

**CITY OF CONWAY  
BOARD OF ZONING APPEALS MEETING  
THURSDAY, JUNE 24, 2021  
PUBLIC SAFETY FACILITY, 1600 NINTH AVENUE**

Present: Charles Byrd, Lesley Hill, James Shelley, Sandra James, Jay Sellers,  
Absent: Paul Lawson, Catherine Dingle  
Staff: Kym Wilkerson, Zoning Administrator; Alicia Shelley, Planning Assistant  
Others: Alex Hyman, Brantley Green, Clement Turner, Sam Campbell, Bob & Denise Gray

**I. CALL TO ORDER**

Vice Chairman Byrd called the meeting to order at approximately 5:32 p.m.

**II. APPROVAL OF MAY 27, 2021 MINUTES**

Shelley made a motion, seconded by Sellers to approve the May 27, 2021 minutes as written. The vote in favor was unanimous and the motion carried.

Byrd swore in the applicants and staff.

**III. CRITERIA**

Byrd read the following four criteria required to be met in order for the Board to grant a variance:

1. *Extraordinary conditions*: There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. *Other Property*: The extraordinary and exceptional conditions do not generally apply to other property in the vicinity;
3. *Utilization*: Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
4. *Detriment*: The authorization of a variance will not be of substantial detriment to the adjacent property or the public good and the character of the district will not be harmed by granting a variance.

**IV. VARIANCE REQUESTS**

- A. **Brantley Green, agent for Alex Hyman, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), Section 5.2.1-Accessory Structures, for the property located at 907 Elm Street. (PIN: 338-13-01-0005)**

Wilkerson stated that this parcel is zoned Low/Medium Density Residential (R-1). There is an existing garage on the parcel that sits against the side property line. Per Horry County Land Records, the garage was constructed in 1935 prior to any zoning regulations. The applicant proposes to add on the existing garage with a 34-ft 6-in x 17-ft 6-in covered open sided shed. The roof line and eaves will match the existing roof of the garage. The applicant has been in contact with the City of Conway Building Department to ensure that this project is able to be permitted. Per the City of Conway's Unified Development Ordinance (UDO), "Accessory Structures" must meet a minimum 5-ft setback from all property lines. The applicant is requesting a 0.0-ft setback in order to stay in-line with the existing garage. The applicant is seeking a variance from Section 5.2.1 (A) – Accessory Structures 2. Setbacks: Shall be located a minimum of five (5) feet from all property lines. The applicant requested a variance of 5-ft from the side setback.

Brantley Green, agent explained his request.

Bob Gay asked about the other structures in the rear of the property.

Alex Hyman further explained the request and the other structures on the property.

Shelley made a motion to grant the variance as requested. Sellers seconded the motion and the motion carried unanimously.

**B. Clement Turner, owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), Table 6.1-Dimensional Requirements for Residential Zoning Districts, for the property located at 4080 Ridgewood Drive. (PIN 295-15-03-0055)**

Wilkerson stated that this parcel is zoned Low/Medium Density Residential (R-1) with setbacks of 20-ft on the front, 10-ft on the sides and 20-ft in the rear. The applicant originally submitted a building permit application for a detached two car garage in the rear of the parcel which would be considered an "Accessory Structure" and only required to meet a 5-ft setback from all property lines. Upon review, staff realized that there is an existing 20-ft drainage easement along the rear of the parcel. No structures are permitted in a drainage easement. To avoid the drainage easement, the applicant proposes an attached garage which is considered an "Addition". Additions must meet setback requirements for the zoning district. The applicant would meet the rear setback requirement of 20-ft and avoid the 20-ft drainage easement; however, the side setback requirement would become 10-ft for an "Addition". The applicant is seeking a variance from Section 6.2, Table 6.1 – Dimensional Requirement for Residential Zoning Districts: Building Setbacks, Residences or

Other Permitted Principal Buildings, Front – 20-ft, Rear – 20-ft and Sides – 10-ft. The applicant requested a variance of 4.9-ft from the side setback.

Sam Campbell, contractor/agent further explained the request. He stated that the HOA had approved and all the neighbors were ok. He then said that they would use the same roof line to match the existing house.

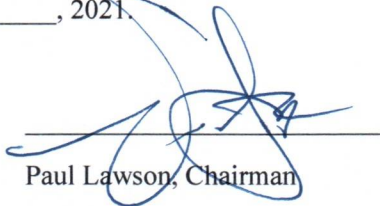
There was no public input.

Shelley made a motion to grant the variance as requested. Sellers seconded the motion and the motion carried unanimously.

**V. ADJOURN**

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried and the meeting was adjourned at 5:49 p.m.

Approved and signed this 23 day of Sept, 2021.



Paul Lawson, Chairman