



HORRY COUNTY ZONING BOARD OF APPEALS

Meeting Dates

January 13, 2020

February 10, 2020

March 9, 2020

April 13, 2020

May 11, 2020

June 8, 2020

July 13, 2020

August 10, 2020

September 14, 2020

October 12, 2020

November 9, 2020

December 14, 2020

Members

Marion Shaw, Chairman

Mike Fowler, Vice Chairman

Mark Gouhin

William Livingston

Robert Page

Drew Parks

John Brown

Johnny Brown

Kevin Doolittle

Staff

Pam Thompkins, Zoning Administrator

David Schwerd, Director of Planning

John Danford, Deputy Director

Charles Suggs, Principal Planner

Stevie Brown, Chief Zoning Inspector

David Gilreath, Asst. County Admin.

David Jordan, Deputy County Attorney

Marnie Leonard, Planning Zoning Tech



HORRY COUNTY ZONING BOARD OF APPEALS

August 10th, 2020

- I. Call to Order – 5:30 p.m.**

- II. Invocation/Pledge of Allegiance**

- III. Communications**
 - 1. Election of Officers

- IV. Minutes**
 - 1. July 13th, 2020 – Regular Meeting Minutes 1-8

- V. Old Business 9**

- VI. New Business**
 - Variances**
 - 1. 2020-07-001 - Jorge D. Hernandez 10-23**
1330 Troy Hill Rd., Loris (Council Member Prince)
 - 2. 2020-07-002 - Ariel A. Vargas agent for Hector Guerra 24-35**
4370 Landing Road, Little River (Council Member Worley)
 - 3. 2020-07-003 - Nathan Taylor, agent for Michael & Laurie Reynolds 36-47**
3851 Wilmonte Court, Myrtle Beach (Council Member Crawford)
 - 4. 2020-07-005 - Robert Wilfong, PE agent for Ross Holdings, LLC 48-60**
3512 Caduceus Drive, Myrtle Beach (Council Member Crawford).



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5. **2020-07-006 - AXIS Infrastructure, LLC, agent for James E. Daniels** 61-71
4701 Holmestown Road, Myrtle Beach (Council Member Servant)
 6. **2020-07-008 - Jon J. & Darlene Morris** 72-80
3768 Woodridge Circle, Little River (Council Member Worley)
 7. **2020-07-009 - Rick Ruonala agent for St. Paul A.M.E. Church** 81-102
1175 Highway 17, Little River (Council Member Worley)

