HORRY COUNTY
ZONING BOARD OF APPEALS

Meeting Dates
January 13, 2020
February 10, 2020
March 9, 2020
April 13, 2020
May 11, 2020
June 8, 2020
July 13, 2020
August 10, 2020
September 14, 2020
October 12, 2020
November 9, 2020
December 14, 2020

Members
Marion Shaw, Chairman
Mike Fowler, Vice Chairman
Mark Gouhin
William Livingston
Robert Page
Drew Parks
John Brown
Johnny Brown
Kevin Doolittle

Staff
Pam Thompkins, Zoning Administrator
David Schwerd, Director of Planning
John Danford, Deputy Director
Charles Suggs, Principal Planner
Stevie Brown, Chief Zoning Inspector
David Gilreath, Asst. County Admin.
David Jordan, Deputy County Attorney
AWR SC, Court Reporter
Marnie Leonard, Planning Zoning Tech
HORRY COUNTY ZONING BOARD OF APPEALS

June 8th, 2020

I. Call to Order – 5:30 p.m.

II. Invocation/Pledge of Allegiance

III. Communications ................................................................. 1

IV. Minutes
May 11th, 2020 – Regular Meeting Minutes .................................. 2-9

V. Old Business

1. 2020-03-006 – Plantation Lakes HOA ....................................... 10-42
   Off Shoreward Dr., Myrtle Beach (Council Member DiSabato)

2. 2019-12-006 - Steve Zacharias, Myrtle Beach Speedway, agent for
   Shark Investments LLC ......................................................... 43-56
   455 Hospitality Lane, Myrtle Beach (Council Member Vaught)

   4560 Socastee Blvd, Myrtle Beach (Council Member Servant)

VI. New Business

V. Old Business

1. 2020-05-001 – Steve Powell – Venture Engineering, Inc., agent for
   KAD of SC, LLC ................................................................. 70-82
   Ricks Industrial Park Dr., Myrtle Beach. (Council Member Servant)

2. 2020-05-002 Andrew Elkins & Brenda Foster ............................... 83-98
   4134 Wrens Crossing, Little River (Council Member Worley)
<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Location</th>
<th>Contact Person(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>2020-05-003 – Palmetto State Sign Installation, agent for Murphy Oil USA, Inc.</td>
<td>10826 Kings Rd, Myrtle Beach (Council Member Howard)</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>2020-05-004 – Sean T. Williams, agent for Freeman C. &amp; Gary Todd</td>
<td>576 Hwy. 548, Conway (Council Member Allen)</td>
<td></td>
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<tr>
<td>5</td>
<td>2020-05-005 – Sam Campbell, agent for James I. Simpson</td>
<td>343 Sebastian Dr., Myrtle Beach (Council Member Servant)</td>
<td></td>
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<tr>
<td>6</td>
<td>2020-05-006 – Felix Pitts-G3 Engineering, agent for Humex LLC...Withdrawn by Staff</td>
<td>Plaza Dr. &amp; Grand Haven Dr., Myrtle Beach (Council Member Servant)</td>
<td></td>
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<tr>
<td>7</td>
<td>2020-05-007 – Frank Payne, agent for Kim Payne</td>
<td>3647 Hwy. 501 W, Conway (Council Member Allen)</td>
<td></td>
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<tr>
<td>8</td>
<td>2020-05-008 – John W. &amp; Mitchell W. Dowless</td>
<td>4355 Sea Mountain Hwy., Little River (Council Member Prince)</td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>2020-05-009 – Gary M. Ward, Jr.-Entity Properties LLC</td>
<td>9032 Freewoods Rd, Myrtle Beach (Council Member Loftus)</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>2020-05-010 – James R. LaFon</td>
<td>1263 Yacht Dr., Myrtle Beach (Council Member Loftus)</td>
<td></td>
</tr>
</tbody>
</table>

VII. Adjourn
Communications
The Horry County Zoning Board of Appeals held its scheduled meeting via WebEx on Monday, May 11, 2020 at 5:30 p.m. in the Horry County Government Center, located at 1301 Second Avenue in Conway, South Carolina.

Board Members present: Chairman Marion Shaw, William Livingston, Mark Gouhin, John Brown, Robert Page, Drew Parks, Mike Fowler and Kevin Doolittle.

Board Members Absent: John D. Brown.

Staff present: Pam Thompkins, Marnie Leonard, John Danford, David Jordan, Jordan Todd, Nancy Tindall, Darra Hucks.

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time and place of the meeting.

Chairman Shaw, called the meeting to order at 5:30 p.m. There was a valid quorum for voting purposes. Robert Page delivered the invocation and Drew Parks led in the Pledge of Allegiance.

Marion Shaw swore in staff.

COMMUNICATIONS
Case # 2020-03-006 Dan Olszewski, agent for Plantation Lakes, requested a deferral until the time when he can present the case in person. This request was submitted to Pam Thompkins via email. Chairman Shaw asked the Board for a motion, Mark Gouhin made the motion and William Livingston seconded the motion. The motion carried unanimously.

Case # 2020-04-004 Jonathan L. Yates, agent for Mara Holdings, LLC, requested a deferral until the time when he can present the case in person. This request was submitted to Pam Thompkins via email. Chairman Shaw asked the Board for a motion. Kevin Doolittle made the motion, and William Livingston seconded the motion. The motion carried unanimously.

REGULAR MEETING MINUTES - April 13, 2020

Chairman Shaw asked if there were any additions, deletions or changes to the minutes. Drew Parks made a motion to accept the minutes as written. Robert Page seconded. The motion carried unanimously. The minutes for April 13, 2020 were approved.

OLD BUSINESS
The first case number was 2019-12-010 Ader Vindel agent for Pedro & Carolina Miranda. Pam Thompkins presented the case to the board. PIN number 400-09-04-0046 identifies the parcel located at 883 Castlewood Drive, Conway. The applicant requested a variance regarding setback requirements in the Residential (SF10) zoning district. Code Enforcement received a complaint on May 23, 2019 about a storage building being constructed without a permit. The applicants submitted an as-built survey which shows the building size of 14.4' x 53' (763 SF) including a bathroom. The building is located 5.5' from the left side property line instead of the required 10' for a variance of 4.5'. The lot size prohibits this building from being used as an accessory dwelling unit. The SF10 zoning district would require this lot to be 20,000 sq. ft. or larger in size for that use. (Please refer to the April 13, 2020 packet for further information.)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.
4. Storage building cannot be converted to an accessory dwelling unit unless all zoning requirements are met.

Chairman Shaw swore in Rigoberto Padron.

Chairman Shaw stated the conditions that were put on the case from the last month have not been met. Mr. Padron was to provide the Board with a letter from the Castlewood HOA giving their approval for the dwelling. Mr. Padron stated that he was having a lot of difficulty getting in touch with anyone with the Castlewood HOA.

Mr. Brown asked if the building was moved, why would it block the back gate from being able to be used? Mr. Padron stated that moving the building would block his access to using his back gate and also, he was unable to move the building because it was built on a foundation which makes it a permanent structure and not moveable without damaging the building.

John Danford stated that moving the building would still allow access to the back gate, since the trees have been removed from the property.

Mr. Gouhin asked Mr. Danford if the back gate on the property was a legal access granted to the home owner. Mr. Danford answered “No” the gate was put in without an encroachment permit. Mr. Padron stated that when the property was purchased, it already had a chain link fence with a gate.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. Michael Fowler seconded the motion. The motion failed with a vote 7:1 with Mr. Fowler voting to approve. The variance was denied.

NEW BUSINESS
Public Hearings

Variance

The second case number was 2020-04-001 John Jobson agent for Alan B. Vereen. Pam Thompkins presented the case to the board. PIN number 470-00-00-0005 identifies the parcel located at 337 Yucca Circle, Garden City. The applicants requested a variance regarding the removal of a live oak specimen tree in the Mobile Home Park (MHP) zoning district. The applicants are requesting approval to remove a live oak tree from their property. The live oak is 26.5" in diameter, which requires 16 replacement trees at 2.5" caliper or $2,400.00 fee in lieu. The applicant states the tree is dying and poses a threat to surrounding mobile homes. The applicants are also requesting relief from the mitigation requirements. (Please refer to the May 11, 2020 packet for further information.)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Chairman Shaw swore in John Jobson, who explained that the mobile home owner wanted to sell the mobile home, but the interested buyer is concerned the tree will continue to damage the mobile home. Mr. Jobson stated the mobile home park is usually responsible for the removal of tree’s and asked that the fee to remove the tree be waived because the tree was dying. Chairman Shaw asked if the county had sent anyone to inspect the tree’s condition. Mr. Danford replied Stevie Brown, Horry County Chief Zoning Inspector, stated that the tree was not dying but was in fact growing into the side of the structure.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. Michael Fowler seconded the motion. The motion failed with a tied vote of 4:4, Mark Gouhin, Chairman Shaw, Robert Page, and John Brown voted against. The variance was denied.

The third case number was 2020-04-002 Gary Potts agent for Sunhouse Petroleum LLC. Pam Thompkins presented the case to the board. PIN number 370-03-02-0003 identifies the parcel located at 3372 US 378 Conway. The applicants requested a variance regarding the setback requirements for a gas canopy in the Highway Commercial (HC) zoning district.

The applicants are requesting to enlarge an existing legal non-conforming gas pump canopy. Article V, Section 537 requires gas station pumps and canopies to meet a minimum of 25' from any right-of-way/easement line of the street. The canopy will be located 23.9' from the front property line instead of the required 25' for a variance of 1.1'. (Please refer to the May 11, 2020 packet for further information.)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:
All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

1. All future buildings and building additions must conform to Horry County regulations.
2. All other applicable County requirements shall be met.

Chairman Shaw swore in Garry Potts who explained the variance was needed to give the coverage to the customers when they are using the gas pumps.

Mr. Doolittle asked if this increase will affect the wind load of the canopy. Mr. Potts stated they had made the necessary allowances for that.

Chairman Shaw asked if the canopy were to be increased, would that make it closer to the main road. Mr. Potts replied “No.”

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. Michael Fowler seconded the motion. The motion carried unanimously. The variance was approved with conditions.

This case is scheduled to be reheard at the June 8th, 2020 meeting, due to a request for public input by the mobile home owner.

The fourth case number was 2020-04-003 Cynthia Foley Sora, Mary Foley and Sebastian Sora. Pam Thompkins presented the case to the board. PIN number 304-15-01-0042 identifies the parcel located at 1956 Pine Cone Lane, Longs. The applicants requested a variance regarding pool requirements in the Lakes at Plantation Pines PUD.

This parcel is located within the Lakes at Plantation Pines PUD and is located at the intersection of two streets. Art. V, Section 512 b (7) does not allow pools on a street/corner side. The applicants are requesting a variance to allow a pool on the street/corner side of their property. (Please refer to the May 11, 2020 packet for further information.)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Chairman Shaw swore in Cynthia Foley who explained that the lot is not ordinary having no back yard only a side yard.

Chairman Shaw stated that the home owner had the approval from the HOA for the pool and the fence.
Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

**The fifth case number was 2020-04-005 Bill R. King - CMH Homes Inc.** Pam Thompkins presented the case to the board. PIN number 406-03-02-0011 identifies the parcel located at 6950 Firehouse Road, Conway. The applicants requested a variance from Article VII, Section 702 and Article VIII regarding minimum lot width requirements in the Forest Agriculture (FA) zoning district. The applicants have submitted a lot line adjustment survey plat on this parcel. The survey submitted will correct the encroachment of the mobile home on Lot 1 so that it meets the required 10' side setback. In correcting this encroachment, it reduces the minimum lot width for Lot 2 to 76.86'. The required minimum lot width is 90' for a 13.14' variance. The mobile home was issued a permit on Jan. 29, 2020 and is awaiting final inspection. (*Please refer to the May 11, 2020 packet for further information.*)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Chairman Shaw swore in Bill King, who explained that the home on lot 1 was not placed correctly, and has now affected the setbacks and home placement on lot 2.

William Livingston made a motion to grant the variance with the conditions as stated by staff. Drew Parks seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

**The sixth case number was 2020-04-006 Joseph Brennand – Seaboard Signs, agent for Brock Holdings L.L.C.** Pam Thompkins presented the case to the board. PIN number 399-15-03-0027 identifies the parcel located at 200 Whitty Drive. The applicants requested a variance from Article X, Section 1009 (b) regarding sign height in the Highway Commercial (HC) zoning district. The applicants are proposing to place signage at the new Brock Self Storage facility. This facility is located within the Water Station Commercial subdivision. Art. X, Section 1009 (b) states out-parcels that are part of a commercial subdivision development are allowed an 8' sign when the length of the corridor frontage is less than 400 ft. and 1 sq. ft. of sign area for each linear ft. of road frontage. There is a total of 160' of road frontage on West Perry Road. The proposed sign is 30' in height instead of the allowed 8' for a variance of 22'. The proposed sign area is 170 sq. ft. instead of the allowed 160 sq. ft. for a 10 sq. ft. variance. (*Please refer to the May 11, 2020 packet for further information.*)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:
1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Chairman Shaw swore in Joseph Brennand who explained the request to increase the sign height was because his customers are having a hard time finding his location. Having the sign 30' in height would make it easier for current and future customers.

Chairman Shaw asked what type of business was behind his location. Mr. Brennand thought it was a small apartment/short term living facility. Chairman Shaw asked if the apartment complex had any signage and Mr. Brennand answered, No.

