office/institutional	**25** *ft*	**20** *ft*	**20** *ft*
All other uses	**25** *ft*	**5** *ft*	**5** *ft*

Access and Circulation:
The property is currently accessed by Lagoon Drive via Sammys Lane in Timmonsville, SC 29161

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:

SETBACK FOR FRONT YARD

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:

30-111(7)

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:
    NO

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

    Applicant's response:
    NO

    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:
    NO

    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:
    ONLY ONE HOME ON PARCEL

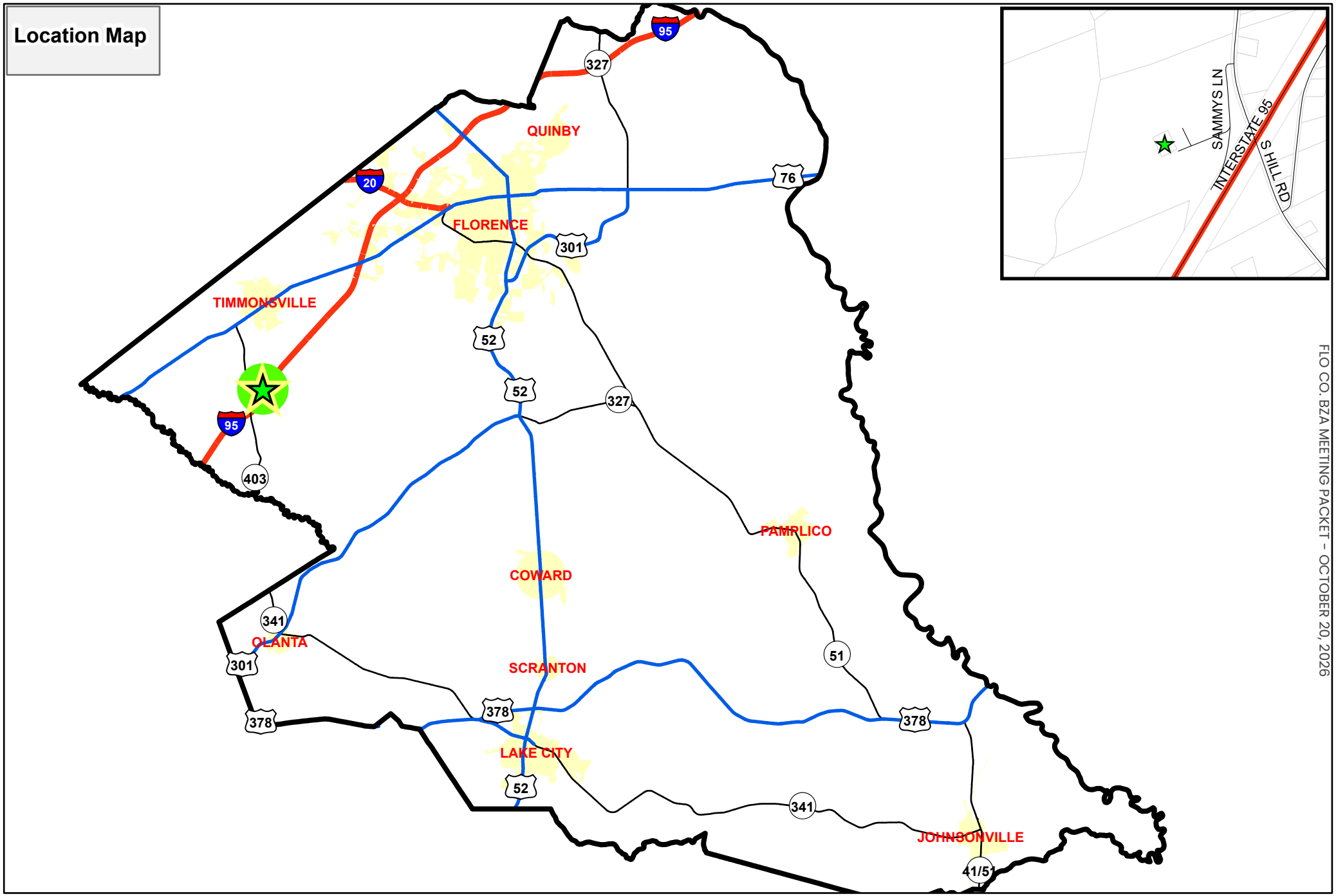
3. The following documents are submitted in support of this application:

