Agenda
Florence County Board of Zoning Appeals
Regular Meeting
Tuesday, November 10, 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 October 20, 2026

III. Public Hearings:

BZA#2026-13 A variance requested by Daniel Graf from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-246. – Accessory Buildings and Uses. For the property located at 2159 N Bethel Rd, Scranton, SC 29591, as shown on Florence County Tax Map No. 00065, Block 03, Parcel 004.

IV. Other Business

V. Adjournment

Minutes*
Regular Meeting of the Florence County Board of Zoning Appeals
Tuesday, October 20, 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 Department.

The agenda was also mailed to the media.

I. Call to Order

Chairman, Brian Casey called the meeting to order at 6:00 p.m. Prior to reviewing/proving minutes Chairman Casey welcomed the newly appointed BZA Board Member, Alton Waddell, who was not present at the meeting.

II. Attendance:

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

III. Review and motion of the minutes:

- **Meeting of September 15, 2026**

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A Motion to approve the minutes as presented was made by Vice-Chairwoman Deas / **A Second** to the motion was made by Board Member Louie Hopkins / Minutes of September 15, 2026, meeting were unanimously approved 5 to 0.

IV. 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.**

A variance requested for the property owned by the Believers Holiness Church Trustees located at 590 Sam Lee Road in Scranton, SC 29591, from the front-yard setback requirements for Unzoned areas described in Sec. 30-111(7) of the Florence County Code of Ordinances. The property is identified as Florence County Tax Map Number 00165-03-018.

Deputy Planning Director, Mr. Ethan Brown, introduced the request, summarized the application and requested variance, and presented the staff report to the Board. The subject property consists of approximately 2.05 acres, is located within County Council District 1, and is situated in a primarily rural area of the County that is Unzoned. Mr. Brown also noted that a considerable portion of the rear, undeveloped section of the property is within a FEMA designated Special Flood Hazard Area (SFHA). A complete copy of the submitted application materials, staff report, maps, and presentation are available for public review, in person, at the Florence County Planning Department (M-F from 8:30am until 5:00pm) and also published on the web at: www.florencecountysc.gov/planning/bza/archives.php.

Mr. Brown explained that the applicant, representing the church, proposed expanding an existing enclosed front entrance foyer from its current width of ten feet (10') to a width of thirty feet (30') all while maintaining its existing depth. He noted that the existing foyer was nonconforming due to its approximately eleven foot (11') encroachment into the required front yard setback. For institutional uses (such as churches) in Unzoned Areas, Mr. Brown stated that the minimum required front yard setback of twenty-five feet (25') is required. Therefore, he explained, the existing, fourteen foot (14') front-yard setback made the existing foyer nonconforming. He continued by explaining his understanding of the applicant's intentions that the proposed expansion would extend the width, across the front of the building, without further encroachment into the front yard setback. Mr. Brown also addressed the presence of a FEMA SFHA on the undeveloped, rear portion of the property and the substantial improvement considerations that would need to be addressed if the applicant did not request said variance.

Mr. Brown read aloud, the applicant's responses to the questions on Form 3 of the variance request application. He made note of a letter of authorization Planning staff had received from the church trustees and current church pastor following the distribution of BZA meeting packets and added that each Board Member had been provided a copy of the letter prior to the start of the meeting. It

was also stated during Mr. Brown's presentation that the applicant, the property owner and all adjacent property owners had been notified and the subject property had been posted per Florence County Code of Ordinances. To conclude the presentation, Mr. Brown stated that Planning staff had received no calls from the public regarding the variance request. No questions were posed to Planning staff by members of the Board following the presentation.

Prior to opening the Public Hearing, Chairman Casey briefly explained to those in attendance, the order and allotted times provided to applicants and other members of the public wishing to speak in favor of or opposed to any item. Following his explanation, the Chairman opened the public hearing for BZA Item #2026-10.

Pastor Dwayne Brayboy, current pastor of the church, spoke on behalf of the applicant and in favor of the request. He explained that the project engineer/contractor and other various members of the church board were in attendance with him and in favor of the request. He stated that the existing foyer was approximately twenty to twenty-five years old and that the church wished to widen it without further encroachment toward the highway. He explained that the front door currently faces the highway and that the proposal would provide a new entrance on the right side (looking from the road) facing the parking area. He stated that the expansion would free up space in the sanctuary and described one side of the expanded foyer area serving as an updated sound room, while the other side would serve as the new foyer, with the new side-facing entrance. He concluded by stating that granting the requested variance would not interfere or impact traffic as the area is largely rural. No questions were posed to Pastor Dwayne Brayboy by members of the Board.

The applicant, Mr. Trevor Tanner of T&T Construction, identified himself as the engineer of record for the project, and stood to speak in favor of the request. He stated that he did not anticipate safety concerns because the proposed expansion would not extend the building any closer to the road.

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. Board Member Wesley Martin noted the rural setting, low traffic volumes, and hardship associated with the FEMA SFHA. He stated that granting the variance would allow the church to better serve its congregation. Chairman Casey noted the existing encroachment, that the proposal would not further encroach toward the roadway, and that the request would not be detrimental to the public or harm the character of the district.

Motion: A motion to approve BZA#2026-10 to reduce the minimum front yard setback requirements (from twenty-five feet to approximately fourteen feet) for an existing office/institutional use located in an Unzoned Area and to allow the expansion of the existing front foyer from ten feet (10') to thirty feet (30') was made by Board Member Wesley Martin / A second to the motion was made by Vice-Chairwoman Brenda Deas. The motion to approve BZA#2026-10 carried unanimously with a vote of 5 to 0.

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.**

A variance requested by Kelsey Anker from the maximum density requirements of 15 units/acre for a proposed townhome development within an Unzoned area under Sec. 30-111(10)(f) of the Florence County Code of Ordinances, for vacant property located within the 2100 block of East National Cemetery Road in Florence, SC 29506. The property is identified as Florence County Tax Map Number 00178-01-243.

Deputy Planning Director, Mr. Ethan Brown introduced the request, summarized the application and requested variance, and presented the staff report to the Board. The subject property consists of approximately two (2) acres, is located within County Council District 6, and has a long, narrow configuration. The subject property is located just south of the Florence Regional Airport and it, along with adjacent surrounding properties, is Unzoned. A complete copy of the submitted application materials, staff report, maps, and presentation are available for public review, in person, at the Florence County Planning Department (M-F from 8:30am until 5:00pm) and also published on the web at: www.florencecountysc.gov/planning/bza/archives.php.

Mr. Brown explained that the applicant was requesting an increase in the maximum allowed density for a proposed townhome development within an Unzoned area. He provided that townhome developments had not historically been allowed within Unzoned areas of Florence County until the recent passage of a zoning text amendment; which, he explained, now allows for townhome and multi-family developments within Unzoned areas as long as specific regulations were met; such as the maximum allowed dwelling unit density per acre (du/ac). The current maximum density allowed for townhome developments within Unzoned area, as stated in Sec. 30-111(10)(f), is fifteen dwelling units per acre (15 du/ac). For the approximately 2 acre subject property, that would allow for a maximum of thirty dwelling units per acre (30 du/ac).

