

MAYOR  
Barbara Jo Blain

MAYOR PRO TEM  
Larry A. White



COUNCIL MEMBERS  
Amanda Butler  
William M. Goldfinch IV  
Julie Ann Hardwick  
Beth Helms  
Justin D. Jordan

## PLANNING & DEVELOPMENT

### BOARD OF ZONING APPEALS MEETING

THURSDAY, MAY 23, 2024 | 5:30 P.M.

### PLANNING & DEVELOPMENT DEPARTMENT

196 LAUREL STREET (*SIDE ENTRANCE*)

- I. CALL TO ORDER
- II. APPROVAL OF APRIL 25, 2024 MINUTES
- III. CRITERIA
- IV. PUBLIC HEARINGS - VARIANCE REQUESTS

- A. Samuel Vazquez, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 5.2.1-Accessory Structures*, for the property located at **3424 Longwood Lane**. (PIN 368-16-04-0033)
- B. Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at **1101 Snowhill Drive**. (PIN 338-00-00-0029)
- C. Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at **1104 Elm Street**. (PIN 338-13-01-0045)
- D. Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at **108 N Clemson Circle**. (PIN 325-00-00-0036)
- E. Kallyon and Ashlyn Montgomery, property owners, request a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 6.2-Residential Dimensional Requirements, Dwelling Types & Design Standards*, for the property located at **456-A Court Drive**. (PIN 368-02-02-0003)

- V. ADJOURN

**CITY OF CONWAY  
BOARD OF ZONING APPEALS MEETING  
THURSDAY, APRIL 25, 2024  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET**

Present: Paul Lawson, Sandra James, Lesley Hill, Donna Baxley  
Absent: Blake Hendrick, Catherine Dingle, Jay Sellers  
Staff: Kym Wilkerson, Zoning Administrator; Anne Bessant, Planning Assistant; Marcus Cohen, IT  
Others: Edmilson Vicente, Mike Higgins, Lori Posey, Harold Johnson, Bridjeet Moore, & others

**I. CALL TO ORDER**

Chairman Lawson called the meeting to order at approximately 5:28 p.m.

**II. APPROVAL OF MINUTES**

Hill made a motion, seconded by James to approve the March 28, 2024 minutes as written. The vote in favor was unanimous and the motion carried.

Lawson swore in the applicants and staff.

**III. CRITERIA**

Lawson read the following four criteria required to be met in order for the Board to grant a variance:

*Extraordinary conditions:* There are extraordinary and exceptional conditions pertaining to the particular piece of property;

*Other Property:* The extraordinary and exceptional conditions do not generally apply to other property in the vicinity;

*Utilization:* Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

*Detriment:* The authorization of a variance will not be of substantial detriment to the adjacent property or the public good and the character of the district will not be harmed by granting a variance.

**IV. VARIANCE REQUESTS/PUBLIC INPUT**

- A. Lori Posey, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 5.2.3-Fences &*

*Walls*, for the property located at **904 Oglethorpe Drive**. (PIN 336-05-02-0024)

Wilkerson stated that the applicant hired a contractor to apply for a fence permit to install a 6-foot vinyl fence at 904 Oglethorpe Drive. The rear of the applicant's house is adjacent to a "Public Alley" which is considered a ***"Double Front"***.

Per **Section 6.1.9** of the UDO: *"In the case of any lot that adjoins two or more streets, yards abutting streets shall be treated as front yards."*

Per **Section 5.2.3 – Fences & Walls** of the UDO:

A. **Commercial & Residential:**

1. **Front yards - 4 feet**

2. Corner front yards - 6 feet (*provided it meets a 10-foot setback from the property line*)

3. Side yards - 6 feet

4. Rear yards - 8 feet

**The applicant is seeking the following variance(s):**

**Section 5.2.3 – Fences & Walls:**

- A variance of two (2) feet to allow a six (6) foot fence in the Double Front Yard (*adjacent to the Public Alley*) with the condition that the fence meets a two (2) foot setback from the property line along the "Public Alley".

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.

Lori Posey, owner, was present and further explained the request.

The board and applicant discussed the request at length.

There was no public input.

Lawson made a motion to grant the variance as requested with the condition the fence meet a 5-foot setback. Hill seconded the motion and the motion carried unanimously.

- B. Edmilson Vicente, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 5.2.1 Accessory Structures*, for the property located at **1700 Horry Street**. (PIN 368-01-02-0043)

4/25/24

Wilkerson stated the applicant applied for an “*Accessory Structure*” Building Permit to construct a 23-ft x 13-ft pool house on the parcel. The parcel is located on the corner of Horry Street and Maple Avenue. The location of the “*Accessory Structure*”, based on the site plan provided, is the **Corner Front Yard**.

Per **Section 5.2.1-Accessory Structures** the location of an “*Accessory Structure*” shall be in the **rear yard only**.

Per **Section 6.1.9-Side Yard Setbacks** for Corner Lots of the UDO, “*In the case of any lot that adjoins two or more streets, yards abutting streets shall be treated as front yards*”.

On January 26, 2023, the applicant was granted a variance on the fence height of the front yard and the corner front yard; therefore, the applicant was aware of the conditions that exist for corner lots.

**Variances requested** (*per site plan*):

**Section 5.2.1 – Accessory Structures:**

- A variance to allow an “*Accessory Structure*” in the corner front yard along Maple Avenue.

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.

Edmilson Vicente was present and further explained the request.

Bridjeet Moore and Harold Johnson spoke during public input.

Lawson made a motion to deny the variance as requested. James seconded the motion and the motion carried unanimously.

- C. A1 Signs, agent for the property owner, Palmetto Real Estate of Conway LLC, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at **1122 Fourth Avenue**. (368-04-02-0010).....**WITHDRAWN BY STAFF.**

**V. AJOURN**

There being no further business to come before the Board, a motion was made and seconded to adjourn the meeting. The vote in favor was unanimous. The motion carried and the meeting was adjourned at 6:08 p.m.

Approved and signed this \_\_\_\_\_ day of \_\_\_\_\_, 2024.



Board of Zoning Appeals  
4/25/24

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Paul Lawson, Chairman

**ISSUE:**

Samuel Vazquez, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 5.2.1-Accessory Structures*, for the property located at 3424 Longwood Lane. (PIN 368-16-04-0033)

**BACKGROUND:**

The property owner has applied for an “Accessory Structure Permit” to install a 20-ft x 12.5-ft wooden detached carport on his property at 3424 Longwood Lane. The rear of the applicant’s house is adjacent to Highway 701 South which is considered a “**Double Front**”.

Per **Section 6.1.9** of the UDO: *“In the case of any lot that adjoins two or more streets, yards abutting streets shall be treated as front yards.”*

The applicant’s lot is considered “**Legal Nonconforming**” since it is a nonconforming lot of record. Double Front lots are not allowed to be created per the current UDO. **Table 9.1** of the UDO states: *“Residential developments containing lots with double frontage shall adhere to the Type B Landscape Buffer Requirements, or install a berm, as specified in Section 9.3.1, J. Buffer / berm must be located behind the lots that would otherwise have double frontage and be platted separately as a landscape buffer / berm, to be owned and maintained by the HOA/POA.”*

The applicant currently has two (2) Existing Accessory Structures in his yard and per **Section 5.2.1-Accessory Structure**, would only be allowed to permit one (1) additional structure.

Per **Section 5.2.1 – Accessory Structures** of the UDO:

1. Location: Shall be located in the rear yard only.

**Variances requested** (*per site plan*):

**Section 5.2.1 – Accessory Structures:**

- A variance to allow an Accessory Structure to be permitted in the Double Front Yard (adjacent to Highway 701 South).

*The applicant cites the following reasons for which a variance should be granted:*

**\*\*See attached application.**

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**CITY OF CONWAY UNIFIED DEVELOPMENT ORDINANCE (UDO) & ANALYSIS**

In *Section 14.2.1* of the UDO, the duties and powers of the Board of Zoning Appeals reflect *Section 6-29-800* of the South Carolina Code of Laws.

According to *Section 14.1035*, the Board of Zoning Appeals duties are “to hear and decide appeals for variances in specific cases when a strict application of the zoning ordinance would cause an unnecessary hardship, and approval of such variance would not be contrary to public interest or undermine the spirit of the zoning ordinance. The fact that property may be used more profitably if a variance is granted is not grounds for a variance. The Board may attach conditions to a variance that address location, character, or other features of a proposed building, structure, or use, in order to protect the established property values in the surrounding area or to promote the public health, safety, or general welfare of the community. The Board may grant a variance for an unnecessary hardship if it makes and explains in writing all of the following findings.

1. **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. **Other Property:** The extraordinary and exceptional conditions do not generally apply to other property in the vicinity.
3. **Utilization:** Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting a variance.

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**RECOMMENDATION:**

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only  
Received: \_\_\_\_\_  
BS&A #: **P24-0088**

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[planning@cityofconway.com](mailto:planning@cityofconway.com)  
[www.cityofconway.com](http://www.cityofconway.com)

Pin#: <b>36816040033</b>	Zoning District: <b>R-1</b>	Meeting Date: <b>5.23.24</b>
Property Address: <b>3424 Longwood Ln Conway SC 29527</b>		
Property Owner: <b>Samuel Vazquez</b>		Daytime phone: <b>704-502-7253</b>
Agent: <b>N/A</b>		Daytime phone: <b>704-502-7253</b>
Agent's E-Mail Address: <b>N/A hildascleanings@gmail.com</b>		
Number of Variances Requested: <b>1</b>		

**Requested Action:**

- ☐ I am requesting a **variance** from the strict application of the Unified Development Ordinance (UDO). **To my knowledge there are no Deed Restrictions on this property that would prohibit or conflict with my variance request. Please continue to the following section.**
- ☒ I am requesting an administrative **appeal** of the action or decision of the Zoning Administrator, which I believe to be contrary to the meaning of the Conway Unified Development Ordinance (UDO). **Please continue to page three.**

**VARIANCE REQUESTS:**

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §14.2.1 of the Conway Unified Development Ordinance).

**Please describe your proposal in detail:**

**20 x 12 1/2 Carport materials are wood for the structure and shingles for the roof.**

**This proposal does not conform to the Unified Development Ordinance in the following way:**

UDO Section and Requirement:	Proposed Instead:
1.	
2.	



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

BS&A #: \_\_\_\_\_

1. Describe the extraordinary conditions pertaining to your particular piece of property:

What is making my property extraordinary is that I have Two Front yard In the back I have 701 and my Front Longwood Lane

2. Are the conditions described above particular to your piece of property? Explain.

no are Many neighbors with the same condition.