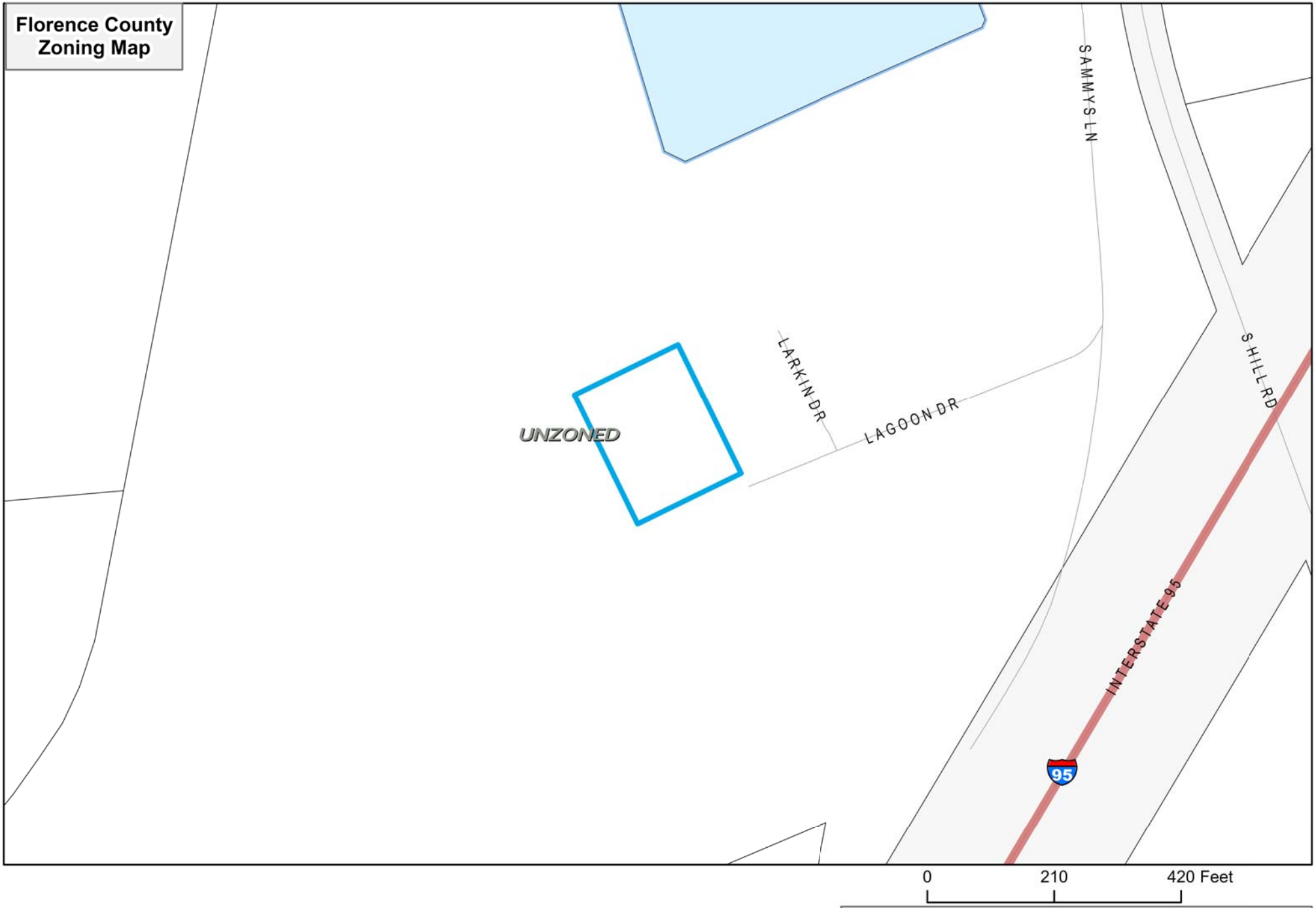
    Applicant's response:

    1) PLAT

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map – Small Scale
4. Aerial Map – Large Scale
5. Plat
6. Staff Generated Site Context Map
7. Application