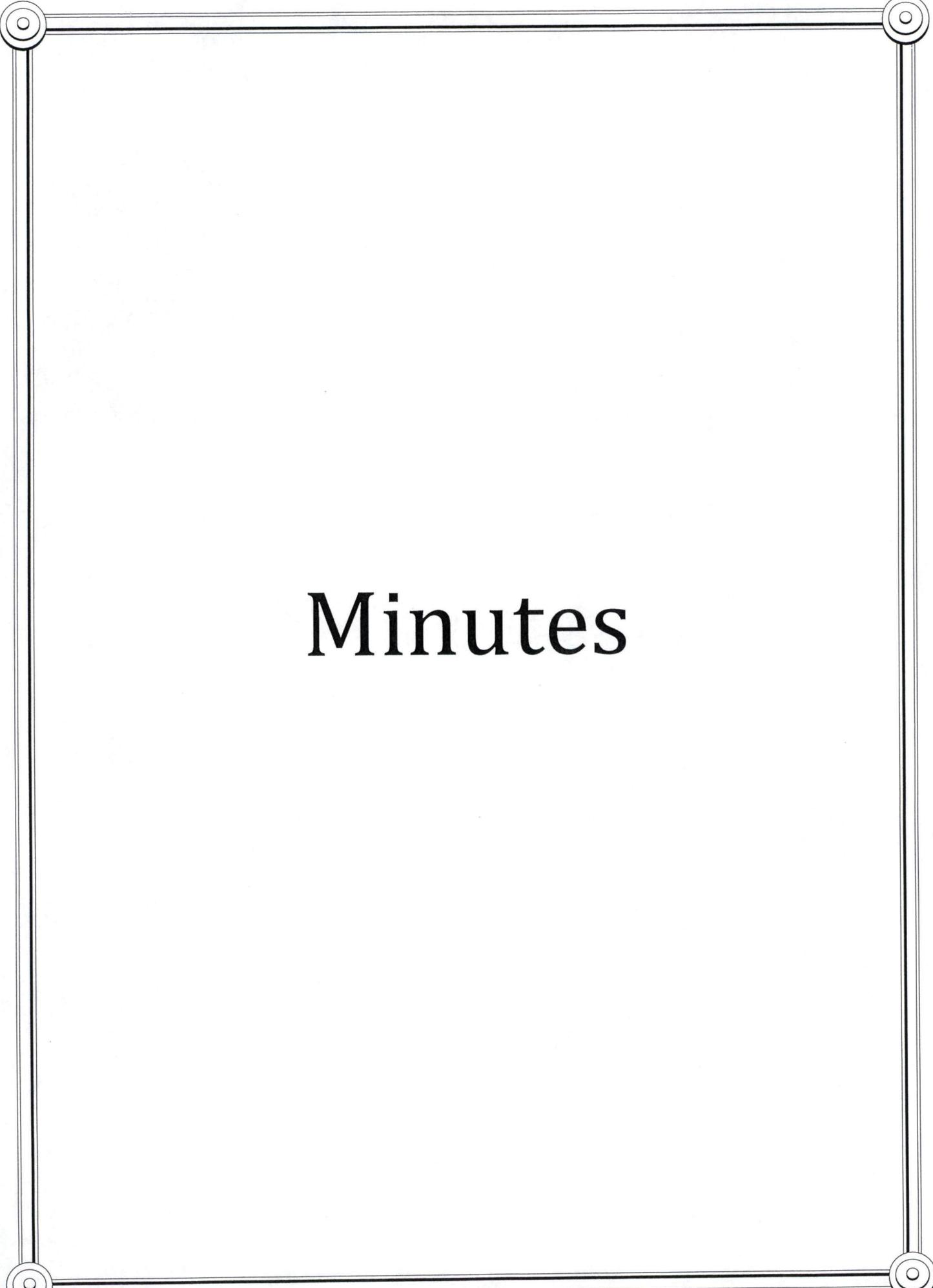
Special Exceptions

1. **2020-07-007 - Pete Schmidt** 103-126
4005 Copperhead Road, Conway (Council Member Bellamy)

VII. Adjourn



Communications



Minutes

STATE OF SOUTH CAROLINA) Horry County Zoning Board of Appeals
)
COUNTY OF HORRY) MINUTES – July 13, 2020

The Horry County Zoning Board of Appeals held its scheduled meeting on Monday, July 13, 2020 at 5:30 p.m. in the Horry County Government Center, Multi-purpose Room B, located at 1301 Second Avenue in Conway, South Carolina.

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

Board Members Absent: Mike Fowler, John D. Brown, Kevin Doolittle

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

In accordance with the SCFOIA, notices of the meeting were sent to the press (and other interested persons and organizations requesting notification) providing the agenda, date, time and place of the meeting.

Chairman Marion Shaw called the meeting to order at 5:30 p.m. There was a valid quorum for voting purposes. Drew Parks delivered the invocation and William Livingston led in the Pledge of Allegiance.

Chairman Marion Shaw swore in staff.

COMMUNICATIONS

REGULAR MEETING MINUTES - June 8, 2020

Chairman Marion Shaw asked if there were any additions, deletions or changes to the minutes. John Brown made a motion to accept the minutes as written. Drew Parks seconded. The motion carried unanimously. *The minutes for June 8, 2020 were approved.*

OLD BUSINESS

The first case number was 2020-04-001 John Jobson, Park Manager, agent for Alan B. Vereen - Trust. Pam Thompkins presented the case to the Board. PIN number 470-00-00-0005 identified the parcel located at 337 Yucca Circle, Garden City. The applicants requested a variance regarding the removal of a live oak specimen tree in the Mobile Home Park (MHP) zoning district. The applicants requested approval to remove a live oak tree from their property located within Waterford Oaks subdivision. The live oak was 26.5" in diameter, which requires 16 replacement trees at 2.5" caliper or \$2,400 fee in lieu. The applicant stated the tree was dying and poses a threat to surrounding mobile homes. The applicants also requested relief from the mitigation requirements. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in John Jobson who explained the variance request. Chairman Marion Shaw swore in Brittan Crossley who explained that the tree was damaging the home. John Brown asked how many Live Oak trees are on the property. Jobson stated that there were many. Chairman Marion Shaw asked how long had the home been on the property? Jobson stated 30 + years.