3. Would the strict application of the Zoning Ordinance prohibit or unreasonably restrict the use of your property? Explain.

NO Restriction and we dont have HOA

4. Will the granting of the variance harm adjacent property, the character of the area or the public good? Explain:

NO IT IS away From the road and Adequate spacings between the CarPort and neighbors.

and; "Is the variance request initiated because of hardship and not to increase the profitability of the property?"

The CarPort we needed because we need to put a Car In there Cause the Sun and the bad Weather.

**Application Requirements:**

- A completed BZA application including required signatures (incomplete applications will not be accepted)
- A filing fee of two hundred and fifty dollars (\$250.00)
- A digital site plan illustrating property lines, existing structures, proposed structures and any other relevant site information. (may be emailed to [planning@cityofconway.com](mailto:planning@cityofconway.com))

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than thirty (30) days prior to the meeting date. Board of Zoning Appeals meets the 4th Thursday of each month (except November) at 5:30PM at the Planning & Building Dept., 196 Laurel Street. (unless otherwise posted). I understand that it is my responsibility to obtain all necessary approvals from other city departments.

I also acknowledge that once my property is posted, the signs can only be removed by an agent of the City of Conway are to remain in place until retrieved.

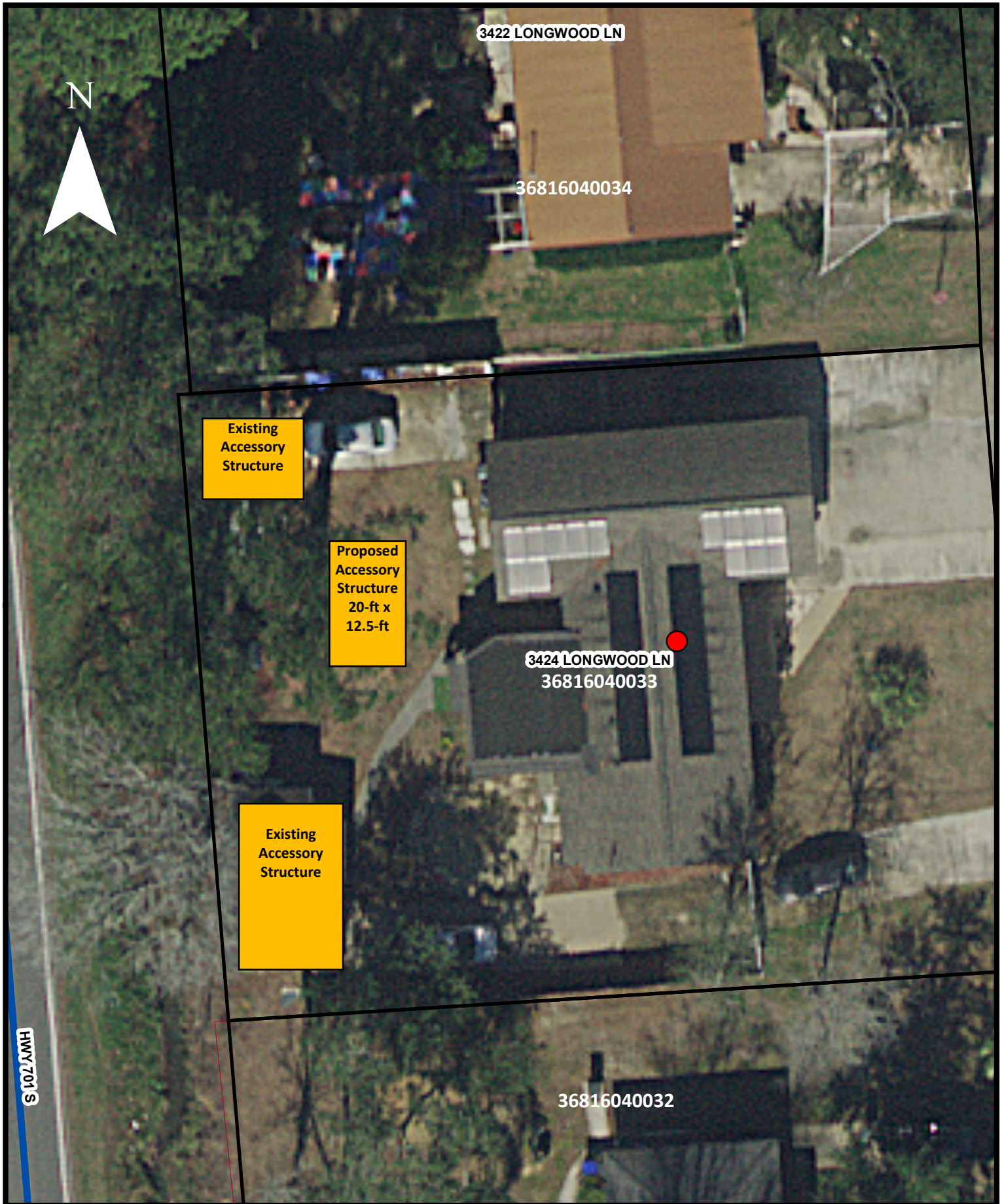
**A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.**

Applicant's Signature: \_\_\_\_\_

Date: 4-18-2024

Print name legibly: Samuel Uazquez











**ISSUE:**

Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at 1101 Snowhill Drive. (PIN 338-00-00-0029)

**BACKGROUND:**

Horry County Department of Education has applied for a "Sign Permit" to install an EMC Monument Sign at Conway Elementary School. The parcel is zoned **R1 (Low/Medium Density Residential)**.

Per **Section 11.3.1 (C)-Signs in Residential Zoning Districts** of the UDO:

Religious Institutions, Educational Facilities, Cemeteries, Country Clubs, Parks, and Similar Recreational Uses:

- Shall be permitted one (1) wall sign or one (1) freestanding sign per street frontage. This shall not exceed a cumulative **sign surface area of fifty (50) square feet**. The freestanding sign shall be a monument or freestanding post type and **shall not exceed six (6) feet in height**.
- Such signs may be illuminated by any means consistent with Section 11.1.8-Illumination. If signs with EMC's/LED's and/or digital display is desired, such signs shall comply with Section 11.4.9- Electronic Message Centers (EMC's) / Light Emitting Diodes (L.E.D.) Signs with Digital / Animated Display.
- Such signs shall be **located a minimum of ten (10) feet from any adjoining property boundary**.

The applicant is proposing an EMC Monument Sign at Conway Elementary School which is allowed per the above section of the UDO. The EMC Monument Sign proposed would have a sign surface of 4.75-feet x 9.25-feet equaling a total sign surface area of **44-square feet** and a **height of 8-feet**.

**Variances requested:**

**Section 11.3.1 (C)-Signs in Residential Zoning Districts:**

- A variance of 2-feet to allow the proposed EMC Monument Sign to be 8-feet in height.

*The applicant cites the following reasons for which a variance should be granted:*

***\*\*See attached application.***

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**CITY OF CONWAY UNIFIED DEVELOPMENT ORDINANCE (UDO) & ANALYSIS**

In *Section 14.2.1* of the *UDO*, the duties and powers of the Board of Zoning Appeals reflect *Section 6-29-800* of the South Carolina Code of Laws.

According to *Section 14.1035*, the Board of Zoning Appeals duties are "to hear and decide appeals for variances in specific cases when a strict application of the zoning ordinance would cause an unnecessary hardship, and approval of such variance would not be contrary to public interest or undermine the spirit of the zoning ordinance. The fact that property may be used more profitably if a variance is granted is not grounds for a variance. The Board may attach conditions to a variance that address location, character, or other features of a



proposed building, structure, or use, in order to protect the established property values in the surrounding area or to promote the public health, safety, or general welfare of the community. The Board may grant a variance for an unnecessary hardship if it makes and explains in writing all of the following findings.

1. **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. **Other Property:** The extraordinary and exceptional conditions do not generally apply to other property in the vicinity.
3. **Utilization:** Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting a variance.

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**RECOMMENDATION:**

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

Received: \_\_\_\_\_

BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[planning@cityofconway.com](mailto:planning@cityofconway.com)  
[www.cityofconway.com](http://www.cityofconway.com)

Pin#:33800000029	Zoning District:R1	Meeting Date:May 23, 2024
Property Address:1101 Snowhill Dr. Conway, SC		
Property Owner:Horry County Dept. Of Education		Daytime phone:843-488-6712
Agent:Joe Burch		Daytime phone:same
Agent's E-Mail Address:jburch@horrycountyschools.net		
Number of Variances Requested:1		

**Requested Action:**



I am requesting a **variance** from the strict application of the Unified Development Ordinance (UDO). **To my knowledge there are no Deed Restrictions on this property that would prohibit or conflict with my variance request.** Please continue to the following section.



I am requesting an administrative **appeal** of the action or decision of the Zoning Administrator, which I believe to be contrary to the meaning of the Conway Unified Development Ordinance (UDO). Please continue to page three.

**VARIANCE REQUESTS:**

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §14.2.1 of the Conway Unified Development Ordinance).

**Please describe your proposal in detail:**

Horry County Schools is finishing up a district-wide project to provide electronic message centers to all schools. Many of these projects required replacement of the monument sign and base to accommodate the new message center. We are requesting a variance on the height for the sign at this location to allow us to accommodate the base and the new message center.

**This proposal does not conform to the Unified Development Ordinance in the following way:**

UDO Section and Requirement:	Proposed Instead:
1.	
2.	



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

BS&A #: \_\_\_\_\_

1. Describe the extraordinary conditions pertaining to your particular piece of property:

The school is zoned a R1 which only allows for a 6' max height sign. The message center needs to be on a base for elevation and viewing purposes. The minimum

height needs to be at 8' for viewing purposes.

2. Are the conditions described above particular to your piece of property? Explain.

Yes. The conditions are particular due to the school being zoned residential.

3. Would the strict application of the Zoning Ordinance prohibit or unreasonably restrict the use of your property? Explain.

Yes. We would be unable to install the digital portion of the sign which would inhibit effectively communicating information for the school and the community.

4. Will the granting of the variance harm adjacent property, the character of the area or the public good? Explain:

No. It will enhance the public good by communicating information from Horry County School District and the school to the Conway community in a timely way.

and; "Is the variance request initiated because of hardship and **not** to increase the profitability of the property?"

Yes. We are a public school district and only want to provide effective signage and communicate to the public.

