



Georgetown County Zoning Board of Appeals

County Council Chambers
129 Screven Street, Georgetown
January 8, 2026 - 5:30 P.M.

1. Call To Order
2. OLD BUSINESS

- 2.I. John Stopowski VAR2025-00079

A request from property owner John Stopowski for a variance to Article VII: Area, Yard, and Height Requirements. The request involves the construction of a detached shed. The property is zoned FA (Forest Agriculture). The property is located at 1315 Limestone Street in Murrells Inlet. This request was deferred at the December meeting.

TMS# 41-0402-022-00-00. VAR2025-00079.

Documents:

[VAR2025-00079 PACKET \(1\).PDF](#)

3. New Business

- 3.I. Elise Mueller VAR2025-000083

A request from property owner Elise Mueller, property owner, for a variance to the setback requirements in Article VII: Area, Yard, and Height Requirements. The request involved the proposed construction of a detached garage. The property is zoned FA (Forest Agriculture). The property is located at 673 Brick Chimney Road in Georgetown.

TMS#02-0422-011-00-00. VAR2025-00083.

Documents:

[VAR2025-00083 PACKET.PDF](#)

4. Minutes

Documents:

[DECEMBER 2025 ZBA MINUTES.PDF](#)

5. Adjourn



GEORGETOWN COUNTY ZONING BOARD OF APPEALS

DATE: January 8th, 2026

AGENDA ITEM: A request from John Stopowski, property owner, for a variance to the setback requirements found in Article VII: Area, Yard, and Height Requirements. This requests involves the construction of a proposed garage. The property is zoned FA (Forest Agriculture). The property is located at 1315 Limestone Street in Murrells Inlet. Tax Map Number 41-0402-022-00-00. VAR2025-00079.

This case was deferred by the board at the December hearing. The revisions to the staff report are in bold print.

DEPARTMENT: Zoning Department

ISSUE UNDER CONSIDERATION: The applicant is requesting a variance to the side setback requirements. **The previous request was for the rear and side setback requirements.**

CURRENT STATUS: Occupied single family lot.

POINTS TO CONSIDER:

1. The property is located at 1315 Limestone Street in Murrells Inlet. The property is zoned FA (Forest Agriculture). The side setback requirement is 20'.
2. The applicant is requesting an 8' variance to the 20' side setback requirement, making the side setback requirement 12'.
3. The encroachments will allow for a 2250 square foot (45'x50') storage building to be constructed on the property. **The board requested elevations of the garage, which are included in your packet.**
4. The applicant stated the encroachments are needed in order to utilize an existing electrical box on the property. Per the applicant, this will allow for the best functionality and feasible use of the property.
5. **The variance to the rear setback requirement is not required. Section 411 of the zoning ordinance allows the encroachment, as the proposed building is 12' in height or less to mean roof.**

411. Accessory Structures. An accessory structure, which requires a building permit, may be located in the rear setbacks no closer than five (5) feet from the property line provided that: (Amended Ord.2009-27). 1. No accessory structure in this portion of the setback shall exceed twelve (12) feet in height as defined in Section 322 of this ordinance which states that height is the vertical distance measured from the finished grade at the building line to the midpoint on the roof between the eave and the ridge.

6. **There are no extraordinary and exceptional conditions pertaining to the particular piece of property.** The property is approximately 1.07 acres and has a lot width of 139' in the front and 145' in the rear. This exceeds the minimum lot area requirement of 1 acre and the minimum lot width of 100' for the FA zoning district. The lot is occupied by a single family dwelling and several accessory structures, but there is ample open space to accommodate the proposed structure. The proposed storage building could be constructed to meet the setback requirements. According to the GIS aerial maps, there is 200 feet from the rear of the house to the rear property line.
7. **The conditions of this parcel do generally apply to the surrounding parcels.** The surrounding parcels are zoned FA and are governed by the same setback requirements as this parcel. The surrounding parcels appear to be similar in rectangular shape and size, however this lot does appear to have less lot width than the surrounding parcels. The property does exceed the minimum lot area and lot width requirements.
8. **The application of this ordinance would not effectively prohibit or unreasonably restrict the use of this parcel.** Enforcing the side setback requirement would not restrict the use of the parcel. The property is occupied by a single family home, and several accessory structures. The proposed storage building could be constructed to meet the setback requirements.
9. **The authorization of this variance request will not be a detriment to the adjacent property owners or the public good.** Per the applicant, granting the variance would allow for the proposed storage building to be constructed to accommodate the existing electrical box and the neighboring property owners do not have an issue with the variance request.

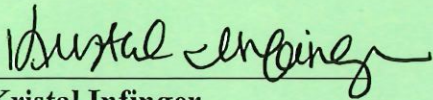
FINANCIAL IMPACT: N/A

VARIANCE OPTIONS:

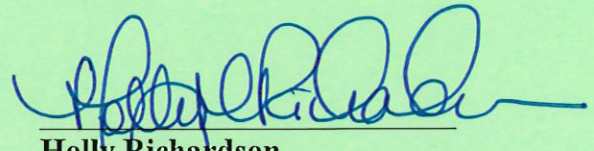
1. Grant the variance as requested.
2. Grant an amended variance.
3. Defer for further information.
4. Deny the variance request.

ATTACHMENTS:

1. Application and Attachments
2. GIS Location Map
3. GIS Area Zoning Map
4. GIS Aerial Map
5. Exhibits from the Applicant
6. Adjacent Property Owners Notice



Kristal Infinger
Zoning Administrator



Holly Richardson
Director of Planning and Code
Enforcement

Public Notification Information:

Date Advertised: 12-24-25(Georgetown Times)
12-25-25Coastal Observer)

Date Property Posted/By: 12-23-25 / JColeman

Date of Notification: 12-16-25

Number Notified: 4

Case Number/Staff Contact: VAR2025-00079/KInfinger

FOR INTERNAL USE ONLY

Case Number: _____ Fee Paid: _____
Date Submitted: _____ Received By: _____



129 Screven Street
Georgetown, S. C. 29440
Phone: 843-545-3158
Fax: 843-545-3299

ZONING BOARD OF APPEALS

THE APPLICANT HEREBY APPEALS: (Indicate one)

- () An action of the Zoning Administrator as stated on attached **Form 2**.
(X) A variance as stated on attached **Form 3**.

