

*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, JULY 25, 2024 | 5:30 P.M.**  
**PLANNING & DEVELOPMENT DEPARTMENT**  
**196 LAUREL STREET (*SIDE ENTRANCE*)**

- I. CALL TO ORDER**
- II. APPROVAL OF JUNE 27, 2024 MINUTES**
- III. CRITERIA**
- IV. PUBLIC HEARINGS - VARIANCE REQUESTS**

A. Dennis J. Disabato Jr., agent for DD&G, LLC, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), *Section 8.2.7-Entrance and Exit Curb Cuts & Article 9-Landscaping and Buffering*, for the property located at **1809 & 1817 Lonestar Street**. (PIN 383-02-03-0010)

- V. ADJOURN**

**CITY OF CONWAY  
BOARD OF ZONING APPEALS MEETING  
THURSDAY, JUNE 27, 2024  
BUILDING & PLANNING DEPARTMENT  
196 LAUREL STREET**

Present: Sandra James, Lesley Hill, Donna Baxley, Blake Hendrick, Paul Lawson  
Absent: Catherine Dingle, Jay Sellers  
Staff: Kym Wilkerson, Zoning Administrator; Vicki Stone, Zoning Officer; Anne Bessant,  
Planning Assistant; Charlie Crosby, IT  
Others: Joe Brennand, Sasha Fianoula, Tim McGee

**I. CALL TO ORDER**

Chairman Lawson called the meeting to order at approximately 5:31 p.m.

**II. APPROVAL OF MINUTES**

James made a motion, seconded by Hill to approve the May 21, 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. Joseph Brennand of Seaboard Signs, agent for The Theatre of the Republic, 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 **331/335 Main Street**. (PIN 368-04-02-0085)

Wilkerson stated Seaboard Signs has applied for a “Sign Permit” to install two (2) EMC Sign Faces on the marquee at the Theatre of the Republic. The parcel is zoned **Central Business District (CBD)** and is located within the **Commercial Historic Design Review District (HDRD)**.

**Per Section 11.4.9 - Electronic Message Centers (EMC’s) / Light Emitting Diodes (L.E.D.) Signs with Digital /**

**Animated Display of the UDO:**

**A. Location and Number.** One (1) EMC / LED is permitted per parcel.

**B. Size.** The size of the EMC / LED shall be no greater than the sign area allotted by the sign type, as provided for in Section 11.4.

**D. Zoning.** Electronic Message Centers (EMC’s) or L.E.D. (Light Emitting Diode) signs with digital or animated displays are permitted as follows:

2. **Theaters.** Theaters, including buildings or structures (i.e. auditorium) that is designed for, permitted, and is intended for such use, and which contains audience seating, one or more screens and/or stage, and a lobby, for the purpose of showing motion pictures, performing live music, live plays, or other performance art(s), that is located outside of an HDRD, shall be permitted one (1) EMC / L.E.D. sign with digital/animated display.

a. Theaters must be located on parcels that are zoned for such use.

b. Theaters shall not include any adult entertainment uses as outlined in Section 5.1.1.

**c. Historic Design Review Districts (HDRD’s).** Theaters located on properties within a HDRD

shall be reviewed by the Community Appearance Board (CAB) for consideration of the installation of an EMC / L.E.D. digital/animated display.

**Per Section 11.4.1 – Wall Signs of the UDO:**

**B. Size.** Wall signs may be a maximum of 15% of the building face where the sign is attached.

The two (2) proposed EMC Wall Signs do not exceed the 15% maximum allowed for Wall Signs. Also, since this parcel is located within the **Commercial Historic Design Review District (HDRD)**, **Community Appearance Board (CAB)** approval is required prior to any permits being issued.

**Variances requested:**

**Section 11.4.9 (A) - Electronic Message Centers (EMC’s):**

- A variance to allow two (2) EMC signs on one parcel.

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.

Joseph Brennand of Seaboard Signs, agent for The Theatre of the Republic, property owner, was present and further explained the request.

There was no public input.

Lawson made a motion to grant the variance as requested. Hill seconded the motion and the motion carried unanimously.