**Application Requirements:**

- A completed BZA application including required signatures (incomplete applications will not be accepted)
- A filing fee of two hundred and fifty dollars (\$250.00)
- A digital site plan illustrating property lines, existing structures, proposed structures and any other relevant site information. (may be emailed to [planning@cityofconway.com](mailto:planning@cityofconway.com))

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than **thirty (30) days prior to the meeting date**. Board of Zoning Appeals meets the **4th Thursday of each month** (except November) at **5:30PM** at the Planning & Building Dept., 196 Laurel Street, (unless otherwise posted). I understand that it is my responsibility to obtain all necessary approvals from other city departments.

**I also acknowledge that once my property is posted, the signs can only be removed by an agent of the City of Conway are to remain in place until retrieved.**

**A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.**

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name legibly: \_\_\_\_\_

JOE BURCH



# CONWAY ELEMENTARY

1101 SNOWHILL DRIVE CONWAY, SC 29526  
DECEMBER 2023

## CURRENT SIGN



## SPECIFICATIONS

- D/F fabricated aluminum sign cabinet with recessed surrounding reveal and raised outer trim/decor as shown; painted finish
- Routed alum. header section faces with 3/4" clear push-thru acrylic "CONWAY ELEMENTARY" letters + trans. vinyl face overlays
- White LED internal illumination

### LED DISPLAY:

- D/F Watchfire 16mm Color LED displays (48x144 matrix, 3'-5" x 9'-3" cabinets) with Broadband communication

### BRICK BASE:

- Brick base included (shown typical)
- Cut-out 1/4" thick plate aluminum "229" numerals with painted finish; flush mounted to brick

### INSTALLATION & ELECTRICAL:

- Typical direct embed installation (steel column with footing as req'd) in location to be selected by customer
- Signage to be wired for 120V (unless specified otherwise)
- 5 AMPS req'd for letters
- 16 AMPS req'd for EMC



CONWAY ELEMENTARY SCHOOL  
PROOF 1A DECEMBER 2023

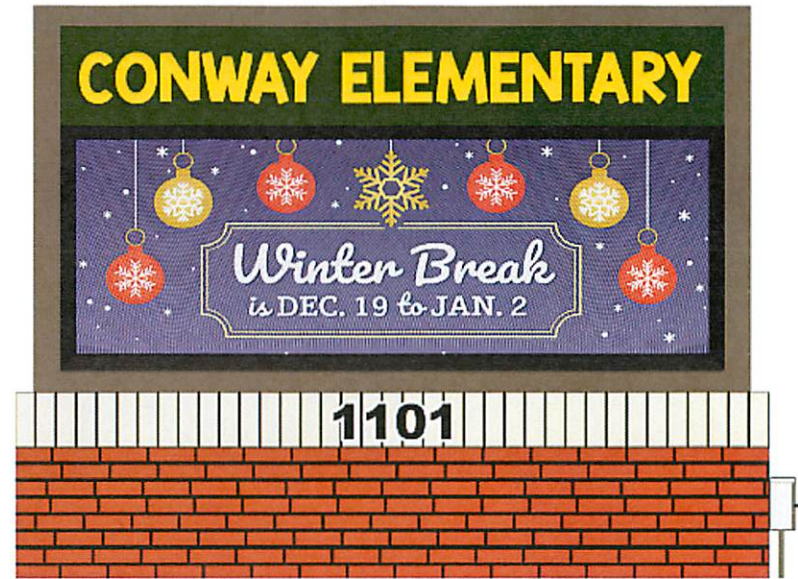
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END VIEW 1

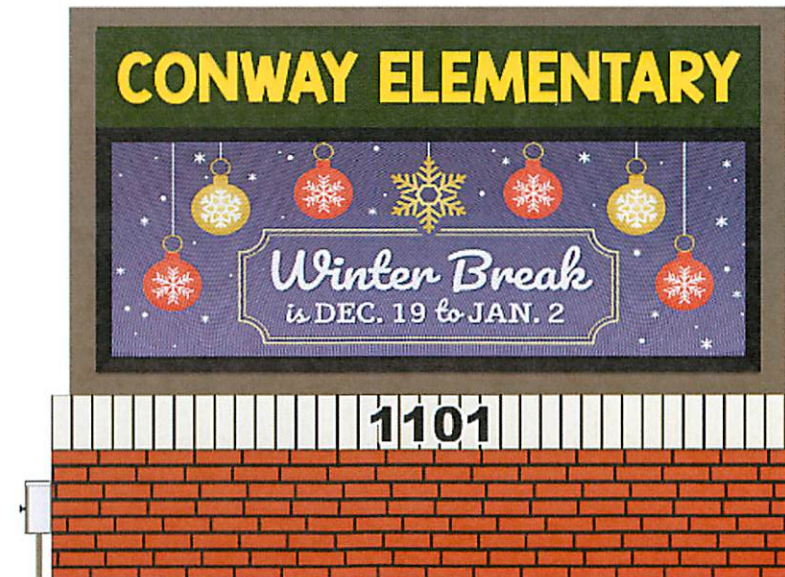


END VIEW  
Facing Building - Typ.

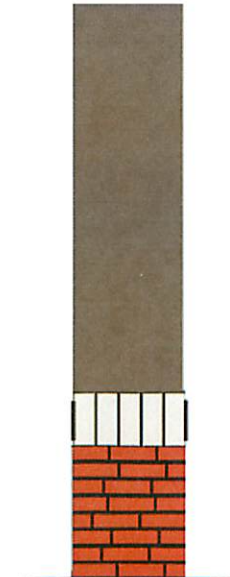
SIDE A



SIDE B



END VIEW 2



END VIEW  
Facing Street - Typ.



**DESIGN SPECS**

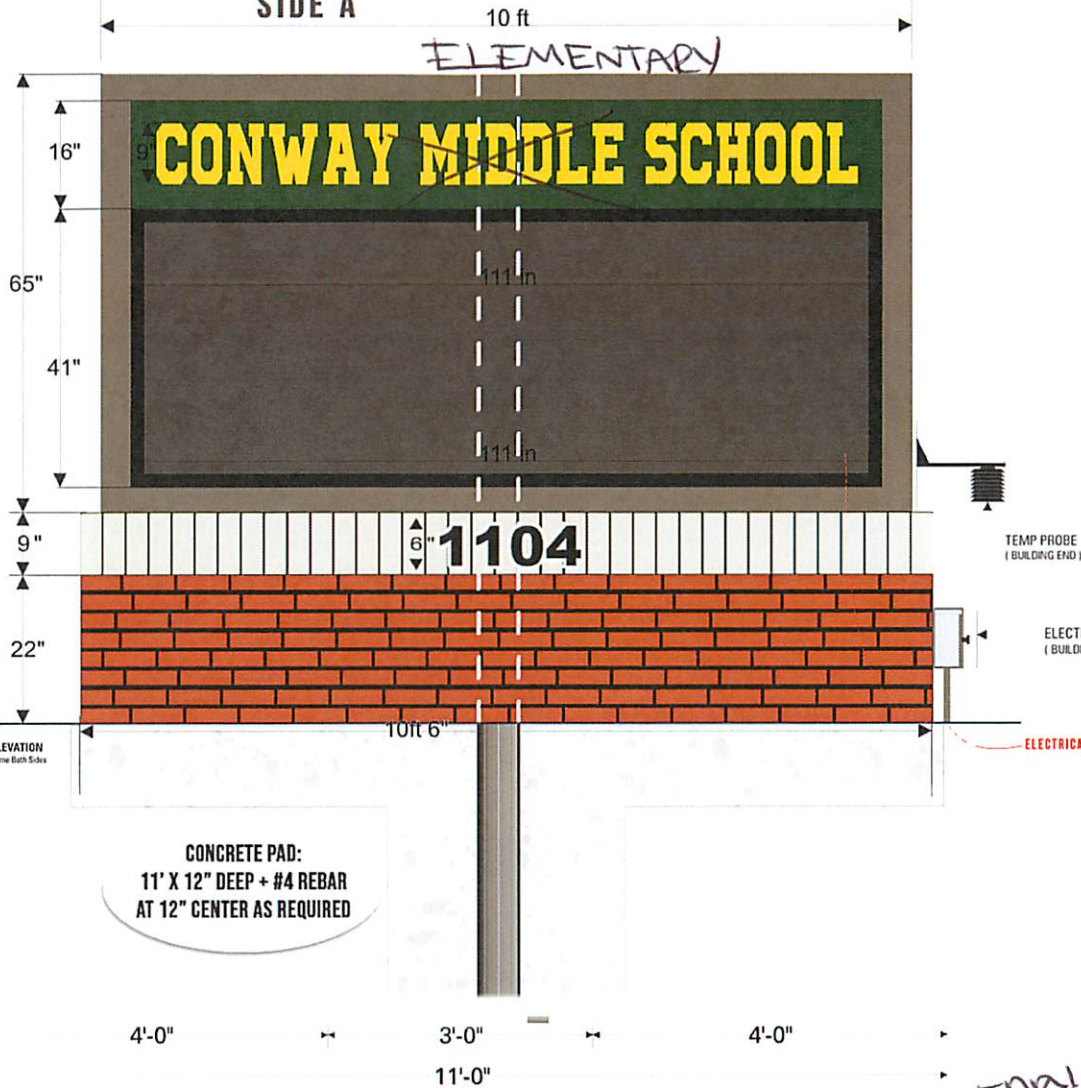
**END VIEW 1**



**END VIEW**  
Facing Building – Typ.

ELEVATION  
Same Both Sides

**SIDE A**

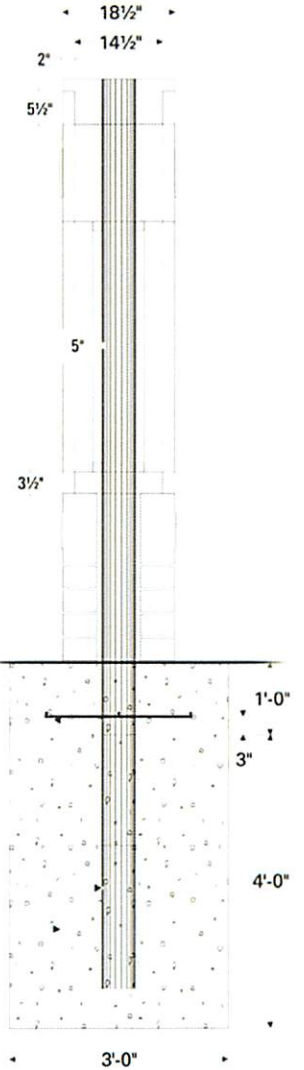


**END VIEW 2**



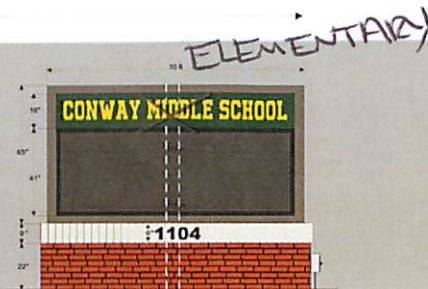
**END VIEW**  
Facing Street – Typ.