The following information must be provided for either request:

Property Information:

Tax Map (TMS) Number: _____

Street Address: 1315 Limestone St

City / State / Zip Code: Murrells Inlet, SC, 29576

Lot Dimensions/ Lot Area: _____

Plat Book / Page: _____

Current Zoning Classification: _____

Property Owner of Record:

Name: John Stopowski

Address: Same as above

City/ State/ Zip Code: _____

Telephone/Fax Number: [REDACTED]

E-mail Address: _____

Signature of Owner / Date: John Stopowski

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Zoning Board of Appeals.

Agent of Owner:

Name: Bryan Torba

Address: 201 Wood Cut Ct

City / State / Zip Code: Murrells Inlet, SC, 29576

Telephone/Fax: _____

E-mail: _____

Signature of Agent/ Date: Bryan Torba

Signature of Property Owner: John Stopowski

**Fee Required: \$250.00 for variance
\$500.00 for an appeal to an interpretation**

Adjacent Property Owners Information required:

1. A list of all adjacent property owners (and related Tax Map Numbers) must also accompany the application.

Form 2 – Appeal Request

1. Applicant hereby appeals to the Zoning Board of Appeals from the action of the Zoning Administrator affecting the property described in the Notice of Appeal (Form 1) on the grounds that:
granting____ denial____ of and application for a permit to _____ was erroneous and contrary to provisions of the zoning ordinance in Section: _____ or other action or decision of the Zoning Official was erroneous as follows:

- Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

Yes. Strict application of the 15-foot side setback would require the proposed shed to be positioned further into the rear yard, significantly reducing the usable open space and resulting in irregular and inefficient yard areas. Allowing a 9-foot variance to permit placement 6 feet from the property line would maintain a functional and balanced site layout consistent with the surrounding neighborhood. Both adjacent properties have similar accessory structures located within their side setbacks, establishing a clear precedent and demonstrating that such placement is compatible with the area. Granting this variance would provide the applicant with the same reasonable property rights already enjoyed by neighboring property owners.

- The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the granting of the variance for the following reasons will not harm the character of the district:

Granting this variance will not be detrimental to adjacent properties or the public good. The proposed shed will be placed in a manner consistent with neighboring properties, both of which have similar accessory structures located within their side setbacks. The variance requested is minimal and will not affect visibility, drainage, or access. Allowing this placement maintains the character and appearance of the neighborhood while upholding the overall intent of the zoning ordinance to ensure orderly and compatible property use.

The following documents must be submitted as evidence in support of this application:

- A scaled plot plan indicating the existing conditions and proposed additions.
- Please submit one (1) large (24x36) and one (1) specified digital version (PDF) of the scaled plot plan.

If you need assistance with this application, please contact our office at 843-545-3128.

Please submit the completed application, all additional materials along with the **required fee to: Georgetown County Zoning Department, 129 Screven Street, Georgetown, S. C. 29440.**

I (we) certify that the information in this application and the attached Form 2 or 3 is correct.

Date: 10/7/2025

Applicant name and signature(s): John Stopowski
John Stopowski

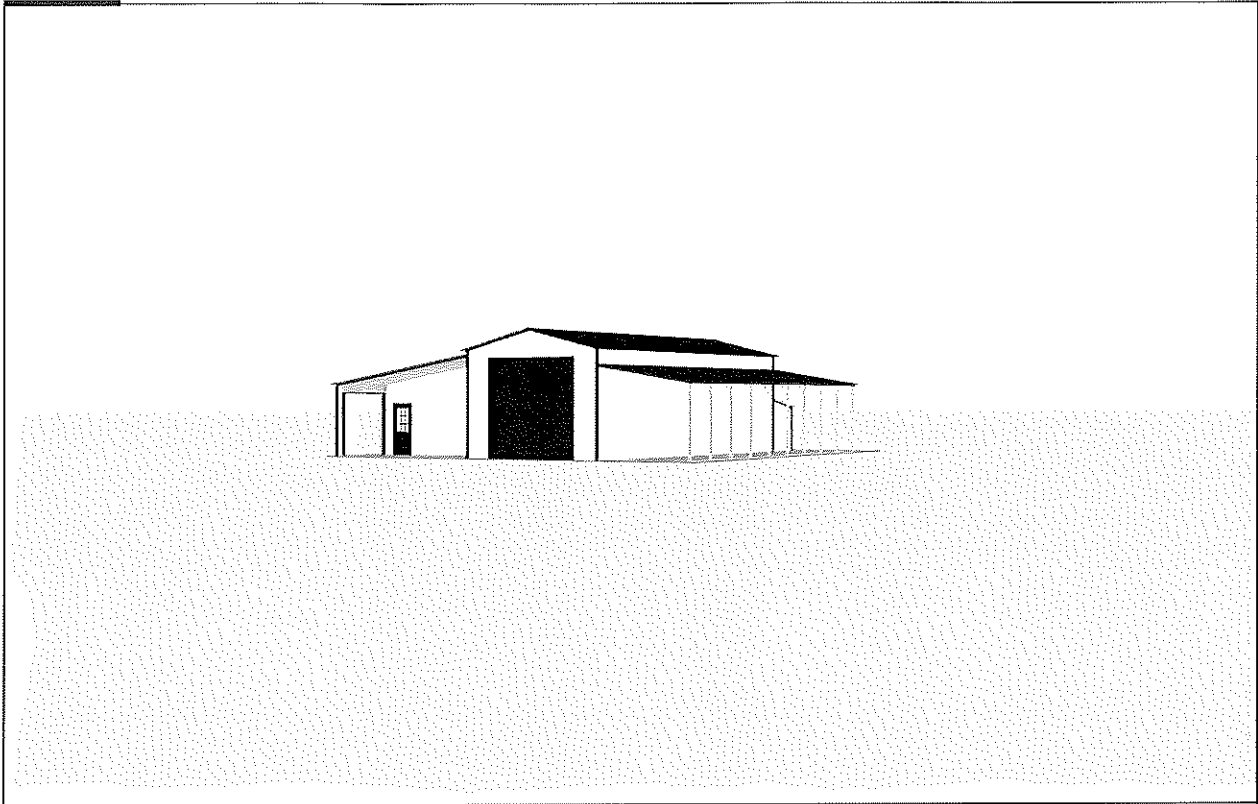
Contact Person and Number: [REDACTED]

E-mail: [REDACTED]

Site visits to the property, by County employees, are essential to process this application. The owner/applicant, as listed above, hereby authorizes County employees to visit, photograph, and post a notice on the property in which this application references. These signs belong to Georgetown County and will be picked up from your property within five (5) working days of the meeting.

