

GEORGETOWN COUNTY ZONING BOARD OF APPEALS
April 7th, 2022
129 SCREVEN STREET
GEORGETOWN, SC

MEMBERS PRESENT

Harry Coker
Martin Farrell
Will Moody
Eileen Johnson

STAFF PRESENT

Holly Richardson
Kristal Infinger
LaShawna Armstrong

MEMBERS ABSENT

Tim Onions
Gareth Bonds
Kathy Besse

I. DETERMINATION OF A QUORUM

Chairman Moody called the meeting to order at 5:30 pm and determined that there was a quorum.

II. ELECTION OF OFFICERS

A. Chairman

Mrs. Eileen Johnson made a motion that **Mr. Will Moody** remain Chairman. The motion was seconded by **Mr. Martin Farrell**.

In Favor:

Mr. Coker
Mrs. Johnson
Mr. Farrell

Opposed:

B. Vice-Chairman

Mrs. Eileen Johnson made a motion to elect **Mr. Harry Coker** as Vice- Chairman. The motion was seconded by **Mr. Martin Farrell**.

In Favor:

Mr. Moody
Mrs. Johnson
Mr. Farrell

Opposed:

III. NEW BUSINESS

- A. **A request from Clifton Hudson III, property owner, for a variance to Article 603: One Half Acre Residential District, Section 603.101: Permitted Uses and Article 400: General Provision, Section 419: One Principal Structure on a lot. This request involves the placement of a mobile home on an occupied single family lot. The property is zoned R ½ AC (One Half Acre Residential District). The parcel is located at 5400 Kent Road in Andrews. Tax Map Number 02-0418-047-02-00. VAR-3-22-30170.**

Ms. Kristal Infinger presented the staff report. The property is located at 5400 Kent Road and is currently occupied by a single-family dwelling and a storage building. The applicant is requesting the variance in order to place a mobile home behind the existing single family residence. The mobile home would provide her son, who has medical conditions, with some independence, while still allowing the property owners to be close enough to assist with his care. Section 603.101 allows single family dwellings and one accessory dwelling per parcel if the principal dwelling is not a mobile home and the habitable space of the accessory unit does not exceed 900 square feet. The R ½ AC zoning district requires a 40' front setback, 15' side setback, and 25' rear setback. If the request is granted, a 20' building separation should also be maintained. The proposed mobile home is 16' x 76'. The lot is approximately 78' in width at the proposed location of the mobile home. There are extraordinary and exceptional conditions pertaining to this lot. The lot width appears to be much less than the lot width of surrounding parcels and the parcel also narrows towards the rear of the lot-making the required installation of a new right of way and subdivision of the tract difficult. The applicant could construct an accessory dwelling unit, however, the applicant has purchased a mobile home and the property passed the perk test. Granting the variance would not be a detriment to the adjacent property owners or the public good. The tract is approximately 1 acre in size, so the proposed additional structure would not result in an increase in density.

Chairman Moody, asked if there were questions for the staff. Board member, **Mr. Martin Farrell** inquired if the current structure located in the rear of the home currently encroached on the neighboring property and for clarification of the surrounding properties. **Ms. Infinger** explained that it is possible there is a mapping error or the structure has apparently been there for years, She also advised the board that there appears to be multiple dwellings on surrounding properties. **Ms. Infinger** also stated that there were no objections received in regards to the variance request.

Mrs. Holly Richardson, advised the board that other family members also own property that is adjacent to the parcel in question.

Chairman Moody, opened the floor for the applicant to address the board.

Mrs. Pamela Hudson, applicant addressed the board. She explained that her son is disabled, however, he is at a stage where he is seeking some independence. She stated that she is making this request in hopes of granting him his wishes, yet acknowledging that he still will need some assistance. **Chairman Moody** inquired of applicant the desired location of the mobile home. **Mrs. Hudson** advised that she plans to adhere to the 20' building separation as required. **Mr. Farrell** inquired if the driveway would be a continuation of the main highway for the primary residence. **Mrs. Hudson** replied that it would be.

Chairman Moody asked if there were any further questions for the staff-there being none, a motion was made by **Mrs. Eileen Johnson** to approve request and it was seconded by **Mr. Farrell**.

In Favor:
Mr. Moody
Mrs. Johnson
Mr. Farrell
Mr. Coker

Opposed:

B. A request from Frederick A. and Carolina C. Jumper, property owners, for a variance Article VII: Area, Yard, and Height Requirements. This request involves the addition of a proposed deck to a single family dwelling. The property is zoned RR (Resort Residential District). The parcel is located at 98 Sundial Drive in Litchfield. Tax Map Number 04-0144-033-00-00. VAR-2-22-30043.

