



CITY OF FLORENCE BOARD OF ZONING APPEALS

CITY CENTER – COUNCIL CHAMBERS

324 WEST EVANS STREET, FLORENCE, SC

THURSDAY, NOVEMBER 20, 2025 – 6:00 P.M.

REGULAR MEETING AGENDA

I. Call to Order

II. Approval of Minutes Regular meeting held on October 23, 2025

III. Public Hearing and Matter in Position for Action

BZA-2025-18 Request for a variance from the size restriction for accessory buildings for 2609
Avent Street in the NC-15 zoning district; identified as Florence County Tax Map
Number 01802-01-019.

IV. Adjournment

The next meeting is scheduled for December 18, 2025.

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
OCTOBER 23, 2025**

MEMBERS PRESENT: Larry Chewning, Charlie Ipock, Miriam James-Singley, Deborah Moses, Jermaine Nowline, and Nathaniel Poston

MEMBERS ABSENT: William Edwards

STAFF PRESENT: Jerry Dudley, Patty Falcone, Derek Johnston, and Alane Zlotnicki

CALL TO ORDER: Chairman Chewning called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Chairman Chewning introduced the September 25, 2025 minutes and asked if there were any changes that needed to be made. There being none, he called for a motion. Ms. James-Singley moved that the minutes be approved as submitted, Mr. Ipock seconded, and the motion passed unanimously (6-0).

PUBLIC HEARINGS AND MATTERS IN POSITION FOR ACTION:

BZA-2025-16 Request for a Special Exception Use Permit to operate a drive through restaurant at 2037 South Irby Street in the AC zoning district; identified as Florence County Tax Map Number 00150-01-007.

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals. She noted that she had not heard from any neighbors.

Mr. Poston asked about the required bufferyard; Mrs. Zlotnicki said it will be part of the development plan review. Mrs. Moses asked about signage; Mrs. Zlotnicki explained that the AC district has its own signage regulations. Mr. Poston asked if the drive through was expected to disrupt the neighborhood in any way; she said no, that the entire area is commercial. There was discussion about the bufferyard and its being a barrier from the residential use to the north. There was discussion about the internal circulation through the development. Mr. Dudley explained that there would only be one access point onto South Irby Street.

There being no other questions for staff, Chairman Chewning opened the public hearing. There being no one to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion.

Mr. Ipock moved that the request be approved as submitted; Mr. Nowline seconded, and the motion to approve the Special Exception Use Permit allowing a drive through restaurant passed unanimously (6-0).

BZA-2025-17 Request for a variance from the minimum street side setbacks for carports at 1401 Jackson Avenue in the NC-15 zoning district; identified as Florence County Tax Map Number 90036-03-009.

Chairman Chewning introduced the request and asked staff for their report. Mrs. Zlotnicki gave the staff report as submitted to the Board of Zoning Appeals.

Ms. James-Singley asked if she had heard from the neighbors; she said no. Mr. Poston asked if they would still need a building permit for the carport, she said yes. He asked if there was any intention of cutting down the trees; she said no.

There being no other questions for staff, Chairman Chewning opened the public hearing. He swore in Mr. Douglas Coleman, the applicant. Mrs. Moses asked the size of the carport; he said it would be 12 feet by 20 feet. He said there would still be room to drive past the carport to get back to the street. Mr. Poston asked if the neighbors had asked about the signs in the yard; Mr. Coleman said only out of curiosity.

There being no one to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Poston moved that the request be approved as submitted, subject to the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in an individual case, result in an unnecessary hardship: **Due to the property's corner lot configuration, compliance with the standard setback requirements is not feasible without depriving the owner of reasonable use.**
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done: **The structure's placement over the existing driveway combined with the presence of the landscape island containing mature trees, ensure that the visual character of the neighborhood remains intact, and public welfare is not compromised.**
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property: **The property's corner lot configuration and the existing driveway location within the street side yard constitute an exceptional condition. Additionally, the home's construction in 1953 predates current zoning standards resulting in site constraints that are not typical of newer or interior lots.**
4. That these conditions do not generally apply to other property in the vicinity: **The circumstances presented are unique to this parcel; most nearby properties are interior lots that do not have driveways situated within a street side setback area, therefore they are not subject to the same limitations.**
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows: **Strict enforcement of the setback requirements would prevent the reasonable use of the property for a covered parking area; the existing driveway's location limits viable alternatives; and denial of the variance would impose an unnecessary hardship without advancing the ordinance's purpose.**
6. That 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: **Approval of this variance would not adversely impact neighboring properties for their character of the district; the open carport will be appropriately buffered by existing landscaping and trees; and its placement over the existing driveway aligns with the established residential appearance of the area.**

Mrs. Moses seconded, and the motion to approve the variance passed unanimously (6-0).

