

Board of Zoning Appeals Members

- District 1: Beverly Williams
- District 2: Kemesha Lowery
- District 3: Keye Jones
- District 4: Gary Alden
- District 5: Sheresa Ingram
- District 6:
- District 7: Frances Liu, Chair



County Attorney
Ginny L. Merck-Dupont

Clerk to Board of Zoning Appeals
Jennifer Bryan

Development Services Director
Allison Hardin

September 3, 2024

6:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY BOARD OF ZONING
APPEALS
Council Chambers, Administrative Building, 101 N.
Main Street, Lancaster SC**

AMENDED 8/29/2024 AGENDA

1. **Call to Order Regular Meeting - Chair**
2. **Roll Call**
3. **Approval of the Agenda - Board of Zoning Appeals**
4. **Approval of Minutes**
 - a. July 2, 2024 BZA Minutes
5. **Public Hearing Items**
 - a. VAR-2024-1738 Outen
Application by Amanda Outen for a Variance from UDO Section 5.2.7.B Age Limit (Mobile Homes), to allow mobile home to be moved to another property.
6. **New Business**
 - a. Rules & Procedures
 - b. Proposed 2025 Calendar
7. **Adjourn**

Please note that the Board of Zoning Appeals makes the final decision on all items.

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Board of Zoning Appeals agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancaster.org

*Meetings are live streamed and can be found by using the following link:
<https://www.youtube.com/@LancasterCoSCGov/streams>*

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 9/3/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

| Description | Upload Date | Type |
|--------------------------|-------------|---------|
| July 2, 2024 BZA Minutes | 8/23/2024 | Exhibit |



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS
 BEVERLY WILLIAMS, DISTRICT 1
 KEMESHA LOWERY, DISTRICT 2
 KEYE JONES, DISTRICT 3
 GARY WAYNE ALDEN, DISTRICT 4
 SHERESA INGRAM, DISTRICT 5
 , DISTRICT 6
 FRANCES LIU, DISTRICT 7

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS
 REGULAR MEETING**

July 2, 2024 at 6:00 PM

1. Roll Call

Board Members present: Quorum is present (5 Board Members)

| | | |
|-------------|------------------|----------------|
| Frances Liu | Keye Jones | |
| Gary Alden | Beverly Williams | Sheresa Ingram |

Absent : Kemesha Lowery

Staff: April Williams, Planning Director
 Matthew Blaszyk, Planner
 Aimee Sholar, Recording Secretary
 Jennifer Bryan, Planning Technician

Members of the press were notified in advance, but were not present. All adjacent property owners were notified by mail. A notice of public hearing was published in the Lancaster News at least 15 days prior to the meeting. The Agenda was posted on the County website, and posted in the lobby of the administration Building one week prior to the meeting. A copy of the agenda is on file.

THE FOLLOWING IS A SUMMARY ONLY; IT IS NOT A VERBATIM TRANSCRIPT.

2. Call to Order

Chair Liu called the public meeting to order at 6:07 p.m.

a. **ELECTION OF OFFICERS 2024-2025**

Election of Chair and Vice Chair for the year 2024-2025

Chairman Liu yielded the floor to April Williams to moderate Officer Elections.

Nominations for Chair:

Keye Jones nominated FRANCES LIU for the office of Chair; Gary Alden seconded the nomination. No other nominations were put forward.

Vote: Frances Liu is affirmed by unanimous consent.

Nominations for Vice Chair:

Frances Liu nominated BEVERLY WILLIAMS for the office of Vice Chair; Keye Jones seconded the nomination. No other nominations were put forward.

Vote: Beverly Williams is affirmed by unanimous consent.

3. Approval of Agenda

Gary Alden moved to Approve the Agenda; 2nd by Keye Jones. The motion was approved by unanimous consent.

4. Approval of Minutes

a. Minutes of April 2, 2024

Chair Frances Liu requested a Motion to approve the minutes of April 2, 2024 . . Motion to Approve by Keye Jones; Seconded by Gary Alden.

Vote: 5:0. Motion is approved.

5. Public Hearing Items

a. VAR-2028-0238 Toll Southeast LP Company/Sugar Creek Development

Application by Toll Southeast LP Company for a Variance from UDO Sec. 4.4.1.i.8.d Buffer Requirements, on the northernmost portion of TM 0003-00-001.00 facing Harrisburg Road.

STAFF REPRESENTATIVE: April Williams for Planning Department:

Ms. Williams presented the staff report (see attachment to Agenda.)

APPLICANT STATEMENT: Chris Todd, Alfred Peralta (Timmons Group, Toll Bros. Engineering- Representing Harrisburg Road project)- The neighboring property owner cut a new driveway and removed some trees on the applicant's property. The applicant recognizes this as an unintentional mistake and is seeking relief to avoid difficulties for both parties.

PUBLIC HEARING: [See attached sign-in sheet]

1. Alfred Peralta – Toll Brothers Inc. (see applicant statement above)
2. **Marlon Haniff**- Vice President of the Islamic Church. Relied on Zillow GIS rather than a surveyed measurement. Apologizes for the mistake.
3. **Farooq Husain** – no comment; supports Mr. Haniff.
4. **Chris Todd** – Timmons Group (see applicant statement above.)

Board member concerns:

The driveway is not gravel but mulch, can it be moved? Does the driveway affect the other adjacent property owner? Can the land be deeded to the Church?

APPLICANT REBUTTAL:

Applicant is willing to grant an easement for access to preserve the use of the driveway. It may not be possible to deed the property, as it is included in the open space calculated for the overall development. The relief requested is permission not to replant the trees that make up a very small area of the 50' buffer.

CALL FOR A MOTION:

Motion to Approve by Keye Jones; Second by Sheresa Ingram. See votes per each of 8 criteria below.