## **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 5:37 p.m.

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

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Paul Lawson, Chairman

**DATE: July 25, 2024**

**AGENDA ITEM: IV.A**

**ISSUE:**

Dennis J. Disabato Jr., agent for DD&G, LLC, property owner, requests a variance from the strict application of the City of Conway Unified Development Ordinance (UDO), Section 8.2.7-Entrance and Exit Curb Cuts & Article 9-Landscaping and Buffering, for the property located at **1809 & 1817 Lonestar Street**. (PIN 383-02-03-0010)

**BACKGROUND:**

The above addresses are zoned Heavy Industrial (HI) and are located in Commerce Plaza. The two parcels, 1809 and 1817 Lonestar Street, were combined via a platting action and recorded on 2.2.2024 in plat book 319-210. The property owner submitted Commercial Plans to add an additional building to the site. One side of the new building would be for another business to lease, and the other side would be for the property owner's business storage. Submittal of the Commercial Plans triggered requirements from the UDO. The plans were approved by the Technical Review Committee (TRC) on 5.31.2024 and a Zoning Compliance was signed on 6.3.2024

A building permit for the additional building has been applied for through the Building Department by Homewood Metal Works.

The property owner is seeking a variance to have a larger drive-cut than what is allowed per the UDO. Lonestar Street is a City Maintained ROW and Public Works does not have an issue with this variance request.

**Per Section 8.2.7 – Entrance and Exit Curb Cuts:**

All curb cuts on public streets shall meet the following requirements:

- A. Maximum. A maximum of one (1) driveway per lot shall be permitted. Additional driveways may be permitted with the approval of the TRC and/or SCDOT. **Curb cuts shall not exceed forty (40) feet in width.**

**Variance requested:**

- **A variance of 20-ft to allow for a 60-ft curb cut vs the 40-ft maximum allowed by the UDO.**

Variance: 1809/1817 Lonestar Street

The property owner is also seeking a variance on Landscape Requirements.

The property to the rear of this Heavy Industrial (HI) parcel is zoned R3 (High Density Residential).

**Per Article 9 – Landscaping & Buffering:**

The required landscaping type between HI and R3 is a **Type D Landscape Buffer**.

Table 9.1 Required Landscaping type	Zoning of Adjacent Property						
	R RA RR R-1 R-2 R-3 R-4	P NC CC CBD WRD HC	IN	LI	HI	FA CP	MU PD
R-2	B	B	A	A	A	A	B
R-3							
R-4							
P	B	A	A	A	A	A	B
NC							
CC							
IN	B	A	A	A	A	A	B
HC	B	A	A	A	A	A	C
LI	C	B	B	A	A	B	C
HI	D	C	C	B	A	C	D
FA	A	A	A	A	A	A	A
CP							

A Type D Landscape Buffer must be 25-ft in width and contain 4-Canopy Trees, 8-Understory Trees and 30-Tall Shrubs per 100 linear feet on center. Typically, Landscape Buffers are installed close to the property line; however, this parcel has a **40-ft Drainage Easement** running across the rear as well as a **10-ft Maintenance and Access Easement**. (*illustrated on the following plat*)

**Variance requested:**

- A variance to require no rear landscaping or in the alternative, a variance to reduce the Type D Landscape Buffer to a Type A Landscape Buffer.

A Type A Landscape Buffer must be 5-ft in width and contain 2-Understory Trees and 18-Tall Shrubs per 100 linear feet on center.

Variance: 1809/1817 Lonestar Street

*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.

# NOTES:

1. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. ALL OFFSETS ARE TO THE SIDING OF THE STRUCTURE
3. FOR CURRENT ZONING AND SETBACK REQUIREMENTS, CONTACT THE CITY OF CONWAY OFFICE OF PLANNING AND ZONING AT (843) 488-9888.
4. REFERENCE PLAT ENTITLED "FINAL PLAT OF COMMERCE PLAZA", PREPARED BY ASSOCIATED LAND SURVEYORS FOR WINDJAMMER VILLAGE OF GARDEN CITY INC., DATED AUGUST 28, 1989; RECORDED IN PLAT BOOK 168 @ PAGE 244.
5. THIS PROPERTY IS LOCATED IN ZONE "X-OUT" AS SHOWN ON FEMA MAP No. 45051C0542 K, DATED DECEMBER 16, 2021.
6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
7. PER THE TREE PRESERVATION ORDINANCE, NO PROTECTED OR LANDMARK TREES SHALL BE REMOVED WITHOUT THE WRITTEN APPROVAL OF THE CITY ARBORIST AND THE ISSUANCE OF A TREE REMOVAL PERMIT BY THE CITY OF CONWAY.
8. ADDRESS:  
1809 LONE STAR STREET  
CONWAY, SC 29526

Plat Bk: 319 PG: 210  
DocType: 061, 02/02/2024 at 08:42:06 AM, 1 OF 1  
Marion D. Foxworth III, Horry County, SC Registrar of Deeds

AREA TABLE		
LOT	AREA (AC)	SQ. FT.
33	0.61 AC.	26,660
34	0.70 AC.	30,295
TOTAL	1.31 AC.	56,955

APPROVED FOR  
RECORDING  
1/31/24

## CERTIFICATE OF OWNERSHIP AND DEDICATION

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 plat with my (our) free consent and that I (we) hereby dedicate all items as specifically shown or indicated on said plat.