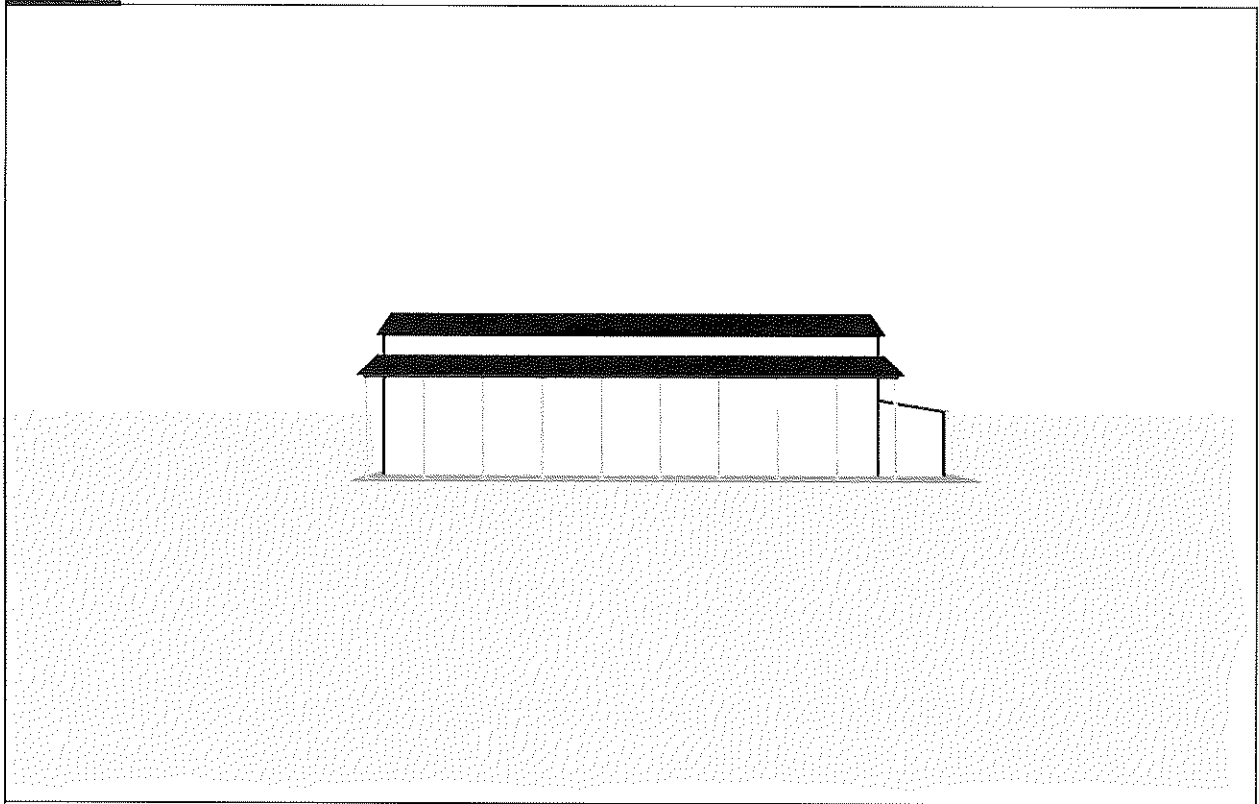


BUILDING VIEW



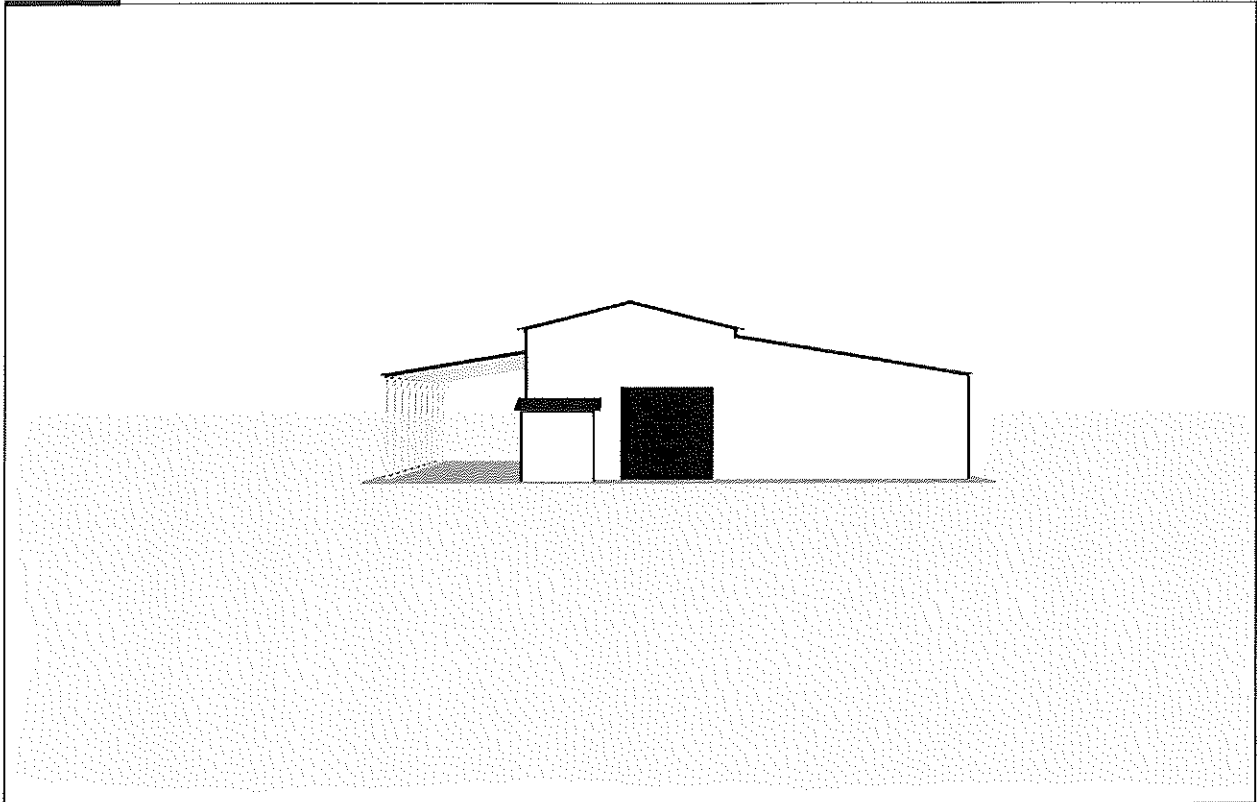
FRONT

BUILDING VIEW



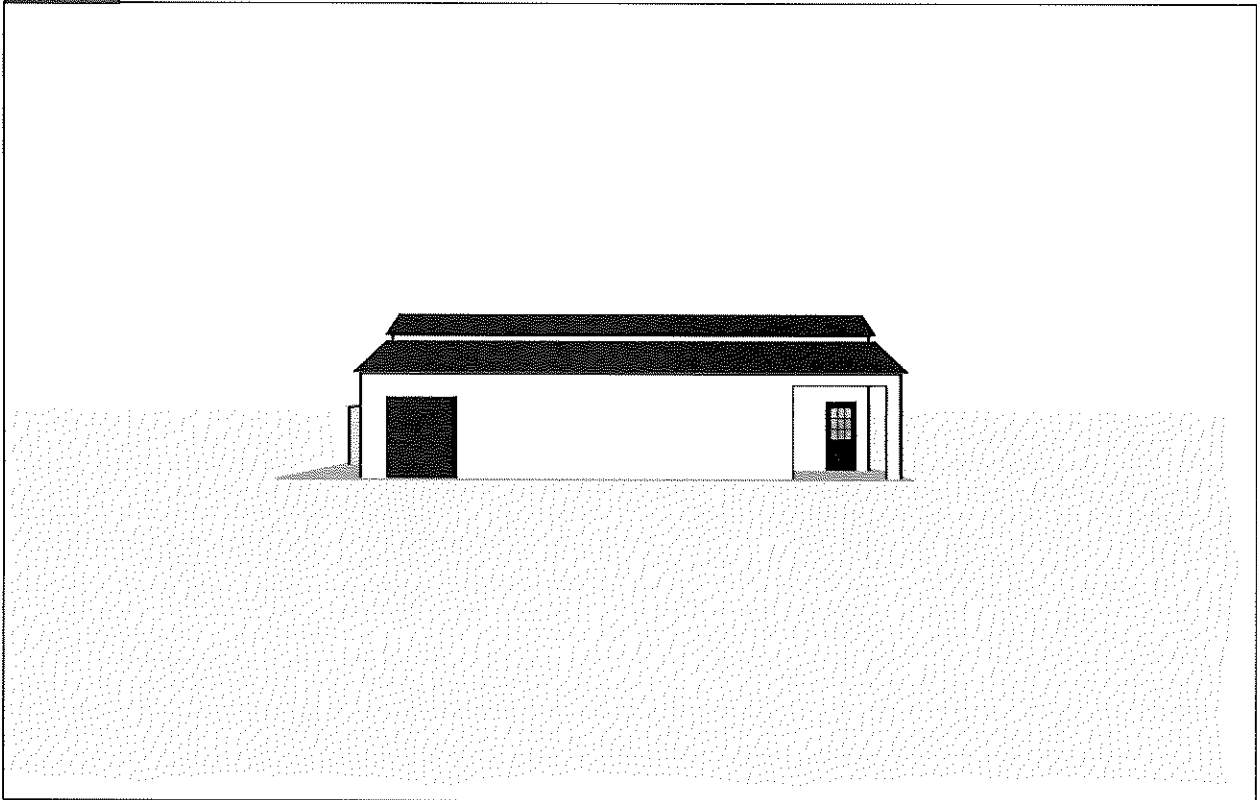
RIGHT

BUILDING VIEW



BACK

BUILDING VIEW



LEFT

LIMESTONE ST



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,
Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen,
Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