CALLED VOTES: VARIANCE CRITERIA

i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE: Agree (A) or Disagree (D)

F. Liu: D B. Williams: D G. Alden: D K. Jones: A S. Ingram: D

1:4 : DENIED

ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY; Agree (A) or Disagree (D)

F. Liu: D B. Williams: D G. Alden: A K. Jones: A S. Ingram: A

3:2 AFFIRMED

iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;
Agree (A) or Disagree (D)

F. Liu: D B. Williams: D G. Alden: D K. Jones: A S. Ingram: D

1:4 DENIED

iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA; Agree (A) or Disagree (D)

F. Liu: A B. Williams: D G. Alden: A K. Jones: A S. Ingram: A

4:1 AFFIRMED

v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT; Agree (A) or Disagree (D)

F. Liu: B. Williams: G. Alden: K. Jones: S. Ingram:

PASS

vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT; Agree (A) or Disagree (D)

F. Liu: D B. Williams: D G. Alden: A K. Jones: A S. Ingram: A

3:2 AFFIRMED

vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; Agree (A) or Disagree (D)

F. Liu: D B. Williams: D G. Alden: A K. Jones: A S. Ingram: A

3:2 AFFIRMED

viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE: Agree (A) or Disagree (D)

F. Liu: B. Williams: G. Alden: K. Jones: S. Ingram:

PASS



MEMBERS OF LANCASTER COUNTY BOARD OF ZONING APPEALS
BEVERLY WILLIAMS, DISTRICT 1
KEMESHA LOWERY, DISTRICT 2
KEYE JONES, DISTRICT 3
GARY WAYNE ALDEN, DISTRICT 4
SHERESA INGRAM, DISTRICT 5
, DISTRICT 6
FRANCES LIU, DISTRICT 7

| |
|---|
| The following criteria are not satisfied: i, iii. (No vote on v and viii) |
| The Variance is DENIED . |

6. Other Business:

- a. Review of Next Month's agenda:
- Workshop on Rules & Procedures
 - No cases have been filed

7. Adjournment:

With there being no further business, Keye Jones moved to adjourn; motion seconded by Gary Alden. The motion was approved by unanimous consent. **Adjourned at 7:11PM.**



Board of Zoning Appeals Public Hearing Sign In Sheet

ITEM 5b: VAR-2018-0238 TOLL SOUTHEAST LP Co/Sugar Creek Development

Application by Toll Southeast LP Company for a Variance from UDO Sec. 4.4.1.i.8.d Buffer Requirements, on the northernmost portion of TM 0003-00-001.00 facing Harrisburg Road.

ONLY STATEMENTS OF FACT WILL BE CONSIDERED AS EVIDENCE. HEARSAY AND OPINION ARE INADMISSABLE.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, July 2, 2024

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Board will be required to do so in a civil manner. The Board will not tolerate personal attacks on individual Board Members, County Staff or any person or group. Racial slurs will not be permitted. The Board's number one priority is to conduct business for the citizens of this county.

PLEASE PRINT

| | |
|----|--------------------------------|
| 1. | Alfred Peralta - Toll Brothers |
| 2. | MARLON HANIFF - ICCSC |
| 3. | FAROOQ HUSAIN - ICCSC |
| 4. | Chris Todd - Timmons Group |

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Agenda Item Summary

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Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 9/3/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

| Description | Upload Date | Type |
|---------------------------------|-------------|---------|
| Staff Report | 8/27/2024 | Exhibit |
| Application | 8/23/2024 | Exhibit |
| Location Map | 8/23/2024 | Exhibit |
| Deed 1257-141 - Outen | 8/23/2024 | Exhibit |
| Plat 2019-367 | 8/23/2024 | Exhibit |
| MBH Title | 8/23/2024 | Exhibit |
| Deed 694/228 Price et al | 8/27/2024 | Exhibit |
| Civil Case (Eviction) Document | 8/23/2024 | Exhibit |
| Ownership Report 0173-00-118.01 | 8/27/2024 | Exhibit |
| Outen Permit Document 100017 | 8/27/2024 | Exhibit |

REQUEST: Application by Amanda Outen requesting a Variance from UDO Section 5.2.7.B Age Limit (Mobile Homes), to allow mobile home to be moved to another property.

CURRENT LOCATION: 4100 Red Maple Road, Kershaw SC (TM 0173-00-117.00)
Owners Gena Price, Jeff Price, Tiffany Sullivan and Jennifer Morris
Per deed Bk 694/ p. 228

PROPOSED LOCATION: TM# 0173-00-118.01 off Red Maple Road
Owner Amanda Outen per deed Bk.1257/p.141

ZONING DISTRICT: Agricultural Residential (AR) District

HEARING NOTICES: Published The Lancaster News 8/24/2024
Notices mailed 8/20/2024
Signs posted 8/20/2024
Agenda posted online and in Administration Building Lobby 8/27/2024

OVERVIEW:

The applicant is requesting a variance from Unified Development Ordinance (UDO) Section 5.2.7.B Age Limit (Mobile Homes), to allow her residence to be moved from a property she does not own, to a nearby property she owns.

Background

The applicant owns a mobile home which is currently located at 4100 Red Maple Road, on land owned by a relative. The owner of the land has initiated an eviction action against Ms. Outen. Ms. Outen was denied a permit to move the mobile home to a nearby tract which she owns because the home is over 30 years old. Per Lancaster County UDO Section 5.2.7.B, mobile homes over 30 years cannot be moved.

RELATION TO THE UNIFIED DEVELOPMENT ORDINANCE:

UDO Section 5.2.7.B: Purpose/Limitations

5.2.4 MANUFACTURED HOMES [AR, RR, MH]

A. Standards for All Manufactured Homes

- 1.** Each manufactured home shall be set up in accordance with the requirements of the current edition of the South Carolina Regulations for Manufactured Homes, Uniform Standards Code for Manufactured Housing and Regulations (SC Code Ann. Section 40-29-10 et seq., as amended) and (23 SC Code Ann. Regs. 19-425 et seq.).
- 2.** All wheels, axles, lights, and other mechanisms designed for transporting the manufactured home, excluding the tongue, must be removed.
- 3.** Skirting, steps, decks, or porches for manufactured homes shall be installed before final

inspection and shall be properly maintained.

