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
James Marshall Biddle
Kirk Truslow

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
Marnie Leonard, Planning Zoning Tech
I. Call to Order – 5:30 p.m.

II. Invocation/Pledge of Allegiance

III. Communications

1. 2021 Meeting schedule ................................................................. 1-2

IV. Minutes

1. September 14th, 2020 – Regular Meeting Minutes ........................................... 3-13

V. Old Business ................................................................................ 14

VI. New Business

Variances

1. 2020-09-002 – Rick Ruonala agent for BTS Little River Property, LLC .......... 15-26
   3456 Sea Mountain Highway, Little River (Council Member Prince)

2. 2020-09-003 – John & Mary Cummings ......................................................... 27-39
   343 Arlington Circle, Murrells Inlet (Council Member Loftus)

3. 2020-09-004 – Jimmy D. Fowler Jr. ............................................................... 40-51
   5311 Bear Bluff Drive, Conway (Council Member Hardee)

4. 2020-09-005 – John Feaster ...................................................................... 52-62
   123 Carter Circle, Myrtle Beach (Council Member DiSabato)

5. 2020-09-007 – Larry Beasley agent for, Walter A. Duran ............................ 63-72
   110 Ronald Court, Myrtle Beach (Council Member Crawford)
6. 2020-09-008 – Gary Belush ................................................................. 73-85
   183 Coral Beach Circle, Surfside Beach (Council Member Loftus)

7. 2020-09-009 – Venture Engineering, Inc. agent for, Natalie Ruperto Rogers ...... 86-96
   1044 Causey Road, Conway (Council Member Bellamy)

Special Exception

1. 2020-09-001 – Gary Pakozdy agent for Triple J. Realty III., LLC .................. 97-108
   2551 17 North, Little River (Council Member Worley)

VII. Adjourn
Communications
## 2021 MEETING SCHEDULE

<table>
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<th>MEETING DATE</th>
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<tbody>
<tr>
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<td>JANUARY 11, 2021</td>
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<td>DECEMBER 31, 2021</td>
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<td>JANUARY 28, 2021</td>
<td>MARCH 8, 2021</td>
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<td>MAY 6, 2021</td>
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<td>SEPTEMBER 13, 2021</td>
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<td>SEPTEMBER 30, 2021</td>
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<td>NOVEMBER 4, 2021</td>
<td>DECEMBER 13, 2021</td>
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<tr>
<td>DECEMBER 2, 2021</td>
<td>JANUARY 10, 2022</td>
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*Meetings are held at 5:30 p.m. at the Horry County Government Center, Conference Room B, located at 1301 Second Avenue in Conway, South Carolina*
Minutes
STATE OF SOUTH CAROLINA  )  HORRY COUNTY ZONING BOARD OF APPEALS  
COUNTY OF HORRY   )  MINUTES – September 14, 2020

The Horry County Zoning Board of Appeals held its scheduled meeting on Monday, September 14, 2020 at 5:30 p.m. in the Horry County Government Center, Multi-purpose Room B, located at 1301 Second Avenue in Conway, South Carolina.

Board Members present: Chairman Marion Shaw, Drew Parks, Michael Fowler, Mark Gouhin, William Livingston, Bobby Page, and John Brown.

Board Members Absent: 0

Staff present: Pam Thompkins, Charles Suggs, Marnie Leonard, David Jordan, Jordan Todd, and Nancy Tindall

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 Marion 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.

Chairman Marion Shaw swore in staff.

COMMUNICATIONS

Pam Thompkins notified the Board that case 2020-07-005 Robert Wilfong, PE agent for Ross Holdings, LLC, had withdrawn their application.

REGULAR MEETING MINUTES - August 10, 2020

Chairman Marion Shaw asked if there was any additions, deletions or changes to the minutes. Robert Page made a motion to accept the minutes as written. William Livingston seconded. The motion carried unanimously. The minutes for August 10, 2020 were approved.

OLD BUSINESS

The first case number was 2020-07-003 Nathan Taylor, agent for Michael & Laurie Reynolds. Pam Thompkins presented the case to the Board. PIN # 448-06-03-0005 identified the parcel located at 3851 Wilmont Court, Myrtle Beach. The applicant was requesting a variance from Article VII, Section 707 and Article VIII regarding setback requirements in the Residential (SF 6) zoning district. This parcel was located within Glenmere Subdivision. The applicants were proposing to construct a 12' x 18' sunroom on the rear of the single family home. The
sunroom will be located 10' from the rear property line, instead of the required 15' for a variance of 5'. There is a 10' drainage easement on the rear of this parcel; the structure will not encroach into the easement. *(Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Laurie Reynolds who explained the need for the variance, and stated that the proposed sunroom will not encroach into the drainage easement.

Chairman Marion Shaw swore in Michael Reynolds who stated, the proposed sunroom would be built on an existing slab.

William Livingston made a motion to grant the variance with the conditions as stated by staff.

John Brown seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

**NEW BUSINESS**

The second case number was 2020-08-001 Michael J. Stachewicz. Pam Thompkins presented the case to the Board. PIN # 294-04-04-0006 identified the parcel located at 337 Basswood Court, Conway. The applicant was requesting a variance from Article VII, Section 706 and Article VIII regarding setback requirements in the Residential (SF10) zoning district. This parcel was located within Grier Crossing subdivision. Code Enforcement received a complaint on 2/25/2020 that a storage building had been placed in the setback. The 8'x8' storage building does not require a permit, but it does need a zoning compliance. Art. V, Section 512 allows one accessory structure at a single family residence, 200 sq. ft. or less in size to meet a 5' setback from any side and/or rear property line as long as there are no easements. There was a 10' drainage easement on the rear of this parcel that the building does not encroach into. The storage building was located, 3' from the right side property line, instead of the required 5' for a variance of 2'. *(Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Michael Stachewicz who explained the need for the variance. Chairman Marion Shaw asked how long the building had been on the property. Mr. Stachewicz answered, 3 years.
Charles Suggs addressed the Board with staff concerns about trespassing issues with any future repairs that could come up if variance was approved.