Ms. Kristal Infinger presented the staff report. The property is located at 98 Sundial Drive in Litchfield. The property is zoned RR and requires a 15' rear setback. The applicant is requesting a 2' variance to the 15' rear setback requirement, which will make the rear setback requirement 13'. The applicant is requesting the variance for the addition of a deck along the rear portion of the existing residential home. There are no extraordinary or exceptional conditions pertaining to the parcel, as it appears to be similar to size and shape to surrounding residential parcels. A smaller deck could be constructed to meet the 15' rear setback requirement. Granting the variance would not be a detriment to the adjacent property owners or the public good. Per the applicant, the deck addition would not impede any of the creek views from the surrounding properties. A number of surrounding properties also have decks that overlook the creek-most which appear to meet the rear setback requirement. If the request is granted, it will also include a variance to Section 809, which requires a 15' setback from the salt water wetlands.

Chairman Moody proposed a question to staff regarding the variance setback requirements for the salt water wetlands and if the requested deck would encroach the buffer requirements. **Ms. Infinger** advised that the setback requirements for the rear and the salt water wetlands are both 15' and the deck would encroach by 2'.

Mrs. Johnson inquired about the additional footage that appeared to be near the creek. **Ms. Infinger** advised that the setback requirements began at the property line. **Mr. Moody** inquired if there was a rear porch and was advised by staff there isn't a porch- just steps and a cement seawall.

Chairman Moody opened the floor for the applicant to address the board.

Mrs. Carolina Jumper, the applicant, advised the board that there isn't a back porch. She also stated that the home needs the deck so that they can fully enjoy the natural habitat and environment offered on the creek. She stated that they have spoken with their neighbors who are in agreeance with them building the deck.

Chairman Moody did advise that an email was received addressing concerns to the wetlands in that area.

Chairman Moody asked if there were any further questions for the staff being none, a motion was made by **Mrs. Eileen Johnson** to approve request and it was seconded by **Mr. Harry Coker**.

In Favor:
Mr. Moody
Mrs. Johnson
Mr. Coker

Opposed:
Mr. Farrell

C. A request from Shawn Brumley for a variance to the front setback requirement in Article VII: Area, Yard, and Height Requirements. This request involves a vacant single family lot. The property is zoned GR (General Residential). The property is located in the Orchard Subdivision on the corner of Murrells Inlet Road and Orchard Avenue in Murrells Inlet. Tax Map Number 41-0118-008-01-32. VAR-3-22-30206.

Ms. Kristal Infinger presented the staff report. The property is located in the Orchard Subdivision, on the corner of Murrells Inlet Road. The parcel is zoned GR and requires a 25' front setback requirement. The applicant is requesting a variance to the front setback requirements for the stairs of the home. Section 808 of the zoning ordinance allows stairs to encroach into any setback a maximum of 5'. The applicant is requesting a 6.8' variance to the 20' front setback requirement for the stairs, which will make the front setback requirement 13.2 for the stairs of the home only. The lot is approximately 5,981 square feet. The lot is similar in size and shape to surrounding parcels. The conditions of the parcel generally apply to other parcels in the vicinity. The lot is currently vacant and the square footage of the proposed home could be minimized to eliminate the need for a variance. Granting the variance could be detrimental to the adjacent property and/or the public good. There are several vacant lots located in the subdivision, including another corner lot. This could increase the potential for additional variance requests in the area. The applicant was granted a 2.4' variance at the October 7th, 2021 ZBA hearing. If granted, this would be the second setback variance for this vacant single family parcel.

Chairman Moody opened the floor for questions for the staff-being there were none the floor was opened for the applicant to speak. **Mr. Moody** proposed a question to the applicant as to what changes occurred from the last request to current request that is currently before the board.

Mr. Shawn Brumley, the applicant, stated that the original design of the front steps where designed by his wife. He stated that they are concerned as there is only one set of stairs leading out of the home and in case of emergencies they need another exit. The home currently only has the rear steps. **Mrs. Johnson** inquired if the steps could be re-configured. **Mr. Brumley** indicated that there is a garage that would not allow for the reconfiguration.

Chairman Moody asked if there were any further questions for the staff-being none a motion was made by **Mr. Harry Coker** to approve request and it was seconded by **Mrs. Eileen Johnson**.

In Favor:
Mr. Moody
Mrs. Johnson
Mr. Coker

Opposed:
Mr. Farrell

I. MINUTES

Mr. Coker made a motion to approve the January 2022 minutes. The motion was seconded by Mrs. Johnson.

In Favor:

Mr. Moody
Mrs. Johnson
Mr. Farrell
Mr. Coker

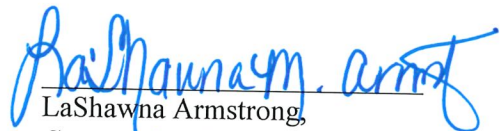
Opposed:

IV. ADJOURNMENT

Mrs. Johnson made a motion to adjourn the meeting, and it was seconded by Mr. Coker. All members present were in favor.

Meeting adjourned at 5:55 p.m.

Respectfully Submitted,



LaShawna Armstrong,
*Secretary to Zoning
Board of Appeals*

Approved

Date