DEAN'S DISABATO (AGENT)  
Owner

Signature: *Dean's Disabato* Date: 1/29/24

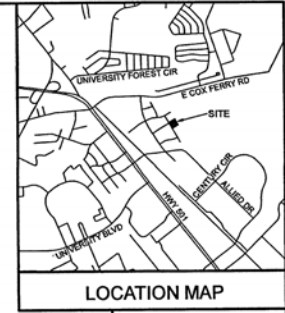
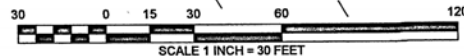
## CERTIFICATE OF ACCURACY

I hereby state that to the best of my professional knowledge, information, and belief, the survey shown hereon 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 A survey as specified therein.

JANUARY 17, 2024  
Date

Eric N. Wilson, P.L.S.

29524  
S.C. Registration Number



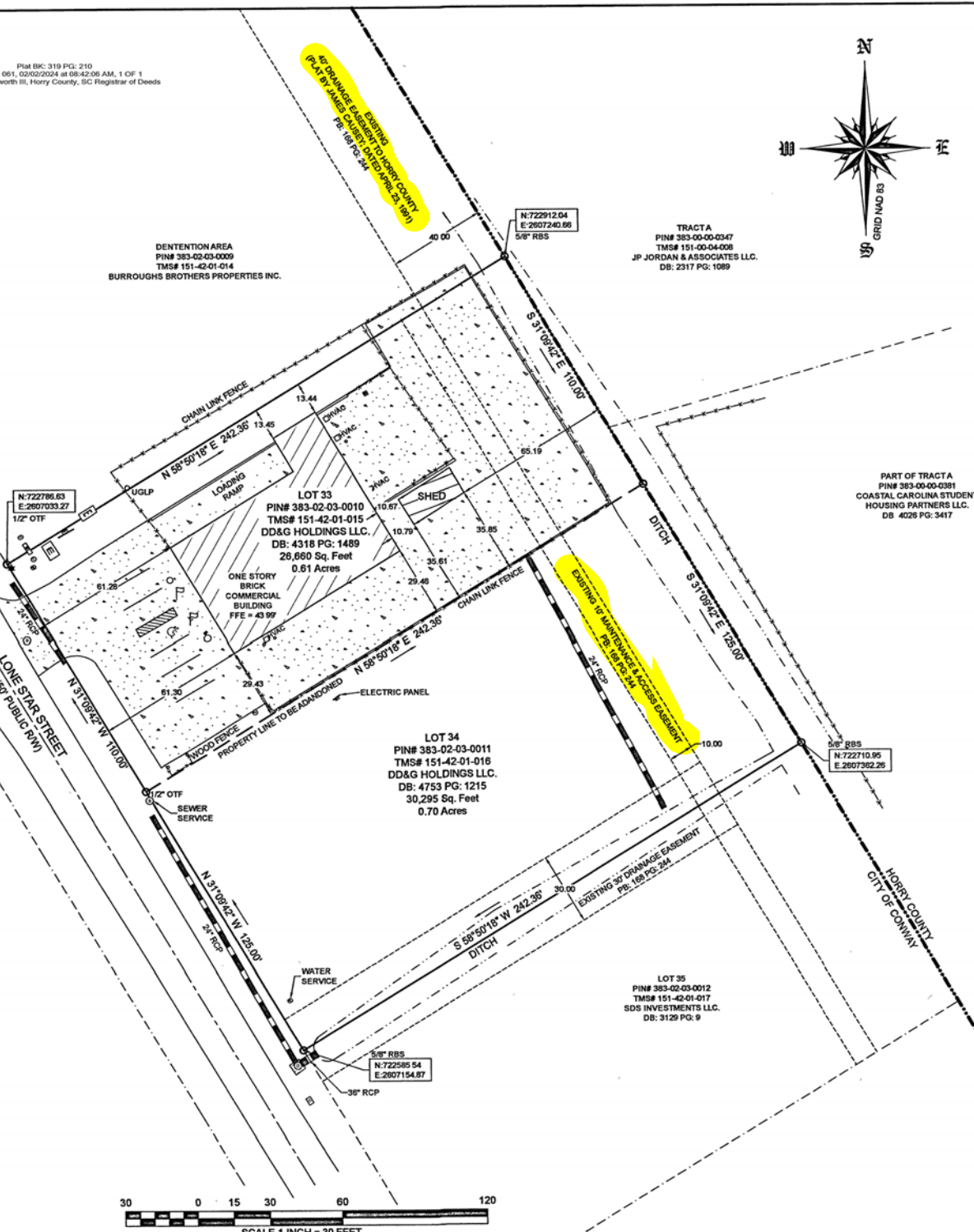
COMBINATION PLAT OF LOT 33 & 34, COMMERCE PLAZA  
- PREPARED FOR -  
DD&G HOLDINGS LLC.

