



**CITY OF NORTH MYRTLE BEACH
BOARD OF ZONING APPEALS
1018 Second Avenue South
March 12th, 2026
5:00 p.m.**

A G E N D A

1. CALL TO ORDER AND ROLL CALL

2. MINUTES

3. COMMUNICATIONS

A. SWEAR IN THOSE PERSONS TO SPEAK.

NEW BUSINESS:

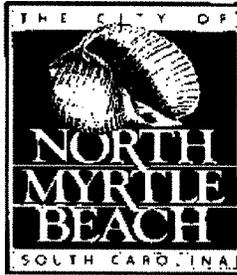
1. BZA-26-01: Application by Robert Guyton for a variance to increase the percentage of compact parking spaces provided and to reduce the required perimeter landscape buffer for a proposed surface parking lot at 1716 S. Ocean Blvd. zoned Resort Residential, R-4 District.
2. BZA-26-02: Application by Robert Guyton for a variance to increase the percentage of compact parking spaces provided and to reduce the required perimeter landscape buffer in the side yards for a proposed surface parking lot at 1802 S. Ocean Blvd. zoned Resort Residential, R-4 District.
3. BZA-26-04: Application by Kenneth Haynes for a variance of the side yard setback requirements for a proposed screen lanai to cover the existing swimming pool at 806 Merrill Place zoned Single Family, Low Density Residential, R-1 District.
4. BZA-26-05: Application by Gilad Tannenbaum for a variance of the signage allowances for a building at 201 Main Street within the Resort Commercial RC District.
5. BZA-26-06: Application by Elizabeth Petit due to the removal of a tree greater than 24" without a permit at 500 8th Avenue North.
6. BZA-26-07: Application by John Reby for a variance of the signage allowances for a church at 200 Highway 17 South zoned Office Commercial, OC and Highway Commercial, HC.
7. BZA-26-8: Application my James Baldwin for a variance to remove trees in excess of 24" in diameter at 1701 Springland Drive.

Respectfully submitted,



Ben Caldwell
Zoning Administrator
City of North Myrtle Beach

<https://www.youtube.com/live/MUTGPIZA68c>



TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-1
DATE: 3/6/2026

INTRODUCTION:

Application by Robert Guyton for variances for a proposed surface parking lot. A variance for an increase to the number of compact parking spaces provided at the surface lot and a variance for reduction of the perimeter landscape buffer on the boundary of the surface lot, at 1716 South Ocean Blvd. zoned Resort Residential R-4 District.

DESCRIPTION OF REQUEST:

The variance request is to increase the number of compact parking spaces. Sec. 23-41 states that a parking lot servicing a structure or building may have a maximum of ten (10) percent compact automobile parking spaces. Each space will have a dimension of 8' by 15' whereas standard parking spaces are 9' by 19' feet. The parking requirement for the project (165 spaces) allows for up to 17 compact parking stalls. The variance request is to provide additional compact parking stalls over the 10% allowance.

The second variance request is for a reduction of the required perimeter landscaping along three sides of the parking area. Sec. 23-58 requires a perimeter landscaped area with a minimum depth of five (5) feet be provided along all property lines. Only driveways and sidewalks may encroach into required perimeter landscaping.

RECOMMENDATION:

Staff recommends that the Board review the variance application, hear the evidence presented at the meeting and review Sections 23-41 and 23-58.

Sec. 23-41. - Parking regulations.

A parking lot servicing a structure or building may have a maximum of ten (10) percent compact automobile parking spaces of which fifty (50) percent or greater shall be on-site, the remaining portion (if any) may be located off-site.

Sec. 23-58. - Perimeter landscaped areas

(1)

Size: With the exception of PDD's, and the General Commercial (GC) District, a perimeter landscaped area with a minimum depth of five (5) feet shall be provided along all property lines except when a tract is being partially developed or developed in stages the perimeter landscape area may be provided around the exterior of the developed area.

APPLICATION FOR VARIANCE



CASE NO. _____ BOARD OF ZONING APPEALS NORTH MYRTLE BEACH, SOUTH CAROLINA

Owner or Authorized Applicant: Robert S. Guyton
Mailing Address: 4605 B Oleander Drive, Suite 202
City: Myrtle Beach State: SC Zip: 29577 Telephone: (843) 839-2100
Address of Property for which Variance is Requested: South Ocean Blvd and 18th Ave. South
TMS#: See attached list Zoning District: Application Date: 1/16/26
Owner of Property: MIG Investments MB SPE LLC
VARIANCE REQUEST. Describe the variance requested (include the specific zoning code section):
Request 3 separate variances: Art. 4, Sec. 23-41 increase compact spaces; Art. 5, Sec. 23-58 reduction in landscape buffer,
Art. 2, Sec. 23-22 reduce setback for a structure less than 35' in height

The Board may grant a variance from the requirements of the Zoning Ordinance when strict application of the provisions of the Ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the Board for variance are identified in Sec. 23-161(2) of the Zoning Ordinance. Response to each of the following will assist the Board in making a determination.

- 1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property. (use additional paper if necessary) See attached
2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity? See attached
3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions. See attached
4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public. See attached
5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site. See attached
6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district. See attached

1/16/26 Date Robert S. Guyton Applicant Printed Name [Signature] Agent Title

Compass Resort North Myrtle Beach

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.

The particular project includes property on each of the oceanfront, second row and third row of the North Myrtle Beach oceanfront. This property was previously improved with a resort which had exceeded its useful life. As to the oceanfront parcel, the boundaries of the property are constrained by Two (2) separate factors. The depth of the property is constrained by the existing road right-of-way on the street side, and by the OCRM critical line on the oceanfront side. The prior resort included a slide for the exterior, oceanside pool which encroached into the oceanside setback. The request as to the oceanfront parcel is to allow the new resort to retain a slide for the exterior, oceanside pool to remain as an encroachment on the oceanside setback line.

The non-oceanfront parcels are also constrained by the boundaries of at least two, and in some instances three, roadways along the boundary of the parcels. The request is to allow an increase in the percentage of compact parking spaces on the second and third row parking lots which are serviced, during peak use seasons by valet service; and to also reduce the side landscape buffer in the open parking lots only, not within any lot improved with buildings.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?

As to the oceanfront parcel, no other parcel incorporated a slide with its exterior oceanside pool, and rather than retain a dated and potentially unsafe existing slide, the applicant is requesting to place a modern, new and safer slide to continue to serve the exterior oceanside pool.

As to the second and third row lots, the applicant's request is applicable only to lots which are restricted for use as parking only, and would not be applicable to any parcel improved with a building. No other second and third row parcels in the vicinity are limited to parking only, with valet service, to avoid challenges for guest attempting to park, and the reduced landscape buffer would not compromise any adjacent building because no building is proposed to be adjacent.

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions.

As to the oceanfront parcel, the hardship imposed would be to require the incorporation of an aged and outdated slide for the exterior oceanfront pool rather than to install a newer, safer slide to be incorporated in the new exterior oceanside pool.

As to the second and third row parking areas, the allowance of more compact parking spaces serves to shorten the distance between guest vehicles parked by valet services rather than extend that distance, as well as the corresponding response times, which then encourages guests to attempt to retrieve their own vehicles, cause more congestion along Ocean Boulevard, and increasing the exposure of pedestrian guests to vehicular traffic.

As to the second and third row parking areas, the reduction of the side landscape buffer increases the turn radiuses available within the parking areas, while ensuring that no buildings are constructed any closer to any neighboring building, such that interior traffic and parking facilities are safer and easier to use for guest.

4. **Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood or the general public.**

As to the oceanfront parcel, the inclusion of a new slide would extend the existing use of an exterior pool slide which has existed for many years, and the installation of a new slide would remaining harmonious with adjacent properties while reducing the potential for guest injury.

As to the second and third row parcels, the increase in the number of compact spaces would not reduce the number of required parking spaces for the project, the spaces would not appear materially different than any other spaces and the reduction of the side landscape buffer would not expose any additional risk of shading, noise or view corridors since those parcels would be improved with parking only, and not with additional buildings.

The neighborhood and the general public actually benefit from the safer and more efficient vehicular patterns that would be allowed by the variance, and the pedestrian safety, vehicular safety and emergency vehicle response times would all be enhanced by granting the proposed variance.

5. **Describe how the variance sought is the minimum variance necessary for reasonable development of the site.**

As to the oceanfront parcel, the allowance of the slide for the exterior pool would continue the improvements located on the parcel for many years, only in a newer, safer and more aesthetic form, rather than the existing aged slide.

As to the second and third row parcels, the increase in compact spaces and the reduction of the side landscape buffer each contribute significantly to the efficiency of the parking areas and present no erosion of the existing views, do not increase any shading on the neighboring properties and do not increase the density of the project.

6. **Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same district.**

As to the oceanfront parcel, the proposed variance is a dimensional variance applicable only to an exterior elevated slide adjacent to the oceanfront pool, which is what has existed on the property for many years. Continuing that use with a newer, more attractive and safer slide preserves the current use of the property and does not expand the use, since no other adjacent properties incorporate an elevated slide with an exterior oceanfront pool.

As to the second and third row parcels, the granting of the variances do not result in any additional guest rooms would be available as a result of the variance, no additional public services would be required, the variance would simply allow for a safer, more attractive and more welcoming property and a more efficient traffic pattern reducing the pedestrian traffic crossing each of the three roadways adjacent to the project, than would be allowed without the approved variance.