4. All manufactured homes shall have a permanent foundation and shall be tied down per manufacturers' instructions. Underpinning shall consist of a continuous brick or masonry curtain, fiber cement siding, or vinyl wall combined with masonry piers or similar piers; shall remain un-pierced except for required ventilation and access; shall be installed under the perimeter of the manufactured home; and shall conform to the home's exterior dimensions.
5. Manufactured homes shall be permanently connected to local utilities or be served with an approved septic tank or well.
6. Each manufactured home stand and space/lot shall be graded to provide adequate storm drainage away from the structure.
7. Each manufactured home space or lot shall have a permanent address, approved by the Administrator that is clearly visible from the street directly in front of the home. If the length of the access drive is greater than 50 feet, the address must be visible from the access drive also.

B. Age Limit

Manufactured homes built earlier than 30 years of the current year shall not be permitted. Existing manufactured homes older than 30 years shall remain, but, if removed, such manufactured homes shall be replaced with those built no earlier than 30 years from the current year.

UDO Section 9.2.12, Variances - Standard of Review

A. PURPOSE/LIMITATIONS

- 1. Purpose:** The variance process administered by the Board of Zoning Appeals is intended to provide limited relief from the requirements of this ordinance in those cases where strict application of a particular requirement will create a practical difficulty or unnecessary hardship prohibiting the use of the land in a manner otherwise allowed under this ordinance.
- 2. Financial Hardship Not Sufficient Ground for Variance:** It is not intended that variances be granted merely to remove inconveniences or financial burdens that the requirements of this ordinance may impose on property owners in general or to increase the profitability of a proposed development.
- 3. Use Variances Not Permitted:** In no event shall the Board of Zoning Appeals grant a variance which would allow the establishment of a use which is not otherwise allowed in a land development district or which would change the land development district classification or the district boundary of the property in question. Nor shall the Board grant a variance which would allow the establishment of a use set forth herein as requiring certain conditions or standards under conditions or standards less than those minimums.
- 4. Authority Limited to this Ordinance/ Conflicts with other Laws Prohibited:** In no event shall the Board of Zoning Appeals grant a variance which would conflict with the International Building Code, as amended, or any other state code unless otherwise authorized by duly enacted applicable laws and regulations.

C. FORMAL REVIEW

1. Action by the Board of Zoning Appeals

- a. Upon receipt of the request for a variance from the Administrator, the Board of Zoning Appeals shall hold a quasi-judicial hearing on the request.
- b. After conducting the hearing, the Board of Zoning Appeals may: deny the application; conduct an additional public hearing on the application; or grant the application. It shall take a majority vote of the Board to grant a variance.
- c. A decision by the Board of Zoning Appeals shall be made within 30 days of the date of the hearing.
- d. The Board of Zoning Appeals, as established by Lancaster County, shall hear and decide requests for variances from the requirements of the standards for the Flood Damage Prevention standards located in Chapter 8.

2. Standard of Review

- a. **General Variance Requests:** The Board of Zoning Appeals shall not grant a variance unless and until it makes all of the following findings:
 - i. That there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of this ordinance;
 - ii. That if the applicant complies with the provisions of the ordinance, the property owner seeking the variance can secure no reasonable return from, or make no reasonable use of his property;
 - iii. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures or buildings located in the same land development district;
 - iv. That the variance will not materially diminish or impair established property values within the surrounding area;
 - v. That the special conditions and circumstances referenced in iii, above, result from the application of this ordinance and not from the actions of the applicant;
 - vi. That the variance is in harmony with the general purpose and intent of this ordinance and preserves its spirit;
 - vii. That the variance is the minimum necessary to afford relief; and
 - viii. That the public health, safety and general welfare have been assured and substantial justice has been done.

UDO Section 1.1.4, Purpose and Intent

The regulations contained in the UDO have been adopted in accordance with the Comprehensive Plan for Lancaster County, South Carolina, as adopted, in order to:

- A.** Promote a strong, diverse economy that supports a wide variety of businesses and enterprises.
- B.** Provide sustainable, well-managed growth that maintains quality of life, protects open space and environmental quality, retains the natural character of the region, and maximizes the efficiency of the infrastructure investments.
- C.** Promote a safe and healthy environment with good air and water quality.

- D. Support increased collaboration among jurisdictions on issues that transcend boundaries, including growth management, transportation, and environmental concerns, in a manner that recognizes both regional and local needs.
- E. Promote community leadership and cooperative volunteerism for all residents.
- F. Create high quality educational opportunities that are available to all residents.
- G. Encourage community and stakeholder collaboration in development decisions, which are predictable, fair, and cost effective.
- H. Preserve open space, farmland, natural beauty, and critical environmental areas.
- I. Strengthen and direct development towards existing communities.
- J. Encourage mix of land uses with compact building design and walkable neighborhoods.
- K. Create a range of housing opportunities and choices.
- L. Foster distinctive, attractive communities with a strong sense of place.

Findings of Fact:

1. The applicant is the owner of a mobile home currently located at 4100 Red Maple Rd. *(Source: SC Certificate of Title, issued 04-05-2023)*
2. The mobile home is listed on the title as being a 1987 model. *(Source: SC Certificate of Title, issued 04-05-2023)*
 - a. That makes the mobile home 37 years old this year. *(Source: math)*
3. The property located at 4100 Red Maple Rd has a parcel identification number (PIN) of 0173-00-117.00. *(Source: Lancaster County GIS)*
4. The property identified as PIN 0173-00-117.00 straddles Red Maple Rd, with structures on both sides of the road being located on the same tract of land. *(Source: Lancaster County GIS)*
 - a. One structure is the applicant's mobile home, addressed as 4100 Red Maple Rd.
 - b. There is an additional structure on the tract that is addressed as 4103 Red Maple Rd and located across the street from the applicant's mobile home.