DUNES LAND SURVEYING, LLC  
20701 LITTLE BEACH, SC 29577  
Phone: (843) 696-6662  
Email: eric@duneslandsurveying.com  
Website: www.myltdbsurveyor.com



STATE: SOUTH CAROLINA  
COUNTY: HORRY  
MAY 03 11  
NAD 83 (2011)  
Ref: 4318-489 & 4753-1215  
Ref: 230571

Drawn By: JAM  
Proj: 383-02-03-0010  
Date: JANUARY 17, 2024







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#: 383-02-03-0010	Zoning District: HI	Meeting Date: July 25, 2024
Property Address: 1809 + 1817 Lanester St. Conway SC 29526		
Property Owner: DD + G, LLC	Daytime phone: (843) 241-8740	
Agent: Dennis J. DiSabato, Jr.	Daytime phone: (843) 333-9823	
Agent's E-Mail Address: dennis.j.disabato.jr@gmail.com		
Number of Variances Requested: Two		

**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:
Please see attached Exhibit "A."

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

## Exhibit A

1. The Applicant requests a variance of the Unified Development Ordinance ("UDO") Section 8.2.7 Entrance and Exit Curb Cuts. The Applicant requests that the entrance to the site be extended to sixty (60) feet in width to accommodate large trailer and/or box truck access from Lonestar Street. There may be a necessity for these types of vehicles to back into the property, which would be impossible at the maximum forty (40) foot width proscribed by the UDO.

Propose UDO Section 8.2.7 be removed and Applicant be allowed to add a Sixty (60) foot wide entrance to the property while leaving all other criteria in Section 8.2.7 in tact.

2. The Applicant requests that no rear landscape buffer be required pursuant to UDO Section 9.2.1. There exists an opaque buffer of vegetation that is currently situated between the Applicants property and the residential neighborhood to the rear of the property. Requiring a Type D Landscape Buffer would cost the Applicant roughly one quarter of the entire value of the lot. Additionally, adjacent commercial and industrial properties located in the industrial complex do not have such onerous landscape buffers between themselves and the adjacent residential neighborhood. In the alternative, if a landscape buffer will be required, the Applicant asks that the density be reduced to a Type A buffer, due to the existing vegetation currently separating the property from the residential neighborhood.

Propose UDO Section 9.2.1 be removed, or in the alternative, be reduced to a Type A Landscape Buffer.



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:

Please see attached Exhibit "B."

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

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

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

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

**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: \_\_\_\_\_

DENNIS DISABATE SR.

## Exhibit B

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

The Applicant has owned the property located at 1809 Lonestar Street for over twenty (20) years and has simply acquired the adjacent parcel located at 1817 Lonestar in an effort to combine the two parcels and add a metal frame building to be utilized as a trade shop to be leased to a vendor of the applicant and for additional personal storage. The property was being utilized as a heavy industrial commercial property for the duration of the time it has been owned. The residential neighborhood had only recently been established behind the two lots, and serves as rental properties for predominantly student housing.

Nothing in this Variance Application would change the character or nature of the surrounding properties nor would the requests cause harm to the residential neighborhood located to the rear of the Applicant's property.

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

Yes, as stated this property is in a commercially zoned district and existed prior to the residential student housing that was developed to the rear of the Atlantic Center.

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

Yes, strict application of UDO 8.2.7 would restrict reasonable access to the property for the types of vehicles that would need to enter the property.