DEVELOPMENT RESOURCE GROUP, LLC
 11111 W. BAYVIEW BLVD., SUITE 100
 MIAMI BEACH, FL 33154
 (305) 866-1111

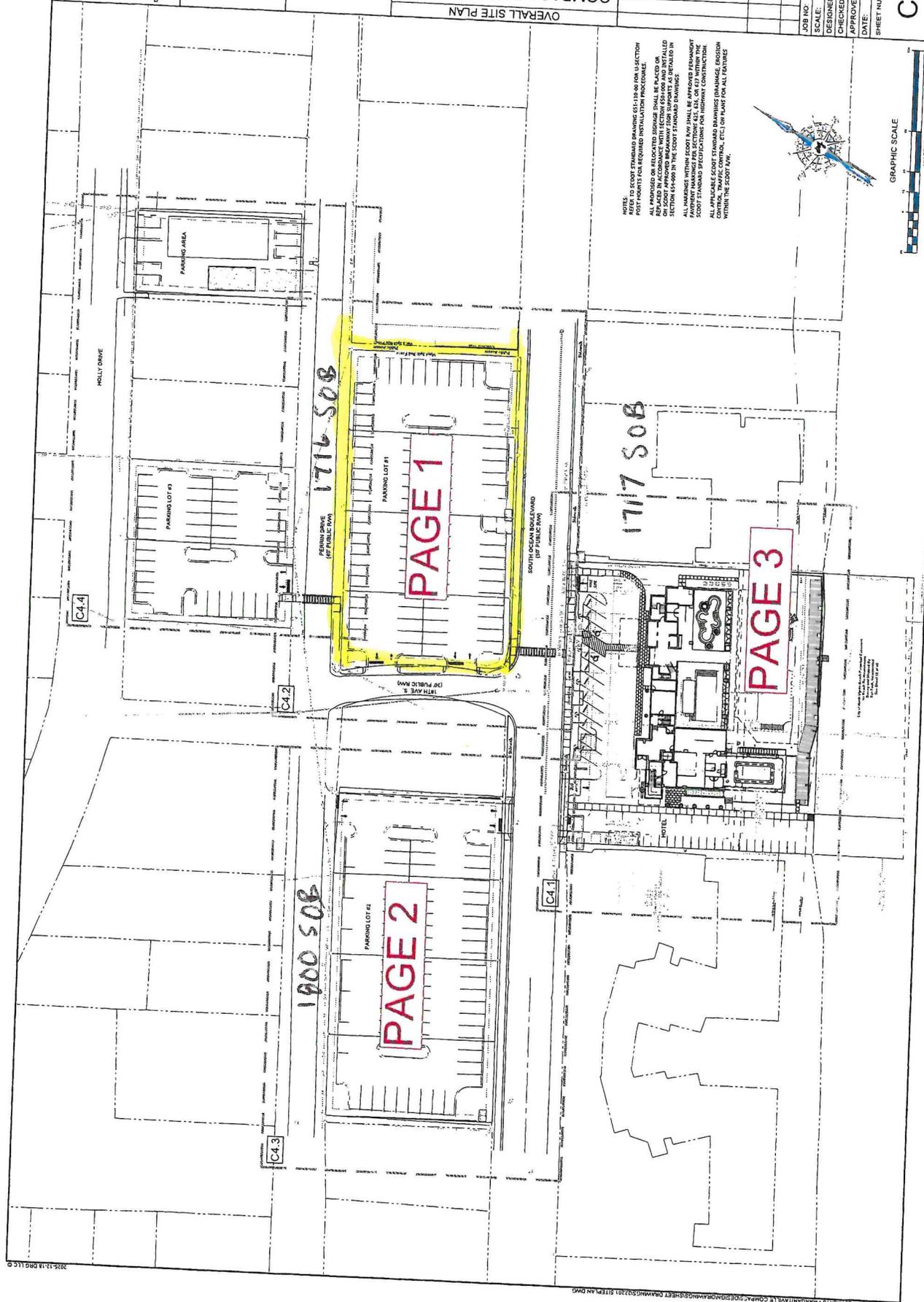


OVERALL SITE PLAN
 COMPASS RESORT/MARG
 PREPARED FOR:
 MARG RESTMENTS OF M.B. LLC
 1341 14TH AVE N. STE 203
 MIAMI BEACH, FL 33137
 JOE HOLLOMAN

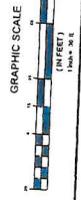
PLANS FOR
 CONSTRUCTION

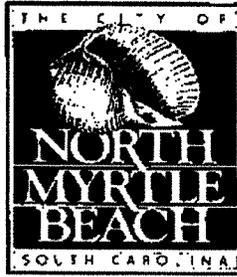
JOB NO: 22001
 SCALE: 1" = 30'
 DESIGNED BY: CRB
 CHECKED BY: JCP
 APPROVED BY: JCP
 DATE: 12/19/23
 SHEET NUMBER:

C4.0



NOTES:
 REFER TO SCOTT STANDARD DRAWING 651.1A FOR COLLECTION
 POST POINTS FOR REQUIRED INSTALLATION PROCEDURES.
 ALL PROVIDED OR REQUESTED SIGNAGE SHALL BE PLACED ON
 THE EXTERIOR OF THE BUILDING AND INSTALLED
 ON SCOTT APPROVED BRACKNEY SIGN SUPPORTS AS SHOWN IN
 SECTION 651.08B IN THE SCOTT STANDARD DRAWINGS.
 SIGNAGE WITHIN SCOTT RWY SHALL BE APPROVED PERMANENT
 SIGNAGE WITHIN SCOTT RWY SHALL BE APPROVED PERMANENT
 SCOTT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION
 ALL APPLICABLE SCOTT STANDARD SIGNAGE (DAMAGE, OBSTRUCTION
 CONTROL, ETC.) ON PLANS FOR ALL FEATURES
 WITHIN THE SCOTT RWY.





TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-2
DATE: 3/6/2026

INTRODUCTION:

Application by Robert Guyton for variances for a proposed surface parking lot. A variance for an increase to the number of compact parking spaces provided at the surface lot and a variance for reduction of the perimeter landscape buffer on the boundary of the surface lot, at 1802 South Ocean Blvd. zoned Resort Residential R-4 District.

DESCRIPTION OF REQUEST:

The variance request is to increase the number of compact parking spaces. Sec. 23-41 states that a parking lot servicing a structure or building may have a maximum of ten (10) percent compact automobile parking spaces. Each space will have a dimension of 8' by eight 15' whereas standard parking spaces are 9' by 19' feet. The parking requirement for the project (165 spaces) allows for up to 17 compact parking stalls. The variance request is to provide additional compact parking stalls over the 10% allowance.

The second variance request is for a reduction of the required perimeter landscaping along the sides of the parking area. Sec. 23- 58 requires a perimeter landscaped area with a minimum depth of five (5) feet be provided along all property lines. Only driveways and sidewalks may encroach into required perimeter landscaping.

RECOMMENDATION:

Staff recommends that the Board review the variance application, hear the evidence presented at the meeting and review Sections 23-41 and 23-58.

Sec. 23-41. - Parking regulations.

A parking lot servicing a structure or building may have a maximum of ten (10) percent compact automobile parking spaces of which fifty (50) percent or greater shall be on-site, the remaining portion (if any) may be located off-site.

Sec. 23-58. - Perimeter landscaped areas

(1)

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APPLICATION FOR VARIANCE



BOARD OF ZONING APPEALS
CASE NO. _____ NORTH MYRTLE BEACH, SOUTH CAROLINA

Owner or Authorized Applicant: Robert S. Guyton
Mailing Address: 4605 B Oleander Drive, Suite 202
City: Myrtle Beach State: SC Zip: 29577 Telephone: (843) 839-2100
Address of Property for which Variance is Requested: South Ocean Blvd and 18th Ave. South
TMS#: See attached list Zoning District: Application Date: 1/16/26
Owner of Property: MIG Investments MB SPE LLC
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The findings required by the Board for variance are identified in Sec. 23-161(2) of the Zoning Ordinance. Response to each of the following will assist the Board in making a determination.

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6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district. See attached

1/16/26
Date

Robert S. Guyton
Applicant Printed Name

[Signature]
Signature of Applicant

Agent
Title

Compass Resort North Myrtle Beach

1. **Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.**

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The non-oceanfront parcels are also constrained by the boundaries of at least two, and in some instances three, roadways along the boundary of the parcels. The request is to allow an increase in the percentage of compact parking spaces on the second and third row parking lots which are serviced, during peak use seasons by valet service; and to also reduce the side landscape buffer in the open parking lots only, not within any lot improved with buildings.

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The neighborhood and the general public actually benefit from the safer and more efficient vehicular patterns that would be allowed by the variance, and the pedestrian safety, vehicular safety and emergency vehicle response times would all be enhanced by granting the proposed variance.

5. **Describe how the variance sought is the minimum variance necessary for reasonable development of the site.**

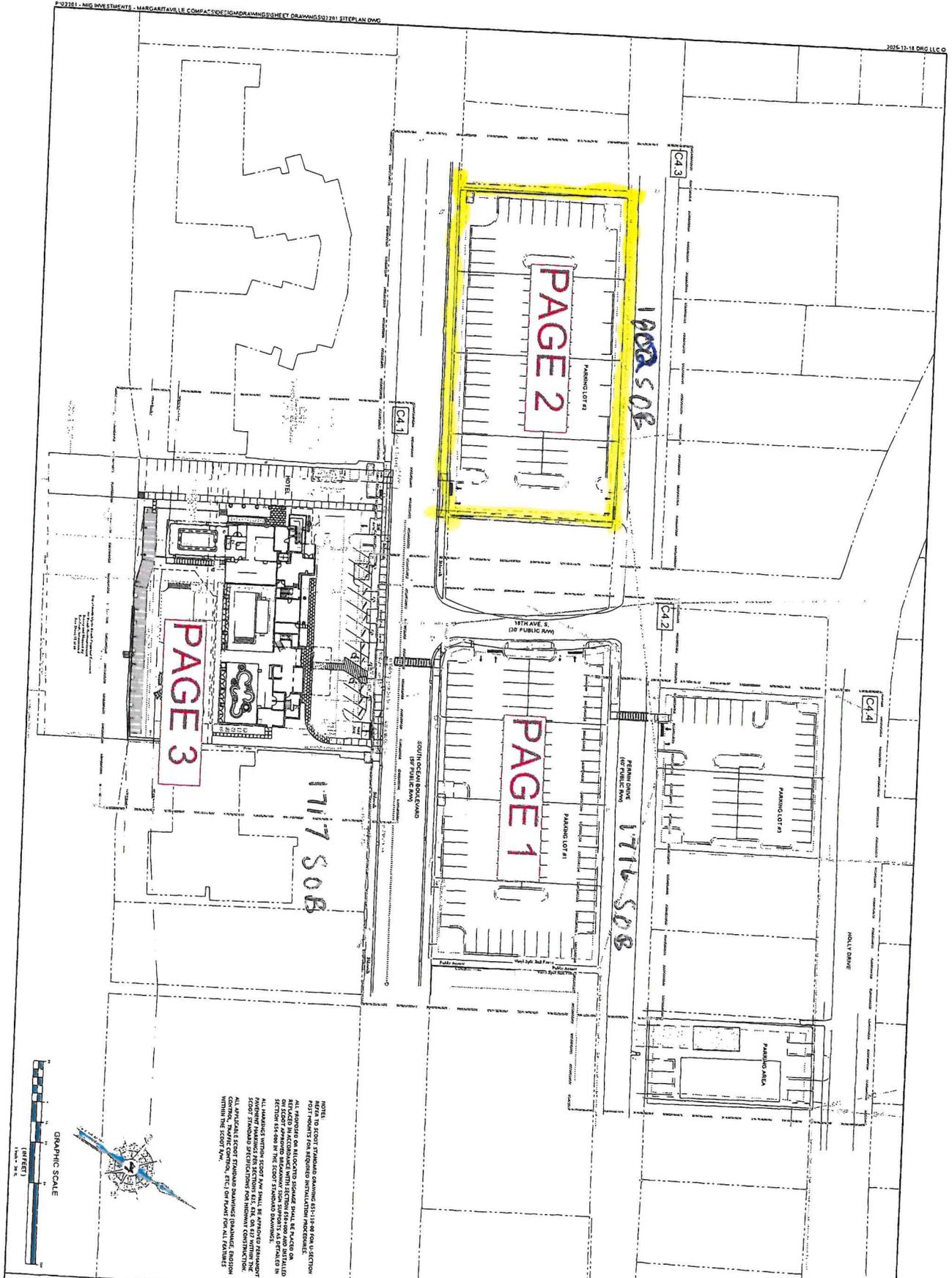
As to the oceanfront parcel, the allowance of the slide for the exterior pool would continue the improvements located on the parcel for many years, only in a newer, safer and more aesthetic form, rather than the existing aged slide.

As to the second and third row parcels, the increase in compact spaces and the reduction of the side landscape buffer each contribute significantly to the efficiency of the parking areas and present no erosion of the existing views, do not increase any shading on the neighboring properties and do not increase the density of the project.

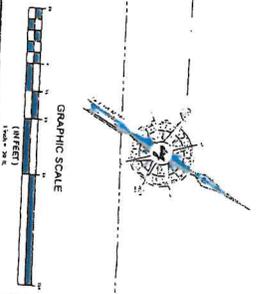
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As to the second and third row parcels, the granting of the variances do not result in any additional guest rooms would be available as a result of the variance, no additional public services would be required, the variance would simple allow for a safer, more attractive and more welcoming property and a more efficient traffic pattern reducing the pedestrian traffic crossing each of the three roadways adjacent to the project, than would be allowed without the approved variance.



NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-01, AS AMENDED.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-02, AS AMENDED.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-03, AS AMENDED.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-04, AS AMENDED.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-05, AS AMENDED.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-06, AS AMENDED.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-07, AS AMENDED.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-08, AS AMENDED.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-09, AS AMENDED.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MARGARTAVILLE, SOUTH CAROLINA, ORDINANCE 17-10, AS AMENDED.



<p>OVERALL SITE PLAN COMPASS RESORT/MARG</p>		<p>PREPARED FOR: MIG INVESTMENTS OF MR. LLC 1341 44TH AVE N, STE 203 MYRTLE BEACH, SC 29577 JOE HOLLOWAY</p>			



DESIGN RESOURCES GROUP, LLC
 11711 W. BUCKLE, SUITE 217
 NORTON, MASSACHUSETTS 01945

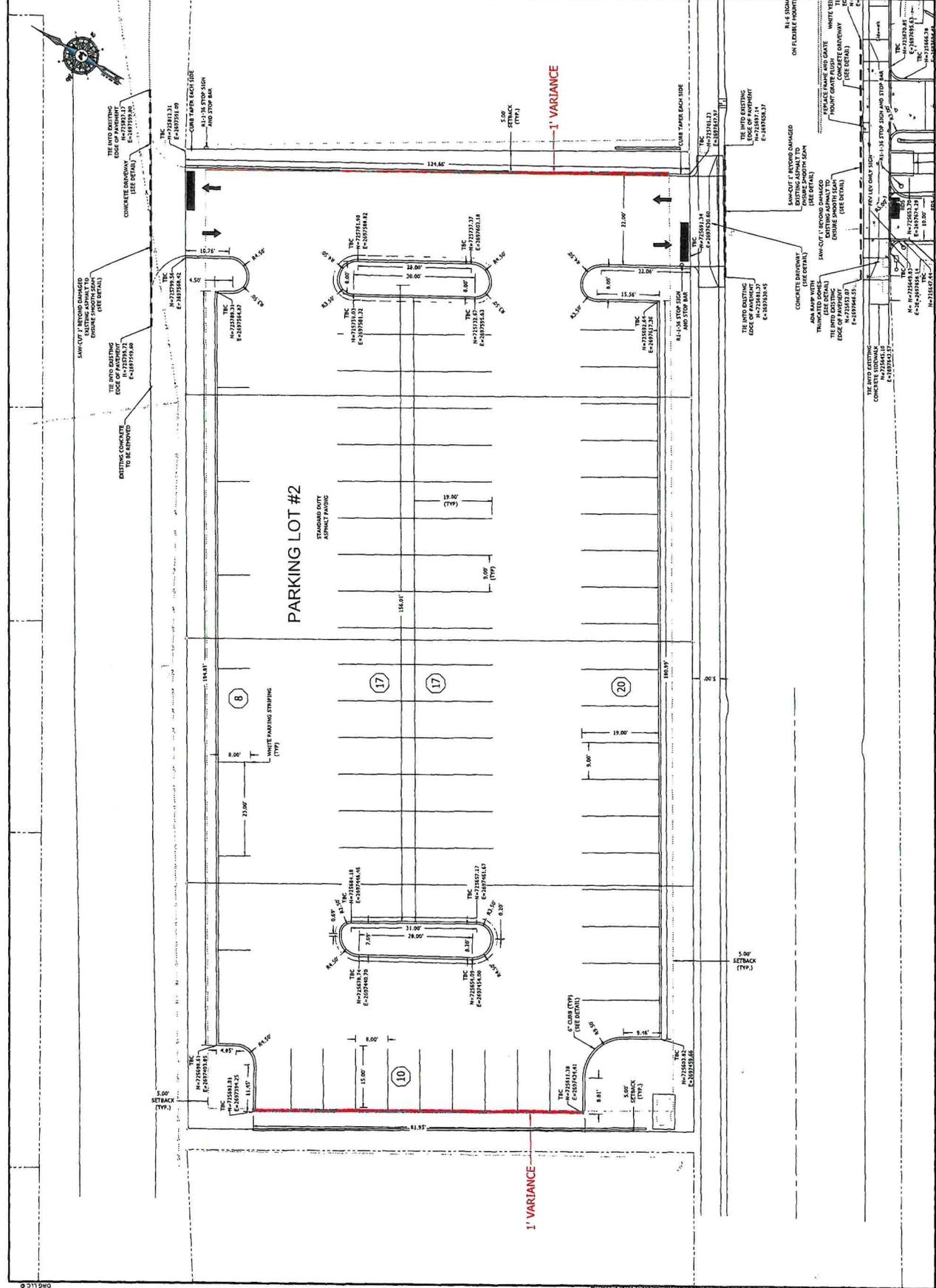
COMPASS RESORT/MARG.

PARKING LOT 1 EXHIBIT

JOB NO.: 22221
 SCALE: 1" = 10'
 DESIGNED BY: JCP
 CHECKED BY: JCP
 DATE: 07/16/2016
 EXHIBIT NUMBER:

2 of 2

1800 SOB



08/11/16

P:\2016 - 1800 SOB EXHIBIT 1 - COMPASS RESORT\MARG.\EXHIBIT 1.dwg



TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-04
DATE: 3/3/2026

INTRODUCTION:

Petitioner Kenneth Haynes has submitted an application for a five (5') foot variance of the required ten (10') foot side yard setback at 806 Merrill Place, zoned Single Family, Low Density Residential, R-1 District.

DESCRIPTION OF REQUEST:

The setback for pool enclosures is 10' side yard in the R-1 District. The applicant would like to have the pool enclosure built on the back of the house to enclosed the existing pool. The proposed pool enclosure would encroach 5' into the side yard setback. Swimming pools, inground and unenclosed, require a 5' side yard setback.

RECOMMENDATION:

Staff recommends that the Board review the variance application and attached plot plan, hear the evidence presented at the meeting and review the ordinance provided.

Swimming pools (unenclosed and inground) May be located in required yards in all zoning districts except the R-1, R-1A, R-2, R-2A, and R-3 Districts, where such uses shall be permitted behind the majority of the dwelling provided said uses shall be no closer than five (5) feet from the nearest property line and shall have all lighting shielded or directed away from adjoining residences.

Sec. 23-18. - R-1 Single-Family Residential Low-Density

Minimum width of side yard in R-1

Lots of 10,000 square feet or more and at least 80' of lot width 10'

This application is for a*
Variance

Are You the Property Owner?*

No

Describe the variance or special exception requested; please include a reference to the specific zoning code section involved in your variance or special exception request.

Description of Variance/Special Exception Request*

We are trying to enclose an existing pool with a screen lanai. In order to do so, we need to build into the side building setback by five feet. The current setback is ten feet. This will be a five foot encroachment into the side building setback.

Variance Information

The Board of Zoning Appeals may grant a **variance** from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the board for **variance** are identified in § 23-161(2) of the zoning ordinance. Response to each of the following will assist the board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.*

Due to the location and angle of the home and pool, some of the pool decking is in the building setback. In order to have a walkway around that side of the pool we will need to build into the side setback.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?*

These conditions are unique to this property. The building setback is similar to other homes in the vicinity, but the shape and layout of this particular lot is unique

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions*

If the variance is not allowed, it will be difficult to enclose the pool properly. Due to biting insects and debris in the pool, it is difficult to use and maintain the pool. This is why we are trying to install a lanai. If the variance is not approved we will have no walkway around that side of the pool.

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.*

Granting of the variance will not interfere with anyone's view, or ability to utilize thier property. We are still five feet from the property line, which is common in newer communities.

5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site.*

We need to add concrete to support the lanai structure. The best way to do that is to goo along the outside of the pool decking. This will give us a five foot area to walk, likly four after the structure is built. We are not trying to extend anything, just the bare minimum.

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.*

Most land owners in the district have a five foot setback on the side. Not ten. This will give us the same as others in the district.

Kenneth Haynes

Applicant

Address

441 Westham Drive, MURRELLS INLET, SC 29576-8298

Phone Number

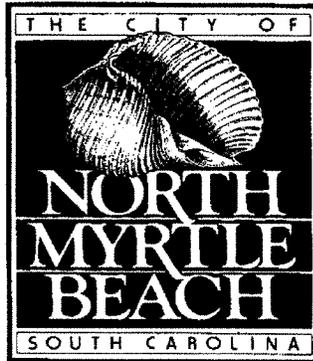
[843-344-7350](tel:843-344-7350)

Email address

kenhaynessc@gmail.com







TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-5
DATE: 3/6/2026

INTRODUCTION:

Petitioner Gilad Tannenbaum has submitted an application for a variance to increase the allowable square footage of building mounted signage at 201 Main Street South within the Resort Commercial, RC district.

DESCRIPTION OF REQUEST:

The sign ordinance allows up to one hundred square feet of signage on this lot. The applicant is asking for approximately 225 square feet of building mounted signage

RECOMMENDATION:

Staff recommends that the Board review the variance application, and attached drawings and review Section 23-36(10)d.

(d) *Signs permitted in LI, RC and BC Districts:*

1. All signs permitted in residential districts shall be permitted in RC or BC, subject to the requirements of [section 23-36](#)(10)(a).
2. Signs for commercial and industrial uses:
 - a. There shall be permitted one (1) on-premises freestanding sign per location not to exceed thirty (30) feet in height.
 - b. Total signage area per location shall not exceed one hundred (100) square feet per location.
 - c. Wall signs with an area of one and one-half (1.5) square feet per linear foot of building frontage are allowed provided area does not exceed total allowable area. When an encroachment permit has been obtained to erect a canopy or awning over the right-of-way in the zero lot line overlay zone, signs on the awning shall be regulated as wall signs.

This application is for a*
Variance

Are You the Property Owner?*

No

Describe the variance or special exception requested; please include a reference to the specific zoning code section involved in your variance or special exception request.

Description of Variance/Special Exception Request*

New signage for the building.

The building had a successful acceptance by the facade grant program

Type Name for E-signature Certifying Recorded Covenants & Accuracy*

Gilad Tannenbaum

Variance Information

The Board of Zoning Appeals may grant a **variance** from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the board for **variance** are identified in § 23-161(2) of the zoning ordinance. Response to each of the following will assist the board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.*

Variance is for signage to be mounted on the building.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?*

This building is going through a facade renovations to improve the look and the harmony of main Street.

The renderings provided to the city of North Myrtle Beach shows the proposed signage ratio to the building because the building is a corner lot and have a lot of frontage it shows that the new signage will be in great Harmony with the new look of the building

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions*

The renderings provided to the city of North Myrtle Beach shows the proposed signage ratio to the building .because the building is a corner lot and have a lot of frontage it shows that the new signage will be in great Harmony with the new look of the building

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.*

This building is unique because there are only two buildings on the corner of main Street and Ocean Boulevard.

Both of these buildings have a greater frontage than any other buildings on main Street

5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site.*

This building is unique because there are only two buildings on the corner of main Street and Ocean Boulevard.

Both of these buildings have a greater frontage than any other buildings on main Street

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.*

This building is unique because there are only two buildings on the corner of main Street and Ocean Boulevard.

Both of these buildings have a greater frontage than any other buildings on main Street





DRAWING TITLE: Palmetto Island

CUSTOMER: Palmetto Island

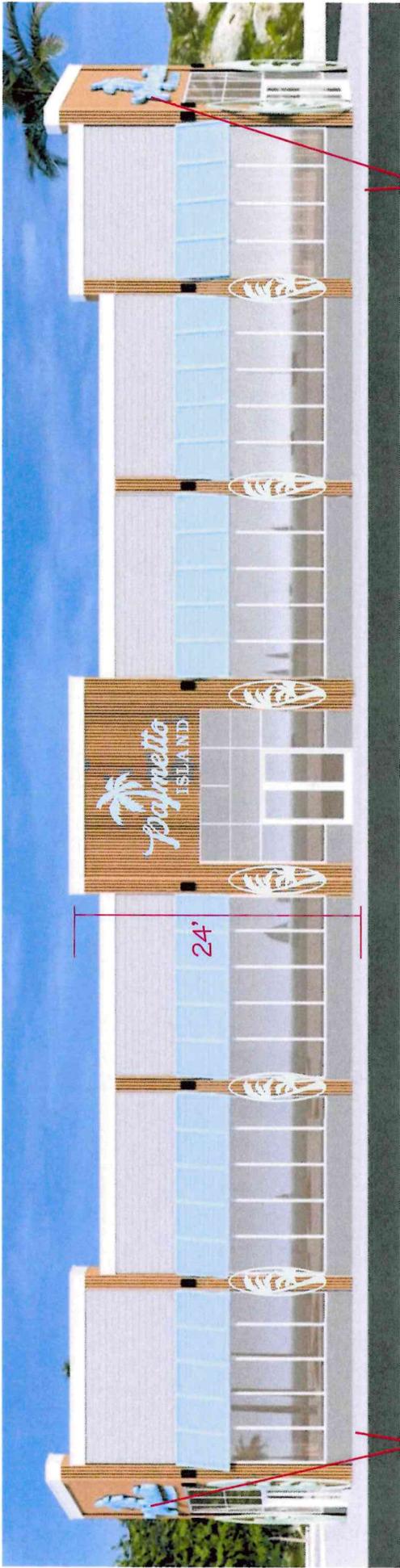
CONTACT PHONE:

PROJECT ADDRESS: 210 Main St - Myrtle Beach, SC

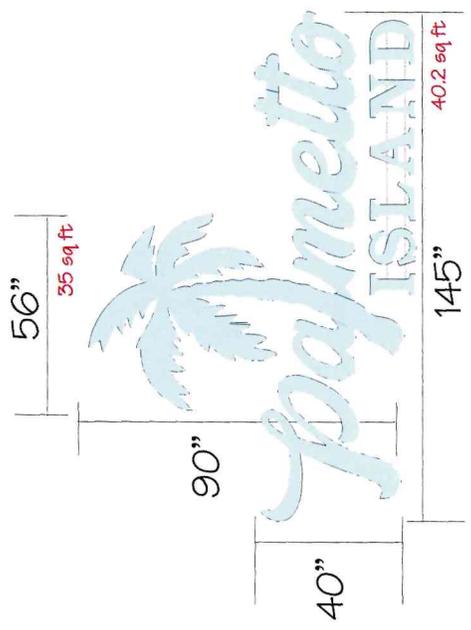
DATE: 01/30/26

JOB DESCRIPTION: New Set of Channel Letters - Acrylic Faces - LED Internally Illuminated

PROPOSED NEW SIGN



side 1



side 2





DRAWING TITLE: Palmetto Island

CUSTOMER: Palmetto Island

CONTACT PHONE:

PROJECT ADDRESS: 210 Main St - Myrtle Beach, SC

DATE: 01/30/26

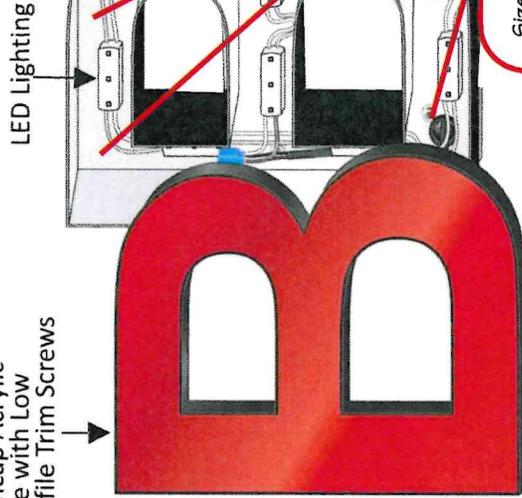
JOB DESCRIPTION: New Set of Channel Letters - Acrylic Faces - LED Internally Illuminated

PROPOSED NEW SIGN

Sign Attachment

Trimcap Acrylic Face with Low Profile Trim Screws

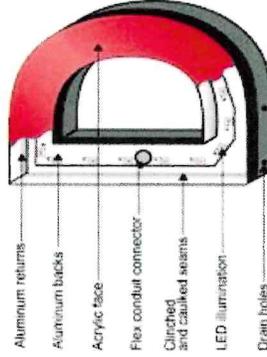
4" Depth Aluminum Return



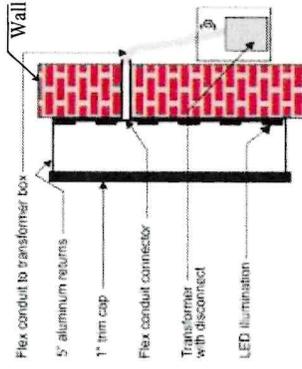
- Size: 3/8"
- Length: 6" in
- Diameter: 3/8 in
- Product Type: Male Toggle Anchor
- Material: Steel
- Drill Bit Size: 3/8 in
- Minimum Material Thickness: 1 in
- Maximum Material Thickness: 2 in
- Maximum Ultimate Shear Strength: 1,000 lb
- Maximum Ultimate Tension Strength: 3,000 lb



Sign Attachment



FRONT VIEW



SIDE VIEW FLUSH MOUNT



Sales • Design • Permits • Fabrication • Installation
150 Stockholder Ave. - Suite C - Myrtle Beach, SC - 29575

DRAWING TITLE: Palmetto Island

CUSTOMER: Palmetto Island

CONTACT PHONE:

PROJECT ADDRESS: 210 Main St - Myrtle Beach, SC

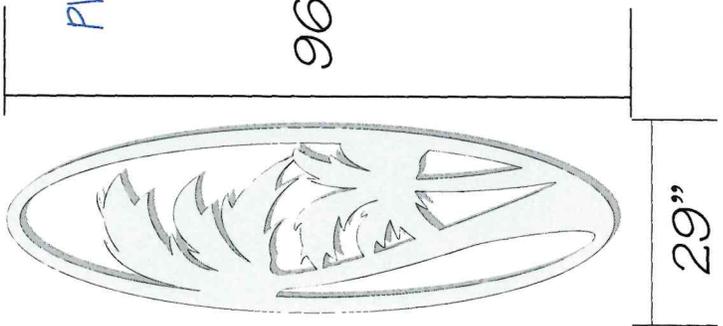
DATE: 01/30/26

JOB DESCRIPTION: Surfboard made of 1" PVC paint

PROPOSED NEW SIGN



Surf Boards

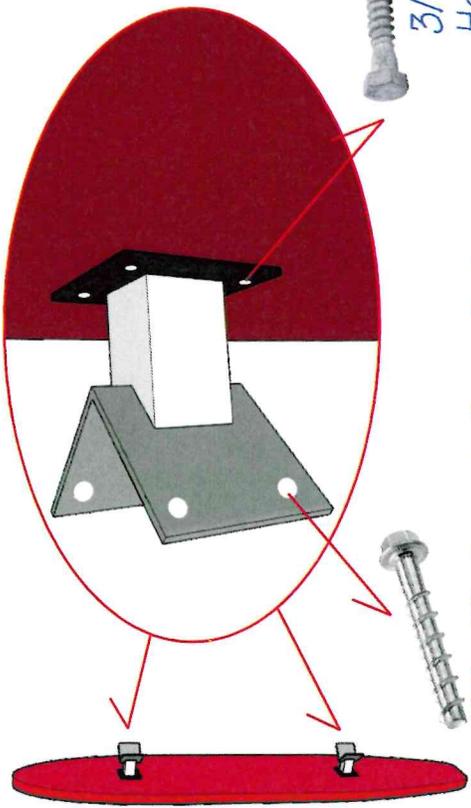


PVC MATERIAL
1" DEEP

96"

29"

Surf Boards
1/4" Aluminum Brackets



3/8 in. x 2 in.
Hex Galvanized
Lag Screw

3/8 x 3" - Concrete Screw Anchors

Gilad Tannenbaum

Applicant

Address

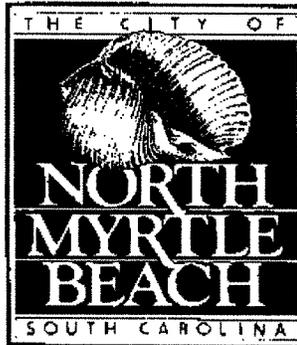
5301 CULROSS CT, Myrtle Beach, SC 29577

Phone Number

[843-222-2262](tel:843-222-2262)

Email address

giladprmg@gmail.com



TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: DETERMINATION OF REPLACEMENT VALUE FOR REMOVAL OF A 24" OAK TREE AND A 40" OAK TREE
DATE: MARCH 3, 2026

INTRODUCTION:

The Board is tasked with determining the replacement value for the improper removal of a 24" Oak tree and a 40" Oak tree at 500 8th Avenue North.

DESCRIPTION OF REQUEST:

The Ordinance requires that when a tree over 24" is removed without the approval of the Board of Zoning Appeals the property owner shall apply to the Board for the Board to determine the replacement required to mitigate the loss of the protected tree.

RECOMMENDATION:

As seen in the video produced by the applicant that an arborist most likely would have concluded that the 40" tree was dying. City staff also verified that the 24" Oak was beginning to hollow. Staff recommends that the Board review the situation, hear the evidence presented at the meeting and set what the Board determines to be a suitable replacement.

Sec. 23-70. Enforcement.

Cutting a tree in excess of twenty-four (24) inches caliper without approval of the board of zoning appeals will require that the violation go before the board of zoning appeals to have the replacement value determined.

Sec. 23-67.2. - Applicability and exemptions.

All properties shall comply with requirements of this article except as otherwise exempted below:

(6)

Any tree determined to be severely damaged, in hazardous condition, disabled, or dead shall receive written approval from the zoning administrator after the condition of the tree has been verified. A replacement tree shall be planted as approved by the zoning administrator.

*The above exemption has been determined by arborist letter.

This application is for a*
Variance

Are You the Property Owner?*

Yes

Describe the variance or special exception requested; please include a reference to the specific zoning code section involved in your variance or special exception request.

Description of Variance/Special Exception Request*

I previously submitted an after-the-fact tree removal permit, per Mr. Sam Moore. That permit request number is BLD-26-252. At first, Mr. Moore believed that the tree in question was in the ROW, but it has since been determined that it is actually on my property. I am attaching a PowerPoint with photos of the tree and a video showing the advanced state of decay. Because the tree is larger than 24" and has already been cut down, I've been told by Mr. Jim Grainger and Mr. Ben Caldwell that I now need to do this application for a Variance, although I don't quite understand how the circumstances apply to the above criteria.

The Board of Zoning Appeals may grant a **variance** from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the board for **variance** are identified in § 23-161(2) of the zoning ordinance. Response to each of the following will assist the board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.*

Again, I don't understand how the circumstances apply here, but I've been told numerous times that this is what is required.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?*

I don't know.

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions*

Again, I don't understand how the circumstances apply here, but I've been told numerous times that this is what is required.

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.*

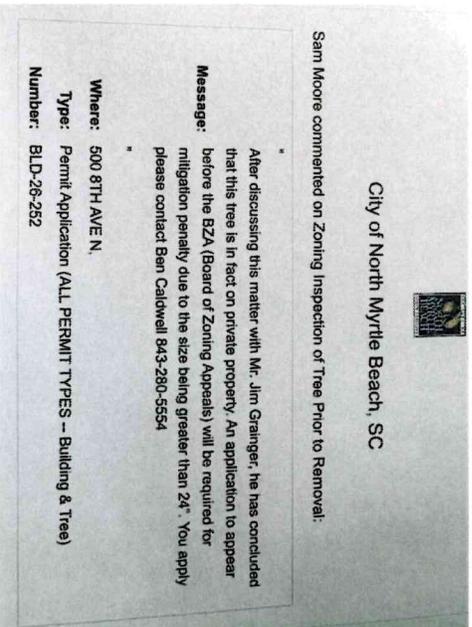
This tree was diseased and infected with termites. It is believed that the disease and infection would spread to healthy trees.

5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site.*

The work has already been done, and I was already planning to plant more trees there.

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.*

I don't believe that it is a special privilege to remove diseased trees.



Previous permit request

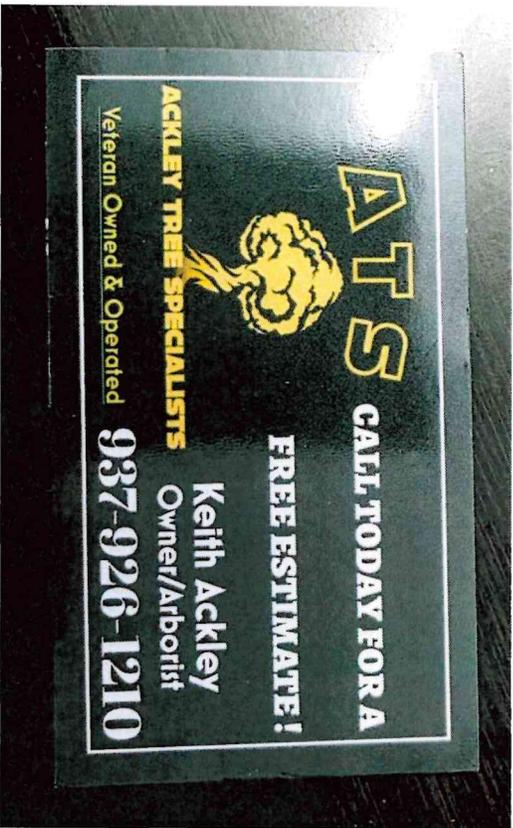
Video showing advanced termite damage. The fear was that the termites would infest the other trees.



The tree stump showing that the termite infestation had spread to the smaller section of the tree.







Business License/Hospitality
Account Review

ACKLEY TREE SPECIALISTS

Account ID	2094546
Status	ACTIVE
DBA Name	ACKLEY TREE SPECIALISTS
Location	270 E BENNETT ST WOODSTOCK OH 43084
Business owner name	ACKLEY SHELBY
Agent operator name	ACKLEY SHELBY
Business contact name	
Business phone number	937-926-1210
Alternate phone number	
Fax number	
Email	
Website	

Contacts

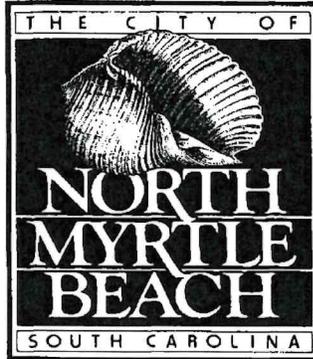
Contact Name	Phone	Email
ACKLEY SHELBY	937-926-1210	ACKLEY@TMSOIL.COM

Licenses

Reference	NAICS Description	License Category	License Type	Status
50126	Landscape Services	LANDSCAPING/HUSBERRY	TREE TRIMMING/REMOVAL	ACTIVE

1 License Found

This is the business card of the guy who did the work. He advertised himself as an Arborist, but his certification for that has lapsed. My next door neighbor, Rommie Tyndall, who has had trim work done by Mr. Ackley, has since informed me that he specifically told Mr. Ackley that he would need permits to cut down any oak trees; and that Mr. Ackley told him that since he was already here he could just go ahead and cut them down and get rid of them. Additionally, he had not yet applied to the City for a business license, but did so after speaking to Mr. Sam Moore. I understand that it is completely on me that this work was done without prior authorization, and that I should have done my homework before allowing him to proceed. I humbly apologize and will comply with whatever remediation the City deems appropriate.



TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-07
DATE: 3/6/2026

INTRODUCTION:

Petitioner John Rebry has submitted an application for a variance to increase the allowable square footage of signage at the under construction expansion of the First Baptist church at 200 Hwy. 17 South within the Highway Commercial, HC district.

DESCRIPTION OF REQUEST:

The sign ordinance allows up to one hundred and fifty square feet of signage on this lot. The applicant is asking for approximately 377.8 additional square foot of building mounted signage.

RECOMMENDATION:

Staff recommends that the Board review the variance application, and attached drawings and review Section 23-36(10)e.

(e)

Signs permitted in HC district:

1. All signs permitted in residential districts shall be permitted in HC, subject to the requirements of [section 23-36\(10\)\(a\)](#).
2. Signs for commercial uses:
 - a. There shall be permitted one (1) freestanding sign per location not exceeding forty (40) feet in height.
 - b. Total sign area per location shall not exceed one hundred fifty (150) square feet.

This application is for a*
Variance

Are You the Property Owner?*

No

Describe the variance or special exception requested; please include a reference to the specific zoning code section involved in your variance or special exception request.

Description of Variance/Special Exception Request*

This is a request for a Variance to Sec. 23-36. - Sign regulations. 10. Zoning district sign regulations: (e) Signs permitted in HC district: 2 (b) and (c) to increase the maximum allowable building sign area from 150 square feet to allow for one new wall sign with a 377.8 square foot area.

The Board of Zoning Appeals may grant a **variance** from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the board for **variance** are identified in § 23-161(2) of the zoning ordinance. Response to each of the following will assist the board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.*

Section 10. - (e) 2 (b) and (c) of the Zoning Ordinance limits building sign area to a maximum of 150 square feet. We believe that the size of the proposed sign relative to the overall size of the new building nearing completion at this church campus would be consistent with the visual character of other buildings and signs within the City.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?*

The size of the church campus and size of the new building are unique due to their large size. The new building addition is approximately 160 feet wide and 32' wide on the elevation where the proposed sign would be located - not including the steeple area above the 32' height. The proposed sign would only be 7.3% of the total area of the front elevation. The church campus is 6.4 acres.

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions*

The church campus is large with multiple buildings and approximately 540 linear feet of frontage on 2nd Ave S; 390 linear feet of frontage on Hwy 17 S and 320 linear feet of frontage on 6th Ave S. Restricting the total wall signage to 150 square feet for the entire campus would create a hardship for visitors and parishioners who aren't familiar with the campus to navigate it.

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.*

The intent of the zoning ordinance limiting square footage in most cities is generally aimed at preventing commercial properties an inordinate amount of building signage. We believe the main wall sign proposed for this church is in harmony with the purpose of the regulations imposed by the ordinance. It will not be illuminated so there will be no light issues to bother neighboring properties at night.

5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site.*

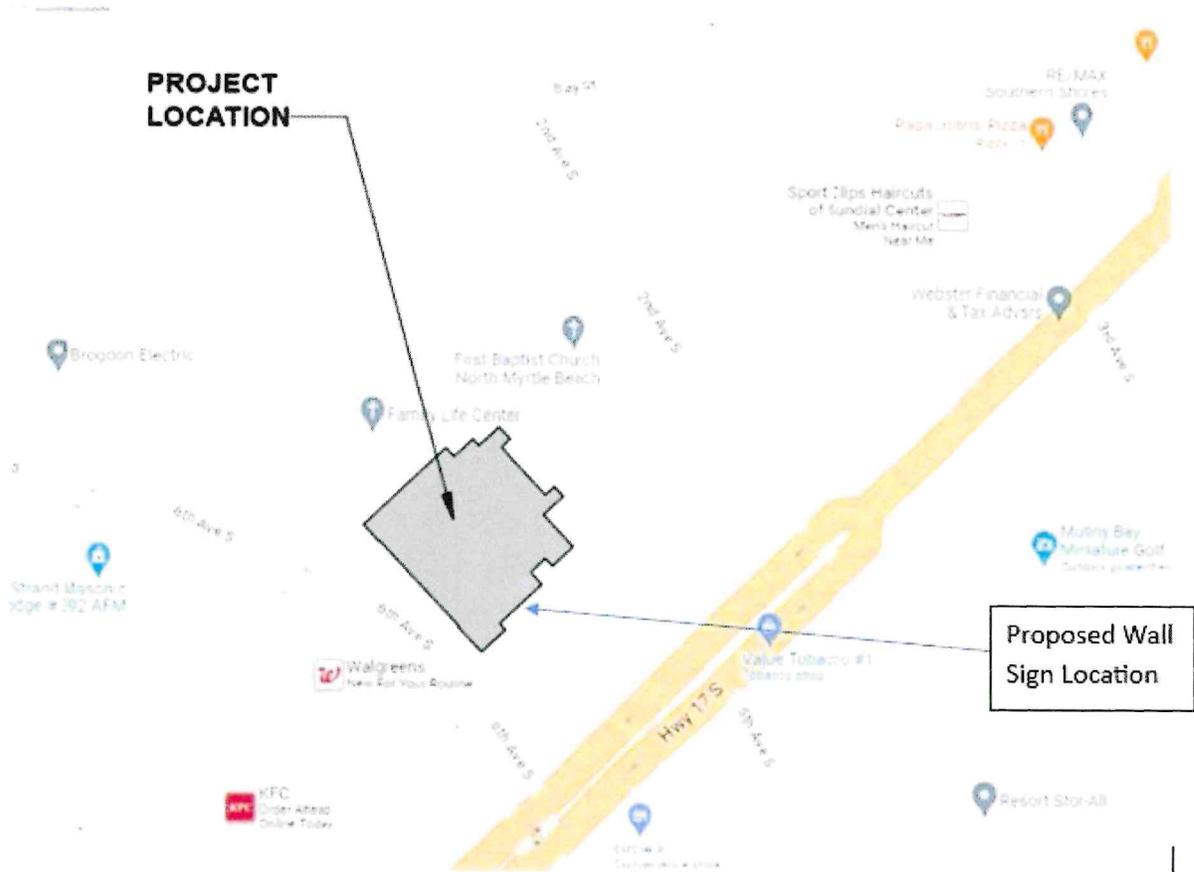
The proposed sign will only be visible from Hwy 17S and it will be the only wall sign on that entire east facing elevation. The sign set back will be around 170' from the highway and we need the sign dimensions shown on the proposed art layout in order for the sign to be easily read from that distance.

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.*

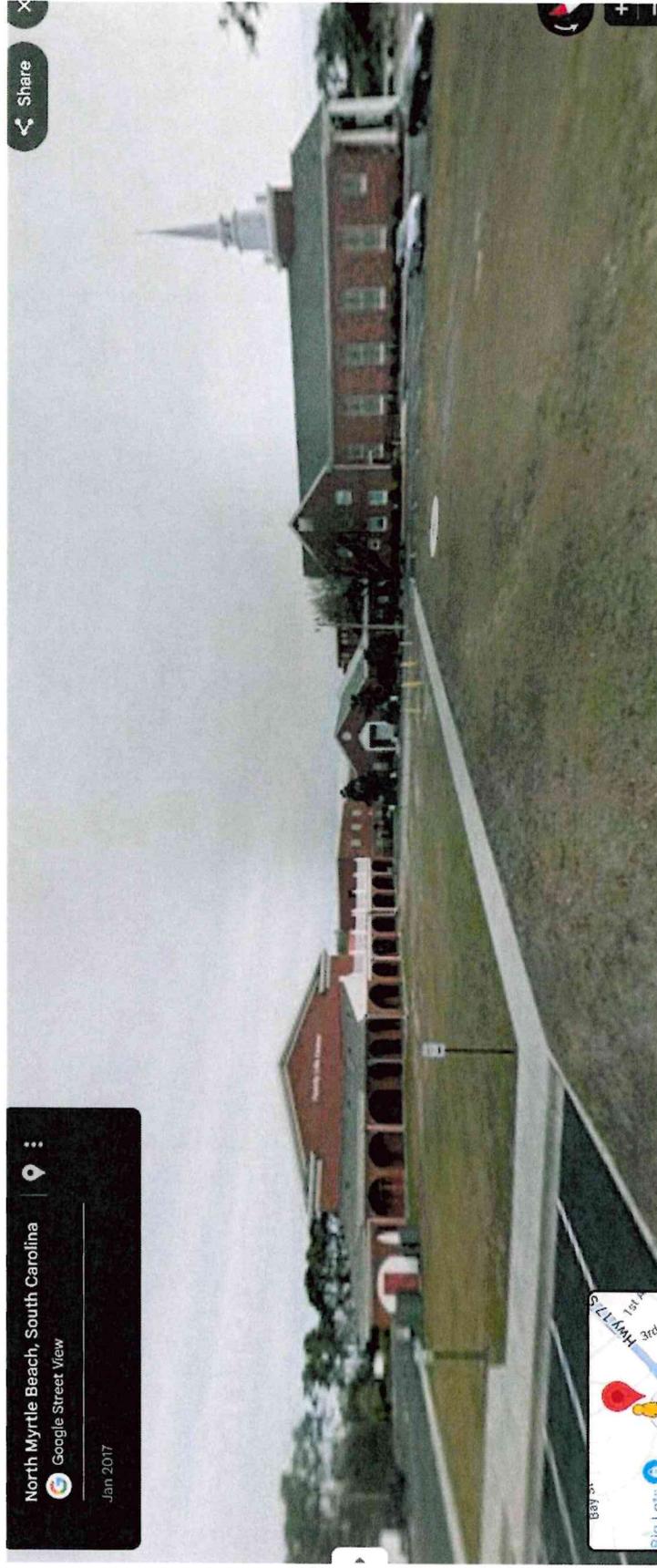
Most other land or business owners in the district do not have several large buildings for different uses and a multi acre campus. This is a unique situation with respect to other nearby landowners.