Mark Goughin 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 third case number was 2020-08-002 Bradley & Charity Keefer. Pam Thompkins presented the case to the Board. PIN number 468-07-03-0004 identified the parcel located at 512 Nautilus Drive, Murrells Inlet. The applicants were requesting a variance from the setback requirements in the Creek Harbour Planned Development District (PDD), located at, 512 Nautilus Drive, Murrells Inlet. This parcel was located within Creek Harbour Subdivision. The applicants were proposing to construct a single family home with a garage on this lot. The community boat landing was located on the adjoining parcel to the right. The home will be located 8' from the right side property line instead of the required 10' for a variance of 2'. (Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Charity Keefer who explained the need for the variance.

Drew Parks 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.

The fourth case number was 2020-08-003 Penny Blaske, agent for Thomas & Dawn Sprague. Pam Thompkins presented the case to the Board. PIN # 225-03-03-001 identified the parcel located at 3244 Daisy Road, Loris. The applicants were requesting a variance regarding setback requirements in the Forest Agricultural (FA) zoning district. The applicants were proposing to subdivide two existing parcels to create three parcels (A, B & C). The proposed Parcel B had an existing single family home, and a 10'x16' storage building on the lot. The existing home was located, 23.3' from the front property line, which included a shared private driveway easement, instead of the required 45.9' for a variance of 22.6'. The applicant will move the storage building out of the easement so it will meet all setbacks. The 10'x10' storage building located on Parcel C will also be moved out of the easement or onto another lot meeting the required setbacks. (Please refer to the September 14, 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 recommended 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. The two storage sheds will need to be moved out of the easements. The one on Parcel C will need to be relocated on another lot with a single family home meeting the required setbacks.
4. All other applicable County requirements shall be met.

Chairman Marion Shaw swore in Penny Blaske who explained she wanted to be able to split the land into two separate lots, for family members.

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 fifth case number was 2020-08-004 Benita Sue Cardinali. Pam Thompkins presented the case to the Board. PIN # 459-10-04-0095 identified the parcel located at 223 Obi Lane, Myrtle Beach. The applicant was requesting a variance regarding setback requirements in the Residential (SF 6) zoning district. The applicant was proposing to construct a 28’x12’ pergola to the rear of the existing single family home. The pergola will be located 13’ from the rear property, instead of the required 15’ for a variance of 2’. There is a 12’ private pond maintenance easement on the rear of this lot. The structure does not encroach into the easement. (Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Benita Cardinali who explained that she was wanted to put up a pergola and needed a variance to do so.

Mark Gouhin 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 sixth case number was 2020-08-005 Bonifacio Rodriguez. Pam Thompkins presented the case to the Board. PIN # 427-12-04-0021 identified the parcel located at 3517 Reavis Lane, Myrtle Beach. The applicant was requesting a variance regarding setback requirements in the Residential (SF10) zoning district. This parcel was located within Whispering Pines subdivision, which was grandfathered to allow mobile homes. The applicant had constructed a 10’x24’ porch on the side of the existing single family home without obtaining a building permit. The parcel
was substandard in size with 9,308 sq. ft., instead of the required 10,000 sq. ft. in the SF10 zoning district. This allows for a 25% reduction in setbacks. The porch was located 3.4' from the left side property line, instead of the required 7.5' for a variance of 4.1'. There was a 16'x12' (192 sq. ft.) shed located on the rear of the property, which was encroaching into the 20' private drainage easement. The shed had been there since the 2005 aerials. If the shed was replaced, it would be required to meet the 20' rear setback. (Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Bonifacio Rodriguez who explained he did not know the shed was in the drainage easement and will have it removed. He also stated that he did not know he needed a permit to build a porch.

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 seventh case number was 2020-08-006 ELI Baker agent for BT - OH LLC. Pam Thompkins presented the case to the Board. PIN # 426-03-04-0006 identified the parcel located at 200 George Bishop Pkwy, Myrtle Beach. The applicant was requesting a variance regarding setback requirements in the Limited Industrial (LI) zoning district. The applicants were proposing to replace an existing modular distribution unit on the front of the UPS building. On October 16, 2000 the Zoning Board granted a variance for a 54' x 13' modular unit to be 42' from the front property line under Case 2000-09-005. The proposed modular distribution unit is 59' x 14' (826 sq. ft.) in size with stairs that are 4' in width. The unit including stairs will be located 34' from the front property line, instead of the required 50' for a variance of 16'. (Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Eli Baker who explained they wanted to replace a wood structure with a metal structure.

Chairman Marion Shaw swore in James Barr who explained the stairs located in the setback.
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 eighth case number was 2020-08-008 The EarthWorks agent for Robert C. Harrison.** Pam Thompkins presented the case to the Board. PIN # 441-07-03-0044 identified the parcel located at 317 Hwy 707, Surfside Beach. The applicants were requesting a variance regarding the fencing requirements in the High Bulk Retail (RE4) zoning district, located at 317 Hwy 707, Surfside Beach. *(Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Mark Donivan who explained that the owner of the property was wrong in removing the trees, and putting up a fence, without the permission from the County. He stated the owner did not understand the Socastee Overlay Ordinance, but is willing to put slats in the fence for screening.

Drew Parks asked staff is there were any concerns.
Charles Suggs answered yes with the vision clearance and site distance.
Bobby Page asked staff is there were any other chain link fences.
Charles Suggs answered only with properties that are non-conforming.

John Brown made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion failed 2:5 with Drew Parks, Mark Gouhin, Marion Shaw, William Livingston, Bobby Page, and John Brown voting against. *The variance was denied.*

**The ninth case number was 2020-08-011 Steve Powell, agent for Ralph Pandure.** Pam Thompkins presented the case to the Board. PIN # 311-08-01-0026 identified the parcel located at 4309 Mineola Avenue, Little River. The applicants were requesting a variance regarding landscape buffer requirements in the Highway Commercial (HC) zoning district. The applicants were proposing to construct a restaurant on this site. There was an existing office building located on the right side of the property that had been there since 1970. The parcel was located within the boundaries of the Little River Overlay. The applicants were requesting to reduce the foundation planting strip along the front and right side of the proposed restaurant building to 0' instead of the required 7' for a variance of 7'. This location was where the ADA sidewalk was located. The foundation planting strip on the left and right side of the existing office building is 0' instead of the required 7' for a 7' variance. The right side of the existing office building had a
3’ landscape strip instead of the required 5’ for a variance of 2’. (Please refer to the September 14, 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 recommended 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 Marion Shaw swore in Steve Powell who explained the need for the variance.