Additionally, the landscape buffer requirements in UDO 9.2.1 are excessive for this type of property and not strictly necessary to preserve the residential nature of the adjacent property to the rear due to the fact that there already exists an opaque vegetation buffer between the two parcels.

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

No, please see the response to questions number four above.

The variance request is initiated as a result of the hardship to the Applicant and not to increase property value.

ANY INFORMATION SHOWN ON THESE DRAWINGS PERTAINING TO THE EXISTENCE, LOCATION OR ELEVATION OF EXISTING UTILITIES HAS BEEN TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE ENGINEER HAS PERFORMED NO EXCAVATIONS TO VERIFY THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE UTILITY COMPANIES TO OBTAIN THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY BE IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY, BY FIELD MEASUREMENT, THE LOCATION AND ELEVATION OF ANY UTILITIES THAT MAY AFFECT CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES OF ANY DISCREPANCIES OR UNUSUAL CONDITIONS SHOWN ON THESE DRAWINGS AND THAT OBTAINED BY FIELD MEASUREMENTS, AND OF ANY POSSIBLE CONFLICTS OR INTERFERENCES WITH THE PROPOSED WORK. THE ENGINEER SHALL BE ALLOWED THE TIME NECESSARY TO MAKE DESIGN REVISIONS REQUIRED TO MINIMIZE OR ELIMINATE DISCOVERED CONFLICTS.

# C1.0



CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO START OF ANY CONSTRUCTION AND PARTICIPATE IN ANY PRE-CONSTRUCTION CONFERENCES AS MAY BE REQUIRED.

ANY INFORMATION SHOWN ON THESE DRAWINGS PERTAINING TO THE EXISTENCE, LOCATION OR ELEVATION OF EXISTING UTILITIES HAS BEEN TAKEN FROM INFORMATION SUPPLIED BY OTHERS. THE ENGINEER HAS PERFORMED NO EXCAVATIONS TO VERIFY THE ACCURACY OF THIS INFORMATION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE APPROPRIATE AGENCIES TO OBTAIN AN ACCURATE FIELD LOCATION OF ANY AND ALL UTILITIES THAT MAY BE IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR SHALL VERIFY, BY FIELD MEASUREMENT, THE LOCATION AND ELEVATION OF ANY UTILITIES THAT MAY AFFECT CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE INFORMATION AS SHOWN ON THE DRAWINGS AND THAT OBTAINED BY FIELD MEASUREMENTS, AND OF ANY POSSIBLE CONFLICTS OR INTERFERENCES WITH THE PROPOSED WORK INCLUDING SCALE AND DIMENSIONS. THE ENGINEER SHALL BE ALLOWED THE TIME NECESSARY TO MAKE DESIGN REVISIONS REQUIRED TO MINIMIZE OR ELIMINATE DISCOVERED CONFLICTS.