Mr. Danford explained this facility is located off West Perry Road, and was part of the Water Station Commercial sub-division which provides a pylon sign for the business and is located on highway 501. The businesses in the Water Station Commercial Sub-division were limited to signs 8' in height, because they have the ability to advertise on the Pylon sign provided by the sub-division. The Gateway Academy, located in the same sub-division, was approved in error for a sign in the same height the applicant is requesting. Mr. Danford also explained the future road improvements and realignment with Middle Ridge Avenue which will split this commercial development; therefore allowing more traffic by this parcel and potentially increased business for Brock Storage. Mr. Brennand agreed that this was also true.

Mr. Doolittle asked, if the extra 10 sq. ft. in the sign area were really needed. Mr. Brennand stated that he miscalculated when he was constructing the sign but has no problem changing the square footage to meet the 160 square foot allowance.
Mr. Doolittle agreed with Chairman Shaw that approving this sign, could cause a domino effect with other neighbors in the area wanting a sign of this size.

Chairman Shaw swore in Aaron Brock who stated he just wanted a sign for his business that was comparable to other business signs in his immediate area. He also did not feel like this would cause a domino effect since he was the last business in the sub-division to get a larger sign.

Chairman Shaw asked staff, if this was granted and the property was later sold, could the new tenant re-work the sign and keep the size. Staff answered yes.

John Brown made a motion to grant the variance with the conditions as stated by staff. Michael Fowler seconded the motion. The motion failed with a tied vote of 4-4, Mark Gouhin, Chairman Shaw, Robert Page, and John Brown against. The variance was denied.

The seventh case number was 399-00-00-0394 Horry County Planning & Zoning agent for Virginia Biddle Etal. Pam Thompkins presented the case to the board. PIN number 399-00-00-0394 identifies the parcel located at Postal Way, Conway. The applicants requested a variance regarding setback requirements for any zoning district. Horry County Ride 3 program is proposing to construct an extension of Postal Way from its current terminus near Carolina Forest
Blvd over to Waccamaw Pines Dr. The future right of way for Postal Way extension will split the subject parcel in half creating a significant amount of new road frontage. Horry County staff is requesting a variance to reduce the front setbacks from the proposed Postal Way right of way for any existing or newly created parcels. (Please refer to the May 11, 2020 packet for further information.)

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, staff recommends the following conditions:
1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Mr. Danford presented the case on behalf of Mrs. Virginia Biddle. Mr. Danford explained that Mrs. Biddle was gifting the land to the County, and in return, Conway will allow a 35% reduction on front setback for all current and future projects on Postal Way.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. Michael Fowler seconded the motion. The motion carried unanimously. The variance was approved with conditions.

With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at approximately 6:41pm.
Old Business
SPECIAL EXCEPTION REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Special Exception Request #</th>
<th>2020-03-006</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Dan Olszewski agent for Plantation Lakes HOA</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>397-16-02-0023</td>
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<tr>
<td>Site Location</td>
<td>off Shoreward Drive, Myrtle Beach</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Plantation Lakes HOA</td>
</tr>
<tr>
<td>County Council District #</td>
<td>3 - DiSabato</td>
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Zoning Information

<table>
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<tr>
<th>Zoning District</th>
<th>NC</th>
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<tr>
<td>Parcel Size (in acres)</td>
<td>3.1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Community Boat Storage</td>
</tr>
</tbody>
</table>

Distance from Residential

Abutting residential within Plantation Lakes Subdivision which is zoned General Residential (GR).

Requested Special Exception

The applicant is requesting special exception approval from Article IX, Section 906 regarding Recreational Equipment and Boat Storage for a Community Boat Storage Lot in the Neighborhood Commercial (NC) zoning district.

Background/Site Conditions

Information presented at the Feb 19, 2019 Zoning Board meeting: Plantation Lakes POA had a boat storage area within their subdivision that had not received a zoning compliance from the County. A complaint was received on 11/20/18 advising the County of the boat storage area. The Neighborhood Commercial (NC) zoning district does not allow boat storage as a permitted use. A special exception is required to allow it to be permitted as part of their amenities in the subdivision. A temporary construction/sales office was permitted on the property in June 2001. The property was re-zoned from GR to NC on February 1, 2005 under Ordinance # 02-05. The proposed land use submitted with the rezoning request was for office use. The sales office is shown on the Master Plan for Plantation Lakes, and can be seen on aerials from 2005-2008. The sales office has been removed in the 2009-2010 aerials, and the first appearance of the storage area can be seen in the 2014 aerials. The storage area currently has a 6’ chain link fence, some additional screening and landscaping may be required for the area to meet the standards of Section 906. The existing driveway on Carolina Forest Blvd is required to be closed as part of the widening in order to install a deceleration lane (right turn) for Plantation Lakes.

On March 12, 2019 the Plantation Lakes HOA filed suit to appeal the Zoning Boards denial to the Circuit Court of Appeals. Mediation was held on November 14, 2019 with David Jordan, County Attorney, Marion Shaw, Zoning Board Chairman and David Schwerd, Director of Planning. The following was agreed upon to allow Plantation Lakes HOA to reapply: 1) They would limit the times the boat storage could be accessed, 2) No additional lighting would be allowed, 3) No water could be supplied to the site, and 4) The HOA would need to demonstrate community support.

March 5, 2020 Plantation Lakes HOA filed for special exception to allow the boat storage area within their subdivision. The boat storage entrance has been moved and is proposed to be relocated off of Shoreward Dr which is the main entrance to the subdivision.
SPECIAL EXCEPTION REVIEW SHEET

Ordinance and Analysis
Commonly owned amenities are allowed on parcels platted and designated for said amenities in subdivisions. Amenities can include but are not limited to a swimming pool, tennis court, clubhouse and open space. Amenities can also include boat ramps and docks as well as outdoor storage of boats and recreational equipment, subject to provisions elsewhere in this ordinance. Title to all improved and unimproved commonly owned amenities lying within the subdivision shall be held as undivided interests by the owners of lots within the subdivision, each of whom jointly and severally shall be charged with proper care and maintenance of such property through a lawfully established association of lot owners approved by the county and recorded with the final plat documents. One-half of the standard parking requirement for the improved subject amenity shall be provided on site. In addition the site will be subject to the following requirements.

<table>
<thead>
<tr>
<th>(a) Parking or storage of recreation vehicles or boats shall be limited to vehicles or boats owned by the owners or occupants of the development.</th>
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</thead>
<tbody>
<tr>
<td>(b) Maintenance of recreational equipment or boats shall not be permitted with the exception of cleaning or replacement of tires, batteries, spark plugs or other minor repairs which do not involve the exchange of engine parts or paint or body work.</td>
</tr>
<tr>
<td>(c) At no time while parked or stored shall sewer or electrical service connections be attached to a recreational vehicle or boat, except that electrical service connections may be attached for a maximum of forty-eight (48) house prior to and in preparation for departure from the property.</td>
</tr>
<tr>
<td>(d) All boats, except canoes and boats less then 12 feet in length, must be on a boat trailer.</td>
</tr>
<tr>
<td>(e) Storage areas must have a dust free parking surface.</td>
</tr>
<tr>
<td>(f) Storage areas must be accessible only from internal to the subdivision.</td>
</tr>
<tr>
<td>(g) Storage areas must be fenced by a minimum 6 foot privacy fence.</td>
</tr>
<tr>
<td>(h) Storage areas fenced compound must be separated from adjacent residential uses and external roadways by a minimum 30 foot landscape buffer. Storage areas fenced compound must be separated from internal roadways by a minimum 20 foot landscape buffer. Said landscape buffer needs to meet at a minimum the supplemental buffer requirements in Article V Section 527 Landscape, Buffer and Tree Preservation of this Ordinance.</td>
</tr>
<tr>
<td>(i) In order for an Open Space Area to qualify for use as storage it must either be labeled as &quot;Recreational Equipment and Boat Storage&quot; on the original recorded plat for that phase of the subdivision or the homeowners association must apply for and receive a special exception by the Zoning Board of Appeals.</td>
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</table>

Proposed Order/Conditions
If the Board finds that the special exception request for commonly owned amenities within this subdivision meets the required conditions of Section 906.1, the standard conditions are as follows:

1. All requirements of Article IX, Section 906 must be met prior to issuance of the required permit/s.
2. All applicable county permits will be obtained prior to the use of the lot as a storage lot as defined in Section 906.
3. All future buildings and building additions must conform to Horry County regulations.
4. All other applicable County requirements shall be met.
5. Access to storage lot will be limited to the hours of 7:00 AM until 9:00 PM.
STATE OF SOUTH CAROLINA  
COUNTY OF HORSY  
In re: Plantation Lakes HOA, agent  
for Plantation Lakes POA, Inc.  

BEFORE THE BOARD OF  
ZONING APPEALS  
Case No.: 2019-01-003  

ORDER OF THE BOARD  

Hearing was held before this Board on February 11, 2019, pursuant to the request of the applicant for a variance from Article IX, Section 906 regarding the requirements to allow a Recreational Equipment and Boat Storage area within the Plantation Lakes Subdivision. The property is identified by PIN 397-16-02-0023 and is zoned Neighborhood Commercial (NC). It is located off Carolina Forest Blvd in the Myrtle Beach area of Horry County. The applicant has requested a special exception as required by Article IX, Section 906 to allow a commonly owned amenity lot to be used for recreational equipment and boat storage.

**Required:**

**Article IX, Section 906.1 –Licensed Recreational Equipment and Boat Storage**

May be parked or stored on open space amenity lots, subject to the following:

(a) Parking or storage of recreational vehicles or boats shall be limited to vehicles or boats owned by the owners or occupants of the development.
(b) Maintenance of recreational equipment or boats shall not be permitted with the exception of cleaning or replacement of tires, batteries, spark plugs or other minor repairs which do not involve the exchange of engine parts or paint or body work.
(c) At no time while parked or stored shall sewer or electrical service connections be attached to a recreational vehicle or boat, except that electrical service connections may be attached for a maximum of forty-eight (48) hours prior to and in preparation for departure from the property.
(d) All boats, except canoes and boats less than twelve (12) feet in length, must be on a boat trailer.
(e) Storage areas must have a dust free parking surface.
(f) Storage areas must be accessible only from internal to the subdivision.
(g) Storage areas must be fenced by a minimum 6ft privacy fence.
(h) Storage areas fenced compound must be separated from adjacent residential uses and external roadways by a minimum of 30ft landscape buffer. Storage areas fenced compound must be separated from internal roadways by a minimum of 20 ft landscape buffer. Said landscape
buffer needs to meet at a minimum the supplemental buffer requirements in Article V Section 527 Landscape, Buffer and Tree Preservation of this Ordinance.

(i) In order for an Open Space Area to qualify for use as storage it must either be labeled as “Recreational Equipment and Boat Storage” on the original recorded plat for that phase of the subdivision or the homeowners association must apply for and receive a special exception by the Zoning Board of Appeals.

The applicant and the zoning administrator were given the opportunity to offer witnesses and exhibits and to make argument for the record. A public hearing was held and all interested parties were invited to comment before the Board.

Special exceptions are authorized under the South Carolina Code of Laws 6-29-800, (A) (3) and Article XIV, Section 1404 (D) & (E) of the Horry County Zoning Ordinance. The zoning ordinance states: “In granting a special exception, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety or general welfare.”

FINDINGS OF FACT

1. The property is identified by PIN# 397-016-02-0023 and is zoned Neighborhood Commercial (NC). It is located off Carolina Forest Blvd in the Myrtle Beach area of Horry County.

2. The Plantation Lakes POA has a boat storage area within their subdivision that has not received a zoning compliance from the County.

3. A temporary construction/sales office was permitted on the property in June 2001. The property was rezoned from General Residential (GR) to Neighborhood Commercial (NC) on February 1, 2005 under Ordinance # 02-05. The proposed land use submitted with the rezoning request was for office use. The sales office is shown on the Master Plan for Plantation Lakes.

4. The Neighborhood Commercial (NC) zoning district does not allow boat storage as a permitted use.

5. The existing driveway on Carolina Forest Blvd is required to be closed as part of the widening in order to install a deceleration lane (right turn) for Plantation Lakes. The
Plantation Lakes HOA is proposing to provide access to the boat storage lot from Armelise Dr within the Plantation Lakes Subdivision.

6. The storage area currently has a 6' chain link fence, some additional screening and landscaping may be required for the area to meet the standards of Section 906.

CONCLUSIONS OF LAW

The Board finds that the request does not meet the criteria set forth in South Carolina Code 6-29-800, (A) (3) and Article XIV, Section 1404 (D) & (E) of the Horry County Zoning Ordinance. Therefore, the special exception is denied:

AND IT IS SO ORDERED, this 11th day of February 2019.
Marion Shaw, Chairman

John Brown

Mark Gouhin

Robert Page

Michael Fowler

William Livingston

Drew Parks

Vacant

Vacant

ATTEST:

Desiree Jackson, Assistant Zoning Administrator

** All orders may be revised until the following meeting of the Zoning Board of Appeals.
Main entrance to Plantation Lakes
Proposed entrance to boat storage lot
Old Entrance off Carolina Forest Blvd
Applicant Submittal
SPECIAL EXCEPTION REQUEST

Owing to their potential negative impact on the community, the following uses may be approved as a special exception by the Board of Zoning Appeals.

