CITY OF CONWAY
BOARD OF ZONING APPEALS MEETING
THURSDAY, JANUARY 26, 2017
COUNCIL CHAMBERS – 229 MAIN STREET – 5:30 P.M.

Present: Alex Hyman, Travis Dannell, Byron David, James Shelley
Absent: Blake Hewitt; Georgia Johnson
Staff: Adam Emrick, Planning Director; Barbara Tessier, Secretary
Others: George Mathis

I. CALL TO ORDER

Chairman Hyman called the meeting to order at 5:30 p.m.

II. APPROVAL OF SEPTEMBER 15, 2016 MINUTES

David made a motion, seconded by Dannelly, to approve the September 15, 2016 minutes as written. The vote in favor was unanimous. The motion carried.

III. ELECTION OF OFFICERS

This item was moved to after the variance request at Board request and agreement.

IV. VARIANCE REQUEST

A. George Mathis requests a variance from Section 6.1.6 Minimum Required Yards and Setbacks of the City of Conway Unified Development Ordinance (UDO) for the property located at 610 Laurel Street (TMS#137-02-13-013 / PIN 33813030041)

Emrick said H&C Construction submitted a building permit application on December 2, 2016 to construct a 12’x32’ carport and concrete driveway at 610 Laurel Street.

Staff had determined that the existing structure, the house with an attached garage were legal, but non-conforming structures. The addition of a carport would require that it meet the City of Conway’s setback requirements.

Mr. Mathis requested that the side setback for the addition be 5’ instead of the 10’ required by the UDO.
Emrick said the City denied the request based on the setbacks. He said there had been no negative feedback and that a letter was attached to the Board package from a next door neighbor stating that he did not have any objection to the structure being built as Mr. Mathis desired.

Emrick said staff recommended that the Board conduct a thorough review of the request and determine if a hardship existed and if the best interests of the City of Conway would be served by granting the request.

Hyman asked the Board if they had any questions for Mr. Mathis. They did not and David made a motion, seconded by Dannelly, to approve the request as it met the four (4) criteria set out by Section 6-29-800 of the South Carolina Code of Laws. The vote in favor was unanimous. The motion carried.

III. ELECTION OF OFFICERS

David made a motion to nominate Dannelly as chairman and Hyman as Vice Chairman. Shelley seconded the motion. Donnelly and Hyman accepted the nominations. The vote in favor was unanimous. The motion carried.

Dannelly now acted as Chairman for the remainder of the meeting.

V. PUBLIC INPUT

There was none.

VI. ADJOURN

There being no further business to come before the Board, Hyman made a motion, seconded by David to adjourn the meeting. The vote in favor was unanimous. The motion carried.

Approved and signed this 23rd day of February, 2017.

Travis Dannelly, Chairman