5. The applicant does not own the property identified as PIN 0173-00-117.00; that property is owned collectively by Gena M. Price, Jeff David Price II, Jeff David Price III, Tiffany Sullivan and Jennifer Morris. *(Source: Deed for 0173-00-117.00)*
6. On March 18, 2024, Tiffany Cavanagh (aka Tiffany Sullivan) filed an Application for Ejectment (Eviction) against the applicant. The case was decided in favor of the plaintiff (Tiffany Cavanagh) on April 12, 2024 *(Source: Civil Case Number 2024CV2910100649)*
7. In 2019, the applicant received the deed to two (2.0) acres of land accessed from Red Maple Rd, identified as PIN 0173-00-118.01; grantor was Louis Clay Mitchell Jr. *(Source: Ownership Report 0173-00-118.01; Deed 1257/141; Plat 2019-367 Outen)*
8. On July 29, 2024, the applicant sought a permit to move her mobile home from the current location on property owned by Price et al to the property owned by the applicant. *(Source: Outen Permit Document 100017)*
 - a. The applicant's property is approximately 750 linear feet south of the current location. *(Source: Lancaster GIS)*



9. The Zoning staff who reviewed the permit application noted that the applicant was not in compliance with Section 5.2.4.B and denied the permit. *(Source: Lancaster County UDO)*
10. The applicant then applied for the variance.

STAFF COMMENTS:

Staff has determined that the applicant's request to relocate her 1987 mobile home is in conflict with Section 5.2.4.B of the Lancaster County Unified Development Ordinance and we do not have the ability to waive the regulation.

ATTACHMENTS:

1. Variance Application
2. Location Map
3. Deed for 1257/141 Property on Red Maple, Outen
4. Recorded Plat 2019-367 Outen
5. Certificate of Title for MBH
6. Deed for 694/228 4103 Red Maple, Price et al
7. Civil Case Number *2024CV2910100649*, Application for Ejection (Eviction)
8. Ownership Report 0173-00-118.01
9. Outen Permit Document 100017

STAFF CONTACT:

Allison Hardin, Development Services Director
ahardin@lancastercountysc.gov | 803-285-6005

20241738

Lancaster County



BOARD OF ZONING APPEALS VARIANCE APPLICATION

IF YOU REQUIRE ASSISTANCE WITH THIS APPLICATION, PLEASE CONTACT THE PLANNING OFFICE AT 803-285-6005. THE COMPLETED APPLICATION, THE APPLICATION FEE OF \$275.00 SF RESIDENTIAL/ \$375.00 COMMERCIAL AND ALL ADDITIONAL SUPPORTING DOCUMENTS ARE REQUIRED TO BE SUBMITTED.

THE FOLLOWING INFORMATION MUST BE PROVIDED FOR THE REQUEST:

PROPERTY INFORMATION:

TAX MAP NUMBER: 0173-00-118.01

STREET ADDRESS: TBD Red Maple Rd

CITY/ STATE/ ZIP CODE: Kershaw SC 29067

LOT DIMENSIONS/ LOT AREA: 2 acres PLAT BOOK/PAGE: PK 2019 pg 367

CURRENT ZONING CLASSIFICATION: AR

PROPERTY OWNER OF RECORD:

NAME: Amanda Outen

ADDRESS: 4100 Red Maple Rd

CITY/STATE/ZIP CODE: Kershaw SC 29067 TELEPHONE: 803. 804. 5774

EMAIL ADDRESS: Mandalisa1983@gmail.com

SIGNATURE OF OWNER/ DATE: Amanda Outen - 8-1-24

I HAVE APPOINTED THE INDIVIDUAL OR FIRM LISTED BELOW AS MY REPRESENTATIVE IN CONJUNCTION WITH THIS MATTER RELATED TO THE BOARD OF ZONING APPEALS.

AGENT OF OWNER:

NAME: Clay Mitchell

ADDRESS: 4094 Red Maple *

CITY/STATE/ZIP CODE: Kershaw SC 29067 TELEPHONE: (803) 320-2775

EMAIL ADDRESS: Mitchellclay93@gmail.com

SIGNATURE OF AGENT/ DATE: _____

SIGNATURE OF OWNER/ DATE: Amanda Outen

VARIANCE APPLICATION

DATE FILED: _____ APPLICATION NO. _____

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 TO THE UNIFIED DEVELOPMENT ORDINANCE:

5.2.7.B

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:

FOR WHICH A ZONING OFFICIAL HAS DENIED A PERMIT ON THE GROUNDS THAT THE PROPOSAL WOULD BE IN VIOLATION OF THE CITED SECTION (S) OF THE UNIFIED DEVELOPMENT ORDINANCE.

year mobile home not allowed to move.

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:

- i. THAT THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF THIS ORDINANCE;

Being Evicted from the land my mobile home sits on due to Family + here property back for her son whom is 18 & getting married & wants a home on the property.

- ii. THAT IF THE APPLICANT COMPLIES WITH THE PROVISIONS OF THE ORDINANCE, THE PROPERTY OWNER SEEKING THE VARIANCE CAN SECURE NO REASONABLE RETURN FROM, OR MAKE NO REASONABLE USE OF HIS PROPERTY;

I have property across the road given to me by my father and all I need is to move my mobile home if the board allows

- iii. THAT SPECIAL CONDITIONS AND CIRCUMSTANCES EXIST WHICH ARE PECULIAR TO THE LAND, STRUCTURE OR BUILDING INVOLVED AND WHICH ARE NOT APPLICABLE TO OTHER LANDS, STRUCTURES OR BUILDINGS LOCATED IN THE SAME LAND DEVELOPMENT DISTRICT;

this area is zoned for mobile homes already & the surrounding area is family owned and I would have help with my children (cant afford another home).

- iv. THAT THE VARIANCE WILL NOT MATERIALLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE SURROUNDING AREA;

No, It would not, because other mobile homes are out there & zoned for mobile homes.