Applicant hereby appeals for a special exception from the requirements of the following provisions of the Zoning Ordinance: Article(s): 26-11  Section(s): 906.1 (i)

Please check the one that applies to your request: (see attachments for conditions on each use)

_____  On-Premises Consumption of Alcohol
_____  Bed & Breakfast Establishment
_____  Outpatient Treatment Facility
_____  Casino Boat
_____  Community Storage Lots for Recreation Equipment and Boats

Name of Business: Plantation Lakes HOA

Type of Business: Homeowners Association

Hours of Operation: n/a (AM/PM) until n/a (AM/PM)

Days of the Week: n/a

• If this is a Restaurant/Bar please include a copy of your menu and a floor plan.

The Board of Zoning Appeals shall consider the following criteria for special exceptions:
1. Traffic impact
2. Vehicle and pedestrian safety
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view
5. Orientation or spacing of improvements or buildings.

To the best of your ability explain how the aforementioned apply to your request (may include attachments):

The area proposed for boat storage is restricted to owners in Plantation Lakes. The boat storage has been in use for residents' until the recent discovery that is not an allowed use for the current zoning.

There is currently 36 spaces for 750 residents. There is low traffic volume associated with the boat storage facility that should not produce adverse traffic impacts. The proposed driveway location and additional landscaping should reduce the impacts to homes adjacent to the storage that may have been encountered from the boat storage area in the past. The area is restricted to boats, off road vehicles, personal watercraft and utility trailers. Campers and RV's are not allowed.

Special exception approvals are subject to conditional requirements as stated in the applicable section of the Zoning Ordinance. In granting a special exception, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

Applicant/Agent hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Signature]
Applicant/Agent’s Signature

3-3-2020
Date

The area proposed for boat storage has been used for resident's boat storage until the recent discovery that is not an allowed use for the current zoning. There is a low traffic volume associated with the neighborhood boat storage facility that should not produce adverse traffic impacts. The proposed driveway location and additional landscaping should reduce the impacts to homes adjacent to the storage that have encountered from the boat storage area in the past.
STATE OF SOUTH CAROLINA
COUNTY OF HORRY

In re:

PLANTATION LAKES PROPERTY OWNERS' ASSOCIATION, INC. (d/b/a Plantation Lakes HOA)

BEFORE THE BOARD
OF ZONING APPEALS

CASE NO.: 2020-03-006

ATTACHMENT TO APPLICATION
FOR A SPECIAL EXCEPTION

By and through its undersigned attorneys, the Plantation Lakes Property Owners’ Association, Inc., d/b/a Plantation Lakes HOA, hereby submits this Attachment to its Zoning Board of Appeals Application in the above matter.

On March 5, 2020, the Plantation Lakes Property Owners’ Association, Inc. ("Plantation Lakes") submitted its application (the "Application") to the Board of Zoning Appeals, seeking a Special Exception that would allow it to use its lot (PIN No. 397-16-02-0023; TMS no. 163-00-01-118; the “Lot”) as community boat storage, pursuant to Zoning Ordinance of Horry County, Article IX, § 906.1. Plantation Lakes is a nonprofit corporation, organized under the laws of South Carolina; its primary purpose is to manage and maintain the common areas within the Plantation Lakes development.1

1 The governing documents of Plantation Lakes consist of its Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Plantation Lakes at Carolina Forest (Deed Book 2426, Page 527) (as amended), as well as the Bylaws for Plantation Lakes Property Owners’ Association, Inc., the Association’s Articles of Incorporation, and such rules and regulations as are promulgated by the Board. The Declaration and By-Laws are attached hereto as Exhibit 1.
Importantly, the Application is submitted by the Board of Directors of Plantation Lakes, on behalf of the property owners' association. The Board is the governing body of Plantation Lakes. It is comprised of board members who are duly elected by the members of the Plantation Lakes Property Owners' Association. The Board has the fiduciary duty to maintain the common areas for the benefit of the community. The Lot for which the Board is seeking a Special Exception is a common area. The Board is completely unified in its decision to submit the Application and to pursue the use of the property as boat storage.\(^2\)

A. History of the Lot

The history of the Lot is significant. In 2014, the developer (American Mining Company, LLC) deeded the Lot to the Plantation Lakes Property Owners' Association as a common area. The specific terms of the conveyance were that the Lot was to be used for the purpose of boat storage; in fact, the deed expressly restricts the Lot to the sole use of boat storage. (Exhibit 2, Quitclaim Deed). Unfortunately, the developer apparently did not reform the plat to designate the area as boat storage; it also apparently misapprehended the need to seek a special exception from the County at the time of conveyance. Plantation Lakes was unaware of these oversights by the developer. Ever

\(^2\) The Board decided to submit the current Application only after seeking input from the members of Plantation Lakes Property Owners' Association. A community forum was held, and two separate surveys were performed, in February of 2019 and again in March of 2020. Both surveys reflect that the majority of voting members are in support of boat storage on the Lot. In addition, the Board received emails and in-person communications from many members in favor of this Application. In the Board’s business judgment, this Application—and the preservation of the boat storage facility on the Lot—is in the best interest of the community as a whole.
since the conveyance in 2014, Plantation Lakes has managed and maintained the Lot as
boat storage, in accordance with its duty to maintain the common areas.

Plantation Lakes (by and through its Board of Directors) has submitted this
Application in order to correct the developer’s oversight in that the Lot was not
designated as being for boat storage on the plat, and the developer’s misapprehension of
its need to seek the special exception required in such circumstances by County
ordinance. The purpose of the Application is to maintain the use of the Lot for boat
storage, because it is a deeded common area for the benefit of the development as a
whole. Importantly, boat storage is how the Lot was intended to be used, and how it
always has been used since Plantation Lakes was turned over to the community. In other
words, the Application simply seeks to preserve the intended use of the Lot.

B. Ordinance and Community Feedback

The Application addresses ordinance requirements, as well as feedback from
residents of the development and the County, in the following specific ways:

1. Parking and storage of recreation equipment and boats will be limited to
vehicles and boats owned by the owners/occupants of the development;

2. Maintenance of stored equipment will not be permitted, with the exception
of minor repairs that do not involve the exchange of engine parts or paint
or body work;

3. No sewer or electrical connections will be attached to stored vehicles or
equipment;
4. All boats, except canoes and boats less than twelve feet in length, will be required to be on a boat trailer;

5. The storage area will have a dust free parking surface;

6. The Application provides for nicely landscaped access off of Shoreward Drive (internal to the subdivision), which access also facilitates County maintenance of its stormwater drainage easement;

7. The area will be fenced by a minimum six-foot privacy fence;

8. The Application includes a detailed landscape plan, designed for the purpose of making the area aesthetically pleasing, and also for providing a natural buffer between nearby property and the Boat Storage Area; this landscaping plan complies with Article V, § 527 (Landscape, Buffer and Tree Preservation) of the Horry County Zoning Ordinance;

9. The compound will be separated from residential uses and external roadways by at least a thirty-foot landscape buffer; it will be separated from internal roadways by a minimum twenty-foot landscape buffer;

10. The area will have limited hours (from 7am-9pm) during which it may be accessed;

11. The area will have subdued lighting.

Furthermore, the Board will carefully monitor the use of the facility and implement rules for its use, in order to address concerns raised by Association members.
C. Opposition

The Board understands that there are certain members of the property owners' association who are opposed to this Application. Those members have submitted comments to the Board of Zoning Appeals, seeking to have the Application denied. Respectfully, those complaining members represent an isolated (but very vocal) minority of Plantation Lakes' members. For perspective, there are 747 voting members of Plantation Lakes; it would appear that approximately 35 of them have submitted complaints in opposition to this Application.

The recourse of those members who are in opposition to the Application lies in the procedures dictated by Plantation Lakes' governing documents. (See Ex. 1). It is not proper for disgruntled members to use the Board of Zoning Appeals as a forum for circumventing a decision made by their Board of Directors on behalf of Plantation Lakes as a whole, pertaining to property in which every member has a vested interest. Internal disagreements should be decided through the democratic process of the association—voting and election of board members—rather than by attempting an end-run around that democratic process.

As the governing body of Plantation Lakes, charged with preserving its assets and common areas, the Board speaks on behalf of its members and of the association as a whole. If this Application is granted, the Board is equipped, in accordance with its bylaws and other governing documents, to address any concerns of its members as to the

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3 Attached hereto as Exhibit 3 are written endorsements for this application by: (1) the chair of the Covenants Committee; (2) the chair of the Finance Committee; (3) the chair of the Lake Committee; and (4) members of the Architectural Review Board.
boat storage facility—and it is empowered to enact rules and to take measures that address those concerns.

CONCLUSION

Because the Application fulfills the requirements of the zoning ordinance, and addresses the concerns of the community, Plantation Lakes respectfully requests that the Board of Zoning Appeals would GRANT its Application for a Special Exception, permitting Plantation Lakes to use its Lot for the purpose of community boat storage.

Respectfully submitted,

FORD WALLACE THOMSON LLC

Ainsley F. Tillman
Ainsley.Tillman@FordWallace.com
Ian S. Ford
Ian.Ford@FordWallace.com
715 King Street
Charleston, South Carolina 29403
(843) 277-2011
Attorneys for Plantation Lakes
Property Owners’ Association, Inc.

May 11, 2020
Charleston, South Carolina
Date: May 5th, 2020

From: Lake Committee

Subj: Boat Storage Area

To: Plantation Lakes Board of Directors
    Attn: Jay Busby

The Lake Committee affirms our community’s longstanding belief that the most important & unique amenity of Plantation Lakes POA is our lake. A significant factor for many residents when making their purchase decision was the availability of boat & trailer storage, either for themselves or for a future purchaser of their property.

While in use, the boat storage area was a valuable resource to homeowners not residing on the lake and those without bulkheads and slips that owned a boat and wished to enjoy our lake.

Our committee is committed to keeping our lake as attractive and accessible as possible and view the restoration of onsite boat & trailer storage a significant factor. We urge that this be approved.

Respectfully,
~ Bob Sweet
Chairman, Lake Committee
To: The Board of Directors of the Plantation Lakes POA

From: The Finance Committee of Plantation Lakes

Date: 05/05/2020

The Finance Committee wishes to express its support of the Board’s position regarding the retention of the Boat Storage Area, BSA, with the following statement.

The members of the Finance Committee believe that the BSA represents an important amenity for our lake focused community and must be retained. Further the Committee is certain that the costs of the BSA can and will be reasonably borne by the users of the BSA if the area is used at its maximum capacity. We calculate that a $30/month fee is well below the best market rates for outside storage and that such a fee multiplied by 38 spaces will generate $13,680 in annual income. Over a 10-year period that will provide the community with $136,800 which will be more than enough to cover the current retention costs, potential improvement expenses and then annual ongoing maintenance costs. In fact once renovation costs are offset by space rental income - the BSA revenue will help supplement PL cash flow as a reliable and ongoing source of income.

To conclude, the Board of Directors are making a sound business decision for our 748-member community and we as a Committee of volunteer residents support the effort 100%.
The Plantation Lakes (PL) Boat Storage Area (BSA) is an invaluable asset to all members of the community and was promised to prospective buyers by the development company. Residents and property owners of Plantation Lakes should not be denied the benefit of this community asset by either Horry County or a small group of residents.

A recent community survey concerning the BSA’s continued operation and use was supported by a majority of voting residents.

A community asset that is available to all members of the community and provides sufficient annual revenue to sustain its own maintenance and upkeep benefits all property owners.

The Architectural Review Board (ARB), whose primary responsibility is to make decisions that are in the best interest of the majority of the association’s members, believe that a loss of the BSA facility is not in the best financial interest of the community and undermines the efforts of the developer, Ralph Teal.

Roger Elsasser
Arnold Spain
Johnny Robertson
Don Bowen
Rich Kozlara
Plantation Lakes Architectural Review Board
As the CC chair, I am of the opinion the developer clearly conveyed the intent to provide a BSA to early PL owners. As such, and due to the fact the BSA provides a value-added amenity/asset to PL, the pursuit of sustaining this amenity is important.

The BSA was intended, was provided, and remains a desirable feature for PL. The BSA is a self-sustaining asset and the BoD’s efforts should continue, and should be supported by the owners. The BoD has my endorsement.”

- Jeff Rawls
Covenants Committee Chair
STATE OF SOUTH CAROLINA  
COUNTY OF HORRY  

KNOW ALL MEN BY THESE PRESENTS THAT, American Mining Company, LLC, a South Carolina Limited Liability Company, hereinafter called GRANTOR, in the State aforesaid, for and in consideration of the sum of One and 00/100 ($1.00) Dollars and pursuant to the terms and provisions of the restrictions for Plantation Lakes at Carolina Forest, to GRANTOR paid by Plantation Lakes Property Owners' Association, Inc., a South Carolina Corporation, c/o Waccamaw Management, P. O. Box 2308, Pawleys Island, S.C., 29585, hereinafter called GRANTEE, its successors and/or assigns, in the State aforesaid, (receipt of which is hereby acknowledged) has granted, bargained, sold and released; and by these presents does grant, bargain, sell and release unto the said GRANTEE, its successors and/or assigns forever, the following described property, to-wit:

ALL AND SINGULAR, that certain piece, parcel or lot of land, situate, lying and being in Carolina Forest Township, Horry County, South Carolina, more particularly shown and designated as "PARCEL C1", containing 62,291 SF, 1.43 AC, more or less, and shown on that certain plat entitled "Plat of Parcel C1 Plantation Lakes at Carolina Forest prepared for Plantation Sales Center, LLC", prepared by Associated Land Surveyors dated March 27, 2014, and recorded May 19, 2014, in Plat Book 261, at Page 294, records of Horry County, South Carolina, reference to which is made a part and parcel hereof by this reference.