FA

FA

FA

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FA

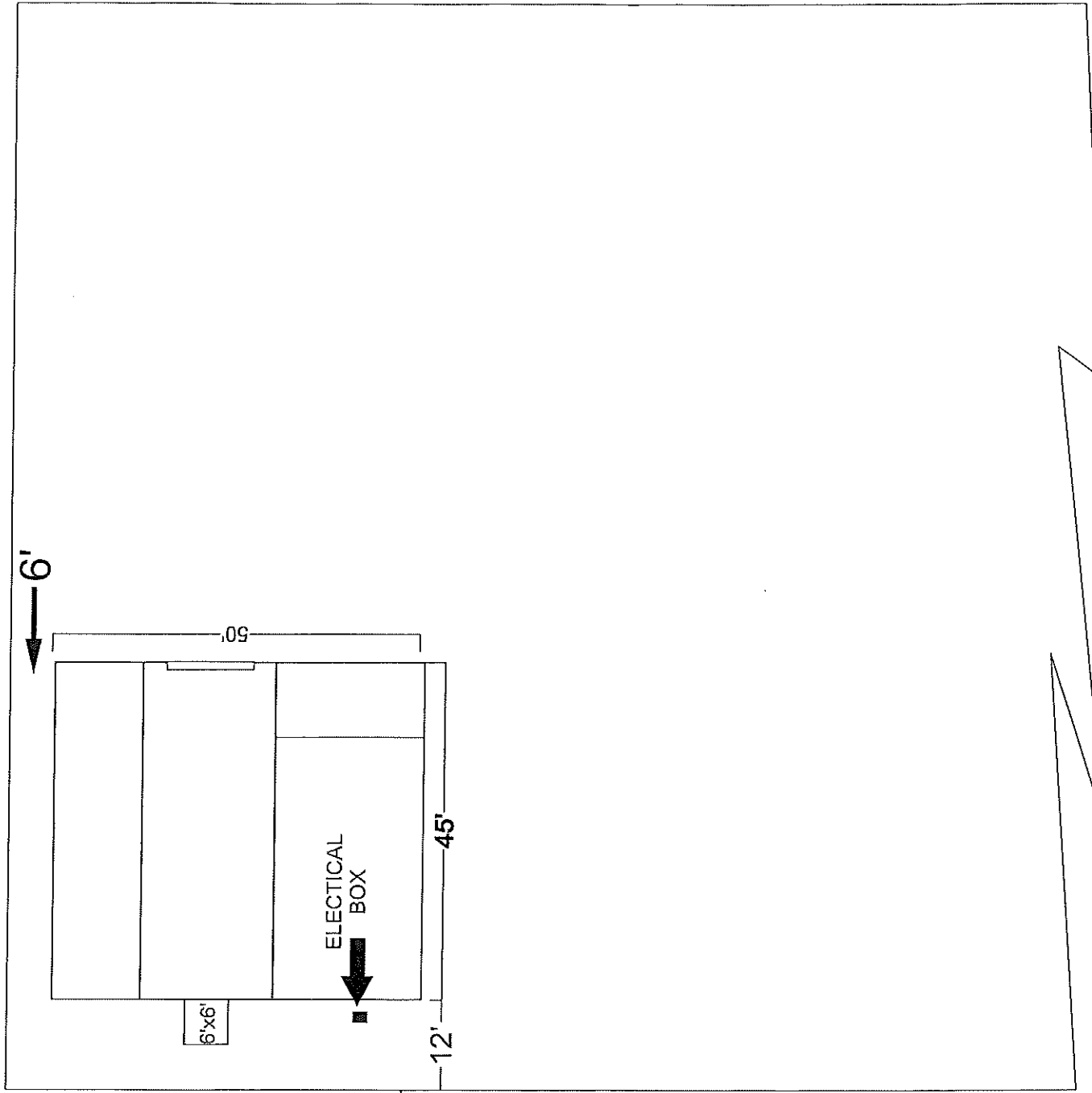
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community,
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 Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

FA

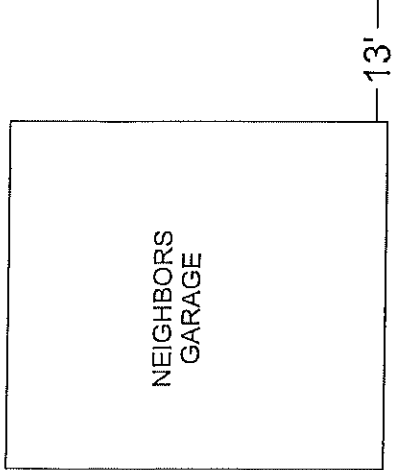
LIMESTONE ST

FA

REAR



SIDE





GEORGETOWN COUNTY ZONING BOARD OF APPEALS

DATE: January 8th, 2026

AGENDA ITEM: A request from Elise Mueller, property owner, for a variance to the setback requirements found in Article VII: Area, Yard, and Height Requirements. This request involves the construction of a proposed garage. The property is zoned FA (Forest Agriculture). The property is located at 673 Brick Chimney Road in Georgetown. Tax Map Number 02-0422-011-00-00. VAR2025-00083.

DEPARTMENT: Zoning Department

ISSUE UNDER CONSIDERATION: The applicant is requesting a variance to the front and side setback requirements for the construction of a proposed garage.

CURRENT STATUS: Occupied single family lot.

POINTS TO CONSIDER:

1. The property is located at 673 Brick Chimney Road in Georgetown. The property is zoned FA (Forest Agriculture), which requires a 50' front setback and a 20' side setback.
2. The applicant is requesting a 40' variance to the front setback requirement, which will make the front setback requirement 10'. The applicant is also requesting a 10' variance to the side setback requirement, which will make the side setback requirement 10'.
3. The encroachments will allow for a 960 square foot (20'x48') garage to be constructed on the property.
4. **There are extraordinary and exceptional conditions pertaining to the particular piece of property.** County records indicate the existing single family residence was constructed prior to 1972. The existing home is approximately 10' from the front property line, which does not meet the front setback requirement.
5. **The conditions of this parcel generally apply to the surrounding parcels.** The surrounding parcels are zoned FA and are governed by the same setback requirements as this parcel. The majority of the surrounding parcels appear to be much larger than this parcel. This property was subdivided from a larger parcel earlier this year. The lot area is

1 acre, which is the minimum lot size for the FA zoning district. The lot is approximately 150' in width, which exceeds the minimum lot width requirement of 100'.

6. **The application of this ordinance would not effectively prohibit or unreasonably restrict the use of this parcel.** The property is occupied by a single family dwelling and the proposed garage could be constructed in a location on the property to meet the setback requirements.

7. **The authorization of this variance request will not be a detriment to the adjacent property owners or the public good.** Granting the variance request to allow the encroachments would allow the proposed garage to be constructed in line with the existing single family residence, which was constructed prior to 1972. This would allow easier access to parking and storage for the applicant, who plans to “age in place” in this home. If the variance is not granted a cypress tree will need to be removed to allow for the construction of the garage. The adjoining property owners do not have an issue with the variance request. Written approval from the adjoining property owners is included in your packet. Also, per the applicant there are a number of similar structures in the general vicinity that do not meet the 50' front setback requirement.

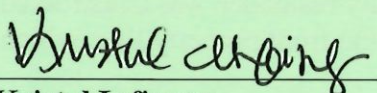
FINANCIAL IMPACT: N/A

VARIANCE OPTIONS:

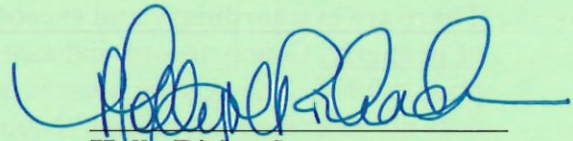
1. Grant the variance as requested.
2. Grant an amended variance.
3. Defer for further information.
4. Deny the variance request.