Mr. Brown continued, stating that the proposed townhome development as described to him by the applicant, was in the very early stages of development and would not involve further subdivision of the property. However, due to the unique dimensions of the property, and the added infrastructure expenses associated with the property's unique dimension, the applicant was requesting this variance to increase the maximum allowed density of dwelling units per acre in order to make the project financially feasible. For the project to be financially feasible, the applicant requested an increase from the maximum fifteen dwelling units per acre (15 du/ac) to thirty-two dwelling units per acre (32 du/ac). This increase would accommodate up to sixty-four dwelling units on the subject property.

Mr. Brown read aloud, the applicant's responses provided on Form 3 of the variance request application. He concluded his presentation by stating that the property had been posted, notices had been mailed, and staff had received no calls from the public concerning the request.

Board Member Louie Hopkins asked staff about the minimum eighteen-foot (18') width dimension required for each townhome unit (from Sec. 30-111(10)(f)) and to clarify whether the subject property contained sufficient area for the requested increase. Mr. Brown provided explanation that the applicant was requesting approval from the Board for a maximum density higher than 15 du/ac, that the Board determined would be most appropriate, up to the maximum of 32 du/acre requested.

Chairman Casey opened the public hearing for BZA Item #2026-11.

Mr. Tony Hall spoke in favor of the request on behalf of the applicant, Kelsey Anker, and her family. He stated that the family had owned the property for a few years and had been working to determine a financially feasible way to develop it. He described the South Carolina Department of Transportation's strict requirement to maintain approximately 330 feet of spacing between driveway encroachments and the need to extend approximately 830 linear feet of sewer across the entire width of the property. He explained that the proposed development involved small, affordable housing units of less than 1,000 square feet, with brick front façade to make them look nice, and stated that affordable housing was needed in the area.

No additional speakers came forward to speak in favor of the request. No one spoke in opposition.

Board discussion followed. Board Member Louie Hopkins expressed support for affordable housing but questioned whether the property could accommodate the requested number of units. Chairman Casey stated that the cost of a project could not be considered as a basis for granting the variance. Board Member Wesley Martin agreed regarding project cost but expressed support for providing affordable housing and improving the community. He identified the narrow depth of the lot as an unreasonable condition affecting development of the property.

Board Member Wesley Martin asked whether the Board could approve a reduced number of units and stated that he was not willing to approve the maximum requested to allow a total of sixty-four units. Chairman Casey stated that the request could be adjusted as the Board saw fit. Board Member Kenneth Muldrow asked for clarification regarding the required setbacks and the depth of the property. Staff and the Board also discussed the zoning designation and other factors that could also impede further progression of the development such as stormwater requirements. Mr. Shawn Brashear, Planning Director, explained to the Board that other engineering requirements such as stormwater requirements would be addressed during the development review process with County Engineering, and that those requirements could potentially further reduce the number of units that could be accommodated.

The Board discussed a maximum density of twenty-one dwelling units per acre (21 du/ac) as a more realistic limit. Planning Director, Mr. Shawn Brashear, requested a brief pause so he could clarify an undisclosed matter regarding the zoning ordinance with other Planning staff in attendance.

After the brief pause initiated by Planning staff was resolved, Chairman Casey asked Mr. Tony Hall to return before the Board in order to provide the Board with additional information. Once more before the Board, Mr. Hall acknowledged that the property might not accommodate the maximum number of units requested and that he understood the development would still have to meet the other requirements of Chapter 30, including setbacks. He stated that engineering work had previously been completed, but SCDOT's strict spacing requirements for driveway encroachments had negatively affected the design. He explained that some of the prior engineering

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could be reused, although much of it would need to be revised, and that personal health issues had further delayed the project. At that time, the public hearing for BZA#2026-11 was closed.

Board Member, Wesley Martin stated that he was willing to grant a reduced/modified variance of twenty-one dwelling units per acres (21 du/ac) in support of affordable housing, while also recognizing that other requirements could prevent the proposed plan from proceeding as envisioned. The Board reviewed the applicable variance criteria and discussed the limited depth of the property, its circumstances relative to other properties, and determined that the request, as modified, would not be detrimental to the public nor would it harm the character of the district.

Motion: A motion to approve BZA#2026-11 as modified, allowing a maximum density of twenty-one dwelling units per acre (21 du/ac) for a proposed townhouse development within an Unzoned area, was made by Board Member Wesley Martin / A second to the motion was made by Board Member Louie Hopkins. The motion carried unanimously by a vote of 5 to 0.

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.**

A variance requested by Martin Hans from the front-yard setback requirements within an Unzoned Area as defined by Sec. 30-111(7) of the Florence County Code of Ordinances, for an existing standard-designed manufactured home located at 217 Lagoon Drive in Timmonsville, SC 29161 and bearing Florence County Tax Map Number 00037-04-068.

Deputy Planning Director, Mr. Ethan Brown introduced the request, summarized the application and requested variance, and presented the staff report to the Board. The subject property is located within County Council District 4 just outside of Timmonsville and is Unzoned. A complete copy of the submitted application materials, staff report, maps, and presentation are available for public review, in person, at the Florence County Planning Department (M-F from 8:30am until 5:00pm) and also published on the web at: www.florencecountysc.gov/planning/bza/archives.php.

It was explained to the Board that A Certificate of Zoning Compliance is required in order to successfully permit and thus register the existing (but unregistered) singlewide manufactured home located on the subject property. County Zoning staff are unable to issue a Zoning Compliance Certificate due to an approximate ten foot (10') encroachment into the required, twenty-five foot (25') front-yard setback, thus causing it to be a nonconforming structure. Without a Certificate of Zoning Compliance this structure is unable to get permitted and registered.

Mr. Brown further explained to the Board how the respective front yard is determined by staff using the lot line located closest to (or running parallel with) the primary access road's right-of-way area or private easement location. He continued by stating that the nonconforming manufactured home must comply with the twenty-five foot (25') front yard setback requirement described in Sec. 30-111(7) using the lot line closest to/touching the manufactured home's private access easement, Lagoon Drive.

Mr. Brown then read aloud, the applicant's responses provided on Form 3 of the variance request application. He concluded his presentation by stating that the property had been posted, notices had been mailed, and staff had received no calls from the public concerning the request. There were questions from the Board following staff presentation.

Board Member Louie Hopkins asked whether the landowner had been living in the home and was determined that he did not live in the home. Chairman Casey also asked whether a resurvey that changed the location of Lagoon Drive would resolve the setback issue, and Planning Director, Mr. Brashear responded that it would. The public hearing for BZA#2026-12 was then opened.

At Chairman Casey's request, Mr. Hans, the applicant approached the Board to present his application. He stated that he had purchased the property several years earlier and at that time there were two homes on the property. He explained that he lived in one and that the other home was occupied by a long-standing tenant. He explained that the smaller subject parcel, was cut from his larger parent tract based on his purchase of the structure and his intention with this purchase was for his heir to reside close by, within proximity to him as he grew older. Mr. Hans stated that conversation with Planning staff at that time concluded he was only permitted to have two domiciles on any one parcel of land. Therefore, he cut out the subject parcel to accommodate the third structure. He stated he had been using the unregistered structure for storage but now intended to use it as he had originally planned. Discussion between the applicant and the Board Members addressed a survey plat showing the parcel separated from the larger property. Mr. Hans stated that when he initially purchased the property, he called, "the Weatherly property", it was seven (7) different parcels, which he ultimately combined for tax purposes. He also stated that Lagoon Drive is a private access road which he maintains. There were additional questions from the Board following the applicant's presentation.