ADJOURNMENT: Chairman Chewning adjourned the meeting at 6:23 p.m. The next regular meeting is scheduled for November 20, 2025.

Respectfully submitted,
Alane Zlotnicki, AICP

**DEPARTMENT OF PLANNING, RESEARCH & DEVELOPMENT
STAFF REPORT TO THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
NOVEMBER 20, 2025**

AGENDA ITEM: BZA-2025-18

VARIANCE REQUEST: Request for a variance from the size restriction for accessory buildings.

LOCATION: 2609 Avent Street

TAX MAP NUMBER: 01802-01-019

OWNER OF RECORD: William R. Reynolds

APPLICANT: William R. Reynolds

ZONING DISTRICT: Neighborhood Conservation-15 (NC-15)

Land Use and Zoning

2609 Avent Street is a 1960 square foot single family house with an attached 2 car garage. The lot is half an acre in area, with a 93 foot long rear property line. It is zoned Neighborhood Conservation-15, which permits single family detached houses on minimum 15,000 square foot lots only.

Proposal and Variance Request

The applicant proposes to place a 24 foot wide by 42 foot long steel garage and storage building in the rear yard behind the house. It has one overhead door, one entry door, and two windows on a concrete pad. The location must meet the setback requirements for accessory buildings, which in this case is 10 feet from side and rear property lines.

According to Section 3-8.1.9 I, "Other Detached Accessory Buildings", in the residential zoning districts, regarding detached accessory buildings:

1. *Maximum Size.* Detached accessory buildings shall not cover an area that is larger than 25 percent of the gross floor area of the principal building, or 1,500 square feet, whichever is smaller, nor shall a detached accessory building's length (measured as the total building length along the side closest in parallel to the rear property line) be in excess of 25 percent of the width of the rear property line; ***The applicant requires an area variance of 106%.***
2. *Compatibility.* Accessory buildings shall be designed to be compatible with the principal building in terms of:
 - a. Color, which shall be the same as or compliment the principal building;
 - b. Materials, which shall be the same as those used on the principal building, and in the case of siding or brick, shall be installed with the same patterns as on the principal building;
 - c. Roof pitch, materials, and color, which shall be the same as the principal building; and
 - d. Fenestration, if windows are provided, they should be of a type and aspect ratio that is similar to those on the principal building.

The applicant requires a variance from the compatibility requirement in that the building has green steel vertically ribbed siding with white trim.

The following information was submitted by the applicant:

- a. There are extraordinary and exceptional conditions pertaining to the particular property as follows: ***This parcel is located in the middle of the block, and it backs up to another subdivision.***
- b. These conditions do not generally apply to other property in the vicinity as shown by: ***The lots in this portion of the subdivision are uniform in size and shape.***
- c. Because of these conditions, the application of the ordinance to the particular property would effectively prohibit or unreasonably restrict the utilization of the property as follows: ***Without the variance, the applicant would not be able to have the size of building that he wants.***
- d. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: ***The building will be behind the house, so it won't be easily visible from the street.***