Chairman Marion Shaw asked how wide the driveway would be. Mr. Powell answered 22’.

Michael Fowler 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.

Special Exceptions

The tenth case number was 2020-08-010 Rustic Ventures LLC, agent for Keenan Mitchell. Pam Thompkins presented the case to the Board. PIN # 383-15-02-0012 identified the parcel located at 182 Waccamaw Medical Park Court, Conway. The applicants were requesting special exception approval regarding on site consumption of alcohol for a Restaurant/ Bar in the Highway Commercial (HC) zoning district. (Please refer to the September 14, 2020 packet for further information.)

Should the Board find that the special exception request for Rustic Roast meets the required conditions of Section 534, the standard conditions imposed by the Board are:

1. No outdoor entertainment or amplified outdoor speakers unless a special event permit has been obtained from Public Safety;
2. No hosting of vendors during spring and fall bike rallies;
3. No burnout pits;
4. No outdoor displays or tents on the property;
5. No temporary banners or signs on the property;
6. No spotlight advertising;
7. No adult entertainment, or temporary adult entertainment permits;
8. Hours of operation - Monday thru Thursday from 6:00 AM until 9:00 PM, Friday from 6:00 AM until 10:00 PM, Saturday from 8:00 am until 10:00 PM;
9. Any changes in character or hours shall result in the suspension of this approval and a rehearing of the ZBA shall be required;
10. Applicant will comply with all State and local laws;
11. All future buildings and building additions must conform to Horry County regulations;
12. No outdoor dining;
13. No sweepstakes and/or internet gaming permitted at any time.

Chairman Marion Shaw swore in Keenan Mitchell who explained the type of business would be a casual establishment gearing towards the locals, which would host local entertainment and local beer and wine vendors.
Chairman Marion Shaw swore in Victoria Williams who was the co-owner and said she was there to answer any questions the Board might have.

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

Rural Tourism

The eleventh case number was 2020-08-007 Anthony & Megan Simmons. Pam Thompkins presented the case to the Board. PIN # 184-13-02-0007 & 183-00-00-0042 identified the parcel located at 280 Liberty Church Road, Loris. The applicants were requesting special exception approval regarding rural tourism in the Forest Agriculture (FA) zoning district. The applicants were requesting special exception approval to establish rural tourism activities on this 65.50 acre parcel. The proposed venue name was Beachwoods Estates. The proposed hours of operation were Monday - Sunday 9:00 AM until 10:00 PM. The Operation Plan events were listed as weddings, birthday parties, and corporate events. (Please refer to the September 14th, 2020 packet for further information.)

Should the Board find that the special exception request for Beachwoods Estates meets the required conditions of Section 1304.1, the standard conditions imposed by the Board are:

1. The applicant will comply with the Master Plan and Operational Plan submitted with this application;
2. Hours of Operation – Monday thru Sunday 9:00 AM until 10:00 PM
3. Temporary vendors are required to obtain a vendor permit from the Code Enforcement Department and pay any fees associated with the permit;
4. No event is to exceed 499 persons in attendance unless a Special Event Permit is obtained from Horry County Public Safety;
5. The requirements of Chapter 13, Article III (Noise Control) of the county code shall be met;
6. No event will be allowed in any building until a certificate of occupancy has been issued by Code Enforcement;
7. No adult entertainment, or temporary adult entertainment permits;
8. No sweepstakes and/or internet gaming permitted at any time;
9. If acreage of parcel or parcels is reduced to less than 20 acres this permit shall be revoked;
10. Exemption from landscaping and buffering requirements of Article V, Section 527 and from parking requirements of Article XI of the Horry County Zoning Ordinance;
11. Applicant will comply with all state and local laws;
12. All other applicable County requirements shall be met;
13. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained;
14. Any change in activities, events and hours of operation shall result in the suspension of this approval and a rehearing of the ZBA shall be required.

Chairman Marion Shaw swore in Anthony Simmons who explained the type of events he would permit on his property, and also explained that the customers would have to provide their own vendors for their events along with any permits that need to be pulled.

William Livingston made a motion to grant the variance with the conditions as stated by staff. John Brown seconded the motion. The motion carried unanimously. *The Rural Tourism was approved with conditions.*

**Rural Tourism**

The twelfth case number was 2020-08-009 Angelia R. Miller. Pam Thompkins presented the case to the Board. PIN # 258-00-00-0020 identified the parcel located at, 856 Highway 9 W, Longs. The applicant was requesting a special exception approval regarding rural tourism in the Forest Agriculture (FA) zoning district. The applicant was requesting a special exception approval to establish rural tourism activities on this 70.33 acre parcel. The proposed venue name was Magnolia Bloom Estates. The proposed hours of operation were Monday - Sunday 9:00 AM until 10:00 PM. The Operation Plan events were listed as harvest market, seasonal activities and events, classes, and natural retail. *(Please refer to the September 14th, 2020 packet for further information.)*

Should the Board find that the special exception request for Magnolia Bloom Estates meets the required conditions of Section 1304.1, the standard conditions imposed by the Board are:

1. The applicant will comply with the Master Plan and Operational Plan submitted with this application;
2. Hours of Operation - Monday thru Sunday from 9:00 AM until 10:00 PM;
3. Temporary vendors are required to obtain a vendor permit from the Code Enforcement Department and pay any fees associated with the permit;
4. No event is to exceed 499 persons in attendance unless a Special event permit is obtained from Horry County Public Safety;
5. Any outdoor amplified sound must be in compliance with the County Noise Ordinance, specifically Section 13-33;
6. No event will be allowed in any building until a certificate of occupancy has been issued by Code Enforcement;
7. No adult entertainment, or temporary adult entertainment permits;
8. No sweepstakes and/or internet gaming permitted at any time;
9. If acreage of parcel or parcels is reduced to less than 20 acres this permit shall be revoked;
10. Exemption from landscaping and buffering requirements of Article V, Section 527 and from parking requirements of Article XI of the Horry County Zoning Ordinance;
11. On-site consumption of alcohol is not allowed unless a special exception is granted by the Zoning Board of Appeals;
12. Applicant will comply with all state and local laws;
13. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained;
14. Any change in activities, events and hours of operation shall result in the suspension of this approval and a rehearing of the ZBA shall be required.