5/8" SCHED. 40 STEEL PIPE  
2 1/2 YDS. 3000 PSI CONCRETE

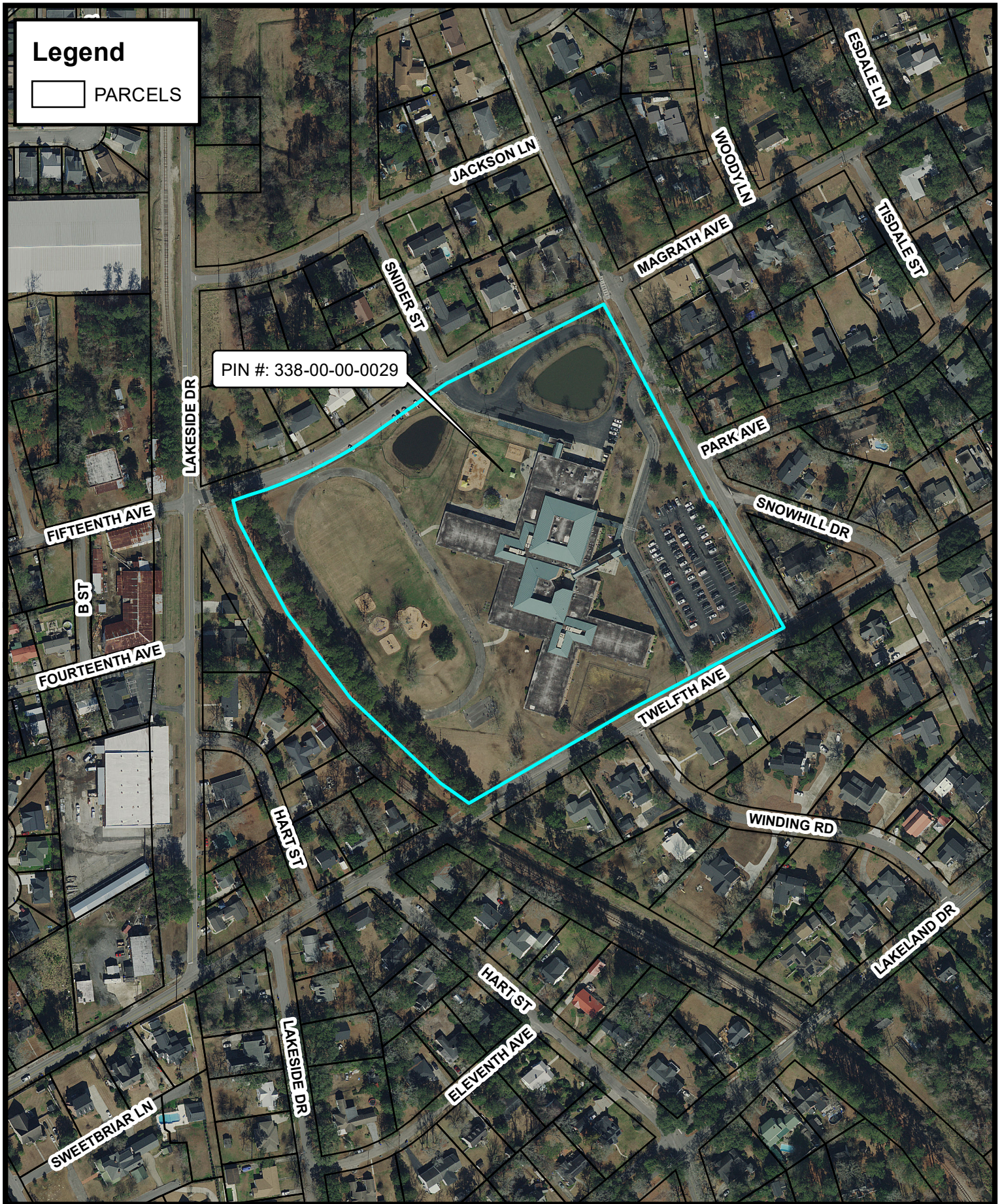


**SIDE B**

SIDE B MEASUREMENTS  
AND INFORMATION ARE  
THE SAME AS SIDE A  
PICTURED ABOVE









**ISSUE:**

Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at 1104 Elm Street. (PIN 338-13-01-0045)

**BACKGROUND:**

Horry County Department of Education has applied for a "Sign Permit" to install an EMC Monument Sign at Conway Middle School. The parcel is zoned **R1 (Low/Medium Density Residential)**.

Per **Section 11.3.1 (C)-Signs in Residential Zoning Districts** of the UDO:

Religious Institutions, Educational Facilities, Cemeteries, Country Clubs, Parks, and Similar Recreational Uses:

- Shall be permitted one (1) wall sign or one (1) freestanding sign per street frontage. This shall not exceed a cumulative **sign surface area of fifty (50) square feet**. The freestanding sign shall be a monument or freestanding post type and **shall not exceed six (6) feet in height**.
- Such signs may be illuminated by any means consistent with Section 11.1.8-Illumination. If signs with EMC's/LED's and/or digital display is desired, such signs shall comply with Section 11.4.9- Electronic Message Centers (EMC's) / Light Emitting Diodes (L.E.D.) Signs with Digital / Animated Display.
- Such signs shall be **located a minimum of ten (10) feet from any adjoining property boundary**.

The applicant is proposing an EMC Monument Sign at Conway Middle School which is allowed per the above section of the UDO. The EMC Monument Sign proposed would have a sign surface of 4.75-feet x 9.25-feet equaling a total sign surface area of **44-square feet** and a **height of 8-feet**.

**Variances requested:**

**Section 11.3.1 (C)-Signs in Residential Zoning Districts:**

- A variance of 2-feet to allow the proposed EMC Monument Sign to be 8-feet in height.

*The applicant cites the following reasons for which a variance should be granted:*

***\*\*See attached application.***

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**CITY OF CONWAY UNIFIED DEVELOPMENT ORDINANCE (UDO) & ANALYSIS**

In *Section 14.2.1* of the *UDO*, the duties and powers of the Board of Zoning Appeals reflect *Section 6-29-800* of the South Carolina Code of Laws.

According to *Section 14.1035*, the Board of Zoning Appeals duties are "to hear and decide appeals for variances in specific cases when a strict application of the zoning ordinance would cause an unnecessary hardship, and approval of such variance would not be contrary to public interest or undermine the spirit of the zoning ordinance. The fact that property may be used more profitably if a variance is granted is not grounds for a variance. The Board may attach conditions to a variance that address location, character, or other features of a

proposed building, structure, or use, in order to protect the established property values in the surrounding area or to promote the public health, safety, or general welfare of the community. The Board may grant a variance for an unnecessary hardship if it makes and explains in writing all of the following findings.

1. **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. **Other Property:** The extraordinary and exceptional conditions do not generally apply to other property in the vicinity.
3. **Utilization:** Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting a variance.

---

**RECOMMENDATION:**

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.





City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

Received: \_\_\_\_\_

BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[planning@cityofconway.com](mailto:planning@cityofconway.com)  
[www.cityofconway.com](http://www.cityofconway.com)

Pin#:33813010045	Zoning District:R1	Meeting Date:May 23, 2024
Property Address:1104 Elm St. onway, SC		
Property Owner:Horry County Dept. Of Education		Daytime phone:843-488-6712
Agent:Joe Burch		Daytime phone:same
Agent's E-Mail Address:jburch@horrycountyschools.net		
Number of Variances Requested:1		

**Requested Action:**

- ☒ I am requesting a **variance** from the strict application of the Unified Development Ordinance (UDO). **To my knowledge there are no Deed Restrictions on this property that would prohibit or conflict with my variance request. Please continue to the following section.**
- ☐ I am requesting an administrative **appeal** of the action or decision of the Zoning Administrator, which I believe to be contrary to the meaning of the Conway Unified Development Ordinance (UDO). **Please continue to page three.**

**VARIANCE REQUESTS:**

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §14.2.1 of the Conway Unified Development Ordinance).

**Please describe your proposal in detail:**

Horry County Schools is finishing up a district-wide project to provide electronic message centers to all schools. Many of these projects required replacement of the monument sign and base to accommodate the new message center. We are requesting a variance on the height for the sign at this location to allow us to accommodate the base and the new message center.

**This proposal does not conform to the Unified Development Ordinance in the following way:**

UDO Section and Requirement:	Proposed Instead:
1.	
2.	



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

BS&A #: \_\_\_\_\_

1. Describe the extraordinary conditions pertaining to your particular piece of property:

The school is zoned a R1 which only allows for a 6' max height sign. The message center needs to be on a base for elevation and viewing purposes. The minimum height needs to be at 8' for viewing purposes.

2. Are the conditions described above particular to your piece of property? Explain.

Yes. The conditions are particular due to the school being zoned residential.

3. Would the strict application of the Zoning Ordinance prohibit or unreasonably restrict the use of your property? Explain.

Yes. We would be unable to install the digital portion of the sign which would inhibit effectively communicating information for the school and the community.

4. Will the granting of the variance harm adjacent property, the character of the area or the public good? Explain:

No. It will enhance the public good by communicating information from Horry County School District and the school to the Conway community in a timely way.

**and;** "Is the variance request initiated because of hardship and **not** to increase the profitability of the property?"

Yes. We are a public school district and only want to provide effective signage and communicate to the public.

**Application Requirements:**

- A completed BZA application including required signatures (incomplete applications will not be accepted)
- A filing fee of two hundred and fifty dollars (\$250.00)
- A digital site plan illustrating property lines, existing structures, proposed structures and any other relevant site information. (may be emailed to [planning@cityofconway.com](mailto:planning@cityofconway.com))

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than **thirty (30) days prior to the meeting date**. Board of Zoning Appeals meets the **4th Thursday of each month** (except November) at **5:30PM** at the Planning & Building Dept., 196 Laurel Street. (unless otherwise posted). I understand that it is my responsibility to obtain all necessary approvals from other city departments.

