CITY OF CONWAY
BOARD OF ZONING APPEALS
THURSDAY, SEPTEMBER 28, 2017
CITY HALL CONFERENCE ROOM – 229 MAIN STREET – 5:30 P.M.

Present: Alex Hyman, Georgia Johnson, Travis Dannelly, Matt Staub
Absent: Byron David, Blake Hewitt, James Shelley
Staff: Mary Catherine Hyman, Planning Director; Barbara Tessier, Secretary
Others: Paulette Brink, Ronald Moore

I. CALL TO ORDER

II. APPROVAL OF AUGUST 24, 2017 MINUTES

III. APPEAL

A. Myrtle Beach Farms DBA Coastal Outdoor Advertising requests an appeal of the Planning Director’s interpretation of the City of Conway Unified Development Ordinance (UDO), Section 11.1.4. (B) Signs in Disrepair regarding the repair of existing billboards located at 95 University Blvd. (TMS #1510003065 [PIN 38307030005]) and 2089 Highway 501 (TMS #1510003001 [PIN 38307030003]) (on remand) DEFERRED BY APPLICANT

IV. VARIANCE REQUESTS

A. Paulette Brink requests a variance from the strict application of the Unified Development Ordinance, Section 5.2.1 Accessory Structures for a property located at 2307 Belladora Road (TMS# 1362101014 [PIN 36904020024]).

M. Hyman outlined the legal determination of a hardship. These included extraordinary conditions, other property, utilization, and detriment.

Dannelly told those present from the public that if they wished to talk to the Board, to state their name for the record.

M. Hyman said that the City’s Zoning Officer had sent letters to residents in the Rosehaven subdivision who had not gotten permits for accessory structures they had installed on their property. Ms. Brink had received a letter because she had not gotten a permit.
M. Hyman said that a permit had since been applied for, but it had to be denied due to the shed’s location in the side yard instead of the required rear yard.

Dannelly said the Board had heard a similar case recently. Johnson said there was no back yard at this location. A. Hyman said the fact that there was an easement in the rear also added to the small size of the rear yard.

A. Hyman made a motion, seconded by Johnson, to approve the variance request based on the four criteria – there was an extraordinary condition, the utilization of the property was restricted, and it was not a detriment to the area or the public good. The vote in favor was unanimous. The motion carried.

IV. PUBLIC INPUT

There was none.

V. ADJOURN

A. Hyman made a motion, seconded by Johnson, to adjourn the meeting as there was no further business. The vote in favor was unanimous. The motion carried. The meeting adjourned at 5:39 p.m.

Approved and signed this 26th day of October, 2017.

Travis Dannelly, Chairman