Chairman Marion Shaw swore in Angelia Miller who explained that she just wanted to be an asset to the local community along with a place for our local Military Veterans to gather.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. John Brown seconded the motion. The motion carried unanimously. *The Rural Tourism was approved with conditions.*

With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at approximately 6:50pm.
Old Business
New Business
Case # 2020-09-002
**Variance Review Sheet**

**Property Information**

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<td>Applicant</td>
<td>Rick Ruonala, agent</td>
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<td>Parcel Identification (PIN) #</td>
<td>313-10-01-0010</td>
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<td>Site Location</td>
<td>3456 Sea Mountain Highway, Little River</td>
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<td>Property Owner</td>
<td>BTS Little River Property, LLC</td>
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<td>County Council District #</td>
<td>9 - Prince</td>
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**Zoning Information**

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<tr>
<td>Proposed Use</td>
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**Requested Variance(s)**

The applicants are requesting a variance from Article V, Section 527.2 and Article XI, Section 1102 regarding the landscape and parking requirements in the Highway Commercial (HC) zoning district.

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<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
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<td>Art. V, Section 527.2 Table 4 Streetscape buffer</td>
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<td>Buffer length</td>
<td>245'</td>
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<td>Canopy trees</td>
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<tr>
<td>Understory trees</td>
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</tr>
<tr>
<td>Shrubs</td>
<td>49</td>
<td>24</td>
<td>25</td>
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<td>Art. V, Section 527.2 D 3 I-2 Parking spaces over 50' from trunk of a planted tree</td>
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<tr>
<td>1 park</td>
<td>50'</td>
<td>55'</td>
<td>5'</td>
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<tr>
<td>1 park</td>
<td>50'</td>
<td>52'</td>
<td>2'</td>
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<tr>
<td>Art. XI, Section 1102 Parking-maneuvering room for 11 parking spaces</td>
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<tr>
<td>22'</td>
<td>17.3'</td>
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</table>

**Background/Site Conditions**

Black's Tire & Auto have construct a 9000 sq. ft. metal building on this parcel. This expansion requires the site to come into compliance with all zoning requirements. The applicants will meet the required landscaping along the foundation of the building and three sides of the property. They would like to ask for a variance on the required landscaping and parking requirements along the front section on Sea Mountain Hwy. Art. V, Section 527.2 Table 4 streetscape buffer requires a 245' buffer length, they are proposing a 93' buffer length on site for a variance of 152'. Within this streetscape buffer 8 canopy trees are required, 5 canopy trees are proposed for a variance of 3 canopy trees; 8 understory trees are required, 3 are proposed for a variance of 5 understory trees; and 49 shrubs are required, 24 are proposed for a variance of 25 shrubs. Art. V, Section 527.2 D 3 i requires every parking space to be within 50 ft. of a planted tree. 2 parks in the row of 12 parks along Sea Mountain Hwy are beyond 50'; 1 park is 55' for a 5' variance and 1 park is 52' for a 2' variance. Art. XI, Section 1102 requires 22' of maneuvering room for 90' angle parking spaces and 2 way traffic flow; 17.3' has been provided for a variance of 4.7'.
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?)

   This site has been used commercially since 1987.

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

   These conditions apply to all commercially developed properties.

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.
Sections where they are requesting landscape & parking variances
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 San Mountain Highway (frontage) landscaping requirements

Required Front Setback: 
Requested Front Setback: 
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)

The existing pavement and parking has been there for over thirty years.

There is an extreme amount of traffic/congestion with several businesses sharing the common entry points.


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 Signature

[Date]

8/24/20
Site Plan – zoomed in view

- **Landscaping area missing**
- **2 Parking spaces not within 50' of the trunk of a tree.**
- **17.3' Maneuvering room vs. required 22'**
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-09-003</th>
<th>Zoning Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>John &amp; Mary Cummings</td>
<td>Zoning District</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>468-04-04-0086</td>
<td>Parcel Size</td>
</tr>
<tr>
<td>Site Location</td>
<td>343 Arlington Circle, Murrells Inlet</td>
<td>Proposed Use</td>
</tr>
<tr>
<td>Property Owner</td>
<td>John &amp; Mary Cummings</td>
<td></td>
</tr>
<tr>
<td>County Council District #</td>
<td>4 - Loftus</td>
<td></td>
</tr>
</tbody>
</table>

Requested Variance(s)

The applicants are requesting a variance from the requirements in the Stonegate @ Prince Creek PDD zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rear setback</td>
<td>15'</td>
<td>8'</td>
<td>7'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

This parcel is located within Stonegate subdivision within Prince Creek. The applicants are requesting to construct a 16'x10' screen porch on the rear of the single family home. The porch will be located 8' from the rear property line instead of the required 15' for a variance of 7'.

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 subdivision.

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 applicants have submitted a letter of approval from The Garden Homes at Stonegate 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.
Area of proposed screen porch
Neighbor on the rear

Neighbor across the street
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 rear property variance for screened porch over existing 16' x 10' concrete patio. No additional improvements will exist, so granted.

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>Requested Front Setback:</th>
</tr>
</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.

Applicant's Signature

Date
August 7, 2020

John S & Mary V Cummings  
343 Arlington Circle  
Murrells Inlet, SC 29576

Re: Modification Application  
343 Arlington Circle

Dear John S & Mary V Cummings:

I am writing on behalf of the Board of Directors for The Garden Homes at Stonegate Homeowners Association, Inc. regarding your request to screen in existing patio at your property.

The Architectural Review Committee has reviewed your request and it has been approved as submitted. Please be advised that the Architectural Review Committee reserves the right to view the project after completion to insure it was properly executed.

Please note that this approval is per the specifications submitted. Any changes to these specifications must be resubmitted for approval. Please note also that material used must coordinate with home and trim. All local building codes and setback requirements must be followed when making modifications to your property. If applicable, a building permit may be obtained at the County offices.

Thank you for participating in the review process with these enhancements to your home and community. If there is any question regarding this letter, please call the office at (843) 237-9551 so that the matter may be looked into further.

Your cooperation is always appreciated.