Board Member Louie Hopkins asked if the applicant owned the larger parcel surrounding the subject property, to which applicant replied in the affirmative. Another question from a Board member asked what year the subject property was surveyed to which Mr. Hans estimated around 2019. In response to another question from the Board, Mr. Hans explained that he lives just above the subject property within the larger surrounding parent parcel.

No additional speakers came forward to speak in favor of or in opposition to the request. The public hearing for BZA#2026-12 was closed.

Board discussion followed. Board Member Kenneth Muldrow asked how the variance would apply if something happened to the existing manufactured home. Chairman Casey explained that the variance would apply only to the existing manufactured home on the subject property. Board Member Wesley Martin stated that he supported relief only for the existing singlewide manufactured home. The Board reviewed the applicable variance criteria and discussed the existing home and whether the request would be detrimental to the public or harm the character of the district. Due to the applicant owning the access road and the surrounding property, it was determined that no harm would come to the public or cause detriment to the character of the district following approval of the variance requested.

Motion: A motion to approve BZA Item #2026-12 that would allow for the existing singlewide manufactured home to maintain its current location on the subject property and maintain its existing encroachment into the front yard setback by approximately ten feet (10') was made by

Board Member Kenneth Muldrow / A second to this motion was made by Board Member Wesley Martin. The motion carried unanimously with a vote of 5 to 0.

VI. Adjournment

Chairman Casey stated that there was no further discussion, questions, or business to be addressed by the Board and therefore adjourned the meeting at 6:57 p.m.

_____
Holly Smith, Senior Planner/Secretary

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, NOVEMBER 10, 2026
BZA#2026-13

SUBJECT:	A variance requested by Daniel Graf from requirements of the Florence County Code of Ordinances, Chapter 30 - ZONING ORDINANCE, ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Sec. 30-246. – Accessory Buildings and Uses. For the property located at 2159 N Bethel Rd, Scranton, SC 29591, as shown on Florence County Tax Map No. 00065, Block 03, Parcel 004.
LOCATION:	2159 N. Bethel Rd, Scranton, SC 29591
TAX MAP NUMBER:	00065, Block 03, Parcel 004
COUNCIL DISTRICT(S):	1; County Council
OWNER OF RECORD:	GRAF DANIEL L & GRAF CARRIE A
APPLICANT:	Daniel Graf
LAND AREA:	Approximately 29.36 acres
VARIANCE REQUESTED:	The variance requested would allow the applicant to obtain a certificate of zoning compliance for a residential accessory garage and also guarantee future issuance of a second certificate of zoning compliance for an accessory swimming pool.

STAFF ANALYSIS:

Existing Land Use and Zoning**:**
The subject property's current use is Residential and it is Unzoned

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

Background:
The subject property is a 29.36-acre residential parcel situated in a highly rural, unzoned portion of Florence County. A single-family structure was constructed on the property in 2024 and serves as the primary residence of the applicant and his family. The residence is accessible by way of North Bethel Road and Kelley Road. The applicant had initially applied for a permit to construct an attached, 38' x 22' garage addition approximately 20 feet away from the residence and attached via a covered breezeway. However, the width of the proposed adjoining breezeway did not meet the standards of Section 30-311 building, accessory.

To avoid construction of an enclosed and disproportionately wide breezeway, the applicant modified the design. This reclassified the proposed garage as a detached residential accessory structure, triggering Sec. 30-246 standards.

Access to the existing residence from N. Bethel Rd. is presently achieved by way of a private driveway that is over 1,000 feet in length. Because the parcel fronts N. Bethel Road to the south, and Kelley Road to the east, the Zoning Administrator has interpreted this entire southern expanse of the property from the existing residence to the road as the legal "front yard."

The existing residence sits over 1,000 feet back from N. Bethel Rd. and the proposed location of the accessory garage is architecturally balanced to the rear side of the residence and comfortably inside the legal "buildable area" of the property, yet it violates the front yard placement restriction of accessory structures implied through Sec. 30-246. Section 30-246 states all accessory structures and uses shall only be placed in side or rear yards.

These conditions, as noted by the applicant, would also unreasonably prohibit the future installation of an in-ground pool for which the applicant plans to place at the architectural rear of the existing residence (to the east), but which would be recognized as the technical side yard by Planning staff per Sec. 30-243. The placement of accessory swimming pools, per Sec. 30-246(e) of the Florence County Code of Ordinances, is restricted to rear yards only. The applicant is thereby requesting a complete variance from the strict application of Sec. 30-246 which would allow the issuance of a certificate of zoning compliance for the proposed accessory garage as well as guarantee future issuance of a second certificate of zoning compliance for the proposed swimming pool.

Sec. 30-246. Accessory buildings and uses.

Purpose: To establish the general rules for the placement of accessory structures and uses to a principal use on a parcel. As a general rule, all accessory structures and uses shall only be placed in side yards or rear yards. Any exception to this rule shall be spelled out in detail below.

(1) ***Accessory structures and uses to observe required setbacks.*** Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located.

(2) ***General requirements.***

a. *Residential districts:*

1. The number of accessory structures are as outlined in Table II.
2. The combined gross floor area (GFA) of all accessory structures is outlined in Table I.
3. The height of accessory buildings shall not exceed 30 feet.
4. No mobile home or standard-designed manufactured home shall be used as an accessory building.
5. Setbacks are as outlined in Table II.
6. Unless otherwise permitted in this section, accessory structures and uses shall only be placed in side or rear yards.

TABLE I MAXIMUM FLOOR AREA	
Lot Size (Gross Acres)	**Accessory Structures/Uses (Gross Floor Area)**
1 acre or less	2,000 ft^2 †
Greater than 1 acre but less than 2 acres	3,000 ft^2 *
2 acres to less than 4 acres	4,000 ft^2 *
4 or more acres	6,000 ft^2 *
†Note: No structure or combination of structures shall be larger than the square footage of the existing primary structure. * See Bufferyard E Requirements (§30-121)	

TABLE II MAXIMUM NUMBER OF STRUCTURES	
Lot Size (Gross Acres)	**Allowable Number of Accessory Structures/Uses per Parcel**
<1 acre	2
>1—<4 acres	3
4 or more acres	4 or unlimited with bufferyard requirements*
*Accessory structures and uses may be allowed within three(3) feet of a side or rear property line, except when larger than 2,000 ft^2, in which case the accessory structures/use shall meet the requirements of Bufferyard E. (§30-121)	

b. *All other zoned districts:*

1. There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30% of the total lot area.
2. If located within the buildable area, accessory buildings shall observe the height limits for the district within which they are located. If located in a required setback area, said buildings shall not exceed 20 feet in height.
3. Accessory structures and uses may be allowed up to three(3) feet of a side or rear property line, except where contiguous to a residential zone, in which case the accessory use shall observe the setback requirement of the principal use.
4. Residential use properties which are applicable to R-1, R-2, and R-3 located within business zoning districts, shall adhere to the following requirements of §30-98, §30-246(1)(2), §30-228, and §30-229(1)(2)(3) irrespective of use.
5. Unless otherwise permitted in this section, accessory structures and uses shall only be placed in side yards or rear yards.

