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.

STAFF ANALYSIS:

Existing Land Use and Zoning:
The subject property is vacant industrial and unzoned.

Surrounding Land Use and Zoning:
North: Vacant/Unzoned,B-3,B-6/Florence County
South: Vacant/Unzoned/Florence County
West: Commercial/Unzoned/Florence County
East: Industrial/Unzoned/Florence County
Background:
The variance requested is to reduce the number of vehicular parking spaces required by the Florence County Code of Ordinances.

Per the Florence County Zoning Ordinance, Chapter 30, Section 30-29. – Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts., the required off-street parking requirement ratio would be 1 parking space per 500 square feet for the potential use classification.

Access and Circulation:
The property is currently accessed by way of General William W. Drive, Florence, SC.

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.

The Board of Zoning Appeals is to review questions (a,b,c,d) and use them to determine the findings of fact to make their decision.

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.

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.

   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.

ATTACHMENTS:
1. Zoning Map
2. Aerial Map
3. Site Plan submitted by the applicant