On behalf of the Board of Directors,

Waccamaw Management, LLC, AAMC  
Managing Agent

Marilyn McHone  
Community Association Manager
Stonegate Ph. 2-A final plat
VARIANCE REVIEW SHEET

Property Information

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<thead>
<tr>
<th>Variance Request #</th>
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<tr>
<td>Applicant</td>
<td>Jimmy D. Fowler Jr.</td>
</tr>
<tr>
<td>Parcel Identification [PIN] #</td>
<td>343-04-04-0032</td>
</tr>
<tr>
<td>Site Location</td>
<td>5311 Bear Bluff Drive, Conway</td>
</tr>
<tr>
<td>Property Owner</td>
<td>Jimmy D. Fowler Jr.</td>
</tr>
<tr>
<td>County Council District #</td>
<td>10- Hardee</td>
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</table>

Zoning Information

<table>
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<th>Zoning District</th>
<th>SF40</th>
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<td>Parcel Size</td>
<td>29,521 Sq. Ft.</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Residential</td>
</tr>
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</table>

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 704 and Article VIII regarding setback requirements in the Residential (SF40) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
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</thead>
<tbody>
<tr>
<td>Right side setback</td>
<td>15'</td>
<td>10'</td>
<td>5'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

This parcel is located within Bear Bluff Plantation. The applicant has constructed a cabana and fireplace on the rear of this property without obtaining a building permit. The structure will be located 10' from the right side property line instead of the required 15' for a variance of 5'.

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 structures 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.
**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?)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
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</thead>
</table>

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: Requesting side setbacks to be 10'. This will allow full use of our irregular corner lot. This will not impede any neighbors or character of neighborhood.

Required Front Setback: 37.5 (Substandard) Requested Front Setback: __________

Required Side Setback: 15 Requested Side Setback: __________

Required Rear Setback: 22.5 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 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.

Applicant's Signature

Date 8-28-2020
Jimmy Fowler  
5311 Bear Bluff Drive  
Conway SC 29526

The current setbacks on our lot (#17) are 15 feet on the sides however other property in the across the street, in the same neighborhood are 10 feet on the sides. The lot is an irregular lot size and becomes very narrow on the river side and sides towards the rear of the lot.

The authorization of a variance will not be a detriment to the adjacent property or to the public good. The character of the district will not be harmed by allowing this additional 5 feet of variance for the cabana cover on the sides.

I also have 3 other homes in this same neighborhood located on (5360, 5354, 5360) Bear Bluff Drive that I currently own and I would never jeopardize the reputation of the neighborhood we have grown to love.
Case # 2020-09-005
VARIANCE REVIEW SHEET

Property Information

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<thead>
<tr>
<th>Variance Request #</th>
<th>2020-09-005</th>
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<tr>
<td>Applicant</td>
<td>John Feaster</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>418-09-02-0005</td>
</tr>
<tr>
<td>Site Location</td>
<td>123 Carter Circle, Myrtle Beach</td>
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<tr>
<td>Property Owner</td>
<td>John Feaster</td>
</tr>
<tr>
<td>County Council District #</td>
<td>3 - DiSabato</td>
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</table>

Zoning Information

<table>
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<tr>
<th>Zoning District</th>
<th>SF10</th>
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<tbody>
<tr>
<td>Parcel Size</td>
<td>29,032 Sq. Ft.</td>
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<tr>
<td>Proposed Use</td>
<td>Residential</td>
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</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>Left Side setback</td>
<td>10'</td>
<td>9.7'</td>
<td>.3'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

The applicant purchased this parcel in 2012 with an existing concrete foundation located on the site. The foundation and slab plumbing received approval in 2008 under Permit 140830 but the home was never completed. The existing foundation is located 9.7' from the left side property line instead of the required 10' for a variance of .3'. Post foundation surveys were not required by the County until 2011.

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 10' side setbacks apply to all properties within the SF10 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.

The foundation and slab plumbing for the home is existing and any change would require the applicant to alter his building plans.
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.
Site
Left Side of foundation

Entrance- Carter Circle
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: Encroachment into Setback (4")

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>Requested Front Setback:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Side Setback:</td>
<td>Requested Side Setback:</td>
</tr>
<tr>
<td>Right: 40' 6&quot;</td>
<td>9'7&quot;</td>
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<tr>
<td>Required Rear Setback:</td>
<td>Requested Rear Setback:</td>
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<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 V 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)

Residential House

To whom it may concern (Zoning Board of Appeals), My name is John Peaster. I purchased property located at 123 Carter Circle, Myrtle Beach, SC 29579. I purchased this property with a raised slab and rough-in plumbing completed. The original permits were in 2005 and construction did not proceed after the slab was poured. Recently, I'm trying to get a permit for said property to resume construction and it was brought to my attention that the lot is 40'6" into the setback on the left side. Please approve this variance. Thanks. I was not aware of this setback until I had a survey done.

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's Signature: John Peaster

Date: 8/31/20
Site Plan
Case # 2020-09-007
VARIANCE REVIEW SHEET

Property Information

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-09-007</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Larry Beasley, agent</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>449-02-02-0006</td>
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<tr>
<td>Site Location</td>
<td>110 Ronald Court, Myrtle Beach</td>
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<tr>
<td>Property Owner</td>
<td>Walter A. Duran</td>
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<tr>
<td>County Council District #</td>
<td>6 - Crawford</td>
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Zoning Information

<table>
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<th>Zoning District</th>
<th>SF 20</th>
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<tr>
<td>Parcel Size</td>
<td>28,884 Sq. Ft.</td>
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<td>Proposed Use</td>
<td>Residential</td>
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Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 706 and Article VIII regarding setback requirements in the Residential (SF20) zoning district.

<table>
<thead>
<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>25'</td>
<td>20'</td>
<td>5'</td>
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</table>

Background/Site Conditions

The applicants have constructed a 31.8' x 16' porch addition on the rear of the single family home without obtaining a building permit. The screen porch will be located 20' from the rear property line instead of the required 25' for a variance of 5'.

