Florence County Board of Zoning Appeals
February 18, 2020

Florence County Council Chambers
6:30 PM
The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance 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 December 10, 2019

III. Public Hearings:

BZA#2020-01  A variance requested by Greg Welsh, PE – Oak Engineering, PLLC from requirements of the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts., for a portion of property located at 3251 General William W. Drive, Florence, SC 29506 as shown on Florence County Tax Map No. 00236, Block 01, Parcel 001; this variance requested, if granted, would only be applicable to the portion of Florence County Tax Map No. 00236, Block 01, Parcel 001 that is shown on the applicant submitted site plan, which is to be later split from the overall parcel.
BZA# 2020-01

SUBJECT: A variance requested by Greg Welsh, PE – Oak Engineering, PLLC from requirements of the Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts., for a portion of property located at 3251 General William W. Drive, Florence, SC 29506 as shown on Florence County Tax Map No. 00236, Block 01, Parcel 001; this variance requested, if granted, would only be applicable to the portion of Florence County Tax Map No. 00236, Block 01, Parcel 001 that is shown on the applicant submitted site plan, which is to be later split from the overall parcel.

LOCATION: 3251 General William W. Drive, Florence, SC

TAX MAP NUMBER: 00236, Block 01, Parcel 001

COUNCIL DISTRICT(S): 7; County Council

OWNER OF RECORD: Pee Dee Electricom, INC.

APPLICANT: Greg Welsh, PE- Oak Engineering, PLLC

LAND AREA: Approximately 268.80 acres

VARIANCE REQUESTED: The request includes a variance from the number of off-street parking spaces required in the Florence County Ordinance.
BZA# 2020-01 Applicant Submitted Site Plan

**TABULATION**

<table>
<thead>
<tr>
<th>Phase</th>
<th>Area (S.F.)</th>
<th>Site Area</th>
<th>Acres</th>
<th>Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase I</td>
<td>502,320</td>
<td>2,258,929</td>
<td>51.85</td>
<td>22.24%</td>
</tr>
<tr>
<td>Office</td>
<td>4,914</td>
<td>497,406</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse</td>
<td>514</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Phase II</th>
<th>Area (S.F.)</th>
<th>Site Area</th>
<th>Acres</th>
<th>Coverage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Phase II</td>
<td>741,520</td>
<td>2,258,929</td>
<td>51.85</td>
<td>32.82%</td>
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<tr>
<td>Office</td>
<td>4,914</td>
<td>736,555</td>
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<tr>
<td>Warehouse</td>
<td>845</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL MAX BUILDING AREA:** 741,520 S.F.

**MAXIMUM BUILDING HEIGHT ALLOWED:** TBD

**SETBACK REQUIRED:** TBD

**DETECTION:** ON-SITE TBD

**PARKING SUMMARY**

<table>
<thead>
<tr>
<th>Category</th>
<th>Requirement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auto Parking Required</td>
<td>TBD Stalls</td>
</tr>
<tr>
<td>Employees/Visitor Parking</td>
<td>77 P liters</td>
</tr>
<tr>
<td>Possible Future Parking</td>
<td>41 P liters</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>61 Positions</td>
</tr>
<tr>
<td>Trailer Parking</td>
<td>88 Spaces</td>
</tr>
</tbody>
</table>

**PEE DEE COMMERCE CENTER**

**SITE CONCEPT**

**SITE PLAN**

**PRELIMINARY SITE PLAN - OVERALL**

**PRELIMINARY SITE EVALUATION PLAN - ENLARGED**
BZA# 2020-01 Public Notice

Florence County
Board of Zoning Appeals
Public Hearing
Tuesday, February 18, 2020,
6:30 p.m.
County Complex,
Room 803, located at
180 N. Irby St., Florence
BZA#2020-01

A variance requested by Greg Reed, FE- Oak Engineering, PLLC, from requirements of the Florence County Code of Ordinances, Chapter 24, ZONING ORDINANCE, ARTICLE II. ZONING DISTRICT REGULATIONS, DIVISION I. GENERAL USE REGULATIONS, Sec. 24.19 – Table III. Schedule of permitted and conditional uses and offstreet parking requirements for business and retail districts, for a parcel of property located at 3301 General William W. Dworak Drive, Florence, SC 29505 as shown on Florence County Tax Map No. 90210, Block 41, Parcel 081, if granted, would only be applicable to the portion of Florence County Tax Map No. 90210, Block 41, Parcel 081 that is shown on the applicant submitted site plan, which is to be later split from the overall parcel.

For information please call (843) 676-8600.

FLORENCE COUNTY
PLANNING DEPT.
843-676-8600

02 14 2020
BZA# 2020-01 Public Notice
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:

   Section 30-29: Table II – Off-street parking requirements for manufacturing use (food and beverage) is 1 space per 500-SF GFA.
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:

   Phase 1: +/-502,320-SF building and +/-77 vehicular parking spaces
   Future Phase(s): +/-239,200-SF building and +/-41 vehicular parking spaces

   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.
BZA#2020-01 Variance Requests & Responses

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:**
      The proposed manufacturing facility is heavily automated. Considering shift changes, the maximum number of parking spaces necessary to support the proposed facility is as shown on the site plan.

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

      **Applicant’s response:**
      The unique nature of the facility’s production process does not necessitate 1 space / 500 sf. The amount of parking needed is closer to 1 space / 5,000 sf for this particular user.
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.

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:**
   Strict adherence to the county’s ordinance would require as few as 500 parking spaces and as many as 1000 parking spaces (depending on how the building space is classified). Several acres would need to be set aside to accommodate a parking field this large (whether built or not). This would limit the industry’s ability to expand and/or require the purchase of additional land from the park (reducing area for future development within the park. This is an irresponsible use of resources.

   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:**
   The reduction in required parking will result in significantly less impervious area on the property and thereby reduce any negative environments associated with impervious area.
Sec. 30-293 (c, 2, d) Board of Zoning Appeals
The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.
The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

V. Other Business

• None

VI. Adjournment