Location Map
QUINBY
FLORENCE
TIMMONSVILLE
COWARD
PAMPLICO
OLANTA
SCRANTON
LAKE CITY
JOHNSONVILLE
95
20
76
301
52
327
403
341
51
378
41/51
SAMMYS LN
INTERSTATE 95
S HILL RD
0 3 5 8 10
Miles
N
Florence County
Planning Department
Meeting Date:
10/20/2026
Council District 4
BZA#2026-12



Current County Zoning
UNZONED

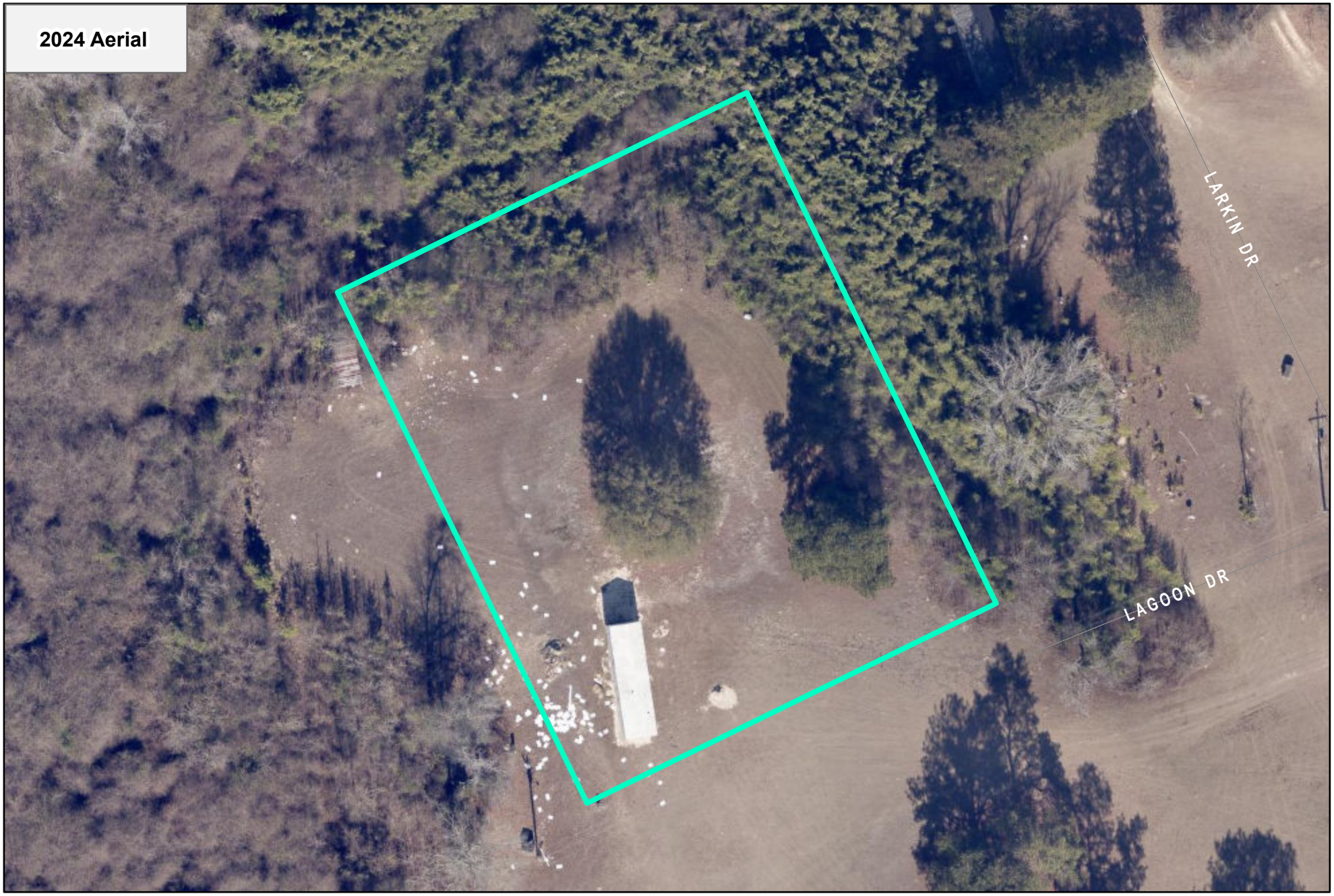
Florence County
Planning Department
Meeting Date:
10/20/2026