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 setbacks apply to all parcels in the SF20 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.
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.
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: REAR COVERED PATIO ROOF ENCLOSEMENT INTO 25' REAR SETBACK

<table>
<thead>
<tr>
<th>Required Front Setback:</th>
<th>40' from Shared driveway</th>
<th>Requested Front Setback:</th>
<th>87.5'</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required Side Setback:</td>
<td>15'</td>
<td>Requested Side Setback:</td>
<td>37.5'</td>
</tr>
<tr>
<td>Required Rear Setback:</td>
<td>25'</td>
<td>Requested Rear Setback:</td>
<td>20'</td>
</tr>
<tr>
<td>Required Bldg. Separation:</td>
<td></td>
<td>Requested Bldg. Separation:</td>
<td></td>
</tr>
<tr>
<td>Required Minimum Lot Width:</td>
<td></td>
<td>Requested Min Lot Width:</td>
<td></td>
</tr>
<tr>
<td>Required Min Lot Width/Bldg Site:</td>
<td></td>
<td>Requested Min Lot Width/Bldg Site:</td>
<td></td>
</tr>
<tr>
<td>Required Max Height of Structure:</td>
<td></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 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)

**FINAL AS BUILT SURVEY**

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: 9-1-2020
Case # 2020-09-008
**VARIANCE REVIEW SHEET**

**Property Information**

<table>
<thead>
<tr>
<th>Variance Request #</th>
<th>2020-09-008</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Gary Belush</td>
</tr>
<tr>
<td>Parcel Identification (PIN) #</td>
<td>446-16-02-0057</td>
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<tr>
<td>Site Location</td>
<td>183 Coral Beach Circle, Surfside Beach</td>
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<tr>
<td>Property Owner</td>
<td>Gary Belush</td>
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<tr>
<td>County Council District #</td>
<td>4 - Loftus</td>
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**Zoning Information**

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>GR-8</th>
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<tr>
<td>Parcel Size</td>
<td>6,880 Sq. Ft.</td>
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<tr>
<td>Proposed Use</td>
<td>Residential</td>
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**Requested Variance(s)**

The applicant is requesting a variance from Article VII, Section 709 and Article VIII regarding setback requirements in the General Residential (GR) zoning district.

<table>
<thead>
<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>5'</td>
<td>10'</td>
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</table>

**Background/Site Conditions**

This parcel is located within Bermuda Gardens subdivision. The applicant is requesting to construct a 20' x 10' screen porch on the rear of the single family home. The porch will be located 5' from the rear property line instead of the required 15' for a variance of 10'. There will be no encroachment into the 10' private drainage easement on the left side of this parcel.

**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 subdivision.

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 Ocean Walk ARC.

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.
Porch area
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: 

Add a Screen Porch 16' x 20'

Required Front Setback: 20'
Required Side Setback: 10'
Required Rear Setback: 15'
Required Bldg. Separation: 
Required Minimum Lot Width: 
Required Min Lot Width/Bldg Site: 
Required Max Height of Structure: 
Requested Front Setback: 
Requested Side Setback: 5'
Requested Rear Setback: 
Requested Bldg. Separation: 
Requested Min Lot Width: 
Requested Min Lot Width/Bldg Site: 
Requested Max Height of Structure: 

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y (X) 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
August 17, 2020

Gary Belush
183 Coral Beach Circle
Surfside Beach, SC 29575

Re: Architectural Review Application
183 Coral Beach Circle

Dear Gary Belush:

We are writing on behalf of the Board of Directors for Ocean Walk regarding your request to install a screen porch at your property in Ocean Walk.

The Architectural Review Committee has reviewed your request and it has been approved as submitted. Please be advised that the Architectural Review Committee reserves the right to view the project after completion to insure it was properly executed.

Please note that this approval is per the specifications submitted. Any changes to these specifications must be resubmitted for approval. All local building codes and setback requirements must be followed when making modifications to your property. If applicable, a building permit may be obtained at the County offices.

The Board thanks you for your application and participating in the review process. Should you have any questions feel free to contact Waccamaw Management at 843-903-9551 or via email at Info@WaccamawManagement.com.

On behalf of the Board of Directors,

Waccamaw Management,
An Associa® Company
Managing Agent
Site Plan

#183 CORAL BEACH CIRCLE
(50' PRIVATE R/W)
Case # 2020-09-009
VARIANCE REVIEW SHEET

Property Information

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<tr>
<th>Variance Request #</th>
<th>2020-09-009</th>
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<tr>
<td>Applicant</td>
<td>Venture Engineering Inc., agent</td>
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<td>Parcel Identification (PIN) #</td>
<td>382-03-02-0006</td>
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<tr>
<td>Site Location</td>
<td>1044 Causey Road, Conway</td>
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<tr>
<td>Property Owner</td>
<td>Natalie Ruperto Rogers</td>
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<tr>
<td>County Council District #</td>
<td>7 - Bellamy</td>
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Zoning Information

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Pending MRD-2</th>
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<tr>
<td>Parcel Size</td>
<td>39,321 Sq.Ft.</td>
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<tr>
<td>Proposed Use</td>
<td>Commercial</td>
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</table>

Requested Variance(s)

The applicants are requesting a variance from Article VII Section 752 and Article VIII regarding separation and lot size requirements in the Multi Residential (MRD2) zoning district.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Requested</th>
<th>Variance Needed</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot size</td>
<td>43,560 sq. ft.</td>
<td>39,321 sq. ft.</td>
<td>4,239 sq. ft.</td>
</tr>
<tr>
<td>Separation between structures</td>
<td>20'</td>
<td>10'</td>
<td>10'</td>
</tr>
</tbody>
</table>

Background/Site Conditions

The applicants are in the process of rezoning this parcel from Residential (MSF20) to Multi-Residential (MRD2) to bring the site into compliance with the type of uses on site. This variance is contingent on the parcel being rezoned. According to the Tax Assessor records, the building has been there since 1972. The 2017 inspection by HC Code Enforcement showed Bldg. 1 had 4 meter services (multi-family use) and Bldg. 2 had 1 meter service for a single family home use. Code Enforcement issued a stop work order on the two buildings because a permit had not been received for alterations on the buildings. Alterations included interior alterations, plumbing, electrical, framing, additions to each building and replacing roofing and windows. Bldg. 1 had been changed to a triplex and Bldg. 2 to a duplex. MRD-2 zoning requires a 1 acre (43,560 sq. ft.) lot size for multi-family use. The parcel is 39,321 sq. ft. In size for a variance of 4,239 sq. ft. The site plan shows the buildings are 11.5' apart. The applicant is requesting a variance for a 10' separation instead of the required 20' for a variance of 10'.

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?)

   The exceptional condition would be that the use was established before zoning.

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

   These conditions do not apply to properties in this area because they are being used for single family homes.
## 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.

The buildings were considered legal non-conforming and were allowed to stay as is, any expansion would require rezoning to a district that will allow the multi-family use.