ATTACHMENTS:

1. Application and Attachments
2. GIS Location Map
3. GIS Area Zoning Map
4. GIS Aerial Map
5. Exhibits from the Applicant
6. Adjacent Property Owners Notice



Kristal Infinger
Zoning Administrator



Holly Richardson
Director of Planning and Code
Enforcement

Public Notification Information:

**Date Advertised: 12-24-25(Georgetown Times)
12-25-25Coastal Observer)**

Date Property Posted/By: 12-23-25 / JColeman

Date of Notification: 12-16-25

Number Notified: 2

Case Number/Staff Contact: VAR2025-00083/KInfinger

FOR INTERNAL USE ONLY

Case Number: 2025-0083 Fee Paid: _____
Date Submitted: _____ Received By: _____



129 Screven Street
Georgetown, S. C. 29440
Phone: 843-545-3158
Fax: 843-545-3299

ZONING BOARD OF APPEALS

THE APPLICANT HEREBY APPEALS: (Indicate one)

- () An action of the Zoning Administrator as stated on attached Form 2.
- (X) A variance as stated on attached Form 3.

The following information must be provided for either request:

Property Information:

Tax Map (TMS) Number: 02-0422-011-00-00
Street Address: 613 Brick Chimney Rd
City / State / Zip Code: Georgetown, 29440
Lot Dimensions/ Lot Area: Z
Plat Book / Page: _____
Current Zoning Classification: _____

Property Owner of Record:

Name: Elise Mueller
Address: 613 Brick Chimney Rd
City/ State/ Zip Code: Georgetown, SC
Telephone/Fax Numbers: 29440

E-mail Address:



Signature of Owner / Date:

E. Wells 11/19/2025

I have appointed the individual or firm listed below as my representative in conjunction with this matter related to the Zoning Board of Appeals.

Agent of Owner:

Name:

Address:

City / State / Zip Code:

Telephone/Fax:

E-mail:

Signature of Agent/ Date:

Signature of Property Owner:

**Fee Required: \$250.00 for variance
\$500.00 for an appeal to an interpretation**

Adjacent Property Owners Information required:

1. A list of all adjacent property owners (and related Tax Map Numbers) must also accompany the application.

Form 2 – Appeal Request

1. Applicant hereby appeals to the Zoning Board of Appeals from the action of the Zoning Administrator affecting the property described in the Notice of Appeal (Form 1) on the grounds that: granting ___ denial of and application for a permit to ___ was erroneous and contrary to provisions of the zoning ordinance in Section: ___ or other action or decision of the Zoning Official was erroneous as follows:

Form 3 – Variance Request

1. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions to the Zoning Ordinance:

So that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

A variance from the strict 20 foot setback from lot line and 50 foot setback from Brick Chimney Road would allow me to install a steel garage building that supports easy access, prevents the removal of established trees, and whose set backs are similar to other parking structures in the vicinity.

For which a zoning official has denied a permit on the grounds that the proposal would be in violation of the cited section(s) of the Zoning Ordinance.

2. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by State Law and the ordinance are met by the following facts:
 - There are extraordinary and exceptional conditions pertaining to the particular piece of property as follows:
 - A 22 foot tall, 36 feet in diameter Leyland Cypress tree would need to be removed to accommodate the current setback standards. (See Photos p.6)
 - The variance supports the ability for homeowner to age in place when mobility becomes more challenging as canes, walkers, and possibly wheelchairs are needed.
 - Setbacks are similar to other parking structures in the vicinity.
 - Adjacent neighbors have no objections to the requested location.
 - These conditions do not generally apply to other property in the vicinity as shown by:
 - 876 Brick Chimney Road, carport less than 25 ft from road
 - 982 Brick Chimney Road, attached garage less than 50 ft from Road
 - 1348 Brick Chimney Road, attached garage less than 50 ft from Road
 - 1719 Brick Chimney Road, attached garage less than 50 ft from Road
 - Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

