

**MINUTES OF A REGULAR FLORA ZONING BOARD MEETING**  
**May 9, 2023**

- I. **CALL TO ORDER** Chairman Rich Herring called the meeting to order at 5:00 p.m. in the council chambers of City Hall.
- II. **ROLL CALL** Those members answered roll call were: Jim Earleywine, William Robin Todd, Phil Henson, Tisha Kitley, Kassi Michels and Rich Herring. Jessica Holloway was absent. Others present were: Chad Bayles. Andrew Cox was the guest.
- III. **APPROVE AGENDA of Regular Meeting held May 9, 2023**  
There being no additions/corrections to the agenda William Robin Todd made the motion to approve. Tisha Kitley seconded the motion. Members concurred.
- IV. **PUBLIC COMMENT** None.
- V. **APPROVE MINUTES of Regular Meeting held March 14, 2023**  
There being no additions/corrections to the minutes of the meeting held on March 14, 2023 Jim Earleywine made the motion to approve. Phil Henson seconded the motion. Members concurred.
- VI. **HEARING ON PETITION**  
**Andrew Cox, Owner**  
Requesting a variance to construct a multi-family dwelling – a single building With 3 apartments located at 503 W. 3<sup>rd</sup> St. Zoned R-3 Single-Family Residence District.
- VII. **NEW PETITIONS FILED** None.
- VIII. **OLD BUSINESS** None at this time.
- VIV. **NEW BUSINESS** None at this time.
- X. **ADJOURN** There being no further business to discuss. Jim Earleywine made the motion for adjournment. William Robin Todd seconded the motion. Members concurred. Rich Herring declared said meeting adjourned at approximately 5:09 p.m.

  
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Chad Bayles, Zoning Administrator

**Andrew Cox (Owner) – Petition for Variance**

The petition taken before the zoning board was to request a variance to construct a multi-family dwelling – a single building with 3 apartments located at 503 W. 3<sup>rd</sup> St. Zoned R-3 Single-Family Residence District.

Chairman Herring asked Mr. Cox to explain the need for his variance. Mr. Cox explained the location is only zoned for single-family dwellings, but he would like to build a brick building with metal roof that will hold 3 apartments. Zoning Administrator, Chad Bayles said Charleston Engineering created the site plan and it meets the required setbacks.

Chairman Herring stated that West Third Street is looking better with the new construction that is currently taking place and they are happy to see neighborhoods upgrade and get rid of old, dilapidated properties that are not habitable.

With no other questions, Chairman Herring read the finding of facts from page 71. The Zoning Board recommends that the petition for Variance be granted with the property on the following findings of fact:

- a. **the proposed variance is consistent with the general purposes of this Title; and**
- b. **strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property; and**
- c. **the proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property; and**
- d. **the plight of the applicant is due to peculiar circumstances not of his own making; and**
- e. **the variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of the City's Comprehensive Plan.**

William Robin Todd made the motion to recommend the variance with the property and stated it appears this would be an improvement to the area. Tisha Kitley seconded the motion. It was approved by unanimous voice vote. The Zoning Board will be passing it to the City Council as a positive recommendation on May 15, 2023.