**I also acknowledge that once my property is posted, the signs can only be removed by an agent of the City of Conway are to remain in place until retrieved.**

**A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.**

Applicant's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name legibly: \_\_\_\_\_

JOE BURCH



# CONWAY MIDDLE SCHOOL

1104 ELM ST. CONWAY, SC 29526  
DECEMBER 2023

## CURRENT SIGN



## SPECIFICATIONS

- D/F fabricated aluminum sign cabinet with recessed surrounding reveal and raised outer trim/decors as shown; painted finish
- Routed alum. header section faces with 3/4" clear push-thru acrylic "CONWAY MIDDLE SCHOOL" letters + trans. vinyl face overlays
- White LED internal illumination

### LED DISPLAY:

- D/F Watchfire 16mm Color LED displays (48x144 matrix, 3'-5" x 9'-3" cabinets) with Broadband communication

### BRICK BASE:

- Brick base included (shown typical)
- Cut-out 1/4" thick plate aluminum "229" numerals with painted finish; flush mounted to brick

### INSTALLATION & ELECTRICAL:

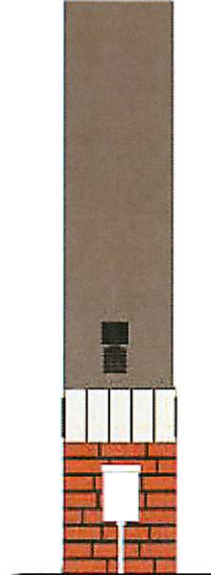
- Typical direct embed installation (steel column with footing as req'd) in location to be selected by customer
- Signage to be wired for 120V (unless specified otherwise)
- 5 AMPS req'd for letters
- 16 AMPS req'd for EMC



CONWAY MIDDLE SCHOOL  
PROOF 1A DECEMBER 2023

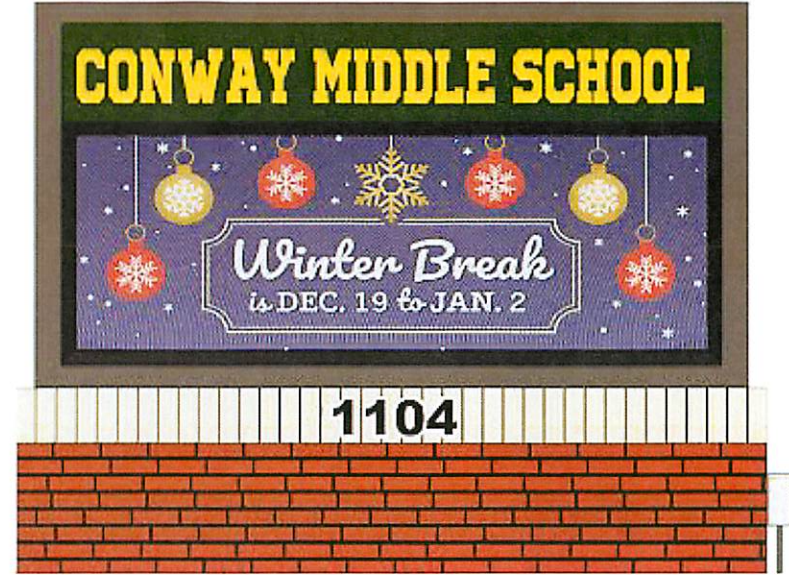
## PROPOSED DESIGN

END VIEW 1

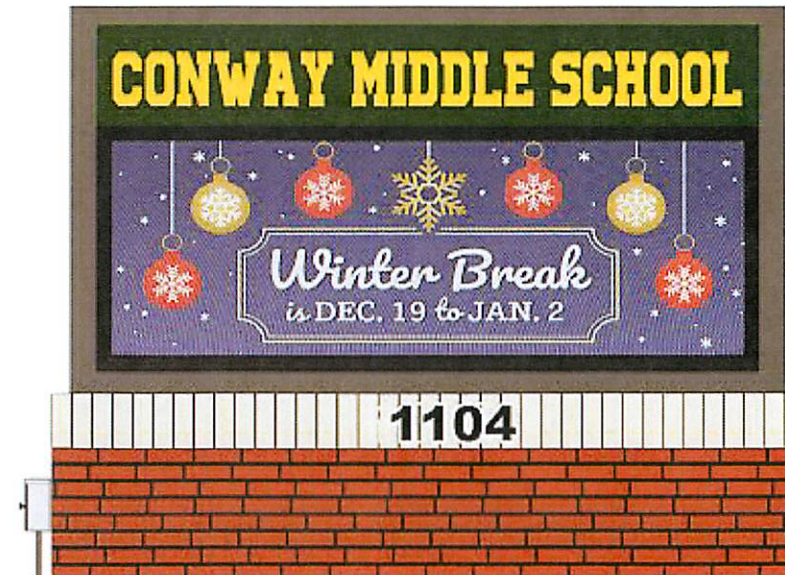


END VIEW  
Facing Building - Typ.

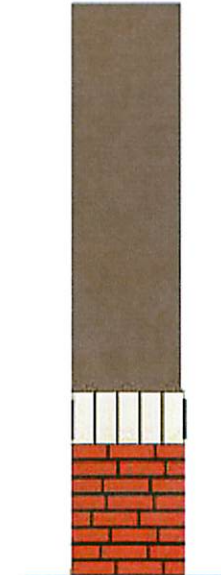
SIDE A



SIDE B



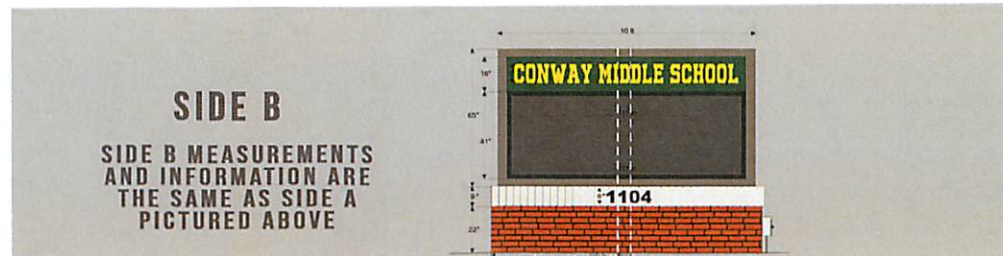
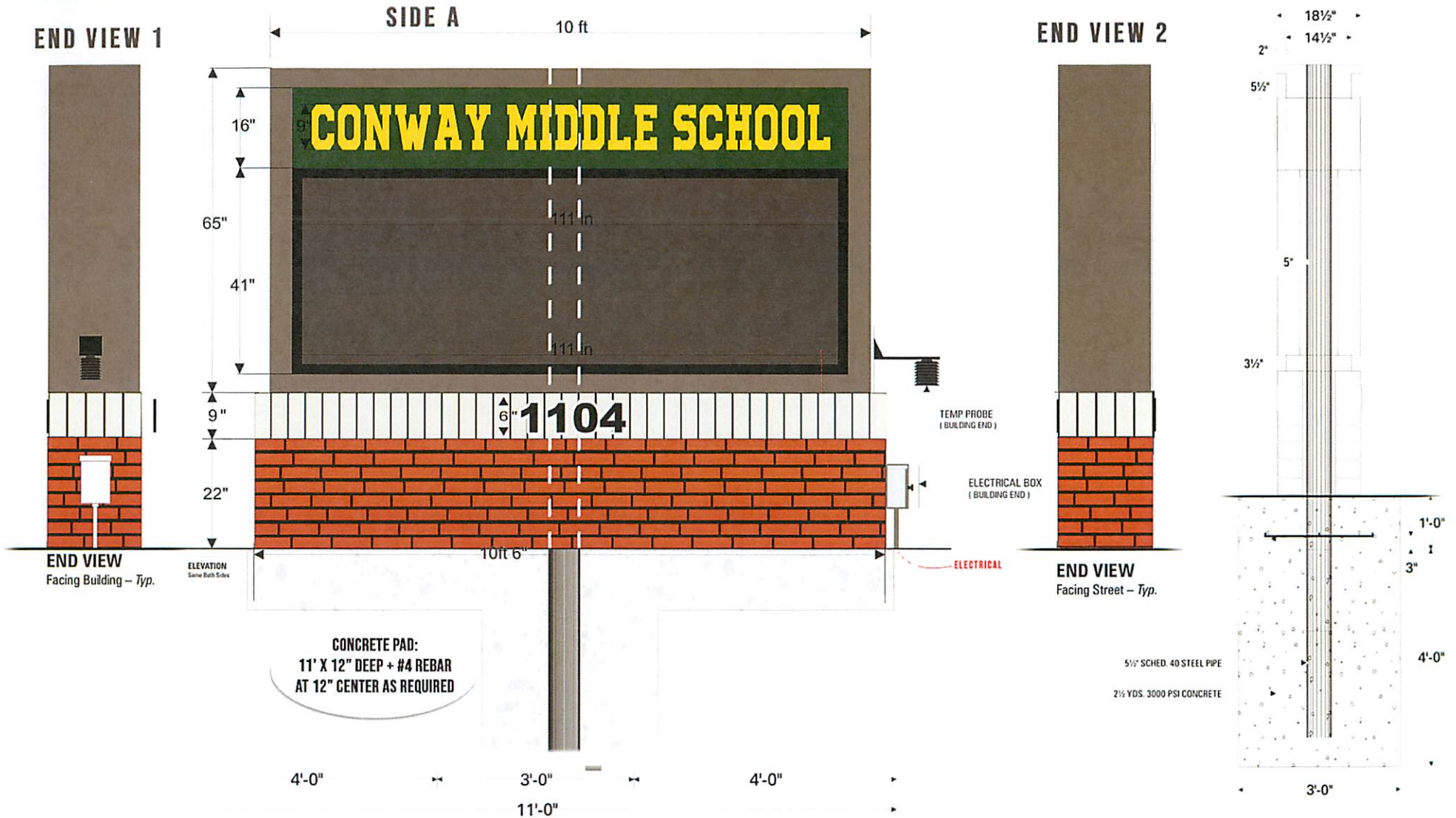
END VIEW 2



END VIEW  
Facing Street - Typ.



# DESIGN SPECS









**ISSUE:**

Joe Burch, agent for Horry County Board of Education, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Article 11-Signage*, for the property located at 108 N. Clemson Circle. (PIN 325-00-00-0036)

**BACKGROUND:**

Horry County Department of Education has applied for a "Sign Permit" to install an EMC Monument Sign at Homewood Elementary School. The parcel is zoned **R1 (Low/Medium Density Residential)**.