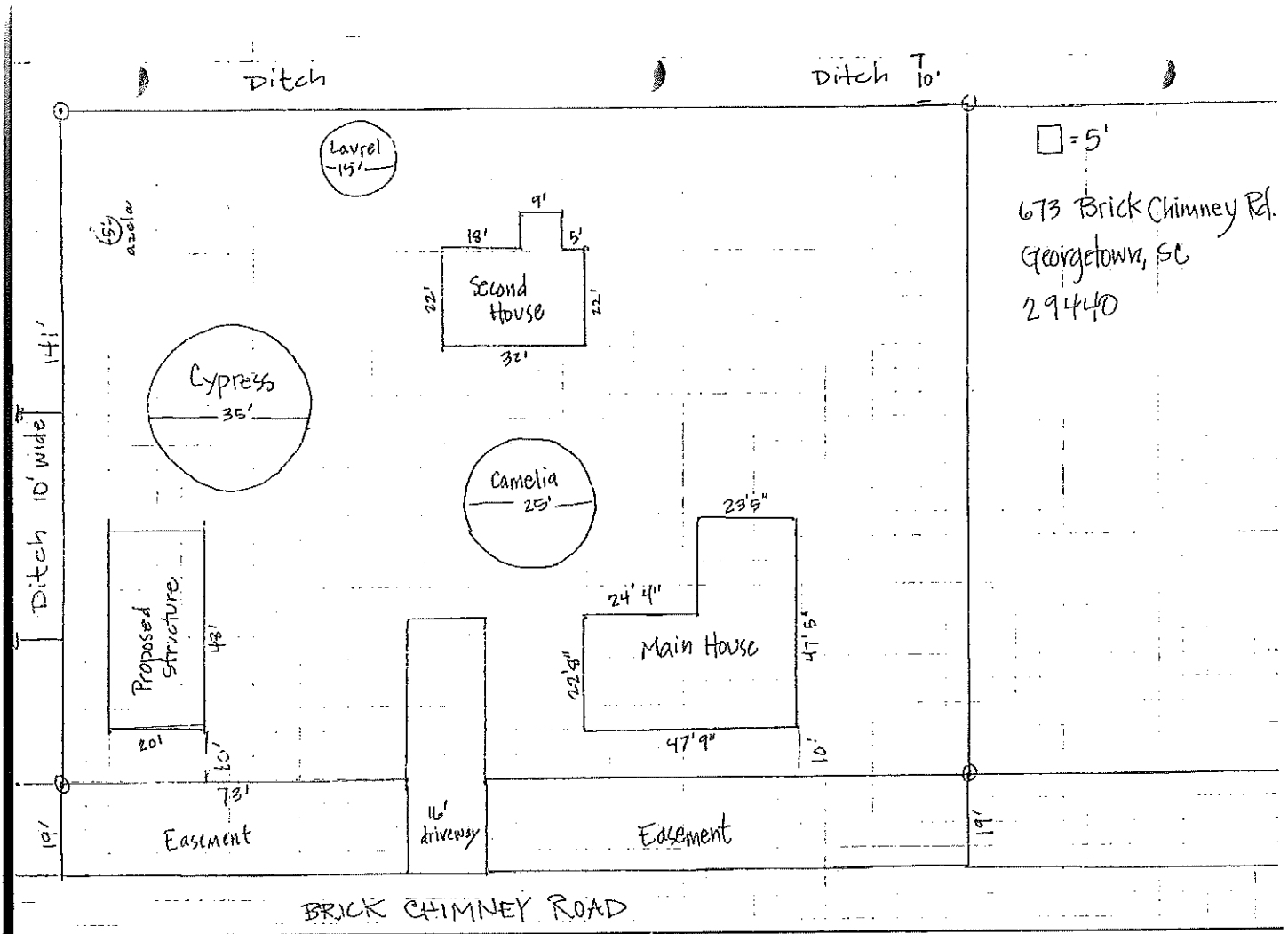
- The setbacks would negatively impact the landscape as a healthy, old, established tree would need to be removed. Likely it's replacement would not mature to the same degree in my lifetime.
- Approving the variance would let me utilize the existing driveway. The setbacks would mean moving the structure to the back of the property necessitating extending the driveway significantly. This negatively impacts my ability to age in place as my mobility decreases. It also imposes a significant financial burden.
- The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the granting of the variance for the following reasons will not harm the character of the district:
 - The authorization of the variance does not raise concerns with neighbors including adjacent neighbors. Additionally, it will not harm the character of the district but mirror the existing character. The building will have the same type of windows and doors as the house and be painted the same color. The side of the building facing the road is the entry to the storage side of the building which will look similar to this:



Supporting documents:

- Scaled plot plan indicating the existing condition and proposed additions.
- (1) digital pdf version of scaled plot

Plot Plan



Site Location and Cypress Tree



Existing Home





Adjacent Property Owners

1. Michael Eugene Baker
2185 Wedgefield Road
Georgetown, SC 29440

qPublic.net Georgetown County, SC


Map Search Results Report Sights Sales Search Sales/Results Home

Layer List Legend

Quick Links:

Layers:

-
- Dimensions
-
-
-
-
-
-
-
-
- County Outlines
- 2024 Aerial Photos
- 2022 Aerial Photos
- 2017 Aerial Photos
- 2014 Aerial Photos



Parcel ID 02-0422-011-10-00
Taxing District Dist 2
Acres / Lot 75.43

Mailing Address BAKER MICHAEL EUGENE
2185 WEDGEFIELD RD
GEORGETOWN, SC 29440

Physical Address BRICK CHIMNEY RD
Georgetown

Land Value \$:
Improvement Value \$:
Accessory Value \$:
Total Value \$:

- Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows:

(see above)

- The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the granting of the variance for the following reasons will not harm the character of the district:

(see above)

The following documents must be submitted as evidence in support of this application:

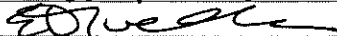
- A scaled plot plan indicating the existing conditions and proposed additions.
- Please submit one (1) large (24x36) and one (1) specified digital version (PDF) of the scaled plot plan.

If you need assistance with this application, please contact our office at 843-545-3128.

Please submit the completed application, all additional materials along with the required fee to: *Georgetown County Zoning Department, 129 Screven Street, Georgetown, S. C. 29440.*

I (we) certify that the information in this application and the attached Form 2 or 3 is correct.

Date: 12/3/2025

Applicant name and signature(s): Elise Mueller


Contact Person and Number: (same)

E-mail: 

Site visits to the property, by County employees, are essential to process this application. The owner/applicant, as listed above, hereby authorizes County employees to visit, photograph, and post a notice on the property in which this application references. These signs belong to Georgetown County and will be picked up from your property within five (5) working days of the meeting.

GEORGETOWN COUNTY ZONING BOARD OF APPEALS
December 4th, 2025
129 Screven Street
GEORGETOWN, SC

MEMBERS PRESENT

Allison Newton
Sharon Melton
Adam Hall
Will Moody
Martin Farrell
Kenneth Reed

STAFF PRESENT

Kristal Infinger
Katrina Waugh

MEMBERS ABSENT

Kathy Besse

I. DETERMINATION OF A QUORUM

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

II. OLD BUSINESS

A. Luis Valencia and Dorothy Hilbon

A request from Luis Valencia and Dorothy Hilbon, property owners, for a variance to Article VII: Area, Yard, and Height Requirements. This request involves the construction of a detached garage on a single family lot. The property is zoned FA (Forest Agriculture). The property is located at 31 Barrineau Court in Murrells Inlet.

Tax Map Number 41-0402-025-02-00. VAR2025-00077.

Kristal Infinger, Zoning Administrator, reminded the Board the request had been deferred twice.

Ms. Infinger said the applicant had provided a new scale drawing of the proposed garage and had amended the requested variance to a 21.7' in variance to the 50' front setback requirement, which would make the new setback requirement 28.3'

Ms. Infinger noted the 50' setback is required because the property in question is zoned Forest Agriculture (FA). She said the property across the proposed cul-de-sac is zoned R ½ acre and would require only a 40' front setback if it were ever developed.

Ms. Infinger noted the proposed cul-de-sac encroaches on the applicant's property and restricts the buildable area of the property. She noted the conditions do not apply to the surrounding properties, and she said allowing the variance would not be a detriment to the neighbors or the community.

Ms. Infinger said there was room on the property to build the garage within the setback requirements.