(Ord. No. 14-2023/24, § 1, 10-19-23; Ord. No. 33-2024/25, § 1, 10-17-24)

(3) ***Location.*** Without exception, no accessory use, building, or structure shall be located in a required buffer area. Front yards as established by the above section shall also include secondary front yards. Unzoned areas of Florence County shall observe the setbacks for all other uses as established in §30-111 of this ordinance. Accessory buildings and uses are permitted anywhere within the buildable area of a lot or parcel unless specifically regulated, and are permitted within required yards and setback areas under the following conditions:

a. *Off-street parking and loading space.* Off-street parking and loading spaces are permitted in required yards and setback areas in accordance with Article VI of this chapter.

b. *Free-standing signs.* Freestanding signs shall meet the requirements of Article V of this chapter.

c. *Buildings, sheds, and structures for dry storage; greenhouses.* Building sheds and structures for dry storage and greenhouses may be located in rear yard setback areas only, but no closer than three(3) feet to the property line.

d. *Domestic animal shelters and pens.* Domestic animal shelters and pens may be located in rear yard setback areas only, but no closer than ten(10) feet from any side or rear residential property line.

e. *Swimming pools, tennis courts, recreational uses.* These uses may be located in required rear yard and setback areas only; provided said uses shall be no closer than ten(10) feet to the nearest property line, and shall have all lighting shielded or directed away from adjoining residences.

f. *Ground supported communication and reception antennas.* These uses may be located in required rear and side yards only, but no closer than five(5) feet to the property line, and if located in the buildable area shall not extend or be located in front of any principal building.

g. *Fences and walls.* May be located in all required yards and along any property line. Fences and walls exceeding eight(8) feet in height require a variance from the Board of Zoning Appeals.

h. *[Accessory uses.]* Accessory uses (not buildings) may be located in the front yard of business and in rural zoning districts and Unzoned areas with the following requirements:

1. Uses with a total footprint of 12 ft^2 or less may be within ten(10) feet of the front property line and three(3) feet of the side property line provided they do not interfere with the site triangle requirements.

2. Uses with a total footprint between 12 $ft^2$and 30 ft^2may be located within 20 feet of the front property line and three(3) feet of the side property line provided they do not interfere with the site triangle requirements.

3. Uses greater than 30 ft^2(or those listed above) requiring a smaller setback shall be treated as a Special Exception before the Board of Zoning Appeals.

Access and Circulation:

The property is currently accessed by way of N Bethel Road and Kelley Road 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:**
    Section 30-243 & Sec. 30-246

    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:**
    Garage to be built on south side of home and future use of east side for in-ground swimming pool.

    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:
    Soil percolation test for DHEC permit ID OSWW005360 V1.0 allowed for a limited area in which to construct septic tank, drain lines and repair line. Location of home is also surrounded by US Wetlands classification PF01Bd as drawn on attached plat map. This wetland distinction limited the location that the driveway and utilities could approach the home to an existing access path on far west side of property.

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

    Applicant's response:
    Most homes in the area are in open fields in close proximity to the road. The front acreage of the property already had an existing home at 2149 N. Bethel Road at the time of property purchase. Our home was placed in the rear of the property for privacy and reduction of noise from N. Bethel Road (State Hwy 403) which is used by many vacationers as a shortcut to Myrtle Beach.

    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:
    Garage would not be usable in any other location on the property. The north side is restricted to the septic system, the east side has a high-water table preventing reliable

construction or driveway access, and the west side would block the front entrance of the home as shown in the blueprints that were submitted to Florence County, along with plat and site plan during the construction of the home.

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:

Does not limit access for fire safety reasons. Aesthetics of the neighborhood will not be altered because there is no visibility of the home from the roadways, surrounding area, wetland or farmland. A variance was not required upon initial application of permit. It was only after the removal of the planned breezeway attaching the garage to the house that a variance was required. The breezeway was removed because section 30-311 Method B* required the breezeway to be as wide as it was long.

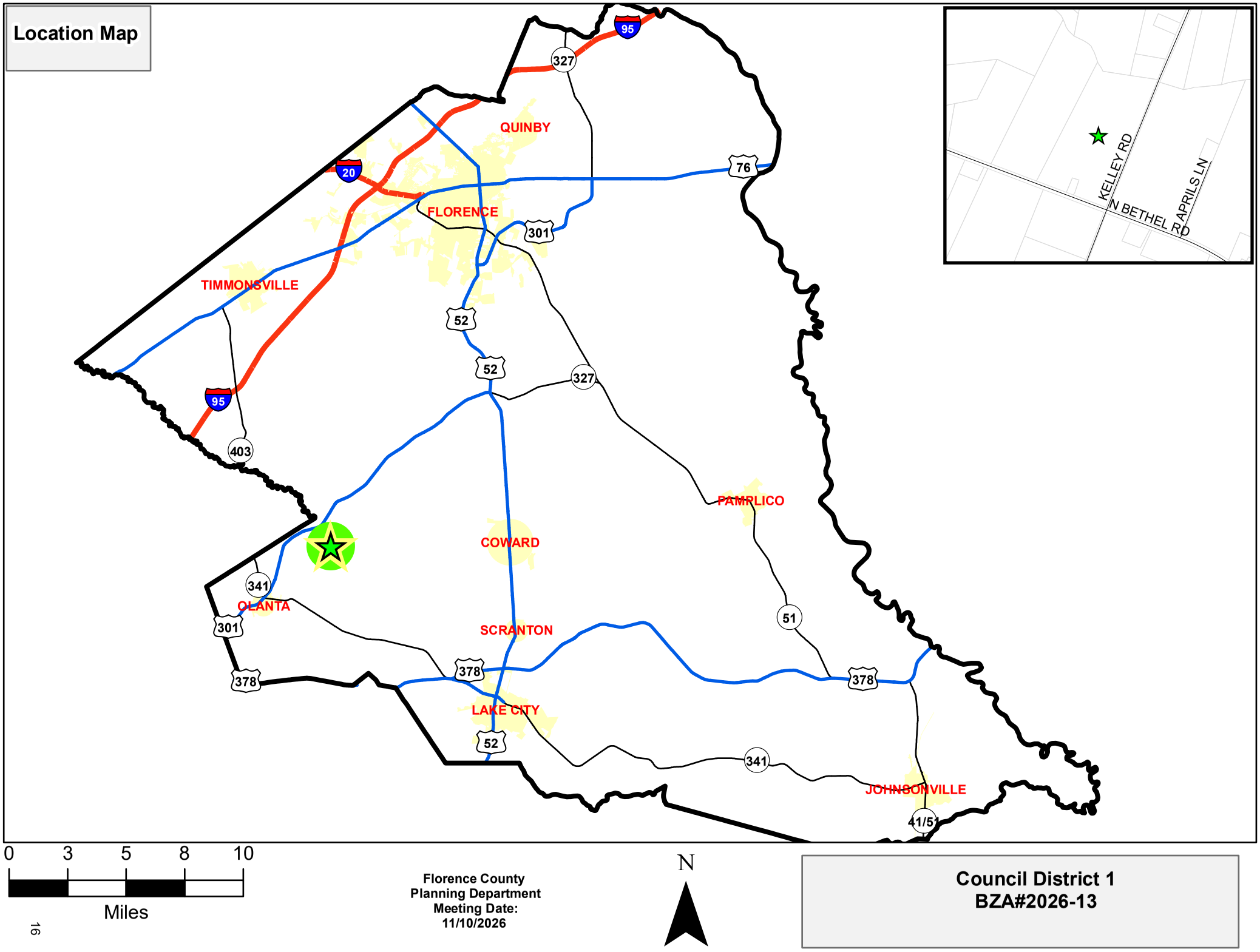
3. The following documents are submitted in support of this application:

Applicant's response:

DHEC permit OSWW005360 V1.0, Aerial photos showing home & wetland. Property Plat (with details added) & sitemap.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Property Plat (with details added)
5. Sitemap
6. DHEC Permit OSWW005360 V1.0
7. Aerial Photos showing home & wetland


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
KELLEY RD
N BETHEL RD
APRILS LN
0 3 5 8 10
Miles
16
Florence County
Planning Department
Meeting Date:
11/10/2026
N
Council District 1
BZA#2026-13



17

Current County Zoning
UNZONED

Florence County
Planning Department
Meeting Date:
11/10/2026

Council District 1
BZA#2026-13

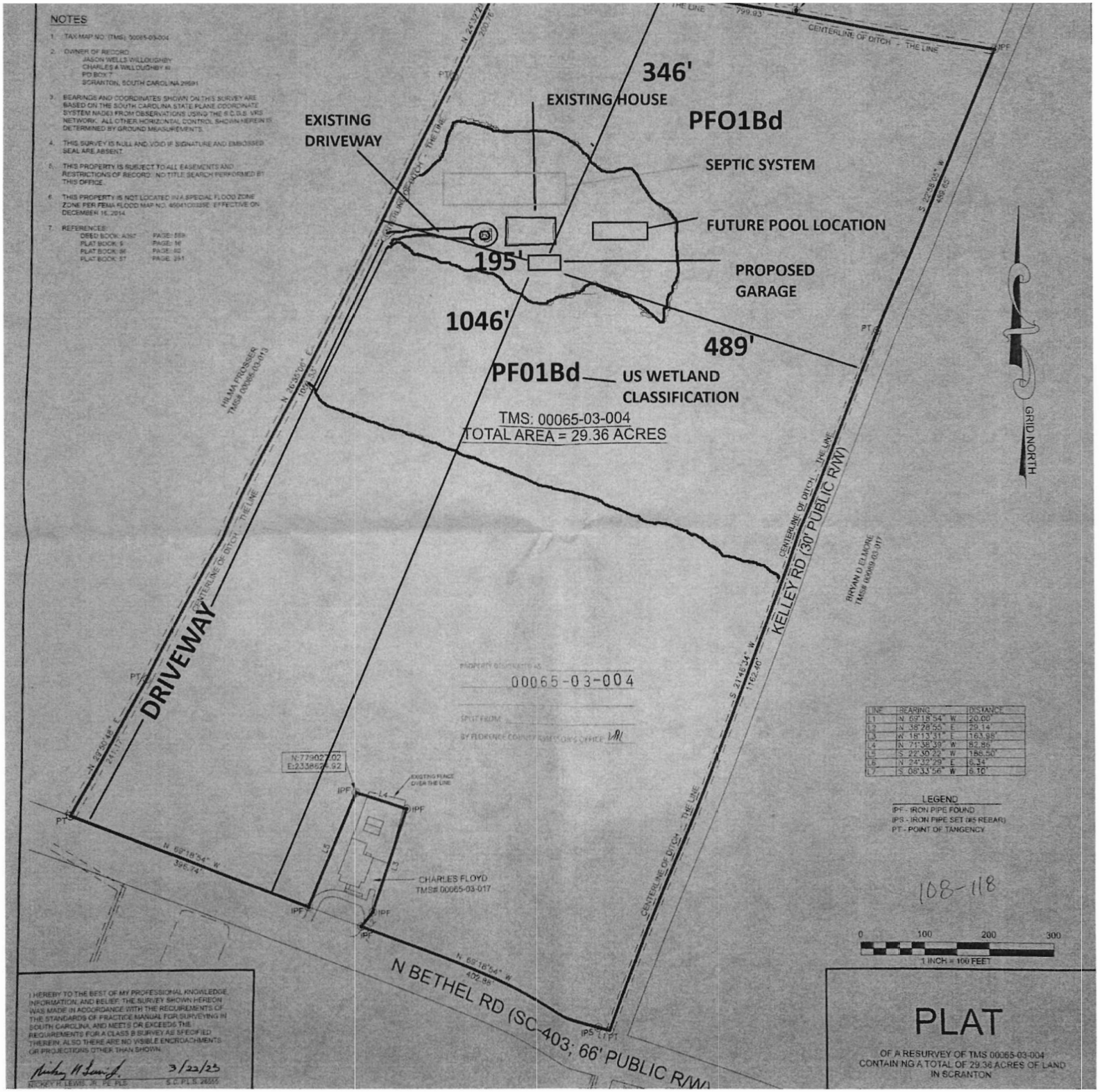


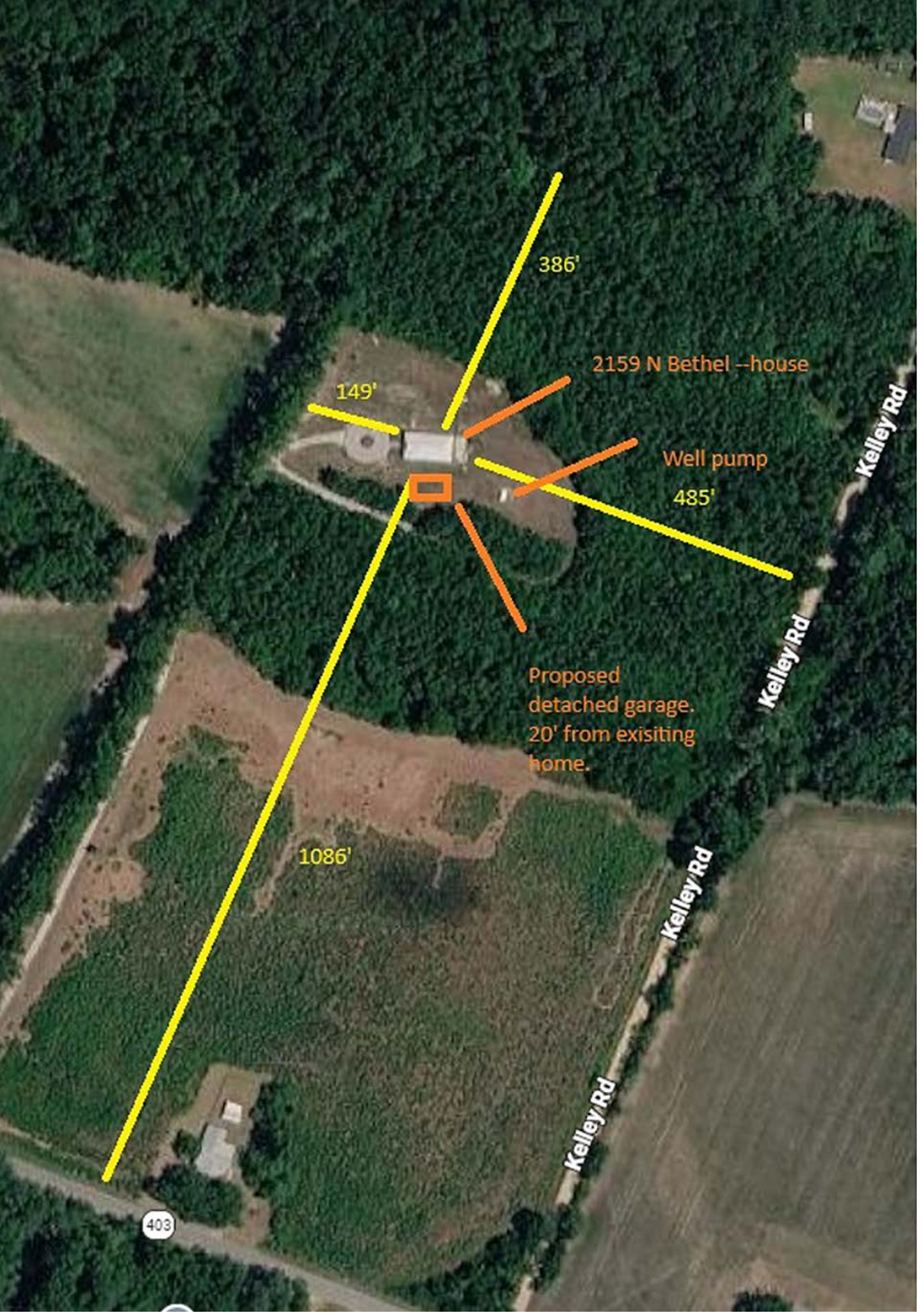
0 370 740
Feet

Florence County
Planning Department
Meeting Date:
11/10/2026

N

Council District 1
BZA#2026-13


NOTES
1. TAX MAP NO. (TMS): 00065-03-004
2. OWNER OF RECORD:
JASON WELLS WILLOUGHBY
CHARLES A WILLOUGHBY III
PO BOX 7
SCRANTON, SOUTH CAROLINA 29591
3. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD83 FROM OBSERVATIONS USING THE S.C.D.S. VRS NETWORK. ALL OTHER HORIZONTAL CONTROL SHOWN HEREIN IS DETERMINED BY GROUND MEASUREMENTS.
4. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
5. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
6. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE ZONE PER FEMA FLOOD MAP NO. 45041C0335E EFFECTIVE ON DECEMBER 16, 2014.
7. REFERENCES:
DEED BOOK: A357 PAGE: 589
PLAT BOOK: 5 PAGE: 56
PLAT BOOK: 56 PAGE: 62
PLAT BOOK: 57 PAGE: 291
346'
EXISTING HOUSE
PFO1Bd
EXISTING DRIVEWAY
SEPTIC SYSTEM
FUTURE POOL LOCATION
195'
PROPOSED GARAGE
1046'
489'
PF01Bd
US WETLAND CLASSIFICATION
TMS: 00065-03-004
TOTAL AREA = 29.36 ACRES
GRID NORTH
DRIVEWAY
KELLEY RD (30' PUBLIC R/W)
N BETHEL RD (SC-403; 66' PUBLIC R/W)
CHARLES FLOYD
TMS# 00065-03-017
HILMA FRONSIER
TMS# 00065-03-013
BRYAN D. ELMORE
TMS# 00065-03-017
CENTERLINE OF DITCH - THE LINE
N 24°37'27" E 200.16'
N 16°35'06" E 100.13'
N 69°18'54" W 396.24'
N 69°18'54" W 402.98'
S 21°46'34" W 1162.40'
S 22°56'05" W 458.62'
799.93'
N:779027.92
E:2338626.92
EXISTING FENCE OVER THE LINE
PROPERTY IDENTIFIED AS
00065-03-004
SPLIT FROM
BY FLORENCE COUNTY ASSESSOR'S OFFICE
LINE BEARING DISTANCE
L1 N 69°18'54" W 20.00'
L2 N 38°28'50" E 29.14'
L3 W 18°13'31" E 163.98'
L4 N 71°38'39" W 82.86'
L5 S 22°30'22" W 188.50'
L6 N 24°35'29" E 8.34'