This property is made subject to all easements and restrictions of record and easements on the ground.

This being a portion of the property conveyed to American Mining Company, LLC by Deed of International Paper Realty Corporation dated September 29, 1998, and recorded September 30, 1998, in Deed Book 2076, at Page 328, records of Horry County, South Carolina.

TMS#s: 163-00-01-118

NOTICE: This property subject to Declaration of Restrictive Covenants Recorded in Deed Book 1955, at Page 29, in the Register of Deeds for Horry County, South Carolina.
This lot is being conveyed by the Grantor to the Grantee subject to the covenant and restriction that the subject property may be used solely for the purpose of providing storage for boats, trailers and related equipment and for the storage of Recreational Equipment (as defined herein), for the use and benefit of Owners of Lots within the Subdivision known as "Plantation Lakes at Carolina Forest" unless otherwise approved by the Grantor, or its successors and assigns.

"Recreational Equipment" shall mean and refer to the following:

a. Off-road vehicle: A motorized vehicle designed and intended solely for recreational activities and not as a means of transportation on public streets;

b. Personal Watercraft as defined in the South Carolina Code of Laws, as amended from time to time; or

c. Utility trailers.

"Recreational Equipment" shall not include campers, Recreational Vehicles or similar items.

By its acceptance hereof, the Grantee, on behalf of itself, its officers and directors and its members, does hereby release the Grantor, its successors and assigns and its employees, agents, officers and members, from any and all claims, liability, damages, actions, and causes of action, whatsoever, arising from, or in any way related to, any purported obligation on behalf of Grantor to provide an area for the storage of boats.

TOGETHER with all and singular the rights, members, hereditaments, and appurtenances to said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all singular the said premises before mentioned unto said GRANTEE, its successors and/or assigns.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed this ______ day of __________, 2014.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

[Signatures]

AMERICAN MINING COMPANY, LLC

By: ____________________________
Ralph R. Teal, Jr., Manager

By: ____________________________
E. Lawton Benton, Manager
PERSONALLY appeared before me the undersigned witness, who being first duly sworn, deposes and states that s/he saw the within Grantor by and through its proper Officer(s) Sign, Seal, and, as its Act and Deed, deliver the within written Deed, and that s/he, together with the other witness subscribed above, witnessed the execution thereof.

(witness also sign here)

SWORN to before me this day of _______, 2014.

Notary Public for South Carolina
My commission expires: 12-11-2023
STATE OF SOUTH CAROLINA

COUNTY OF Horry

AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.

2. The property being transferred is described as Parcel C1, Plantation Lakes, Carolina Forest, bearing Horry County Tax Map Number 163-00-01-118, being transferred by American Mining Company, LLC to Plantation Lakes Property Owners Association, Inc. on __________________, 2014.

3. Check one of the following: The deed is
   (a) _____ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money’s worth.
   (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
   (c) _____ exempt from the deed recording fee because (See Information section of affidavit): See Exemption #12 below.
      (If exempt, please skip items 4 - 7, and go to item 8 of this affidavit).

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?
Check Yes _____ or No _____.

4. Check one of the following if either Item 3(a) or Item 3(b) above has been checked (See Information section of this affidavit):
   (a) _____ The fee is computed on the consideration paid or to be paid in money or money’s worth in the amount of $__________________________
   (b) _____ The fee is computed on the fair market value of the realty which is ____________________________
   (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is ____________________________

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: ____________________________

6. The deed recording fee is computed as follows:
   (a) Place the amount listed in Item 4 above here: ____________________________
   (b) Place the amount listed in Item 5 above here: ____________________________
      (If no amount is listed, place zero here)
   (c) Subtract Line 6(b) from Line 6(a) and place result here: ____________________________

7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: ____________________________

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Sworn to before me this ______ day of ____________________________, 2014.

Notary Public for South Carolina

My Commission expires: ____________

__________________________
American Mining Company, LLC

__________________________
Ralph R. Teal, Jr. Manager

__________________________
E. Lawton Bellton, Manager
INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the property." Consideration paid or to be paid in money's worth includes, but is not limited to, other property, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the assumption of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the property being transferred in determining fair market value of the consideration. In the case of property transferred between a corporation, a partnership, or a private entity and a stockholder, partner, or owner of the entity, and in the case of property transferred to a trust or as a distribution to a trust beneficiary, "value" means the property's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenant right, or property before the transfer and remaining on the land, tenant right, or property after the transfer. Taxpayer may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

(1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;

(2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;

(3) that are otherwise exempted under the laws and Constitution of this State or of the United States;

(4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);

(5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;

(6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;

(7) that constitute a contract for the sale of timber to be cut;

(8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to a fee even if the realty is transferred to another corporation, a partnership, or trust;

(9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantor's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, siblings, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);

(10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;

(11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,

(12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.

(13) transferring realty subject to a mortgage to the mortgagor whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.

(14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.

(15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.
Previous Site Plan

Exterior Fence for New Gate. Fence will be screened with Black Atlantic Vinyl. Height is 6' minimum.
Master Plan dated 5/21/01
Proposed Site Plan with new entrance
Case # 2019-12-006
SPECIAL EXCEPTION REVIEW SHEET

**Property Information**

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<tr>
<th>Special Exception Request #</th>
<th>2019-12-006</th>
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<tr>
<td>Applicant</td>
<td>Steve Zacharias, agent</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>417-00-00-0013</td>
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<tr>
<td>Site Location</td>
<td>455 Hospitality Lane, Myrtle Beach</td>
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<tr>
<td>Property Owner</td>
<td>Robert J Lutz</td>
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<td>County Council District #</td>
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**Zoning Information**

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<td>Parcel Size (in acres)</td>
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<tr>
<td>Proposed Use</td>
<td>Fair/Amusement</td>
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</table>

**Distance from Residential**

Abutting General Residential (GR) to the rear of this parcel which is Emerald Forest Subdivision.

**Requested Special Exception**

The applicant is requesting special exception approval per Article XIII, Section 1304 (C) (8) to allow a temporary fair at the Myrtle Beach Speedway.

**Background/Site Conditions**

The Myrtle Beach Speedway is located on this parcel. The applicants are requesting to amend the special exception approval for the 2020 Fair because the event was postponed due to the COVID 19 Pandemic. The previously approved dates were April 21 thru May 5, 2020. The new event dates are June 30 thru July 14, 2020; which includes 3 setup days prior to the event and 2 tear down days at the conclusion. Vendors are required to purchase vendor permits from the Code Enforcement, Treasurer and Clerk of Court departments. The Code Enforcement fee for the 10 day event will be $1000 per vendor plus any other fees charged by the Treasurer and Clerk of Court departments. The hours of operation are from 11:00 am until 11:00 pm.

**Ordinance and Analysis**

In granting a special exception for a temporary event or seasonal use, the Board of Zoning Appeals shall consider the factors set forth in Section 1404 (D) of the Zoning Ordinance, determine the appropriate duration of the event or temporary use (not to exceed 30 days), and set hours of operation. The Board may also attach such conditions as it may deem advisable to protect the surrounding properties and the public health, safety and welfare.

1. Traffic impact;
2. Vehicle and pedestrian safety;
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
5. Orientation or spacing of improvements or buildings.
Proposed Order/Conditions

Should the Board find that the special exception request for the Horry County Fair meets the required conditions of Section 1404 (D), the standard conditions imposed by the Board are:

1. Duration of event - 15 days (this includes 3 setup days prior to the event and 2 tear down days at the conclusion);
2. Dates of the event - June 30 thru July 14, 2020;
3. Hours of Operation - 11 a.m. until 11 p.m.;
4. The applicant will comply with the parking, entry and exit, amusement ride location, bathroom locations and sound issues as shown on the site plan submitted with this application;
5. No adult entertainment or temporary adult entertainment permits;
6. No sweepstakes and/or internet gaming permitted at any time;
7. Applicant will comply with all state and local laws.
8. The applicant will have at least ten (10) uniformed security officers and two (2) EMS units on the premise Friday thru Sunday and two (2) uniformed security officers on the premise Monday thru Thursday from 11:00 AM until closing each day of the permit. At minimum the security officers must meet the requirements of the South Carolina Law Enforcement Division, as provided for in 40-18-20-etsq.,
9. Any internal traffic control must be wearing reflective vest;
10. No exotic animals;
11. Any outdoor amplified sound may not begin until noon and must end no later than 11:00 p.m.;
12. Any outdoor amplified sound must be in compliance with the County Noise Ordinance, specifically Section 13-33 (c)(1);
13. Other than what is specifically authorized herein, no other special event activity is permitted, including any other activities set forth in Section 13-34 of the Horry County Code;
14. Alcohol sales limited to the standard beer and wine sales approved at the existing MB Speedway concessions;
15. All Strates Shows rides, games, concessions, amusement activities and other temporary vendors will be located within the Fair Setup area as shown on the site layout submitted with this application;
16. The Myrtle Beach Speedway must be in compliance with all applicable county requirements including building codes;
17. All vendor permits must be obtained from the Code Enforcement Department at least ten (10) days prior to the approved event dates and the issuance of the permits will be subject to compliance with the applicable county standards that are in place for such permits;
18. All applicable county fees will be paid;
19. All permits/placards are required to be placed where they are visible by Code Enforcement and Zoning officials.
STATE OF SOUTH CAROLINA  )  
COUNTY OF HORRY  )  
In re: Steve Zacharias, agent for  )  
Shark Investments LLC  )  

BEFORE THE BOARD OF  
ZONING APPEALS  
Case No.: 2019-12-006  

ORDER OF THE BOARD  

Hearing was held before this Board on January 13th, 2020, pursuant to the request of the applicant for a Special Exception approval per Article XIII, Section 1304(C)(8) for a temporary fair/amusement at the Myrtle Beach Speedway. The property is zoned Highway Commercial (HC) and is located at 455 Hospitality Lane in the Myrtle Beach area of Horry County. The property is identified by PIN 417-00-00-0013. The applicant has requested a special exception to allow a temporary event for a fair/amusement.

The applicant and the zoning administrator were given the opportunity to offer witnesses and exhibits and to make argument for the record. A public hearing was held, and all interested parties were invited to comment before the Board.

Temporary events and seasonal uses, including but not limited to fairs, circuses, haunted houses and trails, community events and the like may be approved by the Board of Zoning Appeals as special exceptions. The Board, after public hearing, shall consider the factors set forth in Section 1404(D) of the Zoning Ordinance, determine the appropriate duration of the event or temporary use (not to exceed thirty days), and set hours of operation. The Board may also attached such conditions as it may deem advisable to protect the surrounding properties and the public health, safety and welfare.

Pursuant to Section 1404 (D) the Board of Zoning Appeals shall consider the following criteria for special exceptions for a temporary event or seasonal use:

1. Traffic impact;
2. Vehicle and pedestrian safety;

3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;

4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and

5. Orientation or spacing of improvements or buildings.

FINDINGS OF FACT

1. The property is identified by PIN 417-00-00-0013. It is zoned Highway Commercial (HC) and is located at 455 Hospitality Lane in the Myrtle Beach area of Horry County.

2. The Myrtle Beach Speedway is located on this parcel.

3. The applicants are requesting special exception approval for the 2020 Fair.

4. The approved event dates are April 21st thru May 5th, 2020. This includes 3 setup days prior to the event and 2 tear down days at the conclusion.

5. The previous special exception was granted with conditions on December 10, 2018 by the Board under Case# 2018-11-001.

6. They would be required to purchase vendor permits from the Code Enforcement, Treasurer and Clerk of Court departments for each vendor.

7. The Code Enforcement fee for the 10 day event will be $1,000.00 per vendor plus any other fees charged by the Treasurer and Clerk of Court departments.

8. The hours of operation are from 11:00 a.m. until 11:00 p.m.

CONCLUSIONS OF LAW

The Board finds that the request meets the criteria set forth in Horry County Code Section 1404 (D). Therefore, the special exception is granted subject to the following conditions:

1. Duration of the event - 15 days (this includes 3 setup days prior to the event and 2 tear down days at the conclusion);
2. Dates of the event - April 21st thru May 5th, 2020;
3. Hours of operation – 11:00 a.m. until 11:00 p.m.;
4. The applicant will comply with the parking, entry and exit, amusement ride location, bathroom locations and sound issues as shown on the site plan submitted with this
application;

5. No adult entertainment, or temporary adult entertainment permits;
6. No sweepstakes and/or internet gaming permitted at any time;
7. Applicant will comply with all state and local laws;
8. The applicant will have at least ten (10) uniformed security officers and two (2) EMS units on the premise Friday thru Sunday and two (2) uniformed security officers on the premise Monday thru Thursday from 11:00 a.m. until closing each day of the permit. At a minimum, the security officers must meet the requirements of the South Carolina Law Enforcement Division, as provided for in 40-18-20 et seq.;
9. Any internal traffic control must be wearing reflective vests;
10. No exotic animals;
11. Any outdoor amplified sound may not begin until noon and must end no later than 11:00 p.m.;
12. Any outdoor amplified sound must be in compliance with the County Noise Ordinance, specifically Section 13-33 (c)(1);
13. Other than what is specifically authorized herein, no other special event activity is permitted, including any other activities set forth in Section 13-34 of the Horry County Code;
14. Alcohol sales limited to the standard beer and wine sales approved at the existing MB Speedway concessions.
15. All Strates Shows rides, games, concessions, amusement activities and other temporary vendors will be located within the Fair Setup Area as shown on the site layout submitted with this application;
16. The Myrtle Beach Speedway must be in compliance with all applicable county requirements including building codes;
17. All vendor permits must be obtained from the Code Enforcement Department at least ten (10) days prior to the approved event dates and the issuance of the permits will be subject to compliance with the applicable county standards that are in place for such permits;
18. All applicable county fees will be paid; and
19. All permits/placards are required to be placed where they are visible by Code Enforcement and Zoning officials.
AND IT IS SO ORDERED, this 13th day of January, 2020.