Luis Valencia, the applicant, said the area of the lot behind the proposed garage had a lot of trees that he'd like to preserve. He said the area at the top of the lot was not suitable for the garage because the construction of the development behind the property had filled the drainage ditch behind the property and the area frequently flooded. He said he would have to bring in fill dirt to build on that portion of his lot.

Board Member Farrell asked if the Applicant was referring to the Carolina Court development.

The Applicant said yes, and noted that he had complained about the drainage issue at the time it was built but the issue was not resolved.

Ms. Infinger said she would assist the Applicant in getting in touch with people who could help him with the drainage issue.

Board Member Hall noted that the Applicant had not addressed the four criteria required for a variance.

Ms. Infinger agreed, and noted that in the Staff Report she had outlined how the request met the first, second, and fourth criteria. She said the Staff Report noted that denying the application would not necessarily restrict the Applicant from building the garage on another part of the property, but noted she not heard about the flooding issue before the meeting.

Board Member Reed said the property is on a tree-lined dirt road and the surrounding property owners are members of the Barrineau family. He said they had no plans to develop the surrounding property.

Board Member Melton said that circumstances can sometime change quickly. She asked if the Applicant would have to tear down the garage if the proposed cul-de-sac were ever developed.

Ms. Infinger said no, and noted the variance would stay with the property no matter what the ownership.

Board Member Newton asked what would happen if the property was rezoned.

Ms. Infinger said the setback would be whichever was more restrictive at the time of the rezoning.

Board Member Farrell asked if the proposed cul-de-sac was a fire code requirement.

Ms. Infinger said yes, it was required as a turnaround for a fire truck.

Board Member Newton made a motion to approve the variance. **Board Member Reed** seconded the motion.

In Favor:
Allison Newton
Sharon Melton
Adam Hall
Will Moody
Kenneth Reed

Opposed:
Martin Farrell

The motion to APPROVE the variance passed.

III. NEW BUSINESS

A. Bryan Torba

A request from Bryan Torba, agent for property owner John Stopowski, for a variance to Article VII: Area, Yard, and Height Requirements. This request involves the construction of a detached shed. The property is zoned FA (Forest Agriculture). The property is located at 1315 Limestone Street in Murrells Inlet.

Tax Map Number 41-0402-022-00-00. VAR2025-00079.

Ms. Infinger, Zoning Administrator, presented the staff report. She said the applicant was requesting an 8' variance to the side setback requirement and a 24' variance to the rear setback. She said granting the variances would make the side setback 12' and the rear setback 6'.

Ms. Infinger said the Applicant wanted the setback relief to build a 2,250 square foot (45' x 50') storage building on the property.

Ms. Infinger said the Applicant said the setbacks were needed in order to use an existing electrical box on the property.

Ms. Infinger said the application did not meet any of the first three criteria needed to grant a variance, but said it did meet the fourth criteria in that granting the variance would not be a detriment to the neighbors or the community.

Chair Moody asked about the electrical box. Ms. Infinger said she did not believe it would be difficult to move an electrical box.

Board Member Hall noted the aerial image of the area and asked if a building on an adjacent lot also encroaches on the setback.

Ms. Infinger said it appears that several buildings in the area are encroaching on setbacks.

Board Member Reed asked if the Applicant could just have the zoning changed. Ms. Infinger said that would be spot-zoning, which is not legal.

Board Member Farrell asked about the elevation of the proposed building. **Ms. Infinger** said she did not have that information.

Board Member Reed made a motion to defer the decision in order to get more information from the applicant. **Board Member Hall** seconded the motion.

In Favor:

Allison Newton
Sharon Melton
Adam Hall
Will Moody
Martin Farrell
Kenneth Reed

Opposed:

The motion to DEFER the variance passed.

B. Sallie Pepper and Patrick McCoy

A request from Sallie Pepper and Patrick McCoy, property owners, for a variance to Article VII: Area, Yard, and Height Requirements. This request involves the expansion of the front porch on a single-family lot. The property is zoned GRR (General Resort Residential). The property is located at 1601 Dolphin Street in Murrells Inlet.

Tax Map Number 41-0129-030-00-00. VAR2025-00080

Ms. Infinger presented the Staff Report. She said the applicant wanted to expand their 5' front porch to 10'. She said the applicant was requesting a 2' encroachment on the 25' front setback requirement.

Ms. Infinger said the existing steps and landing encroach on the setback, but said steps and landings are allowed to encroach 5 feet.

Ms. Infinger said the property's position on the cul-de-sac and angled construction restrict the buildable area of the lot. She said the smaller lot size and position make the property unique. She said denying the variance would prevent the applicant from expanding their front porch, and said granting the variance would not be a detriment to the neighbors or the community.

Scott McCoy, the applicant, said the same couple own the properties on either side of theirs and have given verbal support to the variance.

Mr. McCoy said the newly built house to the right of the property is the tallest in the area and completely shades his house. He said the front porch is their only sunlit area.

Mr. McCoy said the 5-foot porch was so small they removed their storm door because opening it was difficult to manage, almost pushing them back down the stairs. He said it was a safety issue, particularly for their elderly mother-in-law.

Board Member Melton said she understood the need for a bigger porch because her mother uses a walker and she has a big dog.

Board Member Reed made a motion to approve the variance request. **Board Member Melton** seconded the motion.

In Favor:

Allison Newton
Sharon Melton
Adam Hall
Will Moody
Martin Farrell
Kenneth Reed

Opposed:

The motion to APPROVE the variance passed.

IV. MINUTES

Board Member Reed made a motion to approve the October 2025 minutes. **Board Member Farrell** seconded the motion.

In Favor:

Allison Newton
Sharon Melton
Adam Hall
Will Moody
Martin Farrell
Kenneth Reed

Opposed:

The motion to APPROVE the October 2025 minutes was passed.

V. ADJOURNMENT

Board Member Hall made a motion to adjourn. **Board Member Reed** seconded the motion.

In Favor:

Allison Newton
Sharon Melton
Adam Hall
Will Moody
Martin Farrell
Kenneth Reed

Opposed:

The motion to adjourn was GRANTED.

Meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Approved

Date