John Brown made a motion to grant the variance with the conditions as stated by staff. Mark Gouhin seconded the motion. The motion carried 4:2 with Marion Shaw and Bobby Page voting against. *The variance was approved with conditions.*

The second case number was 2020-05-009 Gary M. Ward Jr. - Entity Properties, LLC. Pam Thompkins presented the case to the Board. PIN number 457-02-02-0032 identified the parcel located at 9032 Freewoods Road, Myrtle Beach. The applicant requested a variance regarding the screening and landscape requirements for outdoor storage. The applicant was proposing to construct a boat storage and repair facility on this parcel. The site was recently rezoned Jan. 7, 2020 to Boating/Marine Commercial (B01) (2019-10-008) to allow for this use. The applicant requested a variance from the landscape and buffer requirements for outdoor storage. They requested the following variances: 1) Allow 6' privacy fence along Bay Road and Freewoods Road to be 5' off the ROW, instead of the required 10' for a variance of 5', 2) Allow the landscape buffer along Bay Rd and Freewoods Rd to be 5' in width, instead of the required 10' for a variance of 5', 3) Allow the fence adjoining the residential property (PINs 457-02-02-0034 and 457-02-02-0064) to be a 5' split rail fence, instead of a 6' completely opaque privacy fence, 4) Variance on the landscape buffer requirements along this shared property line adjoining the residential. The majority of the site will be used for storage. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Gary Ward, who explained why he needed the variance. Mr. Ward stated that if he did not get the variance, he would have to put up two fences. He then reminded the Board that he had given the County part of his property for a drainage easement.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. Drew Parks seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

NEW BUSINESS

The third case number was 2020-06-001 Charles & Bonnie Witt. Pam Thompkins presented the case to the Board. PIN number 446-16-02-0060 identified the parcel located at 171 Coral Beach Circle, Surfside Beach. The applicants requested a variance regarding setback requirements in the General Residential (GR-8) zoning district. This parcel was located within Bermuda Gardens subdivision. The applicants were proposing to construct a 10' x 13' screen porch on the rear of their single family home. The screen porch will be located 6' from the rear property line instead of the required 15' for a variance of 9'. The rear of this parcel abuts common area for Bermuda Gardens. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Bonny Witt, who explained why the variance was needed. Chairman Marion Shaw swore in Charles Witt, who stated that other homes in the neighborhood were closer than his house would be.

Chairman Marion Shaw asked if the ditch had ever filled up, and if there was access to the ditch for clean out? Mr. Witt stated that he had not seen the ditch fill up, and that there was adequate room for any clean out if needed.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The fourth case number was 2020-06-002 Venture Engineering, Inc. agent for Sun Lakeside Crossing LLC. Pam Thompkins presented the case to the Board. PIN number 400-11-01-0033 identified the parcel located at 2039 Eastlynn Drive, Conway. The applicants requested a variance regarding setback requirements in the Lakeside Crossing PUD. This parcel was located in the Lakeside Crossing PUD. Permit# 109709 was issued on March 25, 2020 for this mobile home with a garage and screen room addition. The PUD requires 20' front, 5' sides and 10' rear setbacks. The post foundation survey shows the foundation located at 3.82' on the right side setback. Code Enforcement issued a stop work order on May 18, 2020 due to the encroachment into the setback but the applicant proceeded with the project. The post foundation survey shows the garage at 3.82' from the left side property line. The applicants requested to be located 3.5' from the left side property line, instead of the required 5' for a variance of 1.5'. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Steve Powell who explained that he had been working on this project for 20 years and admitted that the builder made a mistake on the placement of the home.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The fifth case number was 2020-06-003 Ana Mariela Ignacio Tomas. Pam Thompkins presented the case to the Board. PIN number 458-01-01-0011 identified the parcel located at 8076 Youngwood Turn, Myrtle Beach. The applicant requested a variance regarding setback requirements in the Laurel Woods PUD. The applicant has constructed a 10' x 14.6' porch on the front of the single family home without obtaining a building permit. A stop work order was issued on March 26, 2020. Laurel Woods PUD requires a 20' front setback, the porch is located 9.7' from the front property line for a variance of 10.3'. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Benjamin Ignacio who explained the need for the variance, and they did not know they needed a permit.

