

**MINUTES OF THE REGULAR MEETING OF THE
CITY OF FLORENCE BOARD OF ZONING APPEALS
MARCH 26, 2026**

MEMBERS PRESENT: Larry Chewning, William Edwards, Oforiwa Gregg, Deborah Moses, Jermaine Nowline, and Nathaniel Poston

MEMBER ABSENT: Miriam James-Singley

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 January 22, 2026 minutes and asked if there were any changes that needed to be made. There being none, he called for a motion. Mrs. Moses moved that the minutes be approved as submitted and the motion passed unanimously (6-0).

INTRODUCTION OF OFORIWA GREGG: Chairman Chewning welcomed Ms. Gregg to the Board.

PUBLIC HEARING AND MATTER IN POSITION FOR ACTION:

BZA-2026-07 Request for variances from the minimum lot width requirement for new lots on Hondros Circle in the NC-15 zoning district; identified as Florence County Tax Map Numbers 90092-01-008, 90092-01-009, 90079-01-005, 90079-01-057.

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.

There being no questions for staff, Chairman Chewning opened the public hearing.

Mr. Steven Doulaveris spoke on behalf of the request. He explained that this was all family farm that had been distributed to the family members and subsequently developed and sold. They did a lot of drainage work on the lots and were trying to recoup some of the expenses by having an extra lot to sell. They will be building single family houses on these lots.

Mr. Emmanuel Sipp was sworn in. He lives on the corner of Helen Street and Jefferies Lane. He expressed some concerns about the quality of the houses proposed to be built behind his house. Mr. Doulaveris assured him that they will only build quality houses and he gave examples of houses that his company has built in the past.

There being no more questions and no one else to speak for or against the request, Chairman Chewning closed the public hearing and asked for a motion. Mr. Edwards recused himself because William Doulaveris, the applicant, is one of his clients. Mrs. Moses 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. ***The applicant desires to carve out three new lots of record from two oversized lots. Leaving the lots as they are does not prevent the use of them for two single family residences, but the provision of a third lot allows for one more house to be built.***
2. That the spirit of the *Unified Development Ordinance* will be observed, public safety and welfare secured, and substantial justice done. ***The intent of the lot area and width minimum requirements for any particular zoning district is to ensure uniformity of lot sizes throughout a neighborhood to prevent overcrowding and preserve character. Granting this variance will not result in development that is denser than that of the neighborhood as a whole because there is a variety of lot widths in the immediate vicinity.***
3. That there are extraordinary and exceptional conditions pertaining to the particular piece of property. ***The lots on Hondros Circle are larger than the minimum required, and the lots on Jefferies Lane are a combination of undersized and oversized, making the averaging of them reasonable to remove the size disparity.***
4. That these conditions do not generally apply to other property in the vicinity. ***The majority of lots of record in the area are less than 100 feet wide.***
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. ***Application of the lot width requirement to the request would result in the inability of the landowner to subdivide the parcels on Hondros Circle to provide a third lot of record to accommodate a third single family house, and would persist in leaving a parcel that is too narrow to accommodate an appropriately sized house on Jefferies Lane.***
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. ***The overarching character of the neighborhood is that of a variety of lot sizes with single family houses.***

Mr. Nowline seconded the motion, and it passed unanimously (5-0), with Mr. Edwards abstaining.

ADJOURNMENT: There being no other business, Mr. Poston moved to adjourn the meeting, Mrs. Moses seconded, and the motion to adjourn passed unanimously (6-0). Chairman Chewing adjourned the meeting at 6:25 p.m. The next regular meeting is scheduled for April 23, 2026.

Respectfully submitted,

Alane Zlotnicki, AICP

Senior Planner