- v. THAT THE SPECIAL CONDITIONS AND CIRCUMSTANCES REFERENCED IN III, ABOVE, RESULT FROM THE APPLICATION OF THIS ORDINANCE AND NOT FROM THE ACTIONS OF THE APPLICANT;

yes, I can move the mobile home but the ordinance of my year of mobile home does not allow

vi. THAT THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE AND PRESERVES ITS SPIRIT;

yes mobile home + land is already taxed in my name and in my county, I just need to be able to move my home across the street onto my land that I already have

vii. THAT THE VARIANCE IS THE MINIMUM NECESSARY TO AFFORD RELIEF; AND

yes, if granted, it will help me + my children not be homeless since I am having to move from my cousin's part of the property onto mine because her son is getting married and needs his land back now. this puts me in a bind short notice

viii. THAT THE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE

yes, I believe it has

3. THE FOLLOWING DOCUMENTS ARE SUBMITTED IN SUPPORT OF THIS APPLICATION: (A PLOT PLAN MUST BE SUBMITTED)

Date: 8-1-24

Applicant Signature: *Aronda Cuty*

VAR-2024-1738



Proposal:
Variance Request Sec 5.2.7.B
Age Limit (Mobile Home)



Subject Property



Kershaw County



To Town of Kershaw

RECORDED THIS 2nd DAY
OF AUGUST, 2019
IN BOOK 00 PAGE 00

Susan D. Hunter Wallace

Auditor, Lancaster County, SC

LANCASTER COUNTY GIS
Tax Map:
0173 00 118 01

Drawn By and Mail To:
Philip E. Wright
Attorney at Law
408 North Main Street
Lancaster, SC 29720

**DEED DRAWN ONLY--
NO TITLE SEARCH**

2019011287

| | |
|-----------------------------|----------|
| DEED | |
| RECORDING FEES | \$10.00 |
| STATE TAX | \$0.00 |
| COUNTY TAX | \$0.00 |
| PRESENTED & RECORDED: | |
| 07-30-2019 | 04:30 PM |
| Brittany Grant | |
| REGISTER OF DEEDS | |
| LANCASTER COUNTY, SC | |
| By: CANDICE PHILLIPS DEPUTY | |
| BK:DEED 1257 | |
| PG:141-143 | |

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That I, **Louis Clay Mitchell, Jr.**,

hereinafter referred to as grantor for and in consideration of the sum of Five and No/100 Dollars (\$5.00), love and affection,

**Amanda Outen
4100 Red Maple Road
Kershaw, SC 29067**

hereinafter referred to as grantee, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, sell and release unto the said grantee and grantee's heirs, successors and assigns, the following property described, to wit:

All that certain piece, parcel or lot of land, lying, being and situate in Lancaster County, formerly Kershaw County, South Carolina, containing 2.00 acres, more or less, and being shown and described on plat of survey made by Jeffrey N. Hillard, PLS, dated May 19, 2019, entitled "Boundary Survey at the Request of Amanda Outen" and recorded in the Office of the Register of Deeds for Lancaster County, South Carolina as Plat No. 2019-367. Reference to said plat is craved for a more minute description.

Access is granted to the grantee, her heirs, successors and assigns by the new 30' Egress, Ingress and Utility Easement shown on the plat reference above. This conveyance includes a permanent easement running with the land to allow access to the property conveyed.

Being a portion of the property conveyed to Louis Clay Mitchell, Jr. by Deed of Distribution from the Estate of Louis Clay Mitchell, Sr. recorded October 30, 2012 in Deed Book 694 at Page 230 in the Office of the Register of Deeds for Lancaster County, South Carolina.

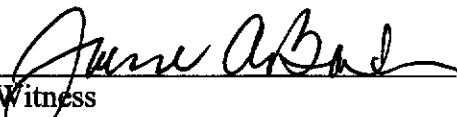
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said grantee and grantee's Heirs, Successors and Assigns forever.


And grantor does hereby bind grantor's Heirs, Successors, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said grantee and grantee's Heirs, Successors and Assigns, against the grantor and whomsoever lawfully claiming or to claim, the same or any part thereof.

WITNESS the Grantor's hand and seal this 29th day of July, 2019.

Signed, Sealed and Delivered
in the Presence of:



Witness



Witness

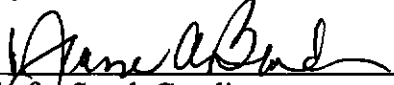


Louis Clay Mitchell, Jr.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

I, the undersigned notary public, do hereby certify that the above-named Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 29th day of July, 2019.



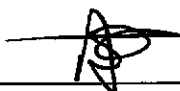
Notary Public for South Carolina
My Commission Expires: 09/21/2028

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER)

AFFIDAVIT FOR EXEMPT TRANSFERS

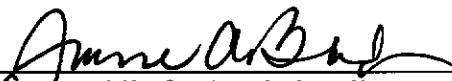
PERSONALLY appeared before me the undersigned who being duly sworn, deposes and says:

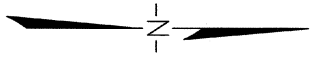
1. I have read the information on this affidavit and I understand such information.
2. The property being transferred contains **2.00 acres** and is located on **Red Maple Road, Kershaw**, is a portion of **TAM# 0173-00-118.00**, and was transferred by Louis Clay Mitchell, Jr. to **Amanda Outen** on July 29, 2019.
3. The deed is exempt from the deed recording fee because (See Information section of affidavit): Gift
3. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Grantee
4. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