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. Variance is contingent on approval of the rezoning to MRD2.
4. All other applicable County requirements shall be met.
Horry County Inspection Worksheet
Infrastructure and Regulation
Code Enforcement Department
1301 Second Ave Conway, SC 29526
Phone: (843) 915-5090 Fax: (843) 915-6090

Case Number: Project:
Inspection Number: INSP-6518023-2017 Project Number:
Inspection Date: 9/8/17 10:59 am Inspection Type: CE-BWOP Inspection
Primary Inspector: Knoch, Daniel Plan Type:
Additional Inspector(s): Weather:
Engineer:
Job Address:
Ownership:
Inspection Attendees:
Contractor(s):
Parcel Number:

Code Enforcement Department Comments

Inspection Status: Incomplete

<table>
<thead>
<tr>
<th>Inspection Criteria</th>
<th>Comments</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector Comments</td>
<td>5 apartment units (2 buildings), interior alterations, plumbing, electrical, framing, mechanical. Replacing roofing and windows. Will need permitted within 5 working days. Ok to complete roofing. No other work. Due to anticipated weather conditions.</td>
<td>Failed/Incomplete</td>
</tr>
</tbody>
</table>

Daniel Knoch

Schedule and View your Inspection Status Online at: http://www.horrycounty.org/

* All approved inspections are valid for 30 days. In the event that weather or construction activities result in changes to approved conditions, re-inspection shall be required before proceeding to the next stage of construction.
Applicant Submittal
VARIANCE REQUEST

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

Article(s) VII
Section(s) 752. G. 2 & 4

Description of Request: Request Variance to allow 10 ft building separation vs 20'

Request variance to reduce required standard lot size from 1 ac to 0.88 ac

Required Front Setback: ____________________________
Requested Front Setback: ____________________________

Required Side Setback: ____________________________
Requested Side Setback: ____________________________

Required Rear Setback: ____________________________
Requested Rear Setback: ____________________________

Required Bldg. Separation: 20'
Requested Bldg. Separation: 10'

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 ☑

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)

Existing Triplex building and Duplex building to be grandfathered in current code calls for 6 units / ac. With these buildings the allowed is 5,2798 units for the 0.88 ac site which is in compliance with 5 units. Current code calls for 20' bldg separation. We are requesting 10 ft while currently buildings are 11'4" apart. There is no detriment in allowing the request as the buildings have been in place for years

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 Application, Letter of Agency and Site Plan

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)  3/1/2020  (Date)
LETTER OF AGENCY

To: Horry County Planning & Zoning, SCDHEC, SCDOT, G.S.W.S.A, Horry County Code Enforcement

Re: Rezoning, Permitting & Applications: PIN: 38203020006 (0.88 ac)

Property Location: H1044 Causey Road, Conway, SC 29526

Property Owner (s): Natalie Ruperto Rogers
(Please Print Name)

In connection with the referenced property, I hereby appoint the person/agency shown below as my agent for the purpose of filing such application for project approval as they shall deem necessary and proper.

Authorized Agent: Venture Engineering, Inc.
(Please Print Full Name) Steve Powell; Kimberly Taylor Malcolm;
Reason For Agency: City/County/Water & Sewer Application & Permitting
DHEC Applications & Permitting
Horry County Planning & Zoning Review & Permitting
SCDOT Encroachment Permitting, Rezoning & Variance

Business License #: 175917
Agent’s Address: 209 Hwy 544, Conway, SC 29526
Agent’s Telephone Number: (843) 347-5851

Witness ___________________________

Natalie Rogers
Property Owner (Please print full name)

Signature of property owner ___________________________

Date 8/25/20

Letter of agency submitted must be original. No copies accepted.
Case # 2020-09-001
# SPECIAL EXCEPTION REVIEW SHEET

## Property Information

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Zoning Information</th>
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<tbody>
<tr>
<td>Special Exception Request #</td>
<td>2020-09-001</td>
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<tr>
<td>Applicant</td>
<td>Gary Pakozdy, agent</td>
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<tr>
<td>Parcel Identification (PIN) #</td>
<td>307-11-03-0013</td>
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<tr>
<td>Site Location</td>
<td>2551 Hwy. 17 North, Little River</td>
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<tr>
<td>Property Owner</td>
<td>Triple J Realty III, LLC</td>
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<tr>
<td>County Council District #</td>
<td>1 - Worley</td>
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<td>Zoning District</td>
<td>HC</td>
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<tr>
<td>Parcel Size</td>
<td>2.62 acres</td>
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<tr>
<td>Proposed Use</td>
<td>Bar &amp; Grill</td>
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</tbody>
</table>

## Distance from Residential

Abutting Heather Lakes residential PUD to the rear

## Requested Special Exception

The applicants are requesting special exception approval from Article V, Section 534 regarding on site consumption of alcohol for a Restaurant/ Bar in the Highway Commercial (HC) zoning district.

## Background/Site Conditions

The applicants are requesting special exception approval to allow on premise consumption of alcohol at the Harley's Bar & Grill. This parcel is abutting the Heather Lakes residential PUD to the rear. The proposed hours of operation are Monday thru Sunday from 11:00 AM until 12:00 AM. This location has been a restaurant/bar since 2001 however, the business license for Empire Nite Life was closed in August 2019. Since it was closed longer than a year a special exception is required. The previous businesses were Julian's Sports Bar & Grill, Jimmagans End Zone Sports Bar and Empire Nite Life.

## Ordinance and Analysis

Article V, Section 534 (B) of the Zoning Ordinance states: Owning to their potential negative impact on the community, the following uses may be approved as special exceptions by the Board of Zoning Appeals: bar, restaurant, nightclub or business establishment meeting the definition of a bar is subject to the following conditions:

1. That the special exception complies with all applicable development standards, including off-street parking and dimensional requirements.
   
   This site was developed in 1996 and met zoning requirements at that time.

2. That the special exception will be in substantial harmony with the area in which it is to be located.
   
   There has been a bar/restaurant in this location since 2001.

3. That the special exception will not be injurious to adjoining properties.

4. That the special exception will contribute to the economic vitality and promote the general welfare of the community.

   The restaurant will provide a service to the community.
5. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

Restaurants and bars are permitted uses within the HC zoning district.

6. 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 citing or reduce any negative impacts of the proposed special exception.