Per **Section 11.3.1 (C)-Signs in Residential Zoning Districts** of the UDO:

Religious Institutions, Educational Facilities, Cemeteries, Country Clubs, Parks, and Similar Recreational Uses:

- Shall be permitted one (1) wall sign or one (1) freestanding sign per street frontage. This shall not exceed a cumulative **sign surface area of fifty (50) square feet**. The freestanding sign shall be a monument or freestanding post type and **shall not exceed six (6) feet in height**.
- Such signs may be illuminated by any means consistent with Section 11.1.8-Illumination. If signs with EMC's/LED's and/or digital display is desired, such signs shall comply with Section 11.4.9- Electronic Message Centers (EMC's) / Light Emitting Diodes (L.E.D.) Signs with Digital / Animated Display.
- Such signs shall be **located a minimum of ten (10) feet from any adjoining property boundary**.

The applicant is proposing an EMC Monument Sign at Homewood Elementary School which is allowed per the above section of the UDO. The EMC Monument Sign proposed would have a sign surface of 4.75-feet x 9.25-feet equaling a total sign surface area of **44-square feet** and a **height of 8-feet**.

**Variances requested:**

**Section 11.3.1 (C)-Signs in Residential Zoning Districts:**

- A variance of 2-feet to allow the proposed EMC Monument Sign to be 8-feet in height.

*The applicant cites the following reasons for which a variance should be granted:*

***\*\*See attached application.***

---

**CITY OF CONWAY UNIFIED DEVELOPMENT ORDINANCE (UDO) & ANALYSIS**

In *Section 14.2.1* of the UDO, the duties and powers of the Board of Zoning Appeals reflect *Section 6-29-800* of the South Carolina Code of Laws.

According to *Section 14.1035*, the Board of Zoning Appeals duties are "to hear and decide appeals for variances in specific cases when a strict application of the zoning ordinance would cause an unnecessary hardship, and approval of such variance would not be contrary to public interest or undermine the spirit of the zoning ordinance. The fact that property may be used more profitably if a variance is granted is not grounds for a variance. The Board may attach conditions to a variance that address location, character, or other features of a

proposed building, structure, or use, in order to protect the established property values in the surrounding area or to promote the public health, safety, or general welfare of the community. The Board may grant a variance for an unnecessary hardship if it makes and explains in writing all of the following findings.

1. **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. **Other Property:** The extraordinary and exceptional conditions do not generally apply to other property in the vicinity.
3. **Utilization:** Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting a variance.

---

**RECOMMENDATION:**

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

Received: \_\_\_\_\_

BS&A #: \_\_\_\_\_

City of Conway Planning Department  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[planning@cityofconway.com](mailto:planning@cityofconway.com)  
[www.cityofconway.com](http://www.cityofconway.com)

Pin#:32500000036	Zoning District:R1	Meeting Date:May 23, 2024
Property Address:108 N Clemson Rd. Conway, SC		
Property Owner:Horry County Dept. Of Education		Daytime phone:843-488-6712
Agent:Joe Burch		Daytime phone:same
Agent's E-Mail Address:jburch@horrycountyschools.net		
Number of Variances Requested:1		

**Requested Action:**

- ☒ I am requesting a **variance** from the strict application of the Unified Development Ordinance (UDO). **To my knowledge there are no Deed Restrictions on this property that would prohibit or conflict with my variance request.** Please continue to the following section.
- ☐ I am requesting an administrative **appeal** of the action or decision of the Zoning Administrator, which I believe to be contrary to the meaning of the Conway Unified Development Ordinance (UDO). Please continue to page three.

**VARIANCE REQUESTS:**

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §14.2.1 of the Conway Unified Development Ordinance).

Please describe your proposal in detail:
Horry County Schools is finishing up a district-wide project to provide electronic message centers to all schools. Many of these projects required replacement of the monument sign and base to accommodate the new message center. We are requesting a variance on the height for the sign at this location to allow us to accommodate the base and the new message center.

This proposal does not conform to the Unified Development Ordinance in the following way:	
UDO Section and Requirement:	Proposed Instead:
1.	
2.	





City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

BS&A #: \_\_\_\_\_

1. Describe the extraordinary conditions pertaining to your particular piece of property:

The school is zoned a R1 which only allows for a 6' max height sign. The message center needs to be on a base for elevation and viewing purposes. The minimum height needs to be at 8' for viewing purposes.

2. Are the conditions described above particular to your piece of property? Explain.

Yes. The conditions are particular due to the school being zoned residential.

3. Would the strict application of the Zoning Ordinance prohibit or unreasonably restrict the use of your property? Explain.

Yes. We would be unable to install the digital portion of the sign which would inhibit effectively communicating information for the school and the community.

4. Will the granting of the variance harm adjacent property, the character of the area or the public good? Explain:

No. It will enhance the public good by communicating information from Horry County School District and the school to the Conway community in a timely way.

and; "Is the variance request initiated because of hardship and **not** to increase the profitability of the property?"

Yes. We are a public school district and only want to provide effective signage and communicate to the public.

**Application Requirements:**

- A completed BZA application including required signatures (incomplete applications will not be accepted)
- A filing fee of two hundred and fifty dollars (\$250.00)
- A digital site plan illustrating property lines, existing structures, proposed structures and any other relevant site information. (may be emailed to [planning@cityofconway.com](mailto:planning@cityofconway.com))

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than **thirty (30) days prior to the meeting date**. Board of Zoning Appeals meets the **4th Thursday of each month** (except November) at **5:30PM** at the Planning & Building Dept., 196 Laurel Street. (unless otherwise posted). I understand that it is my responsibility to obtain all necessary approvals from other city departments.

**I also acknowledge that once my property is posted, the signs can only be removed by an agent of the City of Conway are to remain in place until retrieved.**

**A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.**

Applicant's Signature: \_\_\_\_\_

Date: 4/22/24

Print name legibly: JOE BURCH



# HOMEWOOD ELEMENTARY

108 N. CLEMSON CIRCLE, CONWAY, SC 29526

DECEMBER 2023

## CURRENT SIGN



## SPECIFICATIONS

- D/F fabricated aluminum sign cabinet with recessed surrounding reveal and raised outer trim/decor as shown; painted finish
- Routed alum. header section faces with 3/4" clear push-thru acrylic "HOMEWOOD ELEMENTARY" letters + trans. vinyl face overlays
- White LED internal illumination

### LED DISPLAY:

- D/F Watchfire 16mm Color LED displays (48x144 matrix, 3'-5" x 9'-3" cabinets) with Broadband communication

### BRICK BASE:

- Brick base included (shown typical)
- Cut-out 1/4" thick plate aluminum "229" numerals with painted finish; flush mounted to brick

### INSTALLATION & ELECTRICAL:

- Typical direct embed installation (steel column with footing as req'd) in location to be selected by customer
- Signage to be wired for 120V (unless specified otherwise)
- 5 AMPS req'd for letters
- 16 AMPS req'd for EMC

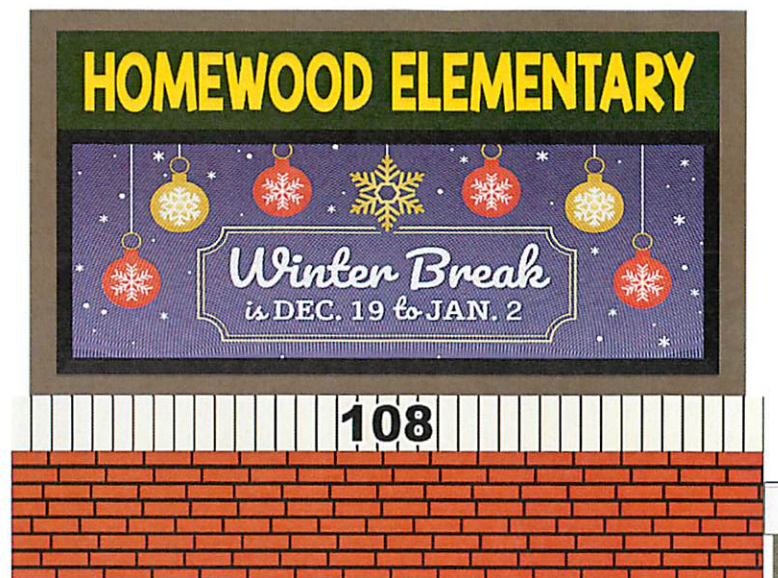
## PROPOSED DESIGN

END VIEW 1

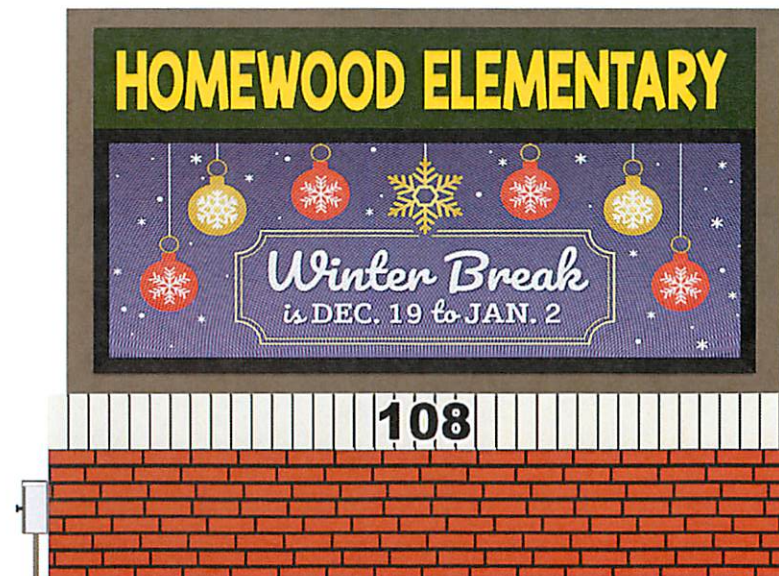


END VIEW  
Facing Building - Typ.