Marion Shaw, Chairman

John Brown

Mark Gouhin

Robert Page

John D. Brown

Michael Fowler

William Livingston

Drew Parks

Kevin Doolittle

ATTEST:

Marnie Leonard, Zoning Board Secretary

** All orders may be revised until the following meeting of the Zoning Board of Appeals.
006 Main entrance facing Tanger Outlet
Applicant
Submittal
TEMPORARY EVENTS & SEASONAL USES
SPECIAL EXCEPTION REQUEST

Article XIII, Section 1304(C) 8

Special events authorized pursuant to Chapter 13, Article III, Section 13-34 of the Horry County Code of Ordinances are allowed in all zoning districts. Other temporary events and seasonal uses, including but not limited to fairs, circuses, haunted houses and trails, community events and the like may be approved by the Board of Zoning Appeals as special exceptions. The Board, after public hearing, shall consider the factors set forth in Section 1404(D) of the Zoning Ordinance, determine the appropriate duration of the event or temporary use (not to exceed thirty days), and set hours of operation. The Board may also attach such conditions as it may deem advisable to protect the surrounding properties and the public health, safety and welfare.

Name of Event/Use: Harry County Fair
Type of Event/Use: Fair/Amusement
Date(s) of Event: June 30 2020 thru July 14 2020
Duration of Event: 15 days
Hours of Operation: 11 AM (AM/PM) until 11 PM (AM/PM)

The Board of Zoning Appeals shall consider the following criteria for special exceptions:
1. Traffic impact
2. Vehicle and pedestrian safety
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view
5. Orientation or spacing of improvements or buildings.

To the best of your ability explain how the aforementioned apply to your request (may include attachments):
1. See attached diagram w/use of Horry County officers
2. Controlled use of security officers on premise and professional parking service
3. N/A
4. N/A
5. N/A

Please submit a site plan, drawn to scale, showing area of event, parking and other buildings or uses on the property.

Applicant/Agent hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicant/Agent's Signature
(If in LLC or Corp. make please provide authorization to sign)

May 13 2020
Case # 2020-04-004
# VARIANCE REVIEW SHEET

## Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Zoning Information</th>
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<tbody>
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<td><strong>Variance Request #</strong></td>
<td>2020-04-004</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>Jonathan L. Yates, agent</td>
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<td><strong>Parcel Identification (PIN) #</strong></td>
<td>440-05-04-0003</td>
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<td><strong>Site Location</strong></td>
<td>4560 Socastee Blvd, Myrtle Beach</td>
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<td><strong>Property Owner</strong></td>
<td>Mara Holdings, LLC</td>
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## Requested Variance(s)

The applicants are requesting a variance from Article V, Section 513 regarding setback requirements in the Highway Commercial (HC) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback - Socastee Blvd</td>
<td>50'</td>
<td>16'</td>
<td>34'</td>
</tr>
<tr>
<td>Corner Side setback - Thomas St.</td>
<td>50'</td>
<td>10'</td>
<td>40'</td>
</tr>
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</table>

## Background/Site Conditions

The applicants are requesting a variance to allow the existing legal non-conforming structures to be replaced in their current location. The telecommunications tower was permitted in 2018 and is conforming. The building located on Socastee Blvd has been there since 1958 according to the Tax Assessor files. Art. V, Section 500.4 a & b allows the replacement of existing non-conforming buildings that are not enlarged or expanded to the extent that the structure or structures exceed the gross square footage that existing on the lot before enactment of this ordinance. In addition, no reconstruction of a nonconforming building may encroach more than 50% into required setbacks. Any replacements of this building would have to meet a 25' setback along Socastee Blvd. The building is located 16' from the front property line instead of the required 50' for a variance of 34'. The three mobile homes show up on google earth in the 1990's and could have been there even longer. Mobile homes are not an allowed use in the Highway Commercial zoning district. However, Art. V, Section 500.4 as stated above would allow the replacement as long as it is not enlarged. In 2008 Art. V, Section 513 was adopted to require a corner lot adjacent to a collector or arterial street to meet the front yard setback from both streets. Socastee Blvd is an arterial street. The applicants are also requesting a variance on the corner side setback off Thomas St. to be 10' instead of the required 50' for a variance of 40'.

## Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

   There are none.
2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)

These conditions apply to all properties located on a major arterial roads.

3. 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.

Application of the ordinance prohibits staff from approving the reduced setbacks requested.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.
4. Storage building in front of mobile home on Thomas Street will need to be removed or moved to the rear of the home meeting the required setbacks.
Front on Socastee Blvd
Cell Tower
Mobile Homes & Storage Bldg
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s): Y, Section(s): 513

Description of Request: We are requesting relief from the setback requirements for this property which is zoned HC as shown below. The property abuts both Socastee Boulevard and Thomas St.

<table>
<thead>
<tr>
<th>Required Front Setback: 50 ft.</th>
<th>Requested Front Setback: 16 ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Side Setback: 35 ft. (from Thomas St. &amp; 10 ft. from western side)</td>
<td>Requested Side Setback: 10 ft. (from Thomas St. &amp; 10 ft. from western side)</td>
</tr>
<tr>
<td>Required Rear Setback: 15 ft.</td>
<td>Requested Rear Setback: 15 ft.</td>
</tr>
<tr>
<td>Required Bldg. Separation:</td>
<td>Requested Bldg. Separation:</td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td>Requested Min Lot Width:</td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td>Requested Min Lot Width/Bldg Site:</td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td>Requested Max Height of Structure:</td>
</tr>
</tbody>
</table>

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The subject property in this variance request is only 85 ft. 11 inches wide. Consequently, if buildings are to be setback 50 ft. from Thomas St. and 10 ft. along the western side of the property, we are only left with a 25 ft. wide buildable area. Obviously, the ordinance did not intend to create this type of extreme hardship on the property. The approval of this request by the Horry County Zoning Board of Appeals will not be detrimental to adjacent property or to the public good and the character of the district will not be harmed as it will simply allow the property to have legal conforming utilization of its present use.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Please see attached plot plan by South Carolina Professional Engineer Christopher J. Warren.

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicant's Signature: [Signature]

Date: 4-1-2020
Cell Tower
Proposed building setbacks
New Business
Case # 2020-05-001
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-05-001</th>
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<tr>
<td>Applicant</td>
<td>Steve Powell - Venture Engineering, Inc.</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>458-16-02-0002</td>
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<td>Site Location</td>
<td>Ricks Industrial Park Dr., Myrtle Beach</td>
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<tr>
<td>Property Owner</td>
<td>KAD of SC, LLC</td>
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<tr>
<td>County Council District #</td>
<td>5 - Servant</td>
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Zoning Information

<table>
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<tr>
<th>Zoning District</th>
<th>LI</th>
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<tr>
<td>Parcel Size (in acres)</td>
<td>1.14</td>
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<tr>
<td>Proposed Use</td>
<td>Commercial</td>
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Requested Variance(s)

The applicants are requesting a variance from Article V, Section 512 and Article VIII regarding setback and dumpster requirements in the Limited Industrial (LI) zoning district.

<table>
<thead>
<tr>
<th></th>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Front Setback</td>
<td>50’</td>
<td>39’</td>
<td>11’</td>
<td>22%</td>
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</table>

Art. V, Sect. 512 - Dumpster

Accessory uses shall not be located forward of the principal structure

Background/Site Conditions

The applicants are proposing to construct a trade shop building with 11 units on this parcel. The part of the building located closest to the cul-de-sac will not meet the 50' front setback. The site plan shows the building located at 39' from the front property line instead of the required 50' for a variance of 11'. Article V, Section 512 states accessory uses shall not be located forward of the principal structure. The applicants are also requesting a variance to allow the dumpster to be located forward of the building. There is an approvable plan that was reviewed by Planning & Zoning with an 8 units trade shop meeting the 50' setback requirement.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

   There are none.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)

   These conditions apply to all commercial projects.
VARIANCE REVIEW SHEET

3. 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.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions
Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s) __________________________ Section(s) __________________________

Description of Request: ____________________________________________________

__________________________________________________________

Required Front Setback: 50' Requested Front Setback: 39'

Required Side Setback: __________________________

Requested Side Setback: __________________________

Required Rear Setback: __________________________

Requested Rear Setback: __________________________

Required Bldg. Separation: __________________________

Requested Bldg. Separation: __________________________

Required Minimum Lot Width: __________________________

Requested Min Lot Width: __________________________

Required Min Lot Width/Bldg Site: __________________________

Requested Min Lot Width/Bldg Site: __________________________

Required Max Height of Structure: __________________________

Requested Max Height of Structure: __________________________

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

Please refer to attached Variance Request Narrative

__________________________________________________________

__________________________________________________________

__________________________________________________________

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Variance Exhibit "A" & recent Site Photographs

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicant's Signature __________________________ Date 11/19/19

78
November 19, 2019
Holmestown Industrial Park

Re: Variance Request
Article VIII. – Area, Yard, and Height Requirements

Subject Property:
TMS# 191-00-02-153 / PIN# 458-16-02-002

The subject property is zoned Limited Industrial. This request is to reduce the front setback from 50' to 39' in order to allow construction of the proposed 11,950 SF commercial building. Currently, the building encroaches 11' into the 50' front setback of the cul-de-sac adjacent to the property, however meets the 50' front setback elsewhere.
Site plan approvable with 8 units
Site Plan

Dumpster

Bldg. encroachment
Case # 2020-05-002
# VARIANCE REVIEW SHEET

## Property Information

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<td>Applicant</td>
<td>Andrew Elkins &amp; Brenda Foster</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>312-06-04-0129</td>
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<tr>
<td>Site Location</td>
<td>4134 Wrens Crossing, Little River</td>
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<tr>
<td>Property Owner</td>
<td>Andrew Elkins &amp; Brenda Foster</td>
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<tr>
<td>County Council District #</td>
<td>1 - Worley</td>
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## Zoning Information

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<tr>
<td>Parcel Size</td>
<td>6,544 Sq. Ft.</td>
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<tr>
<td>Proposed Use</td>
<td>Residential</td>
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## Requested Variance(s)

The applicants are requesting a variance from the setback requirements in the Wrens Crossing PUD zoning district.

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<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Rear setback</td>
<td>15'</td>
<td>6'</td>
<td>9'</td>
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</table>

## Background/Site Conditions

This parcel is located within Wren's Crossing PUD. The applicants have constructed a 10' x 22' (220 sq. ft.) porch on the rear of the single family home without obtaining a building permit. There was a pergola in this location that was permitted in 2008 to meet the 15' rear setback. At that time a survey was not required by Code Enforcement. The porch is located 6' from the rear property line instead of the required 15' for a variance of 9'.

## Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)**

   There are none.

2. **These conditions do not generally apply to other property in the vicinity; (Is this request unique?)**

   These conditions apply to all properties within this PUD.