#### UTILITY NOTES:

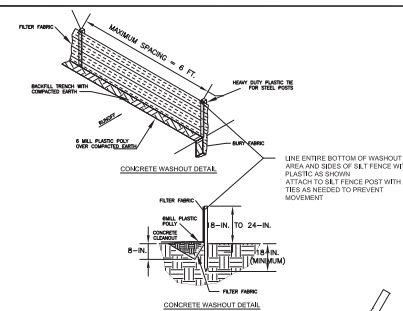
1. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THESE PLANS AND CITY OF CONWAY SPECIFICATIONS.
2. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
3. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. CALL PUPS 1-800-922-0983 FOR UTILITY LINE LOCATION.
4. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, ELECTRICAL, TELEPHONE AND GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND TO ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION AND SCHEDULING OF THE TIE-AND-CONNECTIONS TO THEIR FACILITIES.
5. THE SITE WORK CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SLEEVES, AND ANY OTHER MISCELLANEOUS), SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL.
6. ALL WATER & SEWER CONSTRUCTION SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS OF GRAND STRAND WATER AND SEWER AUTHORITY.
7. SEWER LATERALS SHALL BE PLUGGED AT THE PROPERTY LINE. MARK SEWER END WITH TREATED POST PLACED IN GROUND.
8. WHERE FIELD INSPECTIONS ARE REQUIRED BY THE REGULATORY AGENCIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION A MINIMUM OF 48 HOURS IN ADVANCE TO SCHEDULE SUCH INSPECTIONS.
9. ALL WATER TO MAINTAIN 36" COVER, SEWER TO MAINTAIN 36" COVER, FOR LESS THAN 36" OF COVER DUCTILE IRON PIPE WILL BE INSTALLED.
10. THE SEWER SYSTEM IS DESIGNED TO BE ABOVE THE 50 YEAR FLOOD ELEVATION.
11. A PUBLIC ENTITY SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, AND REPLACEMENT OF ALL SYSTEM COMPONENTS BEGINNING WITH THE SOLIDS INTERCEPTOR TANKS AND PUMPING SYSTEMS. PROPOSALS BY PRIVATE ENTITIES SHALL BE EVALUATED ON A CASE-BY-CASE BASIS. THE DEPARTMENT MAY EVALUATE THE CAPABILITY OF RELIABLE SYSTEM OPERATION IN ITS EVALUATION.
12. WATER & SEWER SERVICES WILL BE 2 FT FROM THE PROPERTY LINE OR 5 FT FROM A OR DRAINAGE EASEMENT.
13. THERE WILL BE A MINIMUM OF 10 FT HORIZONTAL SEPARATION BETWEEN THE WATER AND SEWER UTILITIES.
14. THERE SHALL BE A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN ALL UTILITY LINES.
15. THERE SHALL BE A MINIMUM 20' ALL WEATHER ACCESS ROAD TO THE PUMP STATION.
16. SEE ARCHITECTURAL PLANS FOR FINISHED FLOOR ELEVATIONS TO DETERMINE THE DEPTH OF THE PROPOSED SEWER SERVICES
17. SEE PLUMBING PLANS FOR THE EXACT LOCATIONS, SIZE AND DEPTH OF THE SEWER AND WATER LINE STUB-OUT FROM THE BUILDING PAD.
18. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION OF THE WATER AND SEWER SERVICES TO THE PLUMBING STUB-OUTS FROM THE BUILDING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY EXISTING UTILITIES DAMAGED DURING THE CONSTRUCTION OF THIS PROJECT.

NOTE:  
• SEWER SERVICE IS TO BE INSPECTED BY GSWSA INSPECTOR (843-443-8202) PRIOR TO BACKFILLING THE TRENCH.