SITE PLAN – FBC NORTH MYRTLE BEACH

The following sketch shows the location of the new building currently under construction with respect to other buildings on the campus and the proposed wall sign facing Hwy 17S

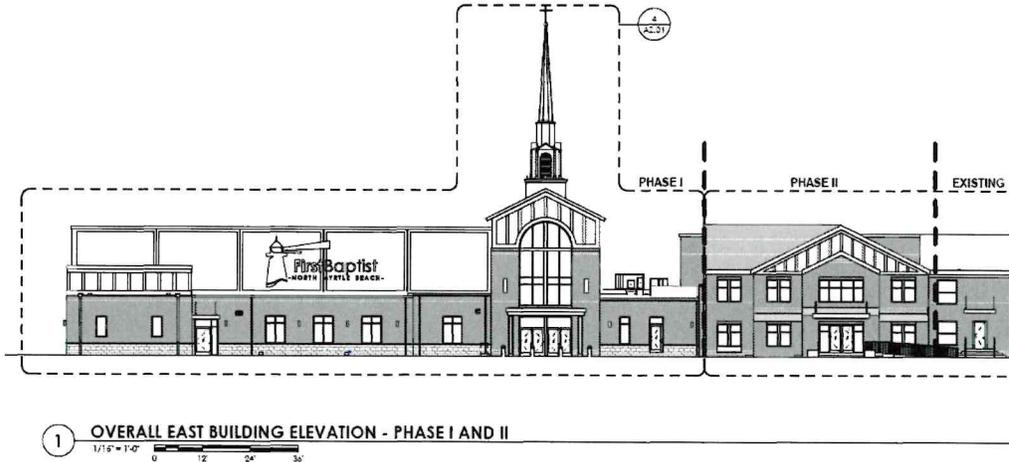


View looking East prior to Phase I Construction 2025

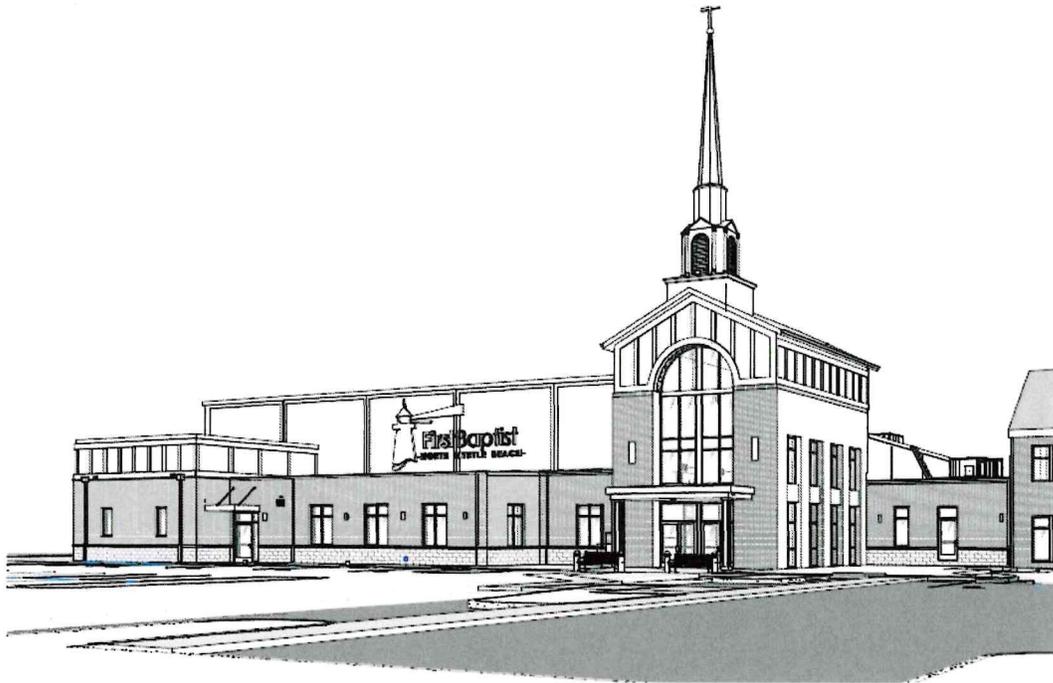


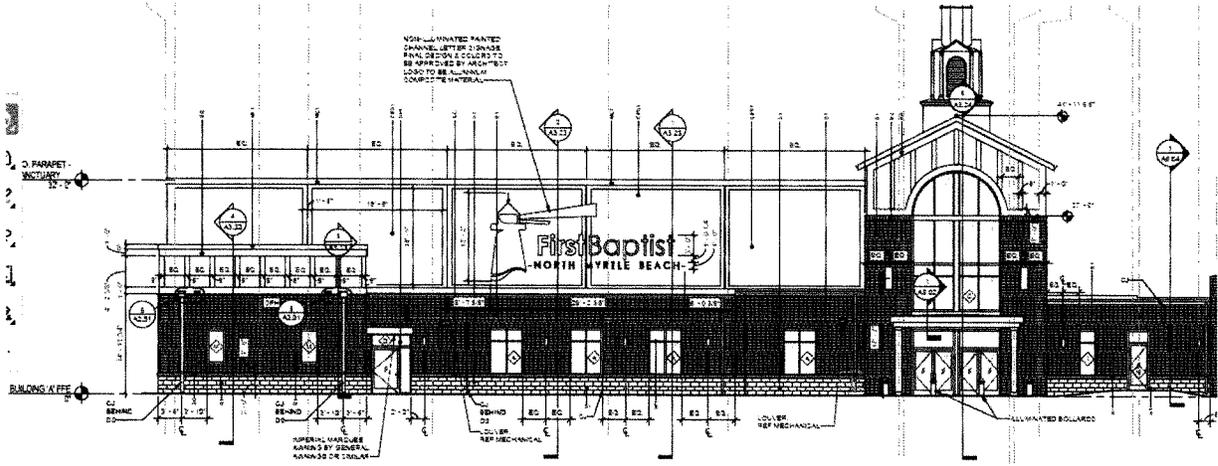
FBC North Myrtle Beach – ELEVATION DIMENSIONS - JUNE 13th 2024

A2.00



PHASE 1 – Front elevation area is approximately 161 feet wide and 32' tall = 5,152 ft² (does not include steeple area)



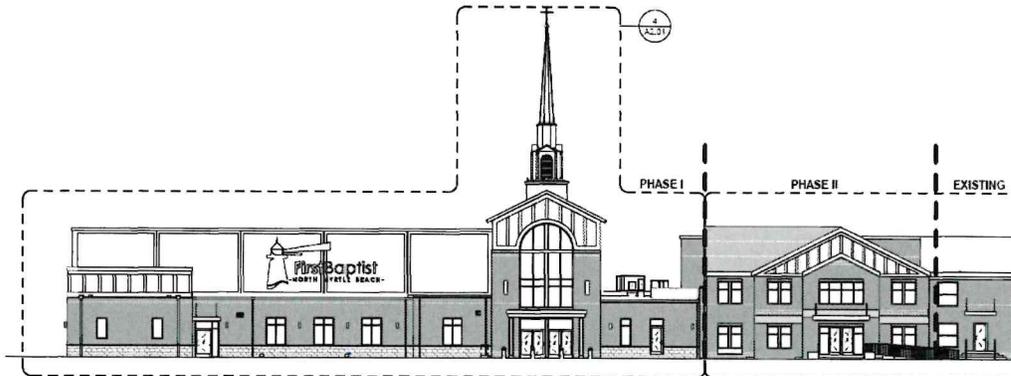


4 EAST BUILDING ELEVATION - PHASE I
 1/8" = 1'-0"



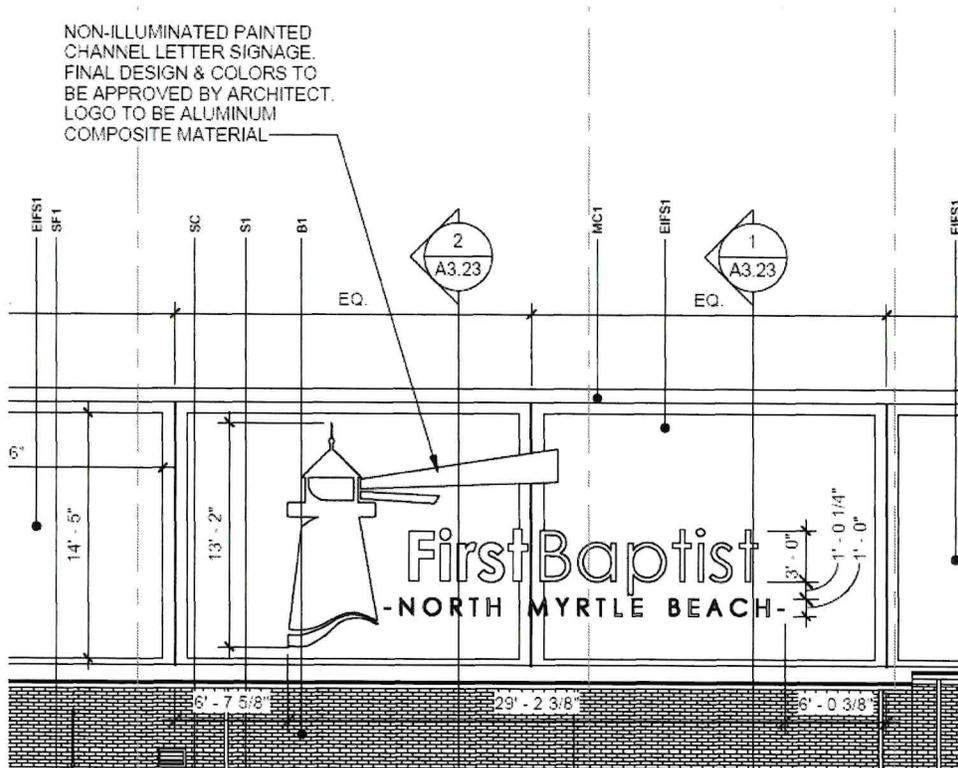
FBC North Myrtle Beach – WALL SIGN LOCATION - JUNE 13th 2024

A2.00



1 OVERALL EAST BUILDING ELEVATION - PHASE I AND II
 1/16" = 1'-0"
 0 12 24 36

A2.01





Quantity: (1)

*Lighthouse/Rays: Flat Aluminum, Digitally Printed
Mounted Flush to Wall
Non-Illuminated

**First Baptist" Ltrs.: Fabricated Aluminum Channel Letters
Non-Illuminated

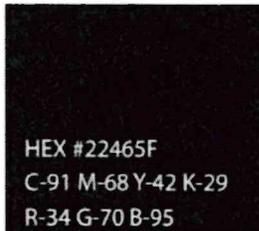
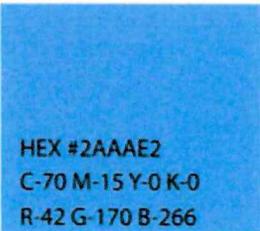
**North Myrtle Beach" Ltrs.: Fabricated Aluminum Channel Letters
Non-Illuminated

REVIEWED
REVIEWED AS NOTED
REVISE AND RESUBMIT

This check is for conformance with design concept only. Any deviation from plans or specifications not clearly noted by the contractor has not been reviewed. Approval shall not constitute a complete check of detailed dimensions or serve to relieve the contractor of contractual responsibility for any error or deviation from contract requirements.