3. **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.**

   Staff is prohibited from approving the porch in the location requested.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

The applicants have provided a letter of approval from the Wren’s Crossing HOA.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions
Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
HORRY COUNTY CODE ENFORCEMENT DIVISION
1301 2nd Ave  Suite 1D09  Conway, SC 29526
(843) 915-5090 / (843) 205-5090 956789

PERMIT # 21115  DATE 3-30-20

POWER PERMIT #

NAME  Elkings

LOCATION  4134 Wren's Xing Dr

TIME ARRIVE  13:10  TIME DEPART  13:45

SETBACKS:

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<th>LT</th>
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<td>TYPE INSPECTION</td>
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<td>TEMP SERVICE</td>
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<td>SLAB PLUMBING</td>
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<td>FINAL FIRE</td>
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<td>MOBILE HOME UNDERPINNING</td>
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<td>SIGN</td>
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<td>C/O/S</td>
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<tr>
<td>POST FOUNDATION</td>
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<tr>
<td>DRYWALL / NAILING</td>
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<tr>
<td>FOUNDATION</td>
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<tr>
<td>SLAB / POLY WIRE</td>
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<tr>
<td>ROUGH PLUMBING</td>
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<tr>
<td>ROUGH ELECTRICAL</td>
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<tr>
<td>BRICK FLASHING</td>
<td></td>
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<td>WINDOW FLASHING</td>
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<tr>
<td>ROUGH FIRE</td>
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<tr>
<td>FINAL</td>
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<tr>
<td>C/OCCUPANCY</td>
<td></td>
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<tr>
<td>TUB INSULATION</td>
<td></td>
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<tr>
<td>SWIMMING POOL</td>
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<tr>
<td>POOL / DECK GROUNDING</td>
<td></td>
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<td>METER SERVICE</td>
<td></td>
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<tr>
<td>EROSION SEDIMENT</td>
<td></td>
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</tr>
<tr>
<td>OTHER</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

REMARKS

No Permit: Need to set on May's docket for variance hearing

10x22 porch addition (remove existing pergola)

Requires variance

Will recheck in 15 days to verify variance applied for

INSPECTOR  Burke  05-29

RECEIVED BY
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s) ____________________________ Section(s) ____________________________

Description of Request: Repair existing structure & install A-frame roof on existing framing (approx. 10' x 24')

Required Front Setback: 25' Requested Front Setback: 25'
Required Side Setback: 5' Requested Side Setback: 5'
Required Rear Setback: 15' Requested Rear Setback: 60' on 1 corner.
Required Bldg. Separation: Requested Bldg. Separation:
Required Minimum Lot Width: Requested Min Lot Width:
Required Min Lot Width/Bldg Site: Requested Min Lot Width/Bldg Site:
Required Max Height of Structure: Requested Max Height of Structure:

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y ☑ N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

Repair of existing structure on lot #136050000. When house was purchased there was a small structure above rear deck. This structure was permitted by the previous owner. The structure was damaged & in need of repair. Post damaged wood structure, beams, siding, etc. were replaced. Existing damaged structure, result exactly the same. Except added a shingled A-frame roof instead of a flat connected roof. This up grade was approved by the Loudon County A-B Board.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

[Photo's]/Permit/A-B Approval Form

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Cachew K. Ellis/Brenda K. Ellis] 4/12/2020

Applicants Signature Date
5/7/2020

Mrs. Demeo

This is a request for a letter of approval for the roof I installed on the existing pergola frame.

The pergola was existing when I purchased the house and it was damaged by the last Hurricane/Tornado that came through here. The dimensions of the structure are the same, with a shingled roof. Installed verse’s a plastic corrugated roof. This porch roof will never be enclosed with windows and doors and heated. It may get screened in to be able to enjoy it without the bugs becoming a problem.

Enclosed in my packet you will find all the necessary documents you requested.

So if I can get an approval letter from the HOA on the pergola upgrade today, I can get my paperwork filled by midnight tonight, I can get on the June variance meeting, this letter will grant me the variance. And I can get this project wrapped up ASAP. If I don’t get it in until tomorrow after 8am I won’t make it to the July meeting.

Once I get the variance approved, I can pull the permit, get the inspections and finish this project.

I appreciate your understanding and your help with this matter, Sorry for the inconvenience this has caused all of us. In the future now I know what the HOA requires this will not be an issue on future projects.

If you can let me know about the letter as soon as possible that would be greatly appreciated, I would like to conclude this project as quickly as I can.

Thank you

Sincerely and God Bless

Andrew Elkins

P.S. I will get you copies of all paper work concerning this matter as I get it.
Wren's Crossing Homeowners Association
4251 Wren's Crossing
Little River, SC 29566

Regarding ZONING BOARD OF APPEALS APPLICATION for:

Andrew Elkins/Brenda Foster
4134 Wren's Crossing
Little River, SC 29566

May 7, 2020

PROJECT: Porch Roof Replacement

VARIANCE REQUEST:
There is not enough room for the required 15 foot setback from the rear corner of the back porch. There is only 6 foot on the right side of the yard and the lot is fenced in. The original structure was approved and built in 2008 by the previous owner with the same setbacks.

The ARB has approved the variance requested form to repair and add a new shingled roof even though it does not conform to the covenant setback.

If you need any further information you can email me at WCHOAMARTH@ gmail or phone me at 843-222-2780.

Thank you,

Martha DeMeo
Wren's Crossing ARB Secretary

ARB Chairman - Richard DeMeo
Member at Large - Ray Muccio
WREN'S CROSSING HOA
ARCHITECTURAL REVIEW COMMITTEE (ARC)
APPROVAL REQUEST FORM

LOT NO. 89

Please complete items 1 through 3 and submit to ARC, put into the HOA Drop Box or mail to:
ARC
c/o Wren's Crossing HOA
4251 Wren's Crossing
Little River, SC 29566

<table>
<thead>
<tr>
<th>1. REQUESTED BY:</th>
<th>ANDREW ELKINS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot No.:</td>
<td>89</td>
</tr>
<tr>
<td>Signature/ Date:</td>
<td>Inchuck D. Elkins / 3/19/2020</td>
</tr>
<tr>
<td>Street Address:</td>
<td>4184 London Crossing</td>
</tr>
<tr>
<td>Phone Number:</td>
<td>843-383-0420</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. APPROVAL REQUEST</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Fence Modification:</td>
<td>Deck/Patio</td>
</tr>
<tr>
<td>Statuary:</td>
<td>Dish Antenna</td>
</tr>
<tr>
<td>Other: Explain:</td>
<td></td>
</tr>
<tr>
<td>Work Start Date:</td>
<td>3/19/2020</td>
</tr>
<tr>
<td>Work Completion Date:</td>
<td>4/10/2020</td>
</tr>
</tbody>
</table>

3. Please attach details of your requested modification.

1. Install eyebrow roof @ garage.
2. Construct new roof over rear deck
   + Remove existing roof @ pergola.
3. Install new roof skylights.
   O/C Estate Gray

<table>
<thead>
<tr>
<th>Date Received by ARC:</th>
<th>3/19/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Date Reviewed by ARC:</td>
<td>3/19/2020</td>
</tr>
<tr>
<td>Approved:</td>
<td>3/19/2020</td>
</tr>
<tr>
<td>Approved as Noted:</td>
<td>Trailer must be removed by 4/10/2020</td>
</tr>
<tr>
<td>Rejected Because:</td>
<td></td>
</tr>
<tr>
<td>Copy sent to HomeOwner on date:</td>
<td>3/20/20</td>
</tr>
</tbody>
</table>

If work not started within 3 months, must reapply to ARC.
Existing Structure
Wrenn's Crossing final plat
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-05-003</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Palmetto State Sign Installation</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>390-10-03-0004</td>
</tr>
<tr>
<td>Site Location</td>
<td>10826 Kings Road, Myrtle Beach</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Murphy Oil USA, Inc.</td>
</tr>
<tr>
<td>County Council District #</td>
<td>2 - Howard</td>
</tr>
</tbody>
</table>

Zoning Information

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>HC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Size (in acres)</td>
<td>1</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Gas Station</td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicants are requesting a variance from Article VII, Section 723.12 (M) 1 regarding signage in the Restaurant Row Overlay district.

The following table shows the details of the requested variance:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sign Height</td>
<td>8'</td>
<td>30'</td>
<td>22'</td>
</tr>
<tr>
<td>Sign Type</td>
<td>Ground</td>
<td>Pole</td>
<td></td>
</tr>
</tbody>
</table>

Background/Site Conditions

The applicants are constructing a new Murphy USA gas station on this site. The old gas station was constructed in 1999 with signage located on the gas canopy. This parcel is located within the Restaurant Row overlay which was established in 2009. This parcel is also part of the Walmart commercial subdivision tract. The sign regulations were amended on March 10, 2020 to allow an out-parcel of a commercial subdivision development with less than 400 ft. of road frontage to have one (1) ground sign 8’ in height. The proposed freestanding pole sign is 30’ in height for a variance of 22’.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

   There are none.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)

   These conditions apply to all commercial subdivision signs within the Restaurant Row overlay.

3. 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.

   Staff cannot approve the height of the sign as requested.
VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
003 Commercial Subdivision Sign
Old signage on building
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

<table>
<thead>
<tr>
<th>Article(s)</th>
<th>Section(s)</th>
</tr>
</thead>
</table>

Description of Request:

- Install freestanding sign. could have changed during review of sign packet, asking to honor previous code that was in place during initial submittal.

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>Requested Front Setback:</th>
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</thead>
<tbody>
<tr>
<td>Required Side Setback:</td>
<td>Requested Side Setback:</td>
</tr>
<tr>
<td>Required Rear Setback:</td>
<td>Requested Rear Setback:</td>
</tr>
<tr>
<td>Required Bldg. Separation:</td>
<td>Requested Bldg. Separation:</td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td>Requested Min Lot Width:</td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td>Requested Min Lot Width/Bldg Site:</td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td>Requested Max Height of Structure:</td>
</tr>
</tbody>
</table>

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)


The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Signature]

Applicant's Signature

[Date]
Site Plan
Case # 2020-05-004
VARIANCE REVIEW SHEET

Property Information

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<th>Variance Request #</th>
<th>2020-05-004</th>
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<tr>
<td>Applicant</td>
<td>Sean T. Williams, agent</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>327-11-03-0001</td>
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<td>Site Location</td>
<td>570 Hwy 548, Conway</td>
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<tr>
<td>Property Owner</td>
<td>Freeman C. &amp; Gary Todd</td>
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<tr>
<td>County Council District #</td>
<td>11 - Allen</td>
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Zoning Information

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>FA</th>
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<tr>
<td>Parcel Size (in acres)</td>
<td>3.76</td>
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<td>Proposed Use</td>
<td>Residential</td>
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</table>

Requested Variance(s)

The applicants are requesting a variance from Article V, Section 512 regarding accessory building located forward of the primary use in the Forest Agriculture (FA) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
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<tbody>
<tr>
<td>Art. V, Section 512</td>
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</tbody>
</table>

Background/Site Conditions

The applicants submitted a subdivision plat to adjust properties lines. There is one storage building located on Tract 1 that will be combined into the neighboring parcel. The building will be located forward of the existing single family home. The applicants are requesting a variance to allow this storage building to remain forward of the home.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

   There are none.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)

   These conditions apply to all accessory uses.

3. 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.

   Staff can not approve the accessory building forward the primary.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

The applicant states this is family property that is being distributed among children.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions
Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s)  
Section(s)  512

Description of Request:  
Request that minor subdivision be allowed with accessory structure forward of the primary dwelling.

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>25'</th>
<th>Requested Front Setback:</th>
<th>N/A</th>
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</thead>
<tbody>
<tr>
<td>Required Side Setback:</td>
<td>10'</td>
<td>Requested Side Setback:</td>
<td></td>
</tr>
<tr>
<td>Required Rear Setback:</td>
<td>15'</td>
<td>Requested Rear Setback:</td>
<td></td>
</tr>
<tr>
<td>Required Bldg. Separation:</td>
<td>5'</td>
<td>Requested Bldg. Separation:</td>
<td></td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td>90'</td>
<td>Requested Min Lot Width:</td>
<td></td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td>90'</td>
<td>Requested Min Lot Width/Bldg Site:</td>
<td></td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td>35'</td>
<td>Requested Max Height of Structure:</td>
<td></td>
</tr>
</tbody>
</table>

Are there Restrictive Covenants on this property that prohibit or conflict with this request?  Y  N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The attached plat cannot be approved by Planning department because of accessory structures forward of the primary dwelling on western parcel. Request that plat be approved so that Mr. Reese can subdivide among children now instead attaching for plating section to Will.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature

Date  04/27/20
Case # 2020-05-005
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-05-005</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Sam Campbell, agent</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>457-15-03-0002</td>
</tr>
<tr>
<td>Site Location</td>
<td>343 Sebastian Drive, Myrtle Beach</td>
</tr>
<tr>
<td>Property Owner</td>
<td>James I. Simpson</td>
</tr>
<tr>
<td>County Council District #</td>
<td>5 - Servant</td>
</tr>
</tbody>
</table>

Zoning Information

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>PUD</th>
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<tbody>
<tr>
<td>Parcel Size</td>
<td>9,442 Sq. Ft.</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential</td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicants are requesting a variance regarding setback requirements in the Southborough subdivision within The Gates PUD.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setbacks</td>
<td>20'</td>
<td>9.8'</td>
<td>10.2'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

This home is located within Southborough subdivision within The Gates PUD. The applicants are proposing to construct a 12' x 20' garage and a 13' x 14' storage area to the front of the single family home. The PUD requires a 20' front setback. The proposed addition will be located 9.8' from the front property line for a variance of 10.2'.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)
   This parcel is located on a curve which gives staff concerns that the addition may obstruct vision clearance to traffic traveling along the road. Also, there is a 10' utility easement located along the front of all lots within this subdivision.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)
   These conditions apply to all parcels within the PUD.

3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

The applicant has provided a letter of approval from the Southborough ARB.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

**Proposed Order/Conditions**

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
Applicant Submittal
Description of Request: Construct 12x20 Garage Addition, 13x14 Garage Addition to accommodate need space for vehicles, Golf Cart, Motorcycles & Riding Mower

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>20'</th>
<th>Requested Front Setback:</th>
<th>9'6&quot;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Side Setback:</td>
<td>N/A</td>
<td>Requested Side Setback:</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Rear Setback:</td>
<td>N/A</td>
<td>Requested Rear Setback:</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Bldg. Separation:</td>
<td>N/A</td>
<td>Requested Bldg. Separation:</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td>N/A</td>
<td>Requested Min Lot Width:</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td>N/A</td>
<td>Requested Min Lot Width/Bldg Site:</td>
<td>N/A</td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td>N/A</td>
<td>Requested Max Height of Structure:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y (O)

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

With the exception of the request change in Front Setbacks we see no adverse change to property adjoining the site, would not obstruct view or increase traffic. HOA members have fully supported this addition.