SIDE A



SIDE B



END VIEW 2



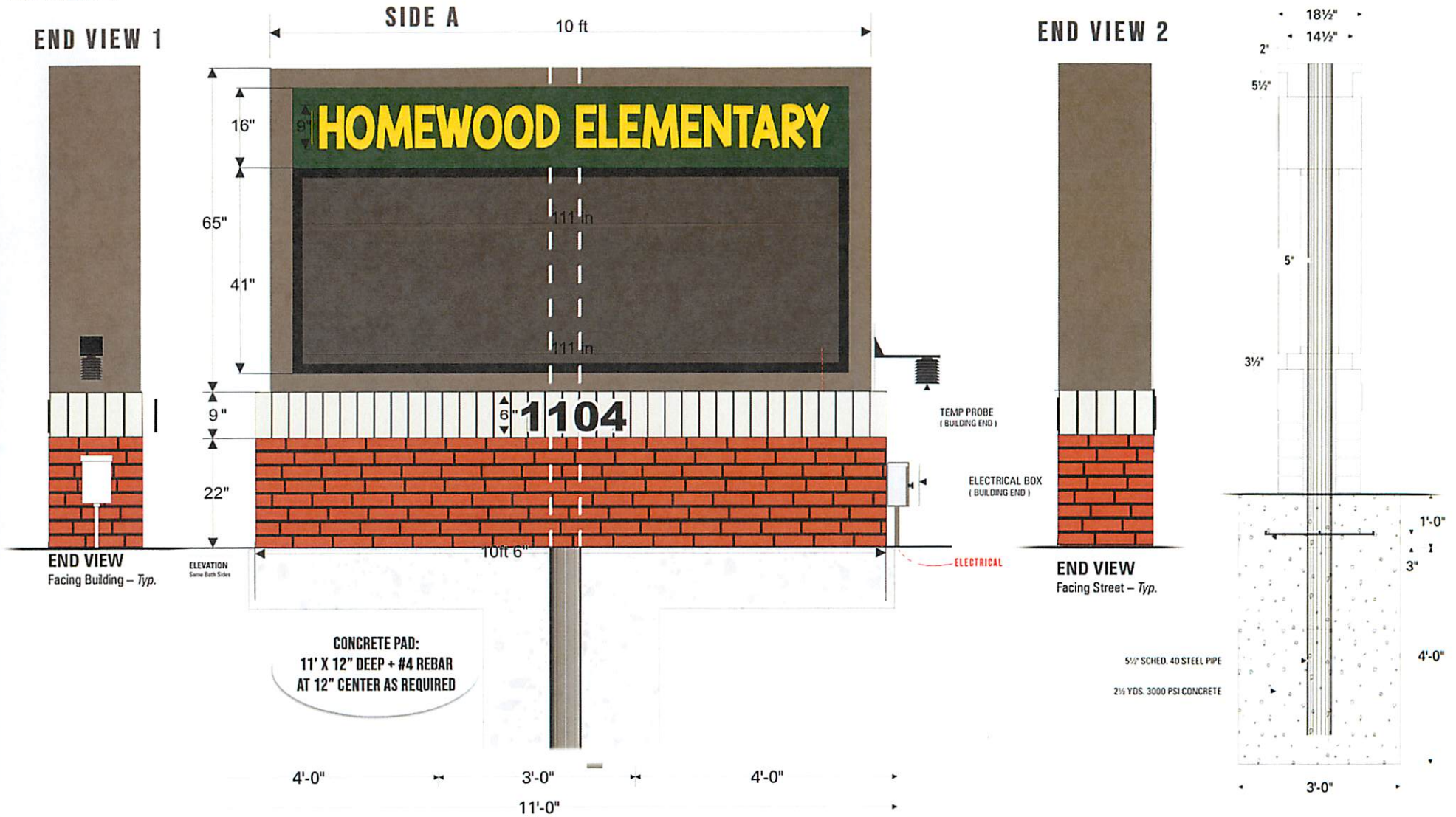
END VIEW  
Facing Street - Typ.



HOMEWOOD ELEMENTARY  
PROOF 1A DECEMBER 2023



**DESIGN SPECS**

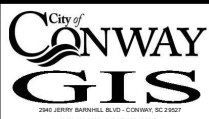
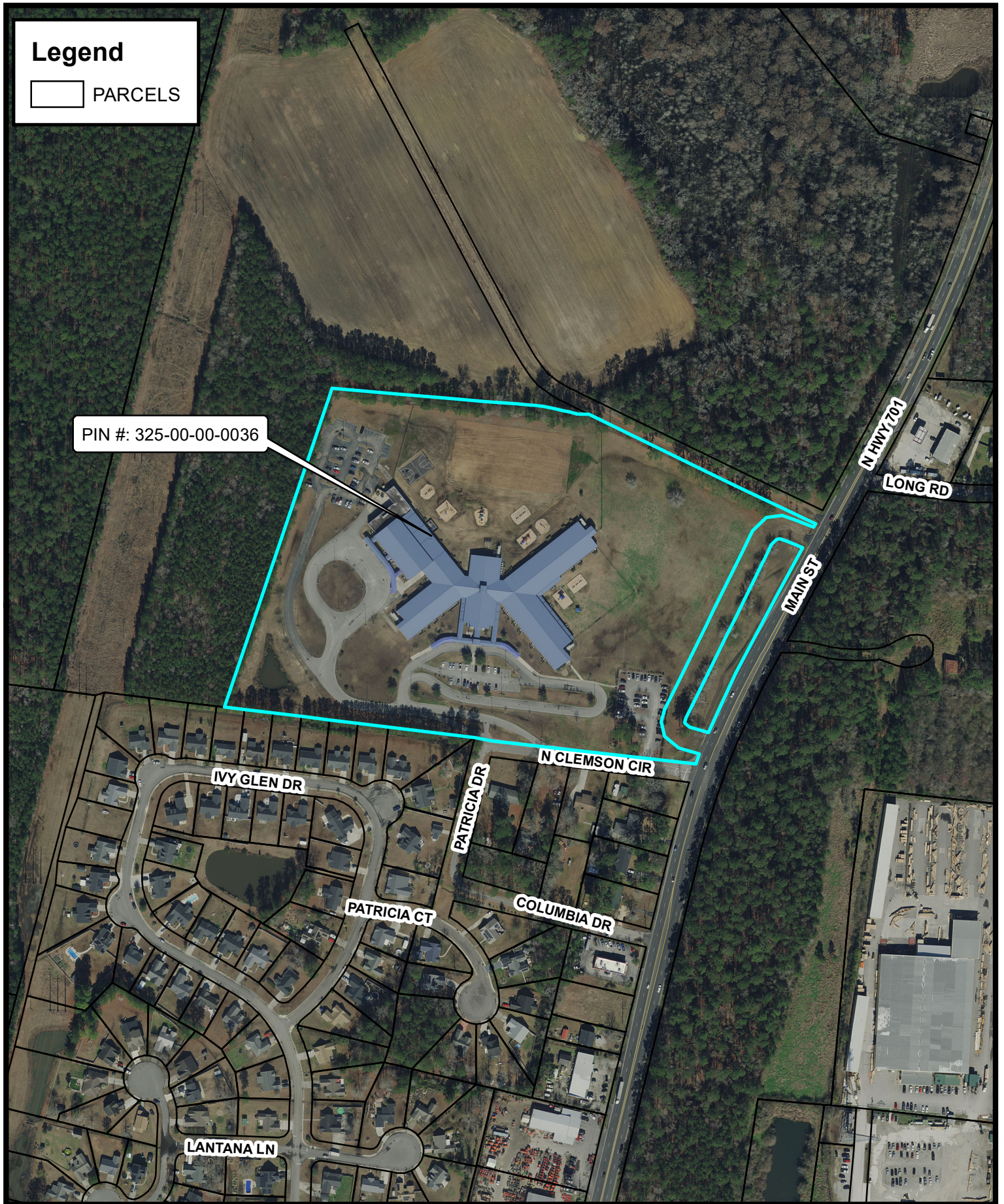




# Legend

PARCELS

PIN #: 325-00-00-0036



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PIN #: 325-00-00-0036**  
**HOMWOOD ELEMENTARY**  
**108 N CLEMSON CIR**  
**(P24-0102)**





**ISSUE:**

Kallyon and Ashlyn Montgomery, property owners, request a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 6.2-Residential Dimensional Requirements, Dwelling Types & Design Standards*, for the property located at 456-A Court Drive. (PIN 368-02-02-0003)

**BACKGROUND:**

The property owners have applied for a permit to remodel/renovate the single-family home located at 456-A Court Drive. The parcel is zoned R1 (Low/Medium Density Residential).

The structure and site are considered “**Legal Nonconforming**” since they do not meet the dimensional or setback requirements of the current UDO. Table 6.1-Dimensional Requirements for Residential Zoning Districts list the building setbacks as 20-ft Front, 20-ft Rear and 10-ft Sides.

The home was built in 1940 per Horry County Land Records. Because of its age, the rear of the house did not have proper footings. The necessary renovations could not be completed without part of the house being removed and new footings installed. This in turn will cause the footprint of the home to change. Therefore, the applicants are seeking a variance on side setbacks requirements for the R1 zoning district.

**Variances requested** (*per site plan*):

**Table 6.1 – Dimensional Requirements for Residential Zoning Districts:**

- A 5-ft variance from the 10-ft side setback requirement in the R1 zoning district.

*The applicant cites the following reasons for which a variance should be granted:*

**\*\*See attached application.**

---

**CITY OF CONWAY UNIFIED DEVELOPMENT ORDINANCE (UDO) & ANALYSIS**

In *Section 14.2.1* of the *UDO*, the duties and powers of the Board of Zoning Appeals reflect *Section 6-29-800* of the South Carolina Code of Laws.

According to *Section 14.1035*, the Board of Zoning Appeals duties are “to hear and decide appeals for variances in specific cases when a strict application of the zoning ordinance would cause an unnecessary hardship, and approval of such variance would not be contrary to public interest or undermine the spirit of the zoning ordinance. The fact that property may be used more profitably if a variance is granted is not grounds for a variance. The Board may attach conditions to a variance that address location, character, or other features of a proposed building, structure, or use, in order to protect the established property values in the surrounding area or to promote the public health, safety, or general welfare of the community. The Board may grant a variance for an unnecessary hardship if it makes and explains in writing all of the following findings.

Variance: 456-A Court Drive

1. **Extraordinary Conditions:** There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. **Other Property:** The extraordinary and exceptional conditions do not generally apply to other property in the vicinity.
3. **Utilization:** Because of the extraordinary or exceptional conditions, the application of the ordinance to a particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. **Detriment:** The authorization of a variance will not be of substantial detriment to adjacent property or the public good, and the character of the district will not be harmed by granting a variance.

---

**RECOMMENDATION:**

Staff recommends that the BZA conduct a thorough review of the request and determine if a legal hardship exists and if the best interests of the City of Conway would be served by granting the request.