Proposed Order/Conditions

Should the Board find that the special exception request for Harley’s Sports Bar and Grill meets the required conditions of Section 534, the standard conditions imposed by the Board are:

1. No outdoor entertainment or amplified outdoor speakers unless a special event permit has been obtained from Public Safety;
2. No hosting of vendors during spring and fall bike rallies;
3. No burnout pits;
4. No outdoor displays or tents on the property;
5. No temporary banners or signs on the property;
6. No spotlight advertising;
7. No adult entertainment, or temporary adult entertainment permits;
8. Hours of operation - 11:00 AM until 12:00 AM, Monday thru Sunday;
9. Any changes in character or hours shall result in the suspension of this approval and a rehearing of the ZBA shall be required;
10. Applicant will comply with all State and local laws;
11. All future buildings and building additions must conform to Horry County regulations;
12. No outdoor dining;
13. No sweepstakes and/or internet gaming permitted at any time.
Business Accounts Inquiry [HORRY COUNTY, SC]

<table>
<thead>
<tr>
<th>Business ID</th>
<th>2001776</th>
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<tr>
<td>Mail/Development</td>
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<td>Location</td>
<td>HWY 17</td>
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<td>Zip/City/State</td>
<td>29566 LITTLE RIVER SC</td>
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<td>Source</td>
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<tr>
<th>DBA</th>
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<tr>
<td>Status</td>
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<td>Municipality</td>
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<td>Type</td>
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<td>AS400 HF Acct #</td>
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<td>License CID1</td>
<td></td>
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<td>Agent/Operator</td>
<td>2367 EMPIRE NITE LIFE LLC</td>
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<td>Other CID</td>
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<table>
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<th>Fiscal Month/Dates</th>
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<tbody>
<tr>
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</tbody>
</table>

- Insurance
- Bus Start/Close: 05/08/2017
- Lease End: 08/31/2019
- Bankruptcy: Leased
- Last License: 05/14/2019
- Filing history limit

Allow account update in BL Self Service

Query businesses by name.

https://hcmunisapp.horrycounty.org/gaswaprod/ua/r/mugwc/blmaster?Arg---mutoken&Arg=9KKusmpQc4GeXIQktUIH8ckDj... 9/16/2020
Garry Pakozdy, agent for Triple J. Realty III LLC
PIN = '30711030013'
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): Section(s): 534

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

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

Name of Business: 

Type of Business: Sports Bar and Grill

Hours of Operation: 11 (AM) until 12 (AM)

Days of the Week: 7

*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):

We feel there will be no impact on traffic, also no impact on vehicle and pedestrian safety. With the heavy tree buffer between subject property and residential properties, there will be little to no impact on noise, lights, fumes or obstruction of air flow. The tree buffer will and has acted as screening from view.

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 conditions/other restrictions in place that would prohibit this request.

Applicant/Agent's Signature  
Date 8/11/20

(If in LLC or Corp. name please provide authorization to sign)
APPETIZERS
BASKET OF FRIES $4
LOADED FRIES (CHILI - CHEESE - BACON) $9
BASKET OF ONION RINGS $5
EGG ROLLS (3) $6
MOZZARELLA STICKS (6) $7
CORNDOGS (2) WITH FRIES $7
CHICKEN TENDERS WITH FRIES $9
STEAK NACHOS (SALSA & SOUR CREAM) $9.50
FRIED MUSHROOMS $5

WINGS
6 FOR $6 - 12 FOR $11
-COMES WITH CELERY & CARROTS-
-RANCH OR BLEU CHEESE-
-EXTRA DRESSING .50
-EXTRA CELERY & CARROTS $1
NAKED - MILD - MEDIUM - HOT - TERIYAKI - HONEYK - BBQ
HOT BBQ - HOT HONEY GARLIC - GARLIC PARMESAN

SAMPLER PLATTER
4 MOZZARELLA STICKS WITH MARINARA, 2 CHICKEN TENDERS,
- 5 FRIED MUSHROOMS, FRIES OR ONION RINGS $12

SALADS
SIDE HOUSE SALAD $4 - HOUSE SALAD $6 - CHEF SALAD $10
GRILLED CHICKEN SALAD $9.50 - FRIED CHICKEN SALAD $9
Ranch - Bleu Cheese - Italian - 1000 Island - Honey Mustard

-ASK ABOUT OUR DAILY SPECIAL-
TOGO ORDERS AVAILABLE 843-399-2735
SANDWICHES

-COMES WITH HOMEMADE CHIPS-
ADD A SIDE OF FRIES $2.00 OR SIDE OF ONION RINGS $3.00
EXTRA DRESSING .50 - SLAW $1 - CHILI $2 - BACON $3
MAKE ANY SANDWICH INTO A WRAP FOR $1

PHILLY CHEESESTEAK (AMERICAN CHEESE, GREEN PEPPERS, GRILLED ONIONS & MUSHROOMS) $9.50
GRILLED CHICKEN PHILLY (CHEESE, GREEN PEPPERS, GRILLED ONIONS & MUSHROOMS) $10
REUBEN (CORNED BEEF, SAUERKRAUT, SWISS & 1000 ISLAND ON RYE) $9.50
FRENCH DIP (ROAST BEEF & PROVOLONE WITH HOMEMADE AU JUS) $3
CHEESE BURGER (BUILD IT YOURSELF) $9
BACON CHILI CHEESE BURGER $11
PATTY MELT (SWISS CHEESE & GRILLED ONION ON GRILLED WHITE) $9
FRIED CHICKEN SANDWICH (BUILD IT YOURSELF) $9
GRILLED CHICKEN SANDWICH (BUILD IT YOURSELF) $9
BLT (BACON, LETTUCE & TOMATO) $9
CLUB SANDWICH (TURKEY, BACON, HAM, ROAST BEEF, CHEESE, LETTUCE, TOMATO & MAYO ON WHITE) $10
TURKEY MELT (BACON, TOMATO, 1000 ISLAND & AMERICAN CHEESE) $9
AMERICAN GRILLED CHEESE $8
GRILLED HAM & CHEESE $7.50
GRILLED CHEESE & BACON $8
CONEY DOG (CHILI & CHEESE) $5
CAROLINA DOG (SLAW, CHILI, MUSTARD & ONION) $5
NATHANS HOT DOG $3