Thank you for your time and attention.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

---

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Signature]  [Date]
Southborough (ARB)  
Association Review Board Committee  

April 15, 2020  
343 Sebastian Dr  
Myrtle Beach, SC 29588  

Re: Lot #60 Southbrough Community  

Dear Southborough Property Owner,  

The Board of Directors is in receipt of your request to: 1) build an addition to your garage towards the street side of your home, 2) add an addition to the left front and side of your home 3) widen your driveway as it approaches towards your garage addition, 4) extend your rear patio towards the lake. All this work as shown on your enclosed property drawing.  

After careful review, your request as submitted has been Approved with the following conditions: 1) the Southborough Board of Directors requires that your yard drainage must not cause any type of drainage or erosion issues to neighboring properties or the Southborough lake, 2) If any association work were required in any utility easement in the front, along the sides or rear of your property, any impeding structures would be removed at the owner’s expense. The Southborough association would not be liable for any present, future disturbance or damage to your property. 4) all work is to be done as required per Horry County zoning and building permits regulations. Any building and property variances must be approved by Horry County before any work is to be done.  

All work is to be completed within one year from the above Southborough Association approval date. Any further construction or landscaping shall require a new request to be submitted for evaluation.  

Your cooperation is greatly appreciated, if you have any further questions or if we can be of any further assistance, please contact Wright Management at 843-839-9998 or Lou Karageorge, Southborough HOA President at 843-808-0477.  

Sincerely,  
Lou Karageorge  
2020 Southborough HOA President  

Southborough ARB Approval Signatures  
(minimum 3 of 5 signatures required)
3-1-2020

To Southboro HOA

Patty and I are requesting you view our plans for adding an additional bay on our garage. Of course we will be certain to abide by both HOA and Horry county guidelines. We are respectful of all of our neighbors views, and legal offsets. We will not move forward until we recieve your approval on any demo.

Thank you

Christin

Lot 60
343 Christian Dr
Site Plan

LOT 60
9,448 S.F.
0.22 AC."
Case # 2020-05-006
VARIANCE REVIEW SHEET

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Zoning Information</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Variance Request #</strong></td>
<td>2020-05-006</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Felix Pitts -G3 Engineering agent</td>
</tr>
<tr>
<td><strong>Parcel Identification (PIN) #</strong></td>
<td>469-04-01-0004</td>
</tr>
<tr>
<td><strong>Site Location</strong></td>
<td>Plaza Drive &amp; GrandHaven Drive</td>
</tr>
<tr>
<td><strong>Property Owner</strong></td>
<td>Humex LLC</td>
</tr>
<tr>
<td><strong>County Council District #</strong></td>
<td>5 - Servant</td>
</tr>
<tr>
<td><strong>Zoning District</strong></td>
<td>HC</td>
</tr>
<tr>
<td><strong>Parcel Size</strong></td>
<td>16,878 Sq. Ft.</td>
</tr>
<tr>
<td><strong>Proposed Use</strong></td>
<td>Commercial</td>
</tr>
</tbody>
</table>

*Staff has withdrawn this case. No variance is needed for corner side setback of 15'*
Case # 2020-05-007
VARIANCE REVIEW SHEET

Property Information
Variance Request #: 2020-05-007
Applicant: Frank Payne, agent
Parcel Identification (PIN) #: 326-09-01-0013
Site Location: 3647 Hwy 501 W., Conway
Property Owner: Kimberly J. Payne
County Council District #: 11 - Allen

Zoning Information
Zoning District: RE4
Parcel Size (in acres): 2
Proposed Use: Commercial

Requested Variance(s)
The applicant is requesting a variance from Article V, Section 513 regarding corner lot setback requirements in the High Bulk Retail (RE4) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front/Corner side setback</td>
<td>50'</td>
<td>25'</td>
<td>25'</td>
</tr>
</tbody>
</table>

Background/Site Conditions
The applicants are proposing to construct two commercial buildings on this site. Article V, Section 513 requires corner lots adjacent to a collector or arterial street to meet the front setback from both streets. This parcel is located on Hwy. 501 which is an arterial street. The front setback requirement is 50' on Booth Circle. The HVAC units will be located 25' from the front/corner side property line for a variance of 25'. The building actually sits at 32' from the property line. The parcel was rezoned (Case# 2019-10-006) on January 7, 2020 from CFa to RE4 to achieve reduced setbacks to increase the buildable area of the 2 acre lot.

Ordinance and Analysis
Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)
   There are none.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)
   These conditions apply to all corner lots on a collector or arterial road.

3. 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.
VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

This requirement ensures that there is room for any road expansion in the future.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
COUNTY OF HORRY
STATE OF SOUTH CAROLINA

Ordinance 116-18

AN ORDINANCE TO APPROVE THE REQUEST TO AMEND THE OFFICIAL ZONING MAPS FOR HORRY COUNTY, SOUTH CAROLINA, SO AS TO REZONE PIN 32609010013 FROM COMMERCIAL FOREST AGRICULTURE (CFA) TO HIGH BULK RETAIL (RE4)

WHEREAS, Ordinance Number 1-87 authorizes Horry County Council to periodically amend the Official Zoning Maps for Horry County; and,

WHEREAS, a request has been filed to amend the maps for the above mentioned parcel of land; and,

WHEREAS, Horry County Council finds that the present zoning is not appropriate for the above mentioned parcel(s) of land; and,

WHEREAS, Horry County Council finds that the request to rezone the property from Commercial Forest Agriculture (CFA) to High Bulk Retail (RE4) is in compliance with the Comprehensive Plan and the good of the public welfare and is a reasonable request;

NOW THEREFORE by the power and authority granted to the Horry County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

1) Amendment of Official Zoning Maps of Horry County:
   Parcel(s) of land identified by PIN 32609010013 and currently zoned Commercial Forest Agriculture (CFA) is hereby rezoned to High Bulk Retail (RE4).

2) Severability: If a Section, Sub-section, or part of this Ordinance shall be deemed or found to conflict with a provision of South Carolina law, or other pre-emptive legal principle, then that Section, Sub-section or part of this Ordinance shall be deemed ineffective, but the remaining parts of this Ordinance shall remain in full force and effect.

3) Conflict with Preceding Ordinances: If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Horry County, then the preceding Section, Sub-section or part shall be deemed repealed and no longer in effect.

4) Effective Date: This Ordinance shall become effective on Third Reading.

AND IT IS SO ORDAINED, ENACTED AND ORDERED dated this 7th day of January, 2020.

HORRY COUNTY COUNCIL

[Signatures]

HORRY COUNTY COUNCIL

[Signatures]

Patricia S. Hartley, Clerk to Council

First Reading: November 19, 2019
Second Reading: December 10, 2019
Third Reading: January 7, 2020

Deed BK: 4276 PG: 2290 Doctype: 057
01/08/2020 at 01:18:03 PM, 1 OF 3

Marion D. Foxworth III
HORRY COUNTY, SC REGISTRAR OF DEEDS

#2019-10-906 Kimberley J Payne
Reshoning Review Sheet

PROPERTY INFORMATION

Applicant: Kimberley J. Payne (Energov # 047033)

PIN #: 32609610013

Site Location: 3647 Hwy 501 in Conway

Property Owner Contact: Kimberley J. Payne

Rezoning Request #: 2019-10-006

County Council District #: 11 - Allen

Staff Recommendation: Approval

PC Recommendation: Unanimous Approval

Size (in acres) of Request: 2

ZONING DISTRICTS

Current Zoning: CFA

Proposed Zoning: RE4

Proposed Use: Contractor's Office

LOCATION INFORMATION

Flood and Wetland Information: X

Public Health & Safety (EMS/Res) in miles: 4.5 (Fire/Medic)

Utilities: Public

Character of the Area: Residential & Commercial

ADJACENT PROPERTIES

Adjacent Properties: MSF20, CFA, HC

COMMENTS

Comprehensive Plan District: Urban Corridor

Overlay/Area Plan: None

Discussion: The applicant is requesting to rezone to locate a contractors office on currently vacant lot as part of a phased build-out. Under the current CFA zoning, the proposed use is permitted however the applicant would like to rezone to achieve reduced setbacks to increase the buildable area of the 2 acre lot. Several properties in the immediate area are zoned for commercial use including HC, RE4, and MA2 zoning.

This parcel is designated as Rural Communities in the IMAGINE 2040 comprehensive plan.

Public Comment: 11/7/2019 There was no public input. Frank Payne was present to address questions and concerns.

TRANSPORTATION INFORMATION

Daily Trips based on existing use / Max Daily Trips based on current zoning: 50 / 700

Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning: 60 / 500

Existing Road Conditions: Rd. Station, Traffic AADT (2017)

% Road Capacity: US 501, Station 150 23,000 AADT

55% - 60%

Proposed Improvements:

DIMENSIONAL STANDARDS

<table>
<thead>
<tr>
<th>Requested</th>
<th>Current</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
<th>Adjacent</th>
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<tbody>
<tr>
<td>Min. Lot Size (in square feet)</td>
<td>RE4</td>
<td>CFA (Cag/Res)</td>
<td>CFA (Res/Com)</td>
<td>HC</td>
<td>MSF20</td>
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<tr>
<td>21,780</td>
<td>43,560/21,780</td>
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<td>10,000</td>
<td>20,000</td>
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<tr>
<td>Front Setback</td>
<td>60</td>
<td>60/25</td>
<td>80/25</td>
<td>50</td>
<td>40</td>
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<td>Side Setback</td>
<td>10</td>
<td>25/15</td>
<td>25/10</td>
<td>10</td>
<td>15</td>
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<tr>
<td>Rear Setback</td>
<td>15</td>
<td>40/15</td>
<td>40/15</td>
<td>15</td>
<td>25</td>
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<tr>
<td>Bldg. Height</td>
<td>38</td>
<td>35</td>
<td>35</td>
<td>120</td>
<td>35</td>
</tr>
</tbody>
</table>
007 Site
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s) __________________________________________ Section(s) __________________________________________

Description of Request: Relief from Corner setback on Booth Circle

<table>
<thead>
<tr>
<th>Required Front Setback: 50'</th>
<th>Requested Front Setback: 50'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Side Setback: 10'</td>
<td>Requested Side Setback: 10'</td>
</tr>
<tr>
<td>Required Rear Setback: 15'</td>
<td>Requested Rear Setback: 15'</td>
</tr>
<tr>
<td>Required Bldg. Separation: N/A</td>
<td>Requested Bldg. Separation: N/A</td>
</tr>
<tr>
<td>Side Road Setback: -50'</td>
<td>Requested Side Rd Setback: 25'</td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td>Requested Min Lot Width:</td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td>Requested Min Lot Width/Bldg Site:</td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td>Requested Max Height of Structure:</td>
</tr>
</tbody>
</table>

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y ☑ N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

Property fronts Hwy 501 in Conway. Property has a side road (Booth Circle). Article V Section 5/3 is requiring the side setback to be 50'. Booth Circle is a low-speed county road that the normal setback would be 15' if not for Hwy 501 being arterial. Booth Circle is not a connector road, only a loop road used by residence only. We believe there will be no negative impact to reduce this setback from 50' to 25'. The building will face 50' already has a driveway to 50'. Requiring a 50' setback on the side is unnecessary and will limit the use of the property.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicant Signature: ___________________________ Date: 4/28/2020
VARIANCE REVIEW SHEET

Property Information

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<tr>
<th>Variance Request #</th>
<th>Zoning Information</th>
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<td>2020-05-008</td>
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<tr>
<th>Applicant</th>
<th>Zoning District</th>
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</thead>
<tbody>
<tr>
<td>John W. &amp; Mitchell W. Dowless</td>
<td>HC</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Parcel Identification (PIN) #</th>
<th>Parcel Size (in acres)</th>
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<tbody>
<tr>
<td>350-04-01-0036</td>
<td>.83 acre</td>
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</table>

<table>
<thead>
<tr>
<th>Site Location</th>
<th>Proposed Use</th>
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</thead>
<tbody>
<tr>
<td>4355 Sea Mountain Hwy, Little River</td>
<td>Commercial</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>John W. &amp; Mitchell W. Dowless</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County Council District #</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 - Prince</td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicants are requesting a variance from Article VII, Section 716 and Article VIII regarding setback requirements in the Highway Commercial (HC) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback</td>
<td>50'</td>
<td>29.6'</td>
<td>20.4'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

The applicants are proposing to replace the building at the front of this parcel with a larger building. This building was formerly the Swingbridge Saloon. The new building will be used as administrative offices for Strand Termite & Pest Control. The new building will be located 29.6' from the front property line instead of the required 50' for a variance of 20.4'.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)**

   There are none.

2. **These conditions do not generally apply to other property in the vicinity; (Is this request unique?)**

   The 50' front setback applies to all parcels within the HC zoning district.