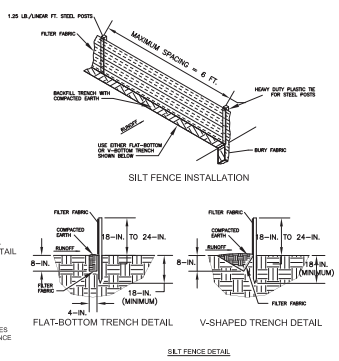
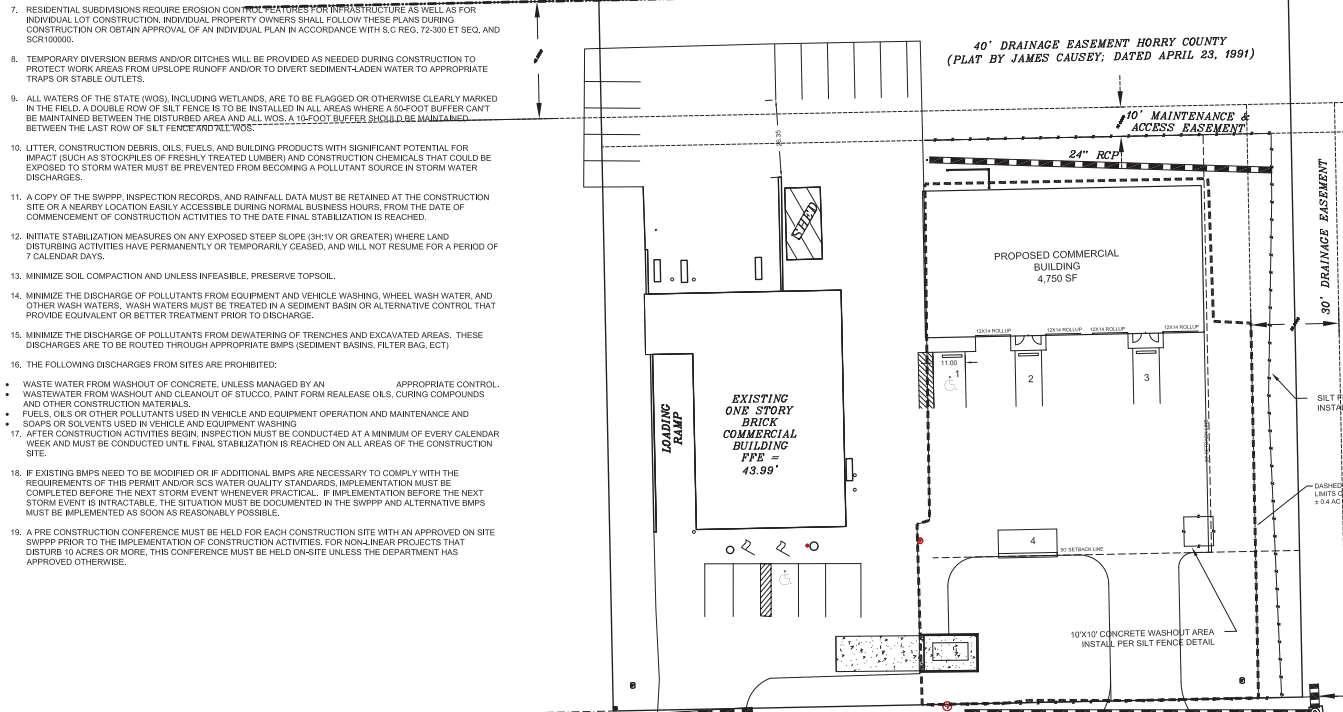
DRAINAGE AREA  
PUMP STATION  
BUTTERFIELD PROPERTIES INC.  
PWS 983-02-00-0009  
PWS 983-02-00-0010  
PWS 983-02-00-0011  
PWS 983-02-00-0012  
PWS 983-02-00-0013  
PWS 983-02-00-0014  
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1. IF NECESSARY, SLOPES, WHICH EXCEED EIGHT (8) VERTICAL FEET SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE PROTECTION TO PREVENT EROSION OF THE SLOPE UNTIL PERMANENT STABILIZATION IS COMPLETED.
2. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN FOURTEEN (14) DAYS AFTER WORK HAS CEASED, EXCEPT AS NOTED.
3. TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED ON THE DAY AFTER THE LAST FROZEN GROUND CONDITIONS STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
4. TEMPORARY STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND EARTH-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS. TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
5. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS, IF PERIODIC INSPECTION OF THE SITE DURING CONSTRUCTION REVEALS THAT THE DEVICES ARE NOT PROPERLY MAINTAINED OR INSTALLED. THE PERMITTEE MUST ADDRESS THE NECESSARY REPLACEMENT OR MODIFICATION REQUIRED TO CORRECT THE BMP WITHIN 48 HOURS.
6. PROVIDE SALT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SOIL EROSION AND SEDIMENTATION ON ALL DISTURBED AREAS THAT ARE CLEARED, GRADED, AND STABILIZED WITH GRASSING IMMEDIATELY AFTER THE UTILITY INSTALLATION, FILL, COVER, AND TEMPORARY SEEDING AT THE END OF EACH DAY ARE RECOMMENDED. IF WATER IS ENCOUNTERED WHILE TRENCHING, THE WATER SHOULD BE DIVERTED IMMEDIATELY TO PREVENT EROSION AND SEDIMENTATION INTO ANY WATERS OF THE STATE.
7. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND SEDIMENTATION. WHEN CONSTRUCTION OF THE PROJECT IS COMPLETED, ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
8. THE CONTRACTOR MUST TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUDS/SLUDGES FROM ALL AREAS OF THE PROJECT.





[illegible]

**NOTE:**  
ALL GRASSED AREAS SHALL BE SEEDED AND WATERED UNTIL 70% OF THE AREA IS STABILIZED. ALL BARE AREAS SHALL BE RETREATED EVERY 14 DAYS UNTIL GRASS IS ESTABLISHED.



- CONSTRUCTION SEQUENCE:**
1. CLEAR AND GRUB AREAS FOR PERIMETER SEDIMENT/EROSION CONTROL DEVICES
  2. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE
  3. COMPLETE SITE CLEARING & GRUBBING
  4. GRADE SITE AND PREPARE FOR SUBGRADE INSTALLATION
  5. PREPARE BUILDING PAD FOR CONSTRUCTION
  6. REMOVAL OF SEDIMENT CONTROLS WITHIN 30 DAYS OF FINAL STABILIZATION

NOTE: AS-BUILTS (RECORD DRAWINGS) ARE TO BE SUPPLIED TO  
CITY OF CONWAY PRIOR TO FINAL INSPECTION.  
THESE ARE TO BE CERTIFIED BY EITHER A PE OR PLS