Council District 4
BZA#2026-12



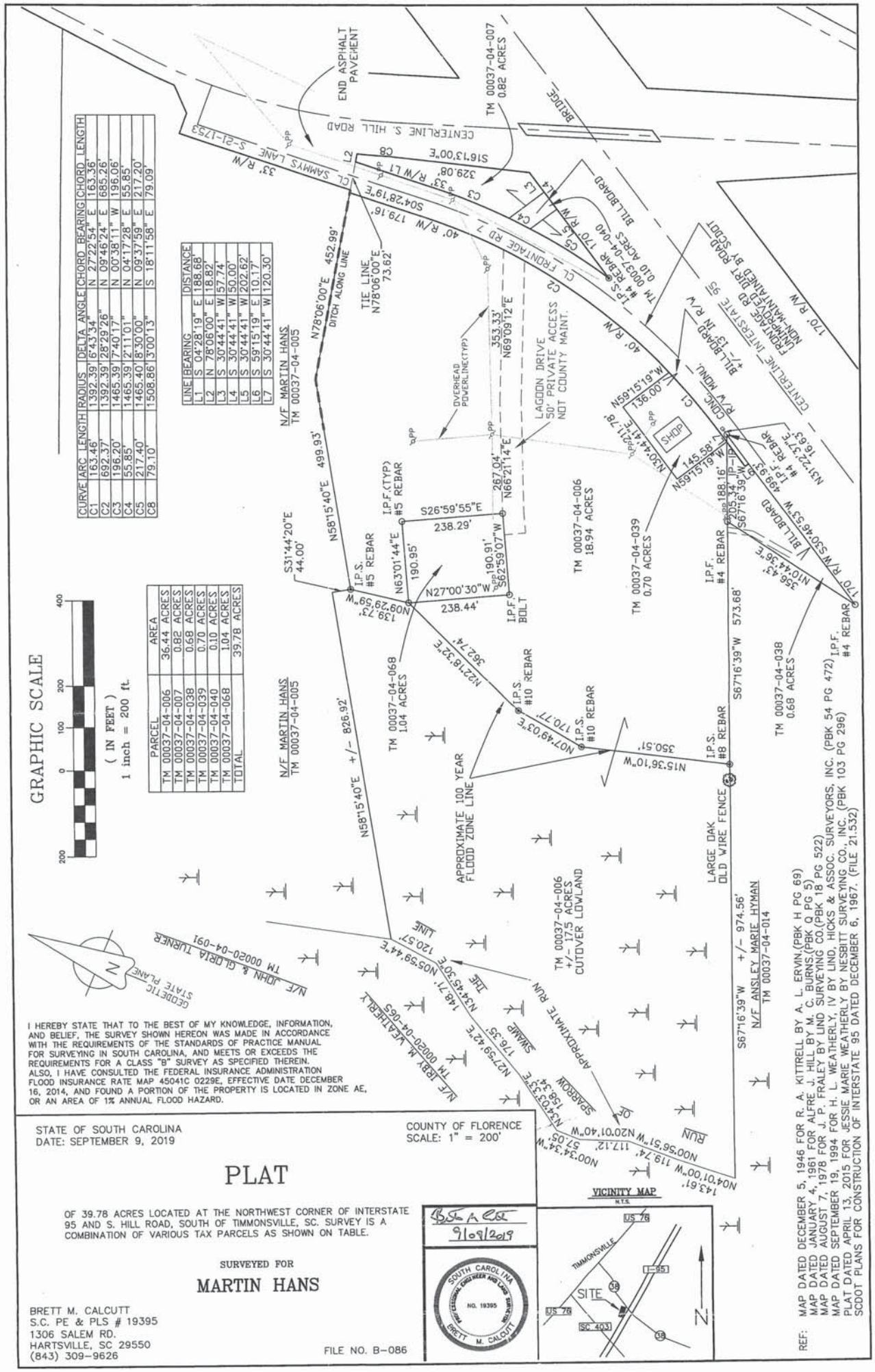
Florence County
Planning Department
Meeting Date: 10/20/2026