COSCO & ASSOCIATES, INC. DBA
Beyond Measure Design and Construction

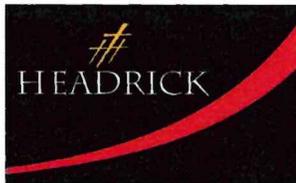
BY: WBJ DATE: 12.11.2025



NOTE: Construction restrictions may cause dimensions to vary slightly

THIS LOGO/ART IS THE PROPERTY OF THE HEADRICK SIGNS & GRAPHICS AND IS NOT TO BE DUPLICATED OR COPIED

IT WAS CREATED FOR THE SOLE PURPOSE OF VIEWING BY RECIPIENT. IT IS NOT TO BE RELEASED TO OUTSIDE PARTIES. IF NO CONTRACT IS INITIATED WITH THE HEADRICK SIGNS & GRAPHICS, THE ART IS TO BE RETURNED IN FULL. ANY DUPLICATION AND OR COPYING OF THIS ART, IN PART OR WHOLE IS PROHIBITED. ANY VIOLATION OF THESE TERMS WILL RESULT IN PENALTIES AND PROSECUTION UNDER COPYRIGHT LAWS. SHOULD YOU NOT PURCHASE YOUR SIGN FROM US, YET YOU DESIRE TO PURCHASE THIS LOGO/ART AND USE IT AT YOUR DISCRETION, THE COST WILL BE \$ 250.00



CUSTOMER :			
Cosco & Associates, Inc.			
SCALE	As Shown	APPROVED BY	
DATE	12/03/25	PAGE	5
REVISION DATE		SKETCH NO	JR - 7310 - 09 -25
		DRAWN BY <i>Melissa Kirby</i>	

John Kebry

Address

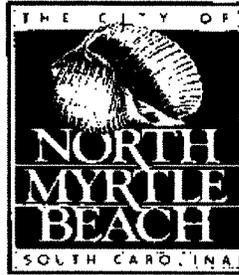
One Freedom Square, Laurel, MS 39440

Phone Number

601-422-7231

Email address

john@headricks.com



TO: NORTH MYRTLE BEACH BOARD OF ZONING APPEALS
FROM: BEN CALDWELL, ZONING ADMINISTRATOR
SUBJECT: VARIANCE BZA-26-08
DATE: 3/6/2026

INTRODUCTION:

Petitioner James Baldwin has applied for variance to remove trees in excess of twenty-four (24) caliper inches at 1710 Springland Drive

DESCRIPTION OF REQUEST:

Trees exceeding twenty-four caliper inches shall only be removed upon approval by the Board. The Board is charged with setting a suitable tree replacement schedule. The City Council also has approved a tree bank where individuals can pay \$300 per caliper inch of required planting. The oak trees measure 72", 40" and 24".

RECOMMENDATION:

Staff recommends that the Board review the variance application, hear the evidence presented at the meeting and review Section 23-68.

Sec. 23-68. Tree preservation requirements.

(e) Trees greater than twenty-four (24) inches (caliper measurement) may only be removed with permission from the board of zoning appeals. The board will establish a replacement schedule.

This application is for a*
Variance

Are You the Property Owner?*

No

Describe the variance or special exception requested; please include a reference to the specific zoning code section involved in your variance or special exception request.

Description of Variance/Special Exception Request*

The Surf Golf & Beach Club is requesting to remove three protected trees. One (1) 72" dbh live oak, one (1) 40" dbh white oak, and one (1) 24" dbh holly.

The Board of Zoning Appeals may grant a **variance** from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, provided the hardship is not self-created or based on greater profit.

The findings required by the board for **variance** are identified in § 23-161(2) of the zoning ordinance. Response to each of the following will assist the board in making a determination.

1. Describe the extraordinary and exceptional conditions pertaining to the particular piece of property.*

The Surf Golf & Beach Club (Surf Club) opened in 1960 and has remained one of the largest limitedly developed tracts in North Myrtle Beach. Along with preserving and maintaining substantially more vegetation than most any property in the City.

2. Are the previously described conditions unique to the property for which the variance is sought, or do these same conditions apply to other properties in the vicinity?*

No, the Surf Club is one of the largest tracts of land in North Myrtle Beach containing a significant amount of specimen and protected trees.

3. Describe why the zoning regulation proposed for variance would prohibit or unreasonably restrict utilization of the property because of the previously described conditions*

The restriction for removal of the trees in question would prevent proper updates being provided to a private facility that has been in operation for over 60 years.

4. Describe how authorization of the variance will be in harmony with the intent of zoning ordinance and will not be injurious to adjacent properties, the neighborhood, or the general public.*

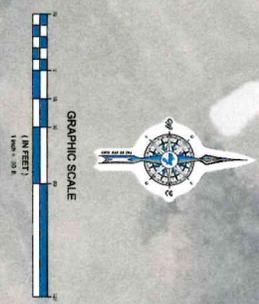
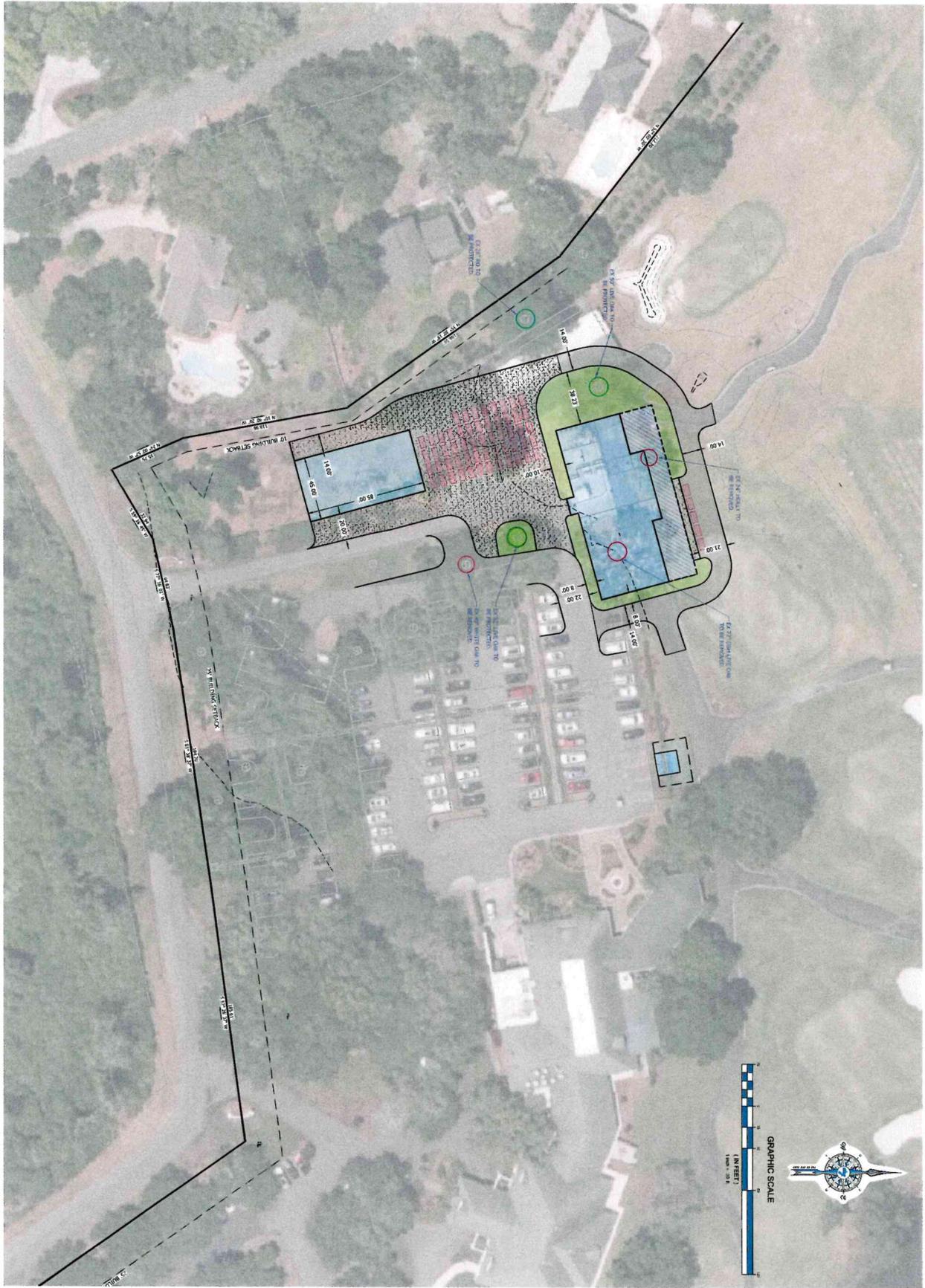
Given the large expanse of vegetation/trees the Surf Club has preserved, the removal of three trees would not be injurious to the adjacent properties or to the public.

5. Describe how the variance sought is the minimum variance necessary for reasonable development of the site.*

Multiple plan variations have been studied to avoid the removal of any existing vegetation. However, in order to construct functional and aesthetically pleasing infrastructure that is critical to the course, the removal of these trees was determined to be the best solution.

6. Describe why the granting of the requested variance will not confer on the applicant any special privilege that is denied by the zoning regulations to other landowners in the same zoning district.*

The Surf Club is unique in the fact that it is an approximately 168 acre tract that has remained mostly undeveloped within a highly developed City. Granting the removal of three trees for this tract of land would be a minor impact to the overall retained vegetation on the parcel.



Site Plan
PRELIMINARY SITE PLAN EXHIBIT

PREPARED FOR:
SURF GOLF AND BEACH CLUB

JOB NO.:
SCALE: 1" = 30'
DESIGNED BY:
APPROVED BY:
DATE:
SHEET NUMBER: 1



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