By: 
Responsible Person Connected with the Transaction

Philip E. Wright
Print or Type Name Here

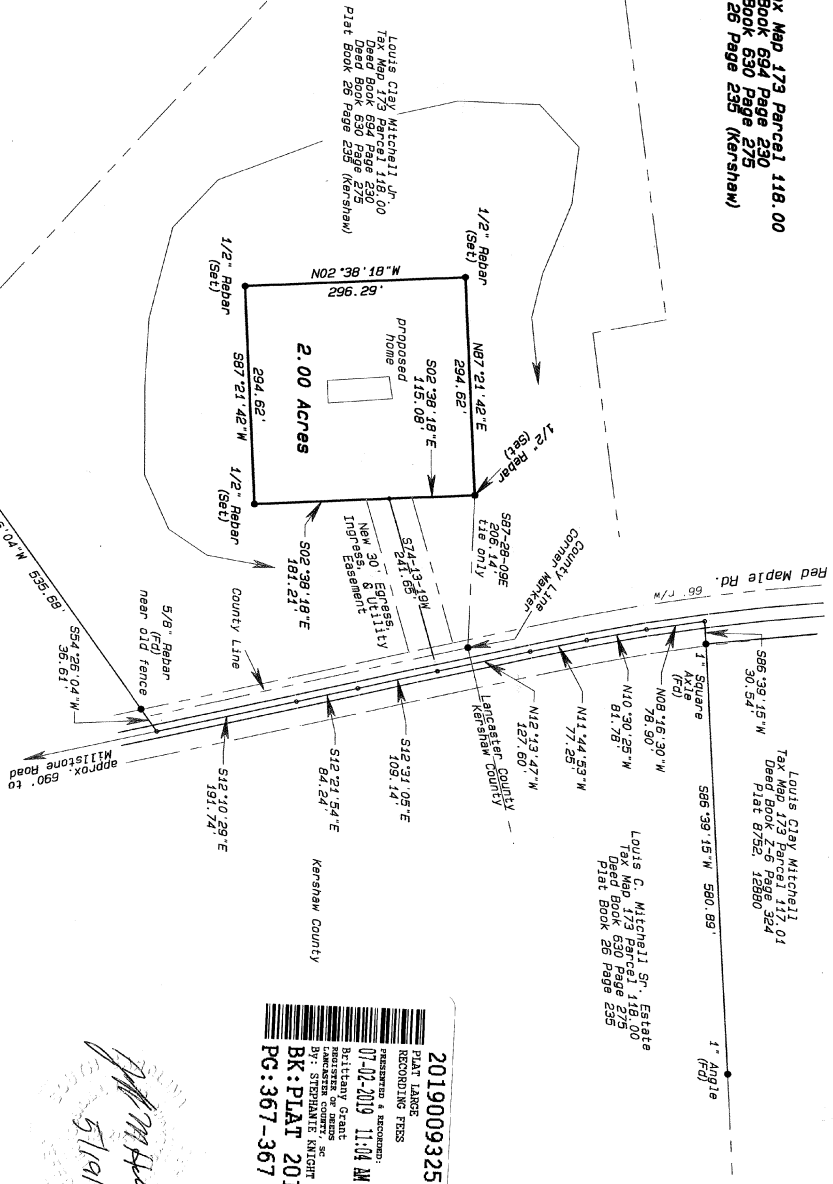
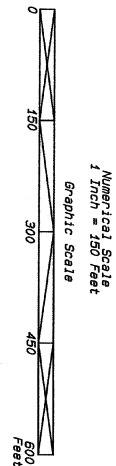
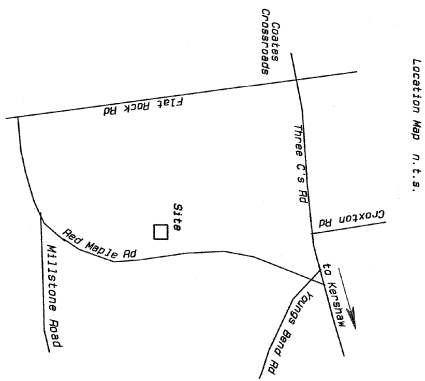
SWORN to before me this
29th day of July, 2019.


Notary Public for South Carolina
My Commission Expires: 09/21/2028



This Plat Represents a Boundary Survey at the Request of Amanda Outen Being a Two Acre Portion of Louis Clay Mitchell Jr.'s Land Having a Twp Shape Form Marks & Boundaries as Shown Located at 4103 Red Maple Road in the Three C's Community Lancaster County, South Carolina May 19, 2019

Reference Tax Map 173 Parcel 118.00
Dead Book 594 Page 230
Dead Book 530 Page 275
Plat Book 26 Page 235 (Kershaw)



Hilliard, Jeff Land Surveyor LLC
4370 Stoneboro Road
Heath Springs, S.C. 29058
803-273-3748

I hereby state that to the best of my knowledge, information, and belief, the survey and plat hereon are a true and correct representation of the facts and circumstances as shown on the ground and as shown on the plat hereon. I am not responsible for any errors or omissions in this plat, which may be caused by any mistake or omission in the field notes or by any mistake or omission in the transcription of the field notes or by any mistake or omission in the printing of this plat, which may be caused by any mistake or omission in the printing of this plat.

APPROVED FOR RECORDING
Cheryl Deery
Planning Official
Date 5/13/2019

This plat must be recorded by the following date: 7/23/2019

Jeffrey N. Hilliard
Jeffrey N. Hilliard S.C. PLS # 21230
N.C. L-4693

2019009325
PLAT LANGE
RECORDING & RECORDS
PRESERVED & RECORDED
07-02-2019 11:04 AM
\$20.00
REGISTERED BY
RECORDED BY
BY RECORDER COUNTY, NC
REGISTERED BY
RECORDED BY
BK: PLAT 2019
PG: 367-367



STATE OF SOUTH CAROLINA
CERTIFICATE OF TITLE
OF A VEHICLE

| | | | | |
|---------------------|-------------|----------|--------|-----------------|
| VEHICLE ID NUMBER | YEAR | MAKE | MODEL | NEW/USED |
| ALS87147632SN020743 | 1987 | BROO | ALS87 | USED |
| BODY STYLE | DATE ISSUED | ODOMETER | WEIGHT | TITLE NUMBER |
| MBH | 04-05-2023 | | 4500 | 770290441548937 |

VEHICLE BRAND(S)
EXEMPT

THIS IS A DUPLICATE CERTIFICATE AND MAY BE SUBJECT TO THE RIGHTS OF A PERSON UNDER THE ORIGINAL CERTIFICATE

FULL NAME OF OWNER(S)
OUTEN, AMANDA LISA
4100 RED MAPLE RD
KERSHAW SC 290677817

CUSTOMER NUMBER: 024708618



THE SOUTH CAROLINA DEPARTMENT OF MOTOR VEHICLES HEREBY CERTIFIES THAT THE PERSON HEREIN IS REGISTERED BY THIS DEPARTMENT AS THE LAWFUL OWNER OF THE VEHICLE DESCRIBED SUBJECT TO THE LIENS, IF ANY, HEREIN SET FORTH.

KEVIN A. SHWEDO
EXECUTIVE DIRECTOR

HENRY MCMASTER
GOVERNOR

KEEP IN A SAFE PLACE. ANY ALTERATION OR ERASURE VOIDS THIS TITLE.