Council District 4
BZA#2026-12



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

Council District 4
BZA#2026-12



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.46'	1392.39'	6°43'34"	N 27°22'54" E	163.36'
C2	692.37'	1392.39'	28°29'26"	N 09°46'24" E	685.26'
C3	196.20'	1465.39'	7°40'17"	N 00°38'11" W	196.06'
C4	55.85'	1465.39'	2°11'01"	N 04°17'28" E	55.85'
C5	217.40'	1465.40'	8°30'00"	N 09°37'59" E	217.20'
C8	79.10'	1508.86'	3°00'13"	S 18°11'58" E	79.09'

LINE	BEARING	DISTANCE
L1	S 04°28'19" E	188.68'
L2	N 78°06'00" E	18.82'
L3	S 30°44'41" W	57.74'
L4	S 30°44'41" W	50.00'
L5	S 30°44'41" W	202.62'
L6	S 59°15'19" E	10.17'
L7	S 30°44'41" W	120.30'

PARCEL	AREA
TM 00037-04-006	36.44 ACRES
TM 00037-04-007	0.82 ACRES
TM 00037-04-038	0.68 ACRES
TM 00037-04-039	0.70 ACRES
TM 00037-04-040	0.10 ACRES
TM 00037-04-068	1.04 ACRES
TOTAL	39.78 ACRES

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B" SURVEY AS SPECIFIED THEREIN. ALSO, I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAP 45041C 0229E, EFFECTIVE DATE DECEMBER 16, 2014, AND FOUND A PORTION OF THE PROPERTY IS LOCATED IN ZONE AE, OR AN AREA OF 1% ANNUAL FLOOD HAZARD.

STATE OF SOUTH CAROLINA
DATE: SEPTEMBER 9, 2019

COUNTY OF FLORENCE
SCALE: 1" = 200'

PLAT

OF 39.78 ACRES LOCATED AT THE NORTHWEST CORNER OF INTERSTATE 95 AND S. HILL ROAD, SOUTH OF TIMMONSVILLE, SC. SURVEY IS A COMBINATION OF VARIOUS TAX PARCELS AS SHOWN ON TABLE.