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

The sixth case number was 2020-06-004 Phil Demedici, agent for Mary Ann Tankersley. Pam Thompkins presented the case to the Board. PIN number 305-08-02-0044 identified the parcel located at 783 Callant Drive, Little River. The applicants requested a variance regarding setback requirements in the Residential (MSF6) zoning district. This parcel was located within the Carolina Crossing subdivision. The applicants were proposing to construct a 10' x 14' sunroom addition on the rear of the single family home. The sunroom will be located 9' from the rear property line, instead of the required 15' for a variance of 6'. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Phil Demedici who explained that he needed a variance because of the way the property lines were drawn on his property. John Brown made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

The seventh case number was 2020-06-005 Ricardo Garcia. Pam Thompkins presented the case to the Board. PIN number 448-16-03-0011 identified the parcel located at Hwy 707 & Moss Creek Road, Myrtle Beach. The applicants requested a variance regarding the removal of a live oak specimen tree in the Commercial Forest Agriculture (CFA) zoning district. The applicant was requesting approval to remove a live oak tree from his property. The live oak tree is 53" in diameter, which requires 32 replacement trees at 2.5" caliper or \$4,800 fee in lieu. There is another 28.8" live oak tree on this parcel that the applicant does not intend to remove. The applicant stated the 53" live oak is located in the center of the lot which is hindering the placement of a house on this lot. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Ricardo Garcia who explained that he wanted to build a 5 bedroom house but the tree was in the middle of the property. Mr. Garcia stated that he did not know he could not remove the tree when he purchased the property.

A recommendation was made to grant a variance on setbacks for the front (10') and right side (5') of the property, in lieu of the removal of the Live Oak tree. The applicant agreed to the conditions as stated by staff.

Robert Page made a motion to grant the variance with the conditions as stated by staff. Mark Gouhin seconded the motion. The motion carried unanimously. *The variance was approved with conditions.*

The eighth case number was 2020-06-006 Imad Osko. Pam Thompkins presented the case to the Board. PIN number 440-09-03-0029 identified the parcel located at 513 June Bug Court, Myrtle Beach. The applicant requested a variance regarding setback requirements in the Residential (SF 6) zoning district. This parcel was located within Silver Fox Landing

subdivision. The applicant was proposing to construct a deck with a pergola on the rear of the single family home. The deck will be located 5' from the rear property line instead of the required 15' for a variance of 10'. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Imad Osko who explained the need for the variance was because the flooding from recent storms, had washed away his yard. Mark Gouhin asked if a licensed contractor was going to build the porch and John Brown asked if Pylons were going to be used. Mr. Osko answered "yes" to both questions.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The ninth case number was 2020-06-007 Wrenzie Rice, agent for L & I Of Myrtle Beach, LLC. Pam Thompkins presented the case to the Board. PIN number 420-11-03-0053 identified the parcel located at 1301 48th Avenue N., Myrtle Beach. The applicants requested a variance regarding parking requirements for a medical office in the Office Professional Institutional (OPI) zoning district. The building was constructed in 1978 according to the Tax Assessor's file. The building is considered legal non-conforming, as it was constructed before the county was zoned in 1987. In April 2019, the medical office parking was amended to require 5 parks per treatment room. There were three (3) medical offices in the building with a total of 10 treatment rooms requiring a total of 50 parks, not including the other offices. There were 42 parks on this site, instead of the required 64 parks for a variance of 22 parks. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Wrenzie Rice who was the agent for the property, and stated that she was not aware of any parking issues.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The tenth case number was 2020-06-008 Larry Beasley agent for Howard Herring. Pam Thompkins presented the case to the Board. PIN number 456-14-01-0012 identified the parcel located at 600 Apostle Court, Myrtle Beach. The applicants requested a variance regarding setback requirements in the Commercial Forest Agriculture (CFA) zoning district. The applicants were constructing a 32' x 46' (1472 sq. ft.) garage on this parcel located within the Chapel Ridge subdivision. Permit #110128 was issued on April 2, 2020. The post foundation survey showed the garage encroaching into the 15' rear setback. The garage was located 14.2' from the rear property line instead of the required 15' for a variance of .8'. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Larry Beasley who explained why the variance was needed.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The eleventh case number was 2020-06-009 Jacqueline Paige Genoe, agent for Christopher Thompson II. Pam Thompkins presented the case to the Board. PIN number 267-14-04-0018 identified the parcel located at 420 Bear Grass Road E, Longs. The applicants requested a variance regarding minimum lot size for a home occupation in the Forest Agriculture (FA) zoning district. The applicant was requesting this variance to be able to run his tree service business from his home. DAM Services LLC applied for a home occupation business and was denied on May 5, 2020. Zoning classifies this type of business as a heavy equipment operation due to the large equipment that will be stored on the site. Art. V, Section 531 prohibits this use as a home occupation in FA unless the parcel is 5 acres or more in size. The parcel size is 4.91 acres, instead of the required 5 acres for a variance of .09 acre or 3,726 sq. ft. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Teresa Freeman who explained the need for the variance and how the property was used. Mrs. Freeman stated they have a Tree business and heavy equipment would be stored on the property (stump grinder, bob cat, chipper, bucket truck, dump truck, and trailers), but there would be no debris/material brought back to property from jobs. Mrs. Freeman also stated that she was not aware the outdoor building needed a permit and would get that taken care of with our Code Enforcement Department.

Chairman Marion Shaw swore in Tom Tornese who was a neighbor and asked, if this was approved would that exempt them from limiting the number of equipment they could have. Tom Tornese Answer – Yes.

Chairman Marion Shaw swore in Jacklyn Andrews who was a neighbor that had concerns about the dump trucks coming down the road.

Chairman Marion Shaw swore in James Teets who was a neighbor that had concerns about the dump trucks coming down the road and who would be responsible to maintain the road.

Chairman Marion Shaw swore in Jacqueline Genoe who asked, if she had a full 5 acres, would that release them of any restrictions. Mr. Shaw answered yes.

Chairman Marion Shaw swore in Chris Thompson who stated he would maintain the road.

The Board made a motion to approve the Home Occupation Application to limit the property to 7 service vehicles as listed on page 153 of the variance application.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

Mr. Bobby Page had to leave the meeting due to a death in the family. With 5 remaining members we proceeded with the meeting.

The twelfth case number was 2020-06-010 Travis Truett agent for, RSO Holdings, LLC. Pam Thompkins presented the case to the Board. PIN number 311-01-03-0010 identified the parcel located at 1697 Hwy 17, Little River. The applicants requested a variance regarding gas station canopy requirements in the Little River Overlay zone. The applicants were modifying the existing hip roof canopy at the new Minuteman gas station. This was currently the Cash & Dash station that was constructed in 1997. The parcel was located within the Little River Overlay which was adopted in 2006. Article VII, Section 723.7 G 2 states; gas stations and commercial convenience stores shall utilize either gable or hip roof structures. The applicant requested to change the existing hip roof of the gas canopy to a flat roof and install parapet walls for signage. The applicants were requesting a variance to allow them to install a flat roof canopy. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Shep Guyton who explained the need for the variance.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. John Brown seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The thirteenth case number was 2020-06-011 Peter Cai, agent for Southern Storage, LLC and Joseph Cuzzo. Charles Suggs presented the case to the Board. PIN number 469-03-02-0021 & 469-03-02-0009 identified the parcel located at 11830 Frontage Road, Murrells Inlet. The applicant requested a variance regarding multiple requirements of the Burgess Area Overlay in the Highway Commercial (HC) zoning district. The applicants were proposing to construct a three (3) floor storage facility on this parcel with a total of 89,700 sq. ft. The applicant will be combining these two parcels. The parcels were located within the Burgess Area Overlay zone which was established in 2013. The storage facility has been here since 1996. The level of modifications was over 75% of the existing improvement value which requires all sections of the overlay to be brought into compliance. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Peter Cai who explained the need for the variance.

Chairman Marion Shaw swore in Daniel Rankins who was the Engineer for the project and stated this building would have been in compliance before the overlay took effect in 2013. He wanted to be able to leave the existing buildings alone and not make any improvements. Any future building that is built will be in compliance with the 2013 Burgess Overlay.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

The fourteenth case number was 2020-06-012 Andres Ysordia, agent for Patricia Klocke. Pam Thompkins presented the case to the Board. PIN number 440-09-02-0005 identified the parcel located at 5839 Creekside Drive, Myrtle Beach. The applicants requested a variance

regarding setbacks and accessory building forward the primary use in the Residential (SF40) zoning district. The applicants were requesting variances for a storage building that was placed on the parcel between 2010 and 2014 without obtaining a permit. The 2010 aerials showed a pool and another building near this same location that were removed in the 2014 aerials. This lot was substandard in size, so the setbacks have been reduced by 25%. The building is located at 12.9' from the front property line, instead of the required 37.5' for a variance of 24.6'; and 12.3' from the right side property line, instead of the required 15' for a variance of 2.7'. Art. V, Section 512 does not allow accessory buildings forward of the primary use. The applicant also asked for this variance. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Andres Ysordia who explained the need for the variance.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. John Brown seconded the motion. The motion carried 4:1 with Mark Gouhin voting against.

The variance was approved with conditions.

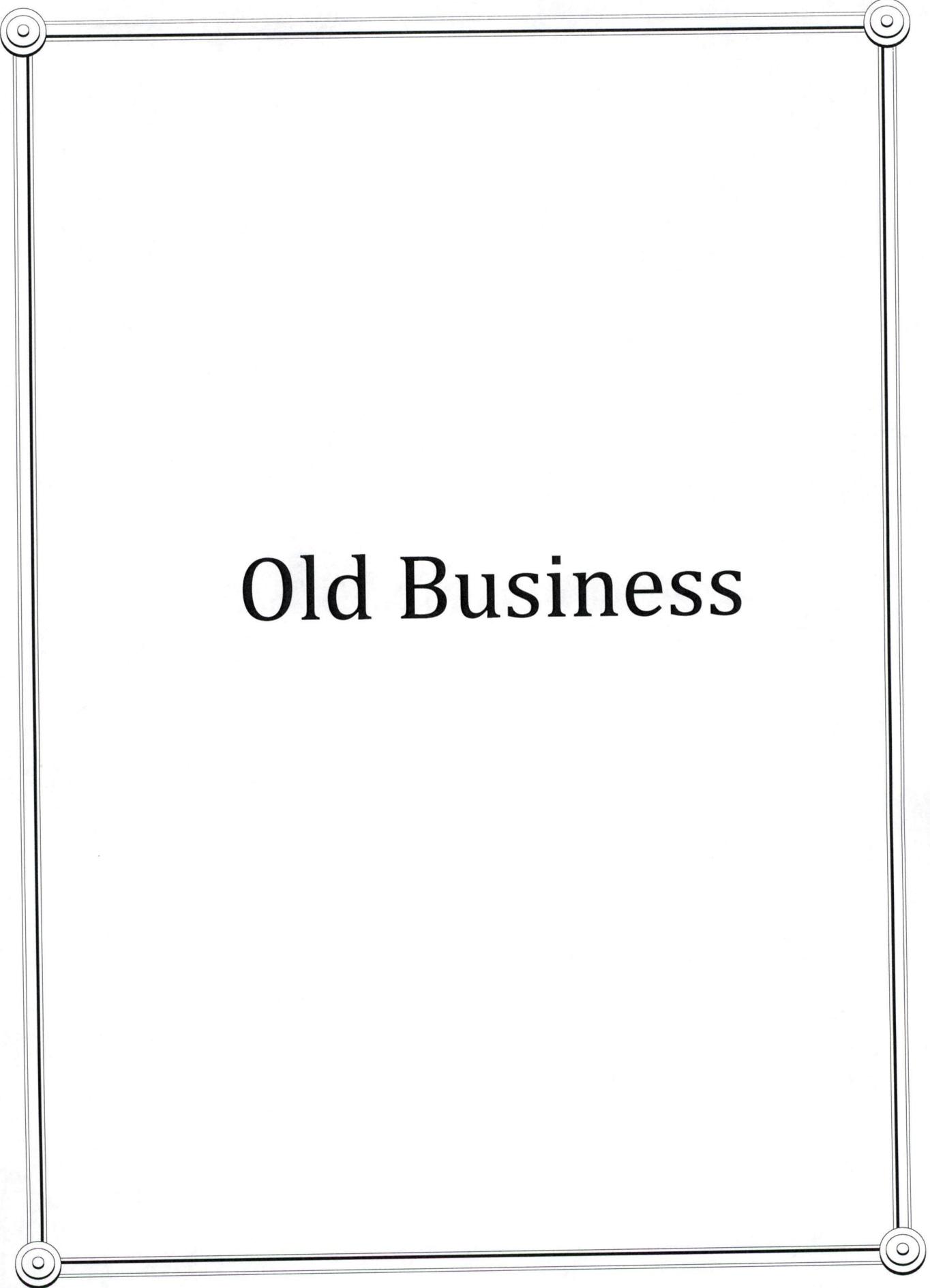
The fifteenth case number was 2020-06-013 Felix H. Pitts - G3 Engineering, agent for Township Developers, LLC. Withdrawn by Applicant.

The sixteenth case number was 2020-06-014 Rebecca Beverly. Pam Thompkins presented the case to the board. PIN number 440-08-03-0005 identified the parcel located at 125 Harbor Oaks Drive, Myrtle Beach. The applicant requested a setback variance from the requirements of the Harbor Oaks PDD zoning district. The applicant will be constructing a single family home on this parcel located within the Harbor Oaks PDD. The proposed two story raised home will meet the 15' front setback but the steps will not. Article IX Section 907 allows uncovered steps and landings to encroach no more than 3 ft. into the required setbacks. The steps will be located 1.67' from the front property line instead of the required 15' for a variance of 13.33'. The neighboring parcel to the left was issued a variance in 2017. **(Please refer to the July 13, 2020 packet for further information.)**

Chairman Marion Shaw swore in Rebecca Beverly who explained the need for the variance.

Mark Gouhin made a motion to grant the variance with the conditions as stated by staff. Drew Parks seconded the motion. The motion carried unanimously. ***The variance was approved with conditions.***

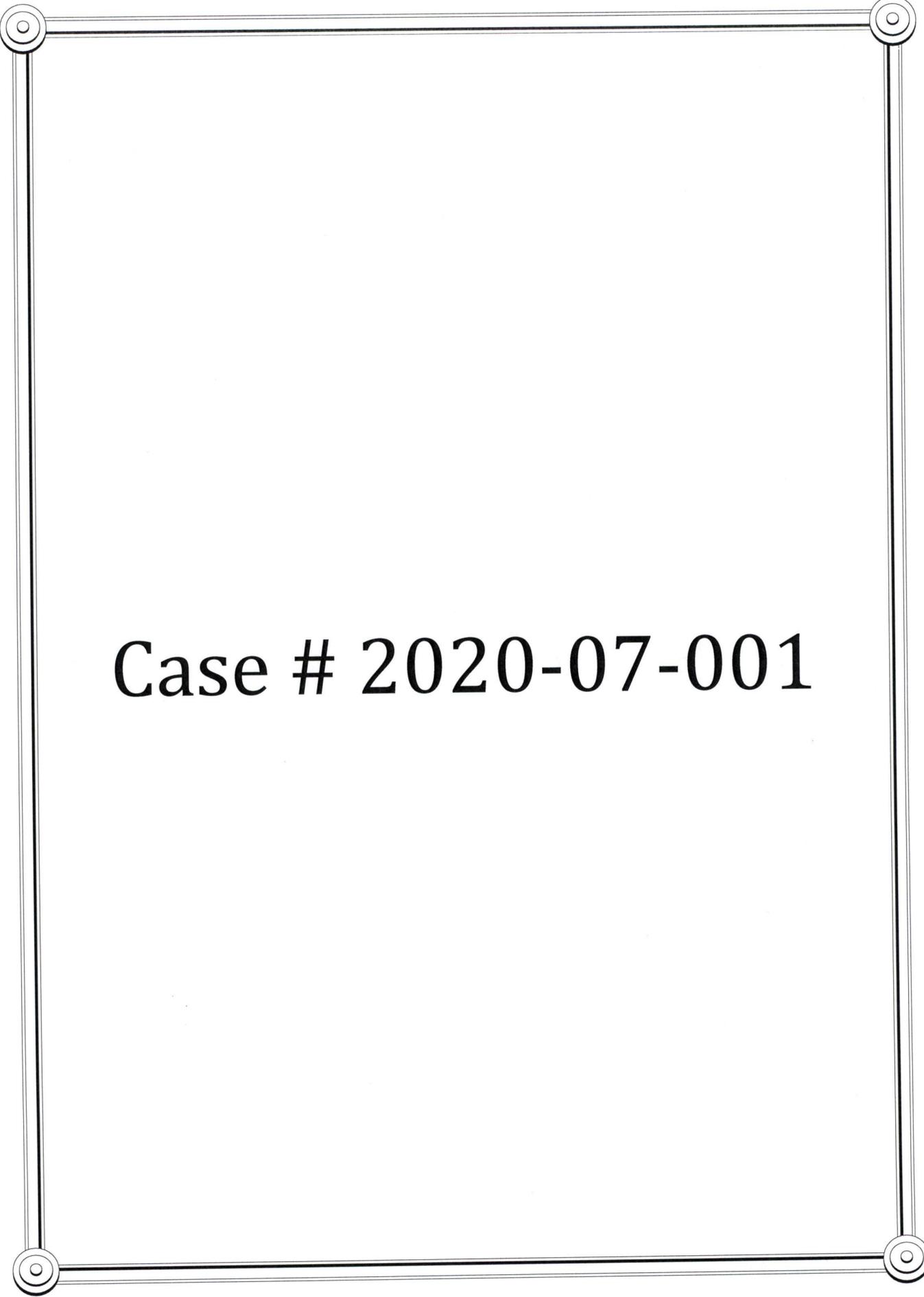
With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at approximately 8:45pm.



Old Business



New Business

A rectangular frame with a double-line border and decorative circular corner pieces at each of the four corners.

Case # 2020-07-001

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-001
Applicant	Jorge D. Hernandez
Parcel Identification (PIN) #	152-09-03-0001
Site Location	1330 Troy Hill Rd, Loris (Twin Cities Airport)