3. **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.**
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

**Proposed Order/Conditions**

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
008 Carport to be demolished
Applicant Submittal
VARIANCE REQUEST
Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Description of Request: Construct new administrative building with front in the same location as existing building

- Required Front Setback: 50'  
- Requested Front Setback: 29'6"
- Required Side Setback: 
- Requested Side Setback: 
- Required Rear Setback: 
- Requested Rear Setback: 
- Required Bldg. Separation: 
- Requested Bldg. Separation: 
- Required Minimum Lot Width: 
- Requested Min Lot Width: 
- Required Min Lot Width/Bldg Site: 
- Requested Min Lot Width/Bldg Site: 
- Required Max Height of Structure: 
- Requested Max Height of Structure: 

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y / N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
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To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Signature]
Applicant's Signature

[Date]

4/15/2020
Building to be demolished

Building to be demolished was located 29.2' from front property line
Case # 2020-05-009
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-05-009</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Gary M Ward Jr. - Entity Properties, LLC</td>
</tr>
<tr>
<td>Zoning Information</td>
<td></td>
</tr>
<tr>
<td>Zoning District</td>
<td>BO1</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>457-02-02-0032</td>
</tr>
<tr>
<td>Parcel Size (in acres)</td>
<td>2.3 Acres</td>
</tr>
<tr>
<td>Site Location</td>
<td>9032 Freewoods Rd, Myrtle Beach</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Commercial</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Entity Properties, LLC</td>
</tr>
<tr>
<td>County Council District #</td>
<td>4 - Loftus</td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicant is requesting a variance from Article V, Sections 522, 523 and 527 regarding the screening and landscape requirements for outdoor storage.

<table>
<thead>
<tr>
<th>Art. V, Section 523</th>
<th>Requirement</th>
<th>Requested</th>
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</thead>
<tbody>
<tr>
<td>Privacy fence located on Bay Rd</td>
<td>10’ setback from ROW</td>
<td>0’ setback from ROW</td>
</tr>
<tr>
<td>and Freewoods Rd</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art. V, Section 522</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fence type and height on left side of property</td>
<td>6’ completely opaque fence</td>
<td>5’ split rail fence</td>
</tr>
<tr>
<td>adjoining residential PINs 457-02-02-0034 &amp; 0064</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Art. V, Section 527</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fence located on Bay Rd and Freewoods Rd</td>
<td>6’ privacy fence located interior to landscape buffer</td>
<td>6’ privacy fence located on exterior of landscape buffer</td>
</tr>
<tr>
<td>Landscape Buffer on left side adjoining PIN 457-02-02-0034 &amp; 0064</td>
<td>Landscape buffer Type A equal to the setback (10’)</td>
<td>No landscape buffer</td>
</tr>
</tbody>
</table>

Background/Site Conditions

The applicant is proposing to construct a boat storage and repair facility on this parcel. The site was recently rezoned BO1 (2019 10-008) to allow for this use. The applicant is requesting a variance from the landscape and buffer requirements for outdoor storage. They are requesting the 6’ privacy fence be located on the property line exterior of the landscape buffers on Bay Road and Freewoods Road. The fence on the shared property line with the adjacent residential property (PINs 457-02-02-0034 and 457-02-02-0064) to be a 5’ split rail fence located on the property line. The applicant is also requesting the landscape buffer requirements be waived along this shared property line with the residential noted above. The majority of the site will be used for storage.
VARIANCE REVIEW SHEET

Ordinance and Analysis
Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)
There are none.

2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)
These conditions apply to all outdoor storage facilities.

3. 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.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
Horry County require outdoor storage uses to be screened from adjoining properties to prevent unsightly views from adjacent roadways and land uses.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions
Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.

2. All future buildings and building additions must conform to Horry County regulations.

3. All other applicable County requirements shall be met.
Rezoning Review Sheet

**PROPERTY INFORMATION**

| Applicant | Gary Ward (Energy # 047042) | Rezoning Request # | 2019-10-008 |
| PIN # | 45702020032 & 45702020033 | County Council District # | 4 - Loftus |
| Site Location | Bay Rd & Freewoods Rd in Myrtle Beach | Staff Recommendation | Approval |
| Property Owner Contact | Entity Properties LLC | PC Recommendation | Unanimous Approval |
| Size (in acres) of Request | 2.8 | |

**ZONING DISTRICTS**

| Current Zoning | MSF10 | Flood and Wetland Information | | X |
| Proposed Zoning | BO1 | Public Health & Safety (EMS/fire) in miles | | 2.6 (Fire/Medic) |
| Proposed Use | Boat Repair and Storage | Utilities | | Public |

**PROPERTY INFORMATION**

| Character of the Area | Residential & Commercial |

**LOCATION INFORMATION**

| ADJACENT PROPERTIES |
| SF40 | PDD | PDD |

**COMMENTS**

Comprehensive Plan District: Suburban Corridor

Overlay/Area Plan: Burgess Area Plan

Discussion: The applicant is requesting to rezone to allow for boat storage and repair within an area that is predominately residential and is located near the commercial corridor of Highway 707. Enterprise Landing on the Waccamaw is located at the end of Bay Road and Osprey Marina is located off Enterprise Landing. The Grand Strand Water and Sewer Authority Schwartz Wastewater Treatment Plant is within the immediate neighborhood within a primarily residential area. As proposed, this rezoning would require 80’ setbacks along Bay Road and Freewoods Road and a 22’ landscape buffer to adjacent residential properties.

The Burgess Community Area Plan identifies commercial nodes for future development. This rezoning request is outside of the commercial node identified at the intersection of Bay Rd. and Hwy 707.

These parcels are designated as Suburban and Neighborhood Activity Center in the IMAGINE 2040 comprehensive plan.

Public Comment: 1/7/2019 There was no public input. Steve Strickland and Gary Ward were present to address questions and concerns.

**TRANSPORTATION INFORMATION**

| Daily Trips based on existing use | 0 / 96 |
| Existing Road Conditions | SC 707, Station 247 | 23,400 AADT |
| County, Paved, Two-Lane |

**Projected Daily Trips based on proposed use / Max Daily Trips based on proposed zoning**

| 150 / 150 |
| % Road Capacity | 55% - 70% |

**PROPOSED IMPROVEMENTS**

**DIMENSIONAL STANDARDS**

| Requested | Current | Adjacent | Adjacent | Adjacent | Adjacent |
| DO1 | MSF10 | PDD (General Village) | MSF6 | MSF10 | SF40 |
| Min. Lot Size (in square feet) | 10,000 | 10,000 | 10,000 | 6,000 | 10,000 | 40,000 |
| Front Setback | 60 | 25 | 30 | 20 | 25 | 50 |
| Side Setback | 10 | 10 | 20 | 10 | 10 | 20 |
| Rear Setback | 15 | 15 | 20 | 15 | 15 | 30 |
| Bldg. Height | 35 | 35 | 35 | 35 | 35 | 35 |
009 Residential homes
Applicant
Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s) _______________________________ Section(s) _______________________________

Description of Request: Attached Ward Boat Storage

Required Front Setback: ___________________________ Requested Front Setback: ___________________________
Required Side Setback: ___________________________ Requested Side Setback: ___________________________
Required Rear Setback: ___________________________ Requested Rear Setback: ___________________________
Required Minimum Lot Width: ______________________ Requested Min Lot Width: _________________________
Required Min Lot Width, Bldg Site: ________________ Requested Min Lot Width, Bldg Site: _______________
Required Max Height of Structure: _________________ Requested Max Height of Structure: _________________

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y  N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments) See Attached

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

[Signature]
Applicant's Signature

[Date] 8/20

164
Pam,

The property line facing the residential property where I live and the residential property I own out front of my residence I would like to have the open rail fence we've installed on the property line and serve as the BOI fence and landscape my residential side of the property so we can maximize the space. The Bay road side I want to use vinyl and have it as close as possible to Bay rd. I would like the County or anyone of the public that shows up to disapprove to please take in to consideration that I gave them a 122' permanent easement on Bay Rd to finish the drainage project. The open rail fence and landscaping I do on my side of the property will look nice and it's what I have to look at everyday. I'm 37 years old and plan on living here until die I have 6 children that will inherit our home. So there is no question we will ever move. I've attached a sketch that explains it in detail and also attached a couple picture of the fence it will be painted gray to match the rest of the fence around my property.

Best regards.

Gary,

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](https://www.outlook.com/android)

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All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.
To whom it may concern,

My name is Gary M Ward Jr I am the owner of Entity Properties LLC.

I am requesting a variance for PIN#’s 45702020032, 45702020033 owned by Entity Properties LLC. The left side property that meets PIN#’s 45702020064, 45702020034 owned by Gary M Ward Jr “my self”. We would like to use the same fence for The BO1 zoning ordinance that we currently have as our landscaping so it will keep a nice look. We would also like to have the fence on the property line instead of the 10’ set back. I’ve attached the fence on my property that we would like to use.

Sincerely,

Gary M ward Jr.
Split rail fence
Site Plan

Vinyl Fence as close as possible to property line

With landscaping on this side line

Open Can face on property line
Commercial site plan

6’ vinyl privacy fence located on the property line

4’ Split rail fence on the property line – No landscape buffer
Case # 2020-05-010
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>Zoning Information</th>
</tr>
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<tbody>
<tr>
<td>2020-05-010</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Zoning District</th>
</tr>
</thead>
<tbody>
<tr>
<td>James R. LaFon</td>
<td>SF10</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Parcel Identification (PIN) #</th>
<th>Parcel Size</th>
<th>Proposed Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>441-05-02-0003</td>
<td>13,948 Sq. Ft.</td>
<td>Residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Site Location</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>1263 Yacht Drive, Myrtle Beach</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner</th>
<th>County Council District #</th>
</tr>
</thead>
<tbody>
<tr>
<td>James R. LaFon</td>
<td>4 - Loftus</td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 706 and Article VIII regarding setback requirements in the Residential (SF10) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front setback</td>
<td>25'</td>
<td>10'</td>
<td>15'</td>
</tr>
<tr>
<td>Left side setback</td>
<td>10'</td>
<td>1.09'</td>
<td>8.91'</td>
</tr>
<tr>
<td>shed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Left side setback</td>
<td>5'</td>
<td>2.58'</td>
<td>2.42'</td>
</tr>
<tr>
<td>- 10' x 9' shed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>5'</td>
<td>3.62'</td>
<td>1.38'</td>
</tr>
<tr>
<td>- 10' x 9' shed</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rear setback</td>
<td>15'</td>
<td>4.03'</td>
<td>10.97'</td>
</tr>
<tr>
<td>- 12' x 20' shed</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Background/Site Conditions

The parcel is located within Harbour Towne Subdivision. The applicant is proposing to construct a 45.5' x 31.7' (1442 sq. ft.) addition to the front of the single family home. The addition will be located 10' from the front property line instead of the required 25' for a variance of 15'. The applicant has placed two shed and a lean-to on his property that encroach into the side and rear setbacks without obtaining a permit or zoning compliance. The buildings show up on the 2014 aerials. To be able to get these permitted he is requesting the following variances. 1) The lean to is located 1.09' from the left side property line instead of the required 10' for a variance of 8.91'. 2) The 10' x 9' shed is located 2.58' from the left side property line instead of 5' for a variance of 2.42' and 3.62' from the rear property line instead of the required 5' for a variance of 1.38'. 3) The 12' x 20' is located 4.03' from the rear property line instead of the required 15' for a variance of 10.97'.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

There are none.
2. These conditions do not generally apply to other property in the vicinity; (Is this request unique?)

These conditions apply to all homes and accessory uses within this zoning district.

3. 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.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

The applicant has provided a letter of approval from the Harbour Towne HOA.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

**Proposed Order/Conditions**

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.
4. The storage buildings and lean-to will need to be permitted or receive a zoning compliance before the addition is permitted.
Storage bldgs. & Lean-to
Applicant Submittal
VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:

Article(s) ___________________________ Section(s) ___________________________

Description of Request: Requesting that the front set back line be moved 15’ to allow for an addition. The lot is not squared off like the rest, if it were the addition would be within the setbacks.

Required Front Setback: 25 Requested Front Setback: 10
Required Side Setback: 10 Requested Side Setback: ___________________________
Required Rear Setback: 15 Requested Rear Setback: ___________________________
Required Bldg. Separation: ___________________________ Requested Bldg. Separation: ___________________________
Required Minimum Lot Width: ___________________________ Requested Min Lot Width: ___________________________
Required Min Lot Width/Bldg Site: ___________________________ Requested Min Lot Width/Bldg Site: ___________________________
Required Max Height of Structure: ___________________________ Requested Max Height of Structure: ___________________________

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. 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.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The lot has a steep grade across the front and rear unlike other lots in the subdivision that are squared up. Due to this steep angle a portion of the proposed addition encroaches approx. 15’ into the setback area. If the lot were squared up like the others the addition would be within the setback limits.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature ___________________________ Date 5/5/20

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Regarding; James Ronald LaFon

1263 Yacht Drive

Myrtle Beach, SC 29577

May 5th 2020

To Whom it may concern,

I am writing this letter in regards for the variance for James LaFon at 1263 Yacht Drive Myrtle Beach, SC located in Harbour Towne Subdivision is asking for approval. The home owners association board and I have reviewed his plans for the addition to his existing home and find everything to be acceptable and his plans were approved. The current location of his property to the road and easement, the board and I both felt there would be no interference at all.

Aesthetically his plans fit in perfectly to Harbour Towne subdivision. Thank you for your consideration and I do hope you approve his request.

[Signature]

Becky Warren

President of Harbour Towne HOA
Good afternoon Pam,

The Harbour Towne HOA approved the two utility sheds and the lean to in Mr. LaFon's backyard. His next door neighbor also was fine with the small structure and the location of it. These were installed over ten years ago. We don't see any issues or problems that have been created with these structures since their installation.

Regards,
Becky Warren
1435 Shoreline Drive
Myrtle Beach, SC 29577
president of Harbour Towne HOA
843-293-6453

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