056595791

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

RECORDED THIS 30th DAY
OF OCTOBER, 2012
IN BOOK 2012 PAGE M-1

PROBATE COURT

IN THE MATTER OF LOUIS CLAY MITCHELL, SR.
CASE NUMBER 2008ES29-00280

Cheryl M. Magan

Auditor, Lancaster County, SC

DEED OF DISTRIBUTION

WHEREAS, the decedent died on the 2nd day of June, 2008; and,

WHEREAS, the estate of the decedent is being administered in the Probate Court for Lancaster County, South Carolina in File # 2008ES29-00280; and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted, bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

Name: Gena M. Price, Jeff David Price, II, Jeff David Price, III, Tiffany Sullivan and Jennifer Morris
Address: 4103 Red Maple Road
Kershaw, SC 29067

"ALL that certain piece, parcel or tract of land, containing 5.00 acres with improvements thereon, lying, being and situate on both sides of Red Maple Road, in Lancaster County, formerly Kershaw County, SC, and more particularly shown and described on a Plat of a portion of the Louis Clay Mitchell, Sr., estate, prepared by Jeffrey N. Hilliard, PLS, dated August 6, 2012, and recorded as Plat #2012-488, in the Office of the Register of Mesne Conveyances for Lancaster County. Reference to said plat is made for a more accurate description."

This property is subject to a non-exclusive 30' wide easement for ingress, egress, and utilities, as shown on the above described plat, to other property of the Louis C. Mitchell, Sr. Estate.

The above described property is a portion of that property conveyed to the Estate of Louis C. Mitchell, Sr., by deed of distribution of the Estate of Mildred Louise Mitchell, recorded August 31, 2011, in Deed Book 630 at Page 275, Office of the Register of Mesne Conveyances for Lancaster County. Reference is made to her estate on file in Roll 2007ES29-00370.

Portion of Tax Map Number: #173-117.00

2012014455
DEED OF DISTRIBUTION
RECORDING FEES \$10.00
PRESENTED & RECORDED:
10-30-2012 09:00 AM
JOHN LANE
REGISTER OF DEEDS
LANCASTER COUNTY, SC
By: CANDICE PHILLIPS DEPUTY
BK:DEED 694
PG:228-229

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/ Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said _____
Gena M. Price, Jeff David Price, II, Jeff David Price, III, Tiffany Sullivan and Jennifer Morris, their
heirs and assigns forever.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed, this 24th day of October, 2012.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Estate of: Louis Clay Mitchell, Sr.
by Signature: *Louis Clay Mitchell, Jr.*
Louis Clay Mitchell, Jr. , Personal Representative

Witness: *Marcene C. Frost*

Witness: *Robert Wilson Davis*

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER.

PROBATE

PERSONALLY appeared before me Marcene C. Frost, and made oath that she saw the
within named Personal Representative(s) sign, seal, and as ^{his} ~~her~~ act and deed, deliver the within written Deed, and that she with _____
Robert Wilson Davis, witnessed the execution thereof.

SWORN to before me this 24th day of
October, 2012.

Witness Signature:

Marcene C. Frost

Notary Signature
Notary Public for South Carolina
My Commission Expires: 09-19-2015

STATE OF SOUTH CAROLINA
COUNTY OF LANCASTER

2024W2910100649
CIVIL CASE NUMBER
IN THE MAGISTRATE'S COURT

Tiffany A Cavanaugh
4103 Red maple Road
Kershaw SC 29067
PLAINTIFF(S)

APPLICATION FOR EJECTMENT
(Eviction)

vs.
Amanda M. Outen
4100 Red Maple Road
Kershaw SC 29067
DEFENDANT(S)

I, Tiffany A Cavanaugh, plaintiff in this action, state that I am the landlord-lessor of premises within the jurisdiction of Lancaster County Centralized Magistrate Court which are described as: (address and description of premises - apartment, house, etc.)
Amanda M Outen 4100 Red Maple Rd. Kershaw SC 29067 has a Mobile home on my land also my familys land She made Stationary without perm.ission. Also needs to move off land.

I further state that, with regard to the above described premises, a landlord-tenant relationship exists between myself and the defendant Amanda M. Outen, the tennant-lessee, as evidenced by the following: (*Attach lease papers or other written proof.*)

Sworn to before me this 18th
day of March, 20 24

Tiffany A Cavanaugh
PLAINTIFF (or his attorney)
Telephone (803) 669-5811 MC-45

Jill W Ford
Magistrate or Notary Public for
South Carolina
My Commission Expires: 1-24-28

STATE OF SOUTH CAROLINA)
COUNTY OF LANCASTER)
Tiffany A Cavanaugh)
4103 Red maple Rd. Kershaw SC 29067)
PLAINTIFFS)

CIVIL CASE NUMBER
IN THE MAGISTRATE'S COURT

vs.
Amanda M. Outen 4100 Red Maple
Road Kershaw SC 29067
DEFENDANT(S)

**RULE TO VACATE OR
SHOW CAUSE**
(Eviction)

Upon the Application for Ejectment filed by the plaintiff, Tiffany A Cavanaugh Amanda, which states that: has not gotten permission to make the mobil home Stationary from me or the other Coowners of the home and does not pay her taxes to stay on time.
not or you, Amanda Mitchell Outen, the defendant and lessee of the premises located at: 4100 Red Maple Road Kershaw SC 29067

are ordered to vacate the premises immediately or to contact **Central Court IN WRITING** at 761 Lancaster Bypass East for the purpose of showing why you should

Experiencing Lancaster County, SC through GIS Technology

Parcel Summary

Parcel ID 0173-00-118.01
Account # 98541
Millage Group 01 - County - County
Land Size 2 ACRES
Location Address RED MAPLE RD
 Kershaw 29067
Zoning
Neighborhood 20
Property Use Code Land Only (NLN)
Plat Book 2019
Plat Page 367
Block#
Lot#

Scanned Property Card

Property Card

Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

[OUTEN AMANDA](#)
 4100 RED MAPLE RD
 KERSHAW SC 29067

Land Information

| Land Use | Number of Units | Unit Type | Land Type | Frontage | Depth | AgUse Value |
|----------------|-----------------|-----------|-----------|----------|-------|-------------|
| LandOnly (NLN) | 2.00 | ACRES | SITE | 0 | 0 | \$0 |