- GRADING NOTES:**
1. ALL DISTURBED AREAS MUST BE SEEDDED IMMEDIATELY AFTER CONSTRUCTION.
  2. ALL SEDIMENT & EROSION CONTROL FEATURES SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION.
  3.  REPRESENTS PROPOSED GRADES.
  4.  REPRESENTS EXISTING CONTOURS.
  5.  REPRESENTS PROPOSED DRAINAGE FLOW.
  6.  REPRESENTS PROPOSED CONTOURS.
  7. IT IS THE CONTRACTOR SOLE RESPONSIBILITY TO MAKE SURE ALL ADA REQUIREMENTS ARE MET WHEN INSTALLING RAMP/SIDEWALKS, NO MORE THAN 2% CROSS SLOPE AND 6% DIRECTIONAL SLOPE ON ANY SIDEWALK AREA.
  8. DRAINAGE SYSTEM IS TO BE A PRIVATE SYSTEM AND WILL MAINTAINED BY THE PROPERTY OWNER.
  9. ALL ROP JOINTS SHALL BE WRAPPED WITH A NON-WOVEN GEOTEXTILE FABRIC PER SCOTT STANDARDS.
  10. SITE SURVEY PROVIDED BY DUNES LAND SURVEYING CONTRACTOR IS TO COORDINATE WITH SURVEYOR FOR BENCHMARK AND STAKING.

CONTRACTOR SHALL NOT BEGIN CONSTRUCTION ON THIS PROJECT UNTIL ALL PERMITS ARE OBTAINED FROM ALL AGENCIES. CONTRACTOR IS RESPONSIBLE FOR ALL WORK PERFORMED WITHOUT PERMIT IN PLACE.

CONTRACTOR TO NOTIFY ENGINEER 24 HRS PRIOR TO INITIATION OF CONSTRUCTION

[illegible]



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

### APPLICATION AND CERTIFICATE OF ZONING COMPLIANCE

DATE OF APPLICATION: May 31, 2024 | PIN: 383-02-03-0010

ADDRESS OF WORK PROPOSED: 1809 & 1817 Lonestar Street (P23-0353)

ZONING DISTRICT: Heavy Industrial (HI)  
FRONT SETBACK: 50-ft  
SIDE SETBACK: 30-ft  
REAR SETBACK: 50-ft  
PROPOSED: DD&G Holdings Tradeshop Building

The use of the building(s) and/or land as shown above conforms to the requirements of the *City of Conway Unified Development Ordinance (UDO)*. This is subject to the following conditions, restrictions, and limitations:

1. All conditions specified in the TRC comments and/or approval letter must be met. If there are any changes other than what was approved by TRC, the applicant is responsible for ensuring such changes are reviewed and approved prior to a CO being issued.
2. All landscaping & parking must be installed and inspected prior to a CO being issued.
3. All landscape planting areas shall always contain the ground cover as required by the approved landscape plan. All landscape planting areas on all properties shall be kept free of weeds, debris or refuse, shall maintain a three (3) inch layer of mulch, and shall present a neat and orderly appearance at all times.
4. Any changes to landscaping and/or parking must be reviewed by the Planning Dept.
5. Irrigation Plan must be implemented & in working order prior to the CO being issued.
6. Per Section 10.3.8 – *Lots and Building Sites*, of the City's Unified Development Ordinance (UDO), building area(s) shall lie at or be elevated to at least two (2) feet above the 100-year flood elevation as provided for in the Flood Damage Prevention Ordinance (*Title 5, Chapter 2* of the City of Conway Code of Ordinances).
7. Encroachments on to adjacent parcel must be removed prior to a CO being issued.
8. Single Dumpster Facility must be inspected and approved by Sanitation prior to a CO being issued.
9. **ALL SIGNAGE MUST BE REVIEWED AND PERMITTED SEPARATELY.**

I hereby make application for a Zoning Compliance Certificate for this property to be used as shown above. All statements are true and have been verified by me. I understand that it is my responsibility to verify all existing easements on site and accurately depict those easements on the site plan. By submitting a site plan drawn to scale but not prepared by a surveyor, I accept that is my responsibility, and not that of the City of Conway, to verify and accurately depict all existing structures and easements on the site.

Owner/Applicant: \_\_\_\_\_

Date 6/3/24

This Certificate is subject to cancellation if any misrepresentations have been made or if any changes are made which violate any provisions of the UDO. This Certificate is based on the above application.

Zoning Administrator: \_\_\_\_\_

Date 5.31.2024





60-ft New Curb Cut









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