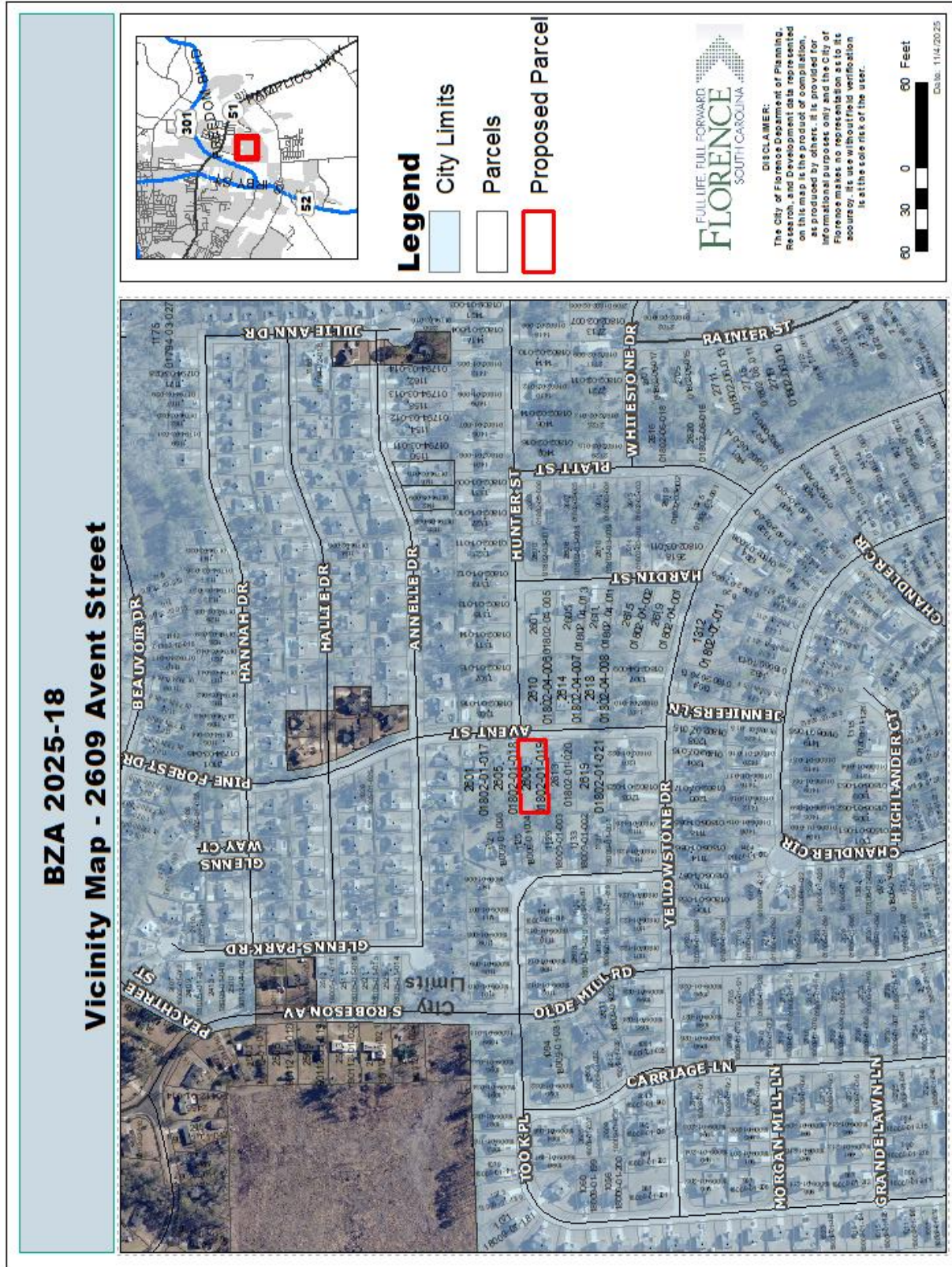
Issues to be Considered

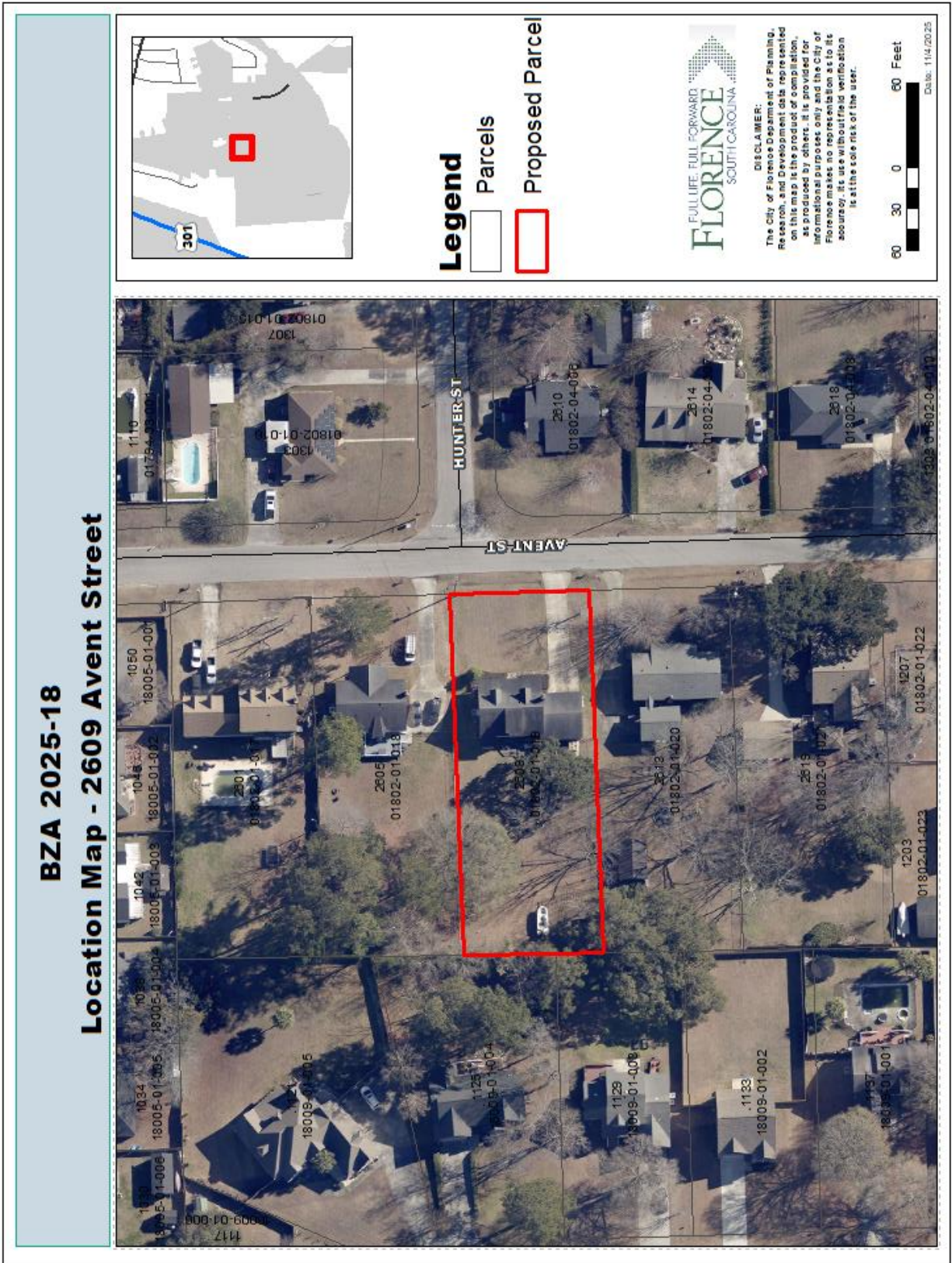
Applications for a variance shall be evaluated by the Board of Zoning Appeals on the basis of the following conditions:

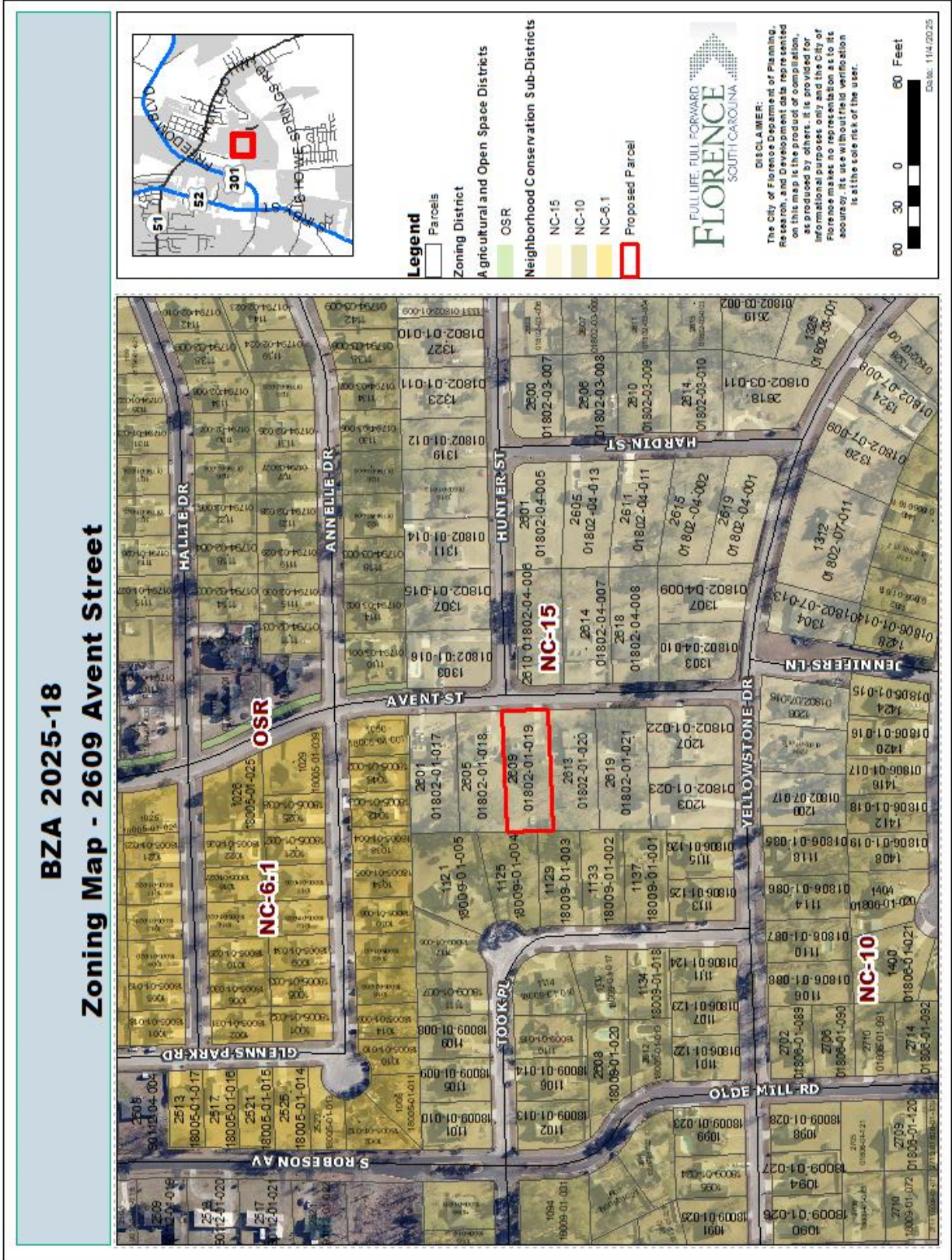
1. That a variance from the terms of the *Unified Development Ordinance* (will/will not) be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions (will/will not), in an individual case, result in an unnecessary hardship. ***Staff Comment: Without the variance, the applicant is limited to an accessory building less than half of the size that he has proposed.***
2. That the spirit of the *Unified Development Ordinance* (will/will not) be observed, public safety and welfare secured, and substantial justice done. ***Staff Comment: The purpose of the size limit for accessory buildings is to prevent the construction of structures that are nearly the size of the house and that dominate the rear yards in residential areas. The lot is half an acre in area, so this building is not as out of scale as it would be on a smaller parcel.***
3. That there (are/are not) extraordinary and exceptional conditions pertaining to the particular piece of property. ***Staff Comment: While all of the lots in the area are the same size and shape, their larger size makes them more suitable to larger buildings.***
4. That these conditions (do/do not) generally apply to other property in the vicinity. ***Staff Comment: The lots are uniformly sized on this part of Avent Street.***
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property (would/would not) effectively prohibit or unreasonably restrict the utilization of the property as follows. ***Staff Comment: The applicant is still permitted to have an accessory building in his back yard. He is limited in the size he may have.***
6. That the authorization of a variance (will/will not) be of substantial detriment to adjacent property or to the public good, and the character of the district (will/will not) be harmed by the granting of the variance. ***Staff Comment: Granting the variance results in a larger than normal accessory structure behind the house, which would be minimally visible from the street. It will be visible from adjacent properties.***

Attachments

- A. Vicinity Map
- B. Location Map
- C. Zoning Map
- D. Site Plan
- E. Site Photo







Attachment D: Site Plan



Building location with 10 foot side and rear setbacks shown to scale.

Attachment E: Site Photo



Board of Zoning Appeals Motion Worksheet

Case Number: BZA-2025-18 Nature of Request: Accessory Building Area Variance

I move that we grant / deny the request for a variance based upon the following findings of fact:

1. That a variance from the terms of the *Unified Development Ordinance* will not / will be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions will, in this individual case, result in an unnecessary hardship, in that:
2. That the spirit of the *Unified Development Ordinance* will / will not be observed, public safety and welfare secured, and substantial justice done because:
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property, namely:
4. That these conditions do not generally apply to other property in the vicinity, in that:
5. That because of these conditions, the application of the *Unified Development Ordinance* to this particular property would effectively prohibit or unreasonably restrict the utilization of the property by:
6. That the authorization of a variance will not / will be of substantial detriment to adjacent property or to the public good, and the character of the district will not / will be harmed by the granting of the variance, because:

Guidelines applicable to the granting of a variance:

1. Profitability: the fact that a property may be used more profitably if the variance is granted may not be used as the basis for granting the variance.
2. Conditions: the BZA can put conditions on the granting of the variance.
3. Use Variance: the BZA cannot grant a variance that would allow a use not permitted in the zoning district.
4. Hardship: the hardship cannot be based on conditions created by the owner/applicant.

Notes: