

# M2018-19

## BOARD OF ZONING APPEALS

### 3 YEAR TERM

MEMBERS	ADDRESS	PHONE	APPOINTMENT DATE	TERM EXPIRATION	TERM #
Seth McCoy	75 Deep Lake Drive Murrells Inlet, SC 29576	843-848- 4449	1/10/2018	2/22/2021	2
Edgar Wilson	4705 Oleander Dr. Suite E, Myrtle Beach, SC 29577	222-3172	1/10/2018	2/22/2021	3
William B. Dickson	5711 Porcher Ave. Myrtle Beach 29577	449-3035	1/14/2014	2/22/2020	5
Robert Shelley	P. O. Box 556 Myrtle Beach, 29578	449-2962	1/26/16	2/22/2019	3
Bob Bethune	4904 Pine Lake Drive Myrtle Beach 29577	449-4962	1/26/16	2/22/2019	5
Allen Rene Lee	1011 Pinner Place 29577	626-3903	1/10/2018	2/22/2021	5
Michael J. Schwartz	5307 N Kings Hwy, Myrtle Beach, SC 29577	602-0459	1/26/16	2/22/2019	2
Rock Smith	3700 N. Ocean Blvd Myrtle Beach 29577	448-6975 458-4823 (c)	1/27/15	2/22/2020	2
Julie Booth	2507 Clearwater St. Myrtle Beach, SC 29577	803-606- 2343	12/12/17	12/12/2020	1

**NOTE:** City Residents are highlighted in blue.

Replace Seth McCoy. This will begin a new term.

**JAMES CAMERON PARKER, P.E.**

421 Salt Kettle Bay Court | Myrtle Beach, SC 29575 | 843.902.2032 | jcparker1@gmail.com

January 25, 2018

To whom it may concern,

I would like to apply for the open position with the City's Board of Zoning Appeals. I am an active community member with a background in Civil Engineering and I would happy to volunteer my time and experience to serve on the board. In my profession, I work extensively with the City of Myrtle Beach to advance development. As a board member, I will be committed to respecting our City's vision while addressing the unique situations that cannot always be resolved within the text of our zoning ordinances.

I currently work at Castles Engineering as a Senior Project Manager and I also serve on multiple other community boards; Myrtle Beach Rotary Club, Grand Strand Branch of the American Society of Engineers, Grand Strand Technology Council, GSWSA Citizens Advisory Board, and Ocean Walk HOA.

I look forward to hearing from you and thank you so much for your time.

Sincerely,



James Cameron Parker, P.E.

Enclosure:

JCP Resume

C. P. M.  
C. P. M.  
C. P. M.

## **JAMES CAMERON PARKER, P.E.**

421 Salt Kettle Bay Court | Myrtle Beach, SC 29575 | 843.902.2032 | jcparker1@gmail.com

### **SKILLS**

- Strong practical understanding of engineering principles.
- Very self-motivated, extraverted and driven.
- Ability to motivate and manage staff to efficiently generate deliverables.
- Talent for developing innovative techniques.
- Regularly implement new technology systems.
- Optimize resources and find more efficient procedures.
- Consistently deliver services under budget.
- Expert with software packages related to design, graphics and project administration.
- Accomplished website designer, developer and webmaster.

### **PROFESSIONAL EXPERIENCE**

#### **Castles Engineering, Myrtle Beach, SC – Senior Project Engineer (01/2012 - Present)**

- Manage engineering projects to assure production of clear and concise plans, reports, contracts, technical documents and specifications.
- Utilize fundamental engineering practices alongside a variety of software packages to develop technically solid designs. Provide technical input on complex projects.
- Explore new opportunities with digital services.
- Develop standard practices for new and existing software deployments.
- Evaluate new product applications to develop an edge with forward thinking designs.
- Consistently strive to provide the client with an effective value engineered design the first time.
- Aggressively pursue new work and develop proposals.
- Represent the company and our clients in public forums.
- Communicate with clients on a daily basis.
- Develop and maintain the company website.

#### **Thomas & Hutton, Myrtle Beach, SC – Project Engineer (05/2006 - 01/2012)**

- Independently assembled plans, reports, contracts and technical documents for complex projects.
- Collaborate with vendors often to incorporate cost effective technologies into projects.
- Outgoing and friendly with clients, regulatory agencies, municipal staff, contractors, architects and surveyors. Communicate with project teams and regulators on a daily basis.
- Regularly examined site work for general compliance with plans, witness testing and meet with state and municipal staff for inspections.
- Participated in company sponsored continuing education programs and attend conferences and seminars to expand my knowledge base.
- Worked on diverse projects including transportation, stormwater modeling, detailed cost analysis and site planning.

COMMUNITY OUTREACH/ORGANIZATIONS

**ASCE Grand Strand Branch (President) (Branch Director) (Webmaster)**  
**Rotary Club of Myrtle Beach (Board Member) (Webmaster)**  
**Grand Strand Technology Council (Board Member)**  
**Grand Strand Water and Sewer Authority Citizens Advisory Board (Board Member)**

EDUCATION

**Bachelor of Science, Civil Engineering - Structures Concentration**  
North Carolina State University – 05/2006

LICENSES & CERTIFICATIONS

**Licensed Professional Engineer**  
South Carolina #28680  
**Certified Professional in Storm Water Quality (CPSWQ)**  
Certification #952

AWARDS

**2011 ACEC Honor Award**  
**2013-2014 ASCE Section Leadership Award**

# Arp, Blake

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8800 Marina Pkwy, Myrtle Beach, SC 29572 | 843-848-4446 | blake.arp@bccompany.com

## Objective

- I am interested in serving on the City of Myrtle Beach Board of Zoning Appeals

## Experience

### **DIRECTOR OF PROPERTY ANALYSIS & GIS | BURROUGHS & CHAPIN COMPANY, INC. | 1996 - PRESENT**

- Analyze Real Property for valuation, development potential, encumbrances, etc.
- Prepare and evaluate annual budgets across multiple departments
- Manage land related activities including property taxes, surveys, appraisals, etc.
- Manage Geographic Information System
- Review and process surveys for recording as well as other municipal submittals
- Prepare, process, and organize real estate closing documents

## Education

### **BACHELOR OF SCIENCE IN BUSINESS ADMINISTRATION | MAY 2006 | COASTAL CAROLINA UNIVERSITY**

- Major: Management
- Honors – Cum Laude

## Accomplishments

### **MYRTLE BEACH CHAMBER OF COMMERCE MEMBERSHIP COMMITTEE MEMBER | 2014 - 2016**

### **LEADERSHIP GRAND STRAND | MAY 2013**

## Skills & Abilities

### **MANAGEMENT**

- Extensive knowledge of information management
- Experience managing multiple subordinates in both administrative and management roles

### **APPRAISAL AND NEGOTIATION**

- Over ten years experience evaluating and processing property tax appeals

### **COMMUNICATION**

- Experienced with preparation and delivery of internal and external presentations including Municipal Committees
- Over twenty years experience preparing real estate related legal documents including deeds, easements, legal descriptions, etc.

### **LEADERSHIP**

- Served past 3 years as Co-Commander of the Burroughs & Chapin Company, Inc. Hurricane Preparedness Committee
- Leadership Grand Strand Class XXXIII Graduate

### **TECHNOLOGY**

- Extensive knowledge of Microsoft products including Word, Excel, Powerpoint, Access, and Windows
- Thorough knowledge of ESRI ArcGIS products
- Some knowledge of scripting and programming languages

# Arp, Blake

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M2018-19

City Clerk  
P.O. Box 2468  
Myrtle Beach, SC 29578




Tracie Crane  
157 Maggie Way  
Myrtle Beach, SC 29588

Dear City Council,

I am interested in serving on the Board of Zoning Appeals for Myrtle Beach. I served repeated terms on the Planning and Zoning Board and the Assessment Review Board for the Town of Erwin, NY. I also served 1 term on the Planning and Zoning Commission for the City of Corning, NY. I am confident that if contacted the chairman of the boards would speak highly of my contributions. I took pride in my appointments to the boards and completed all the continuing education that was mandated for those positions. I also was the Vice President of the Finger Lakes Home Builders Association. I have over 10 years experience working in the building and construction field.

Sincerely,

  
01-16-17

Tracie Crane  
Crane.tracie@gmail.com

Tracie A Crane  
157 Maggie Way  
Myrtle Beach, SC 29588  
607-368-3281

After working for over 10 years in the building and construction business in my home state of New York, I developed a passion for planning and zoning for municipalities. I took every bit of education I could find and served repeated terms on the Planning and Zoning Boards for the Town of Erwin and the City of Corning, NY.

I just recently moved to Myrtle Beach with my husband, Tom and my daughter, Lyndsay who is a Ninth grader at Socastee High School. We moved here because we vacationed here twice a year for as long as I can remember and we really liked it. We bought our house in a wonderful neighborhood that is still growing. When I look around Myrtle Beach I see so much growth happening, and that is why I would be honored to serve on the Board of Zoning Appeals.

Sincerely,

  
01-16-17

Tracie Crane

Crane.tracie@gmail.com



**RICHARD J. BABCOCK**

1664 Malaga Circle, Myrtle Beach, SC 29579

Telephone - 919-868-7508  
Fax 843-236-1617  
Cell Phone: 919-868-7508  
Email: penthouse1@sccoast.net

January 17, 2017

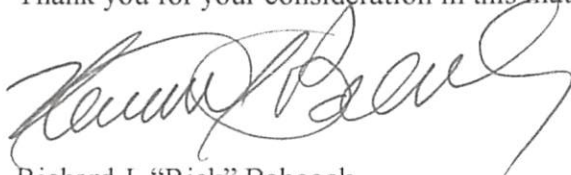
Myrtle Beach City Clerk  
PO. Box 2468  
Myrtle Beach, SC 2468

RE: The Board of Zoning Appeals Opening

Gentlemen,

I would like to be considered for the opening on the Myrtle Beach Board of Zoning Appeals. Per your request, I have attached a brief resume of my experience. I have extensive experience in the construction industry in Mechanical Contracting, Subdivision Development and Construction, I have attended many Zoning Board Meetings and Appeal sessions as developer, contractor in North Carolina. Although, I am familiar with many zoning laws in North Carolina, I am not familiar with Myrtle Beach Laws, but am willing to learn and I feel with my experience, I could get up to speed quickly. If you need any more information in this regard, do not hesitate to contact me.

Thank you for your consideration in this matter.



Richard J. "Rick" Babcock

**RICHARD J. BABCOCK  
BRIEF RESUME**

**EDUCATION**

**BS- INDUSTRIAL ENGINEERING, NORTH CAROLINA  
STATE  
MS- INDUSTRIAL ENGINEERING, PENN STATE**

**WORK EXPERIENCE**

**SAGINAW MANUFACTURING, CHEVROLET MOTOR DIVISION  
GENERAL MOTORS CORP.**

**12 YEARS ENGINEERING AND MANAGEMENT EXPERIENCE  
FROM PLANT ENGINEERING TO PLANT MANAGER**

**RURAL PLUMBING AND HEATING INC., RALEIGH, NORTH CAROLINA**

**RETIRED PRESIDENT- 33 YEARS- CURRENTLY HOLDS UNLIMITED  
RESIDENTIAL AND COMMERCIAL NORTH CAROLINA PLUMBING,  
HEATING AND AIR CONDITIONING CONTRACTING LICENSES.  
RURAL IS A FULL SERVICE MECHANICAL CONTRACTING FIRM. WHILE  
UNDER MY LEADERSHIP, RURAL ENJOYED ANNUAL SALES OF  
\$17MIL., 180 EMPLOYEES AND OPERATED OVER 120 TRUCKS.**

**DEVELOPER-CONTRACTOR**

**LAKE VIEW DEVELOPMENT, COUNTRY LANE BUILDERS, COVENANT  
DEVELOPERS**

**TWENTY PLUS YEARS AS DEVELOPER, BUILDER, CONTRACTOR  
CONCURRENT WITH TIME AT RURAL**

**LAKE VIEW DEVELOPMENT- BUILT, MANAGED THEN SOLD FIVE  
APARTMENT PROJECTS IN WILMINGTON, NC 500+ UNITS  
COUNTRY LANE BUILDERS- DEVELOPED, BUILT AND SOLD 200+  
ENTRY LEVEL HOUSES IN FOUR SUBDIVISIONS IN RALEIGH AND  
WAKE COUNTY, NC**

**COVENANT DEVELOPERS- DEVELOPED AND BUILT UPSCALE HOMES IN  
HOLLY GLEN SUBDIVISION IN HOLLY SPRINGS, NC**

# NIGEL HORONZY

Being a sixth generation Horry County native, I take great pride in our communities and believe strongly in their future. In Consideration for the Myrtle Beach Board of Zoning Appeals, I bring a wealth of Local Real Estate experience including Building, Developing and Real Estate Sales.

## EXPERIENCE

### *Century 21 Bratcher 2001 - 2002*

After earning my real estate license at Fortune Academy, I joined the Coastal Carolina Association of Realtors. From there, I trained with Russell Jeffcoat in Columbia, SC. I began my career at Century 21 Bratcher in Conway, where I learned the basics of the business and will be forever grateful for the education & experience I received.

### *Prudential Burroughs & Chapin Realty, Inc. 2003 - 2010*

Since I began with Prudential B&C, I have been a multi-million dollar producer every year. I was awarded Listing Agent of the Year 2007-10.

### *Berkshire Hathaway Myrtle Beach Real Estate Inc. 2010 - current*

I Purchased Prudential B&C in 2010 & changed the name to Prudential Myrtle Beach Real Estate, where I've served as its President/Owner since. Now under the name of Berkshire Hathaway Myrtle Beach Real Estate since our first year of operation we took the company from a sales volume of 30 million dollars to 150 million per year. Since Purchase of the Company we have had over 600 Million in Sales.

### *The Horonzy Group LLC 2010 - current*

My wife and I have a Team that sells Real Estate within BHHS MBRE as well. The Horonzy Group sells over 100 Properties per year, Since 2012 earning the the top 1% in the Entire MLS, & finished 8th in Horry and Georgetown Counties in Sales in 2017. We Focus on new construction, commercial, resales, & land.

### *Affordable Luxury Homes ALH 2007 - current*

In 2007, I earned my Residential Builders License (Unlimited Sq Ft and Price), limited to 4 stories/ 16 units. We have Have Built over 100 homes Homes to date. My duties include the overseeing, projecting & estimating company growth; while we've generated & experience a productive, lucrative, & steady growth, our goal is to continue to prepare & strategize a continued trajectory from the foundation we've built (over 1 million in gross respites yearly). ALH LLC is also involved with Residential Developing Raw land.

### *Platinum Rentals Inc. DBA Jc First 2011 - 2017*

Rental and property management company based out of Myrtle Beach. I serve has President and CEO we managed over 140 properties and rent



January 16, 2017

RE: Applying for position of the Advisory Committee or Zoning Appeals



To whom it may concern,

Please find my resume attached.

It would be my pleasure to meet and talk with whomever is in charge of making the decisions on the above committees. I can be reached at 843-222-3331 or [Shelyn@sccoast.net](mailto:Shelyn@sccoast.net).

Sincerely,

*Shelyn Messeri Lee*

# Shelyn Mosseri Lee

Cell: (843) 222-3331

Grande Dunes

8357 Leone Circle, Myrtle Beach, SC 29579

Shelyn@sccba.net

## Education

**Fortune Academy, SC. and Florida State RE Campus**  
Real Estate Broker Licensed. Certified Distressed Property  
Expert, Commercial/ Industrial, Rental Management, Appraisal.  
Continued education ongoing (2004 – present)

**University of North Carolina, Greensboro, NC**  
BA Principle and Concepts in Accounting (1979)

**College of the Albemarle, Elizabeth City, NC**  
Carolina Real Estate Course – Obtained License (1978)

**Virginia Tech, Blacksburg, VA**  
Business and Economics – Commercial Arts & advertising Degree (1976)

February 2017

Opening my own Real Estate Company with my youngest  
Daughter Sara. Location 5213 North Kings Highway, Myrtle Beach, SC  
Resourceful Realty, LLC.

Career History

Tradd Residential & Commercial Real Estate  
Sales – Top sales agent of the year in Residential      2015- Present

Century 21 Boling Real Estate

2014 -2015 Century 21 Boling Quality Service Award  
2014 -2015 Century 21 Boling Grand Centurion  
2014 -2015 Century 21 Boling Presidents Award  
2013 -2015 Century 21 Boling Emerald Award  
2013-2015 Multi-Million Dollar Producer  
Member of the SC Board of Realtors

Special Project

2010--2012

**Licensed Real Estate Broker in Florida**

. Formed an Industrial Area Association Group for the City of  
Riviera Beach, FL.  
. Obtained and sold a 17 acre, 8 million dollar property  
to the City of Riviera Beach for a new Police Station and City  
Utility works department. *Commuted from SC to FL for 2 years to work this project  
From start to finish.*

**KingOne Properties, Myrtle Beach, SC**

2009-2013

**Licensed Real Estate Executive**

. Developed and put in place an annual rental residential program  
. Outside sales/ Client relations/Commercial/Residential  
. Secured financing  
. Worked with attorneys, appraisers, title companies and bankers  
. Managed inspection process

**Marriot Vacation Club, International, Myrtle Beach, SC** 2004-2009  
**(Ocean Watch Villas) & (St. Kitts Marriott) Virgin Islands**  
**Executive Master Sales Position**

- Top volume ranking sales executive (Competing with 40 associates)
- Achieved 1.8 – 2.1 million dollars in sales each year (2004-2009)
- Possess strong public relation skills, work ethics and the ability to close the deal
- Oversee purchases from contract to closing
- Ability to interface/coordinate numerous details for all parties involved

**Sunbelt Business Brokers, Myrtle Beach, SC** 2003-2009  
**Senior Advisor**

- Outside Sales/Client Relations
- Directed clients through all aspects of buying and selling a business
- Secured financing
- Worked with real estate attorneys, appraisers, title companies and bankers
- Responsible company transactions from contract to closing
- Managed inspection process
- Performed all company accounting/financial functions

**New World Entertainment, Myrtle Beach, SC** 2001-2002  
**Account Executive**

- Developed comprehensive external marketing programs
- Responsible for brand development and promotions
- Worked with clients in multiple segments which included corporate sponsorships, foodservice, retail and packaged goods
- Responsible for all aspects of marketing and advertising programs
- Public relations and research development
- Results – An \$8,000,000 project in Marion, South Carolina that was up and running within five months, with a 22,000 seat capacity, 16 concerts, 23 festivals and over 300,000 attendees

### **Career History - continued**

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**Sunshine Sportswear and Electrics, Inc. DBA Sunshine Cameras** 1982-2001  
**Myrtle Beach, SC**

**Owner/Partner (Four Locations)**

- Over \$3,000,000 in sales each year
- Supervised daily business operations
- Responsible for all accounting/financial functions
- Buyer
- Developed advertising and marketing programs
- Hired and trained staff

**Just Kidding, Inc., Myrtle Beach, SC** (Also 1982-2001)  
**Sole Owner (Three Locations)**

- Responsible for start-up and development of children's retail clothing store
  - Oversaw daily business operations and staff
  - Buyer/Accountant
  - Marketing/Advertising
-

## **Committees & Volunteer Work**

**Secretary/Treasurer – The Long Bay Symphony, Long Bay Symphony Guild  
Myrtle Beach, SC in the early years of the development.**

**Member of the Myrtle Beach Optimist Club - present**

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**I have lived in Myrtle Beach since 1979 and am married to William Gregory Lee, owner of Chestnut Hill Restaurant. We have 3 daughters, Rita, Jennifer and Sara. The community means much to me and I very much would like to be more involved. I feel that I have had much experience in business in our area as well as bringing up 3 daughters in our school systems.**

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## Shelyn Mosseri Lee

### Broker in Charge

The love of Real Estate began for Shelyn in Nags Head, NC in 1977 when she obtained her first home. She began investing in land and has continued to do so since her move to Myrtle Beach in 1979.



Shelyn is a high-energy professional who is focused on delivering the quality of service, integrity, and trust through honesty, attention to detail and a drive for results. Her sales experience, coupled with extensive real estate knowledge ensures a client's real estate needs will be carried out professionally, efficiently and personally. As a top producer, Shelyn has overseen more deals than most real estate agents in the area, and with that comes a deep well of experiences to draw upon.

While cutting edge technology is vitally important in today's real estate market, Shelyn continues to believe that communication remains the key to a really successful transaction. She listens carefully and works hard to help her clients identify their wants and needs in an effort to realize maximum value.

Shelyn and her daughter Sara are owners of Resourceful Realty in Myrtle Beach South Carolina. You will find them Resourceful before and after the transactions. They specialize in listing and selling, residential new builds,



resales, land and lot parcels, farms, commercial property, investment and income properties.

Real Estate runs in Shelyn's side of the family, as her great-grandfather was a developer in Miami, Florida. She has two other daughters: Jennifer, who lives in Ft. Lauderdale, Fl. and Rita, who lives in New York City. She is married to Gregg Lee, born and raised in Myrtle Beach, and their families are owners of Chestnut Hill, Chesapeake House, and Lee's Inlet Kitchen restaurants, respectively.

Contact Shelyn today to find the property solution that is perfect for your needs!

843-222-3331

[shelyn@resourcefulrealty.com](mailto:shelyn@resourcefulrealty.com)



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