L7 S 08°33'56" W 8.10'
LEGEND
IPF - IRON PIPE FOUND
IPS - IRON PIPE SET (#5 REBAR)
PT - POINT OF TANGENCY
108-118
0 100 200 300
1 INCH = 100 FEET
I HEREBY TO THE BEST OF MY PROFESSIONAL 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 THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.
3/22/23
MICKEY H. LEWIS, JR. PE, PLS
S.C. P.L.S. 26555
PLAT
OF A RESURVEY OF TMS 00065-03-004
CONTAINING A TOTAL OF 29.36 ACRES OF LAND
IN SCRANTON


386'
2159 N Bethel --house
149'
Well pump
485'
Kelley Rd
Kelley Rd
Proposed
detached garage.
20' from exisiting
home.
1086'
Kelley Rd
Kelley Rd
403

DHEC — PROMOTE PROTECT PROSPER

Site and Soil Evaluation for Onsite Wastewater Treatment and Disposal

DAVIS HORIZONS

Applicant and Project Name: 23-504 Graf - North Bethel Road

County: Florence — Land Use/Earth Cover:

Property Address: — Landform:

Location/Subdivision: — Hillslope/Profile Position: flat

Percent Slope/Measured Elevations (if applicable): 99.4164678323233 ft.

Applicant Name: — Slope Shape:

Address: — Slope Aspect:

Soil Classifiers Embossment/Stamp: STATE OF SOUTH CAROLINA — TYLER SGRO — #1119 — PROFESSIONAL SOIL CLASSIFIER

Phone #: — Date: March 9, 2023

Lot #: — Soil Classifier: Tyler Sgro — Signature: Tyler Sgro

Test Hole #: Data Point 1 — Repair Area? ☐ Yes ☑ No — Soil Classifier Address: 4524 Orr Street, North Charleston, SC 29405

Latitude/Longitude: 33.8720532965 / -79.8824326628333 — Phone#: 843-754-6307

Method: Pit: ☐ Auger: ☑ Probe: ☐

Soil Profile		Estimating Soil Saturation (Munsell Color (hue, value, chroma))			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
			Redoximorphic Features/Mottles		Texture				Structure		Consistence (Moist)	
Horizon Suffix	Depth (inches)	Matrix Color	Concentrations	Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)		
A	0-8	10yr 4/2			1	LS	SO	PO	0 - Structureless	GR - Granular	L - Loose	
E	8-17	10yr 6/3			2	SL	SO	PO	0 - Structureless	GR - Granular	VFR - Very Friable	
Bt	17-30	10yr 5/6	5yr 5/8 @ 22"	10yr 6/2 @ 22"	3	SCL	SO	PO	1 - Weak	SBK - Subangular Blocky	FR - Friable	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Soil Series and Soil Taxonomy	Comments/Recommendations
Zone of Saturation	21	Overburden/Fill Material			Additional Comments:
Clean Saprolite					
Restrictive Horizon	none	Loading Rate ga/da/ft2	0.5	Vegetation Observed	
Weather Conditions		Free Water	none		