Sales Information

| Sale Date | Sale Price | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved | Grantor | Grantee |
|------------|------------|------------------------------|-----------|-----------|----------------------------------|--------------------|----------------------------|----------------------------|
| 7/29/2019 | \$5 | DEED | 1257 | 141 | Unqualified - LOVE AND AFFECTION | Improved | MITCHELL LOUIS CLAY JR | OUTEN AMANDA |
| 10/24/2012 | \$1 | DEED OF DIST | 694 | 230 | Unqualified - WILL | Improved | MITCHELL LOUIS C SR ESTATE | MITCHELL LOUIS CLAY JR |
| 8/9/2011 | \$0 | DEED OF DIST | 630 | 275 | Unqualified - NON ATI | Improved | MITCHELL MILDRED F | MITCHELL LOUIS C SR ESTATE |
| 1/1/1900 | \$0 | DEED | I-A | 978 | Qualified | Improved | MITCHELL MILDRED F | MITCHELL MILDRED F |

Assessed Values

| | 2024 | 2023 | 2022 | 2021 |
|-------------------------------|-----------------|-----------------|-----------------|-----------------|
| Market Land Value | \$10,500 | \$10,500 | \$10,500 | \$10,500 |
| + Market Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Market Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Market Value | \$10,500 | \$10,500 | \$10,500 | \$10,500 |
| Taxable Land Value | \$10,500 | \$10,500 | \$10,500 | \$10,500 |
| + Taxable Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Taxable Misc Value | \$0 | \$0 | \$0 | \$0 |
| - Ag Credit Value | \$0 | \$0 | \$0 | \$0 |
| = Total Taxable Value | \$10,500 | \$10,500 | \$10,500 | \$10,500 |
| Assessed Land Value | \$630 | \$630 | \$630 | \$630 |
| + Assessed Improvement Value | \$0 | \$0 | \$0 | \$0 |
| + Assessed Misc Value | \$0 | \$0 | \$0 | \$0 |
| = Total Assessed Value | \$630 | \$630 | \$630 | \$630 |

No data available for the following modules: Commercial Building Information, Building Information, Mobile Home Information, Accessory Information, Photos, Sketches.

The data contained on this site is intended for information purposes only. It is based on the best information available at the time of posting and is not warranted. The data may not reflect the most current records.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/26/2024, 7:03:44 AM

Contact Us

Developed by




DEVELOPMENT SERVICES

101 N. MAIN STREET, P O BOX 1809, LANCASTER SOUTH CAROLINA, PHONE (803) 285-1969

EMAIL PERMITS@LANCASTERSC.NET

MANUFACTURED HOME PERMIT APPLICATION

Date: _____

| | | | | |
|--|-------------------------------|--|--|---------------|
| Setup w/zoning <input type="checkbox"/> | Demo <input type="checkbox"/> | Moving <input checked="" type="checkbox"/> | Decal/Change of Ownership <input type="checkbox"/> | Decal # _____ |
| Set up | | | | |
| Determine Mobile Home <input type="checkbox"/> | | | | |

Address of Placement: Red Maple road

Subdivision: _____ Lot Number: _____

Parcel ID: 118.00 In manufactured home park: Yes No If yes, name: _____

Other structure on property NONE Corner Lot Yes No

Manufactured Home Installer Name: Rockn'w Farm llc License # 35693

Phone #: (803)320-3968 Address: 6545 Flatrock rd Kershaw SC 29067

Email: rocknefarm@yahoo.com

Electrical Contractor Name: Self installed Brent Williams License # 35693

Manufactured homeowner: _____ Phone # (803)320-3968

Address: _____

Email: _____

Previous owner of manufactured home: Amanda Outen Phone # (803)804-5774

Address: 4100 Red Maple road

Email: Mandalisa1983@gmail.com

Property Owner(s): Amanda Outen Phone # (803)804-5774

Address: _____

Email: Mandalisa1983@gmail.com

Description of manufactured home: Year: 1987 Make: Broo Model: ALS87

Size: _____ Color: _____ Deck? Yes No Size: _____ Porch? Yes No Size: _____

Serial Number: ALS871476325NO20743 Title Number: 770290441548937

Water provider: well/cassette Electrical Provider: Lynches River corp.

Sewer provider: septic Gas Provider: None

is this a replacement home? Yes No If yes, provide:

Serial Number: _____

Year: _____ Make: _____ Model: _____ Size: _____

Color: _____

I understand that if this statement is found to be false then the permit issued pursuant to this application will be rendered null and void and the sole recourse of any one relying upon this permit in purchasing the property or in providing goods or services to the applicant or for the benefit of the property shall be against the applicant and not against Lancaster County who, pursuant to South Carolina Code 6-29-1145 is issuing the permit in reliance of this statement by applicant.

X

Applicant Signature

X

Print

X

Property Owner Signature

X

Print

X

Installer Signature

X

Print

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Mobile Home is moving from:

Address: 4100 Red Maple Road City: Kershaw State: SC Zip: 29067

Mobile Home is moving to/ has moved:

Address: _____ City: _____ State: _____ Zip: _____

Agenda Item Summary

Ordinance # / Resolution #:

Contact Person / Sponsor:

Department: Board of Zoning Appeals

Date Requested to be on Agenda: 9/3/2024

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #:
Contact Person / Sponsor:
Department: Board of Zoning Appeals
Date Requested to be on Agenda: 9/3/2024

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

| Description | Upload Date | Type |
|-----------------------------|-------------|---------|
| Proposed 2025 Calendar: BZA | 8/29/2024 | Exhibit |

2025 PROPOSED CALENDAR DATES: BOARD OF ZONING APPEALS

BZA: 1st Tuesday of each month

| | |
|---------|--------------------------|
| Tuesday | 1/07/2025 |
| Tuesday | 2/04/2025 |
| Tuesday | 3/04/2025 |
| Tuesday | 4/01/2025 |
| Tuesday | 5/06/2025 |
| Tuesday | 6/03/2025 |
| Tuesday | 7/01/2025 |
| Tuesday | 8/05/2025 |
| Tuesday | 9/02/2025* Labor Day? |
| Tuesday | 10/07/2025 |
| Tuesday | 11/04/2025* Election Day |
| Tuesday | 12/02/2025 |