SURVEYED FOR

MARTIN HANS

BRETT M. CALCUTT
S.C. PE & PLS # 19395
1306 SALEM RD.
HARTSVILLE, SC 29550
(843) 309-9626

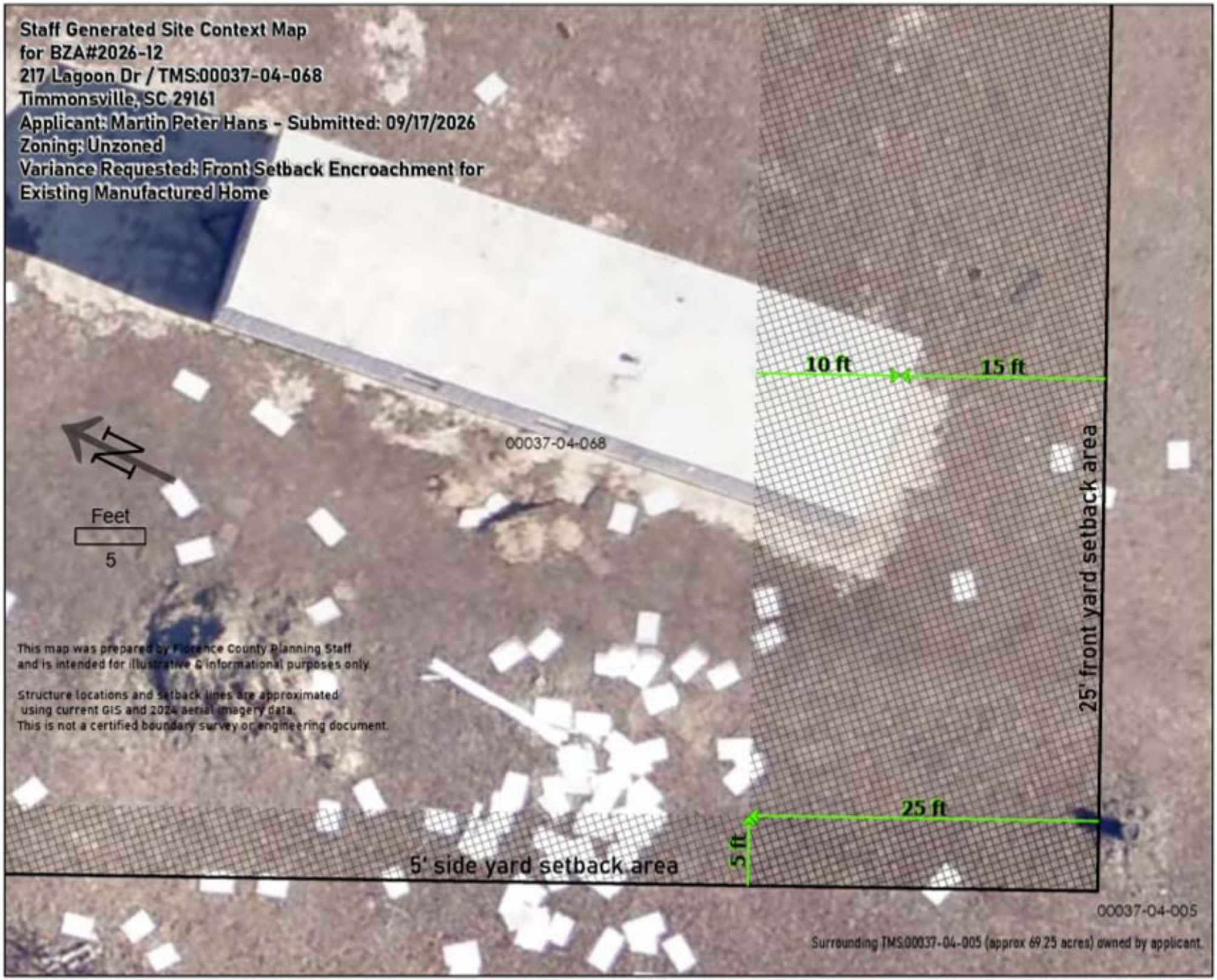
FILE NO. B-086

9/09/2019

SOUTH CAROLINA PROFESSIONAL ENGINEER AND LAND SURVEYOR NO. 19395 BRETT M. CALCUTT

VICINITY MAP
N.T.S.

REF: MAP DATED DECEMBER 5, 1946 FOR R. A. KITTRELL BY A. L. ERWIN.(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)


Staff Generated Site Context Map
for BZA#2026-12
217 Lagoon Dr / TMS:00037-04-068
Timmonsville, SC 29161
Applicant: Martin Peter Hans - Submitted: 09/17/2026
Zoning: Unzoned
Variance Requested: Front Setback Encroachment for
Existing Manufactured Home
10 ft
15 ft
00037-04-068
N
Feet
5
25' front yard setback area
This map was prepared by Florence County Planning Staff
and is intended for illustrative & informational purposes only.
Structure locations and setback lines are approximated
using current GIS and 2024 aerial imagery data.
This is not a certified boundary survey or engineering document.
25 ft
5 ft
5' side yard setback area
00037-04-005
Surrounding TMS:00037-04-005 (approx 69.25 acres) owned by applicant.

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: 09/17/2026 Permit Application Number: _____ Appeal Number: BZA#2026-12

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): Martin Peter Hans

Address: 1757 Sammy's Lane Timmonsville SC 29161

Telephone Number: [work] (843)616-7046 [home] (843) 616-7046

Interest: Owner Property Owner(s): Martin P Hans

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: 217 Lagoon Drive Timmonsville SC 29161

Tax Map No. , Map 00037 , Block 04 , Parcel 068

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:_____ Page: _____

Lot Dimensions:_____ Area: _____

Zoning District: VR 30-20

[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: Martin Peter Hans Date: 9-16-26

Printed name: MARTIN P. HANS Date: 9-16-26

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:
SET BACK FOR FRONT YARD 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:
Sec. 30-111(7)
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:
NO

b. These conditions do not generally apply to other property in the vicinity as shown by : NO

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: NO

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:
ONLY ONE HOME ON PARCEL

3. The following documents are submitted in support of this application: _____
PLAT **[A plot plan must be submitted.]**

Date: 9-16-26 Applicant Signature _____

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