DHEC — PROMOTE. PROTECT. PROSPER

Site and Soil Evaluation for Onsite Wastewater Treatment and Disposal

DAVIS HORIZONS

Applicant and Project Name: 23-504 Graf - North Bethel Road

County: Florence

Property Address:

Location/Subdivision:

Applicant Name:

Address:

Phone #:

Lot #:

Test Hole #: Data Point 2 Repair Area? ☐ Yes ☑ No

Latitude/Longitude: 33.972177497 / -79.8820862851667

Method: Pit: ☐ Auger: ☑ Probe: ☐

Land Use/Earth Cover: pasture

Landform: terrace

Hillslope/Profile Position: flat

Percent Slope/Measured Elevations (if applicable): 99.4295911656565 ft.

Slope Shape:

Slope Aspect:

Date: March 9, 2023

Soil Classifier: Tyler Sgro

Soil ClassifierAddress: 4524 Orr Street, North Charleston, SC 29405

Phone#: 843-754-6307

STATE OF SOUTH CAROLINA — TYLER SGRO #119 — PROFESSIONAL SOIL CLASSIFIER

Soil Classifiers Embossment/Stamp:

Signature: Tyler Sgro

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class / USDA Class		Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A	0-9	10yr 4/2			1	LS	SO	PO	0 - Structureless	GR - Granular	L - Loose	
E	9-15	10yr 6/3			2	SL	SO	PO	0 - Structureless	GR - Granular	VFR -- Very Friable	
Bt	15-28	10yr 5/6	5yr 5/8 @ 18"	10yr 6/2 @ 18"	3	SCL	SO	PO	1 - Weak	SBK - Subangular Blocky	FR - Friable	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Soil Series and Soil Taxonomy	Comments/Recommendations
Zone of Saturation	18	Overburden/Fill Material			Additional Comments:
Clean Saprolite					
Restrictive Horizon	none	Loading Rate ga/da/ft2	0.5	Vegetation Observed	
Weather Conditions		Free Water	none		

Site and Soil Evaluation for Onsite Wastewater Treatment and Disposal

DHEC — PROMOTE PROTECT PROSPER

DAVIS HORIZONS

Applicant and Project Name: 23-504 Graf - North Bethel Road

County: Florence

Property Address:

Location/Subdivision:

Applicant Name:

Address:

Phone #:

Lot#:

Test Hole #: Data Point 3 Repair Area? ☑ Yes ☐ No

Latitude/Longitude: 33.972193685 / -79. 8820185271667

Method: Pit: ☐ Auger: ☑ Probe: ☐

Land Use/Earth Cover: pasture

landform: terrace

Hillslope/Profile Position: flat

Percent Slope/Measured Elevations (if applicable): 99.22 ft.

Slope Shape:

Slope Aspect:

Date: March 9, 2023

Soil Classifier: Tyler Sgro

Soil Classifier Address: 4524 Orr Street, North Charleston, SC 29405

Phone#: 843-754-6307

STATE OF SOUTH CAROLINA — TYLER SGRO #119 — PROFESSIONAL SOIL CLASSIFIER

Soil Classifiers Embossment/Stamp: Tyler Sgro

Signature: Tyler Sgro

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Comments and Other Pertinent Soil Features
		Munsell Color (hue, value, chroma)			Texture				Structure			
Horizon Suffix	Depth (inches)	Matrix Color	Redoximorphic Features/Mottles: Concentrations	Redoximorphic Features/Mottles: Depletions	LTAR Class	USDA Class	Sticki Class	Plastic. Class	Grade	Type (shape)	Consistence (Moist)	
A	0-8	10yr 4/2			1	LS	SO	PO	0 - Structureless	GR - Granular	L - Loose	
E	8-16	10yr 6/3			2	SL	SO	PO	0 - Structureless	GR - Granular	VFR - Very Friable	
Bt	16-30	10yr 5/6	5yr 5/8 @ 17"	10yr 6/2 @ 17"	3	SCL	SO	PO	1 - Weak	SBK - Subangular Blocky	FR - Friable	

Most Limiting Soil Conditions	Depth (in.) and Description	Most Limiting Soil Conditions	Depth (in.) and Description	Soil Series and Soil Taxonomy	Comments/Recommendations
Zone of Saturation	17	Overburden/Fill Material			Additional Comments:
Clean Saprolite					
Restrictive Horizon	none	Loading Rate ga/da/ft2	0.5	Vegetation Observed	
Weather Conditions		Free Water	none		

dhec

PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW005360 v1.0
County: Florence

Name: Tyler Sgro
Type Facility: Residential
Subdivision:
Block: Lot:

Site: N Bethel Road
Olanta, SC

Program Code: ALTERNATIVE
System Code: 240 ULTRA SH PL FILLCAP
TM #: 00065-03-004
Water Supply: Private Well

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 360 **Tank Sizes (gal):** Septic Tank: 1000 Pump Chamber: Grease Trap:
LTAR (g/d/ft²): .5 **Trenches:** Length (ft): 360 Width (in): 36 Max. Depth (in): 11 Agg. Depth (in): 6
Min Pump Capacity: GPM at ft. of Head

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive withing 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 within 2 business days of the completion of installation.

Self-installations require a pre-construction conference with a Department representative.

- *Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area.*
- *Minimum 12" cover over system before approval -5' buffers & 10' tapers from ends & sides of trenches.*
- *All applicable setbacks set forth in Regulation 61-56 apply.*
- *75' setback from all private wells. 100' setback from public wells.*
- ***Permit issued based on soil work and system recommendations from Tyler Sgro. SC PSC license # 119.***

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

See System Diagram on page 2 of this document.