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

Received: \_\_\_\_\_

BS&A #: **P24-0103**

City of Conway Planning & Development  
196 Laurel Street, 29526

Phone: (843) 488-9888  
Conway, South Carolina

[planning@cityofconway.com](mailto:planning@cityofconway.com)  
[www.cityofconway.com](http://www.cityofconway.com)

Pin#: <b>368-02-02-0003</b>	Zoning District: <b>R-1</b>	Meeting Date: <b>May 23<sup>rd</sup>, 2024</b>
Property Address: <b>450 Court Dr, Conway, SC, 29524</b>		
Property Owner: <b>Kallan and Ashlyn Montgomery</b>	Daytime phone: <b>724-498-3247</b>	
Agent:	Daytime phone:	
Agent's E-Mail Address:		
Number of Variances Requested:		

**Application Requirements:**

- A completed BZA application including required signatures (incomplete applications will not be accepted)
- A filing fee of two hundred and fifty dollars (\$250.00)
- A site plan illustrating property lines, existing structures, proposed structures, and any other relevant site information (may be emailed to [planning@cityofconway.com](mailto:planning@cityofconway.com))

- ☒ I am requesting a **variance** from the strict application of the Unified Development Ordinance (UDO). (Please continue to the following section, "Variance Requests")
- ☐ I am requesting an administrative **appeal** of the action or decision of the Zoning Administrator, which I believe to be contrary to the meaning of the Conway Unified Development Ordinance (UDO). (Please continue to page three)

**VARIANCE REQUESTS:**

Please demonstrate how you satisfy the following **CRITERIA FOR VARIANCE** (see §14.2.1 of the Conway Unified Development Ordinance).

<b>Please describe your proposal in detail:</b>
<b>Due to the poor conditions and the requirement from the engineer for footings the structure needed to be replaced.</b>

<b>This proposal does not conform to the Unified Development Ordinance in the following way:</b>	
<b>UDO Section and Requirement:</b>	<b>Proposed Instead:</b>
1.	
2.	



City of Conway  
Board of Zoning Appeals  
VARIANCE/APPEAL REQUEST

Staff Use Only

BS&A #: \_\_\_\_\_

1. Describe the extraordinary conditions pertaining to your particular piece of property:

THE house was built in the 1940's, at that time there were no zoning laws or setbacks. Without this addition the house would be less than 900 sq. ft.

2. Are the conditions described above particular to your piece of property? Explain.

Yes because my lot is considered legal non-conforming.

3. Would the strict application of the Zoning Ordinance prohibit or unreasonably restrict the use of your property? Explain.

Yes it would, because it would make the house too small for a family of 4 to live in.

4. Will the granting of the variance harm adjacent property, the character of the area or the public good? Explain:

NO, it does not affect any adjacent properties. It also will not negatively affect the neighborhood but actually increase the appeal.

and; "Is the variance request initiated because of hardship and **not** to increase the profitability of the property?"

Yes, because it was requested from the engineer for the addition to have footings and the previous one did not have proper footings so we had to tear it down to rebuild it.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or the authorized representative of the owner. I authorize the subject property to be inspected, and that all required material will be submitted to the City of Conway Planning Department no later than **thirty (30) days prior to the meeting date**. The Board of Zoning Appeals meets the **4th Thursday of each month** (except November) at **5:30PM** at the **Planning & Building Dept., 196 Laurel Street** (unless otherwise posted). I understand that it is my responsibility to obtain all necessary approvals from other city departments. I further acknowledge that once my property is posted, **the signs can only be removed by an agent for the City of Conway and are to remain in place until retrieved by said agent.**

**TO MY KNOWLEDGE, THERE ARE NO DEED RESTRICTIONS ON THIS PROPERTY**

**THAT WOULD PROHIBIT OR CONFLICT WITH MY VARIANCE REQUEST.**

**A REPRESENTATIVE MUST BE PRESENT AT THE MEETING TO HAVE YOUR REQUEST HEARD.**

Applicant's Signature: \_\_\_\_\_

Date: 4.26.24

Print name legibly: \_\_\_\_\_

Ashlyn Montgomery



Date

Zelda D. Mention  
PIN: 368-02-02-0004  
TMS: 137-05-11-032  
DB 1899/184

N 03°53'59" W 112.17' tie 1/2" IPO

Lot 1  
Winifred A. Anderson  
PIN: 368-02-02-0002  
TMS: 137-05-11-033  
DB 2179/1402

Jackson  
C/O Le  
PIN: 36  
TMS: 13

5/8" IRS

N 83°45'36" E  
42.65'

5/8" IRS

Lot 2  
Kallyon Montgomery  
PIN: 368-02-02-0003  
TMS: 137-05-11-030  
DB 4743/363  
5,424.5 Sq. Ft.  
0.12 Acres  
Fence

N 03°53'59" W 120.81'

S 06°34'45" E 118.81'



5/8" IRO

2.5'

Lot 4  
Brewsena M. Jackson  
PIN: 368-02-03-0033  
TMS: 137-05-11-031  
DB 1899/184

S 81°04'41" W

5/8" IRO

S 81°28'06" W 48.02'

5/8" I

20.0'

The undersigned hereby acknowledge that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this [plot/plan of development] with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plot.

Printed Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

Jackson L. Graham &  
PIN: 368-03-04-0002  
TMS: 137-05-11-025  
DB 3466/537

Lot 2  
Jackson L. Graham &  
C/O Lenora S. Graham  
PIN: 368-02-02-0001  
TMS: 137-05-11-034

Lot 1  
Winifred A. Anderson  
S: 368-02-02-0002  
S: 137-05-11-033  
DB 2179/1402

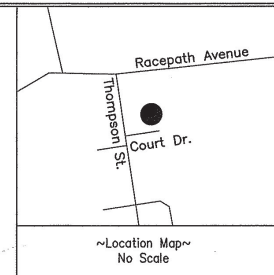
Lot 2  
Kallyon Montgomery  
PIN: 368-02-02-0003  
TMS: 137-05-11-030  
DB 4743/363  
5,424.5 Sq. Ft.  
0.12 Acres  
Fence

Lot 3  
Ronald C. Scott  
PIN: 368-02-03-0032  
TMS: 137-05-11-029  
DB 4404/3421

Lot 4  
Brewsena M. Jackson  
PIN: 368-02-03-0033  
TMS: 137-05-11-031  
DB 1899/184

PIN: 368-02-02-0003  
TMS: 137-05-11-030

		Legend
Conc.	ms	Concrete Monument Set
Conc.		Concrete Monument Found
EP		Edge of Pavement
IPF		Iron Pipe, Set
IPF		Iron Pipe, Found
IRF		Iron Rod, Set
IRF		Iron Rod, Found
NAC		Nail and Core
Pk		Pk Nail
PL		Point
Spike	ms	Spike Set
Spike		Spike Found
C.B.		Catch Basin
Asph.		Asph. Found
ST, 3X0		Stake 3X0 Found
C&G		Curb and Gutter



1. The 100-Year Flood Boundary was obtained directly from FEMA Flood Map 450501C0 529K, (effective date December 16, 2021). This property is located in Flood Zone "X-Out".

Flood Zone locations are scored from current FEMA maps. Scores vary from 1=500 to 2=2000 years return period, with 1 being the most approximate on said maps. Kenneth D. Jordan, PLS does not certify to or assume responsibility of the accuracy of the flood zone lines. Flood lines are subject to verification by the Coastal FEMA Officer.

2. This plot was prepared without the benefit of a title report. Property is subject to all restrictions noted in recorded deeds and/or established by recorded plans.

3. There has been no determination of wetlands or hazardous waste on this property.

4. The last transfer of this property is detailed within DB 4743/363.

1. Plat by J.C. Causey, R.L.S. Dated July 28, 1964. Entitled "Map of Property in the City of Conway, S.C. ..." prepared for Laura T. West. Plat Book Deed 362, Page 62.

( IN FEET )  
1 inch = 20 ft.

$$\sim \text{Plat} \sim$$

of a Survey of Lot 2, Laura West Subdivision,  
Located in Conway, Horry County, S. C.  
prepared for

Kallyon Montgomery

K&R LAND SURVEYORS, INC.  
Surveyors • Land Planners  
312 Laurel Street • Conway, S.C. 29526  
(843) 488-1804  
Fax: (843) 248-9284

Certificate of Survey and Accuracy

"I Kenneth D. Jordan, hereby state that to the best of my knowledge, information, and belief, the survey shown here in was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as specified therein; Also, there are no encroachments, projections, or setbacks affecting the property other than those shown.

*Kenneth D. Jordan*  
Kenneth D. Jordan, P.L.S. No. 21936  
Date: March 19, 2024

If the surveyor's signature is not red colored, the plat is a copy that should be assumed to contain unauthorized alterations. The certification contained on this document shall not apply to any copies.

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No warranty is made to others utilizing this plat for the purpose of further conveyance, deed descriptions, title certifications, etc.



Ref SCNAD 83

This plot is the property of K & R Land Surveyors, Inc. and may not be used without their written consent. This plot and field survey were made for the exclusive use of the person, persons, or entity named in the certification here on. Said certification does not extend or transfer to any unnamed person, persons, or entity without an expressed re-certification by the surveyor naming said person, persons, or entity.

Drawer	B-3047	B
CSW	0003	20240057
		WCJ



## Legend

 PARCELS

CARPET ALLEY

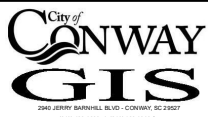
RACEPATH AVE

PIN #: 368-02-02-0003

COURT DR

THOMPSON ST

MCKEIVER ST



Disclaimer: This map is a graphic representation only. It is NOT a survey. All efforts have been made to ensure its accuracy. However, the City of Conway disclaims all responsibility & liability for the use of this map.



**PIN #: 368-02-02-0003**  
**TMS #: 137-05-11-030**  
**456 COURT DR A**  
**(P24-0103)**





CITY OF CONWAY

**2024 Board of Zoning Appeals - 5:30 pm**

Deadline	Meeting Date
December 27, 2023	January 25, 2024
January 24, 2024	February 22, 2024
February 28, 2024	March 28, 2024
March 27, 2024	April 25, 2024
April 24, 2024	May 23, 2024
May 29, 2024	June 27, 2024
June 26, 2024	July 25, 2024
July 24, 2024	August 22, 2024
August 28, 2024	September 26, 2024
September 25, 2024	October 24, 2024
October 23, 2024	November 21, 2024
November 20, 2024	December 19, 2024