Issued/Revised By: Harold McCaslin **Date:** May 15, 2023

DHEC 1781 (01/2014)

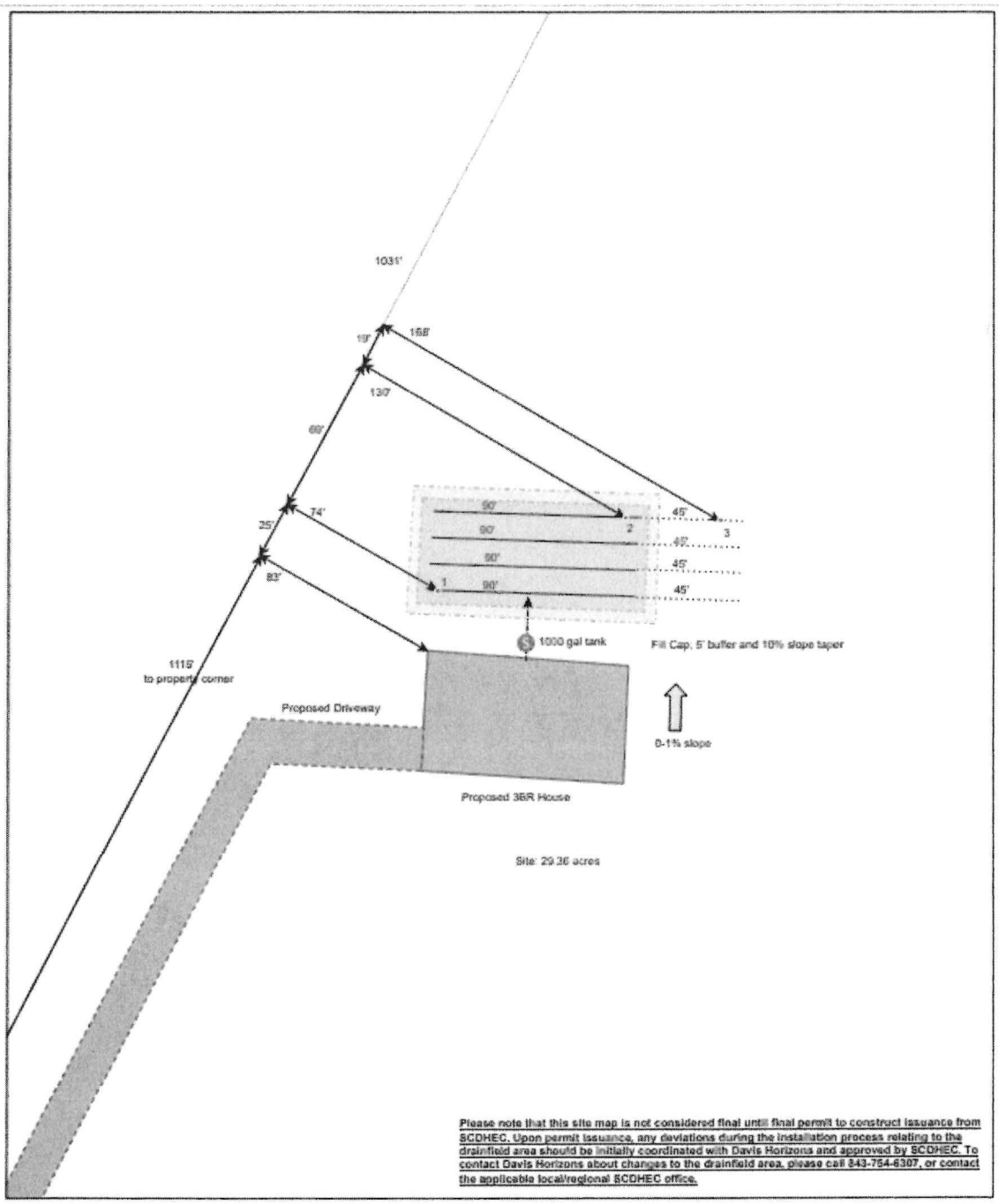
This Permit is Appealable Under the Administrative Procedures Act.
This Permit will Expire and Become Null and Void Five (5) Years from the Issuance Date.
There may be an Additional Fee for Changes in this Permit that Require a Site Reevaluation.

PERMIT TO CONSTRUCT

Onsite Wastewater System

Applicant: Tyler Sgro
Permit ID: OSWW005360 v1.0
County: Florence

PERMIT TO CONSTRUCT SYSTEM DIAGRAM




General
Description
Reports
About
This 77.79 acre Freshwater Forested/Shrub Wetland habitat is classified as a PFO1Bd. For a complete code description, click here.
The wetlands and deepwater habitats in this area were photo interpreted using 1:40,000 scale, color infrared imagery from 1994.
Zoom to wetland
Zoom to project area
PSS3Bd
PUBHx
R5SBC
Kelley Rd
PFO1C
N Bethel Rd
R5UBFx
N Bethel Rd
Kelley Rd
PFO4Bd
PUBHx
N Bethel Rd


Kelley Rd
Kelley Rd
Kelley Rd
Kelley Rd
Kelley Rd
Kelley Rd
403
Pineda Family Farm
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: 10/06/2026 Permit Application Number: 75321-0826-ADD-SF Appeal Number: BZA#2026-13

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): Daniel Graf

Address: 2159 N Bethel Rd, Scranton SC 29591

Telephone Number: [work] 843-409-7017 [home] 843-409-7017

Interest: owner Property Owner(s): Daniel & Carrie Graf

Agent for Property Owner: na

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

Address: _____

Telephone Number: [work] _____ [home] _____

(Use reverse side if more space is needed.)

PROPERTY ADDRESS: 2159 N Bethel Rd Scranton SC 29591

Tax Map No. , Map 00065 , Block 03 , Parcel 004

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

Subdivision none

Plat Book: 108 Page: 118

Lot Dimensions: 1492'x799'x1651'x880' Area: 29.36 acres

Zoning District: _____

[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: 28 Sept. 2026

Printed name: Daniel Graf Date: 28 Sept. 2026

Variance Application - Form 3
Florence County Board of Zoning Appeals

FOR OFFICE USE ONLY:

Date Filed: 10/06/2026 Permit Application Number: 75321-0826-ADD-SF Appeal Number: BZA#2026-13

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:

_____ 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:

Define front of home as facing west to allow construction of garage on southside, and future pool on eastside.

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: DHEC per OSWW005360 V1.0

Aerial photo showing home & wetland. Property Plat(with details added & sitemap. **[A plot plan must be submitted.]**

Date: 28 Sept. 2026 Applicant Signature _____

Variance Application—Form 3

Florence County Board of Zoning Appeals

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 provision of the zoning ordinance: Section 30-243 & Sec. 30-246 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: Garage to be built on south side of home and future use of east side for in-ground swimming pool.

2. The application of the ordinance will result in unnecessary hardship, and the standards for the 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:

Soil percolation test for DHEC permit ID OSWW005360 V1.0 allowed for a limited area in which to construct septic tank, drain lines and repair line.

Location of home is also surrounded by US Wetlands classification PF01Bd as drawn on attached plat map. This wetland distinction limited the location that the driveway and utilities could approach the home to an existing access path on far west side of property.

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

Most homes in the area are in open fields in close proximity to the road. The front acreage of the property already had an existing home at 2149 N. Bethel Road at the time of property purchase. Our home was placed in the rear of the property for privacy and reduction of noise from N. Bethel Road (State Hwy 403) which is used by many vacationers as a shortcut to Myrtle Beach.

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:

Garage would not be usable in any other location on the property. The north side is restricted to the septic system, the east side has a high-water table preventing reliable construction or driveway access, and the west side would block the front entrance of the

home as shown in the blueprints that were submitted to Florence County, along with plat and site plan during the construction of the home.

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

Does not limit access for fire or safety reasons. Aesthetics of the neighborhood will not be altered because there is no visibility of the home from the roadway, surrounding area, wetland or farmland.

A variance was not required upon initial application of permit. It was only after the removal of the planned breezeway attaching the garage to the house that a variance was required. The breezeway was removed because section 30.311 Method B required the breezeway to be as wide as it is long.

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