Property Owner	Jorge D. Hernandez
County Council District #	9 -Prince

Zoning Information

Zoning District	FA
Parcel Size	4,498 Sq. Ft.
Proposed Use	Airplane Hangar

Requested Variance(s)

The applicant is requesting a variance regarding setback requirements in the Forest Agricultural (FA) zoning district and Article VII, Section 702 and Article VIII.

	Requirement	Requested	Variance Needed	Percentage
Front setback	45'	10'	35'	78%
Side setbacks	18.75'	5'	13.75'	73%
Rear setback	30'	.5'	25.5'	85%

Background/Site Conditions

This parcel consists of Lots 1 & 2 is located at the Twin Cities Airport in Loris. These lots were created in 1963. The size of the lot is considered substandard with 4,498 sq. ft. instead of the required 21,780 sq. ft. (1/2 acre). A 25% in house reduction in setbacks has been given. The applicant is proposing to construct an airplane hangar on the site. The hangar will be located 10' from the front property line instead of the required 45' for a variance of 35', 5' from both side property lines instead of the required 18.75' for a variance of 13.75' and .5' from the rear property line instead of 30' for a variance of 25.5'.

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

These lots are considered legal non-conforming since they were created in 1963.

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

These conditions apply to all properties in the FA zoning district.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

The size of the lot limits the uses that could be permitted.

VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

There are other lots bordering the airport landing strip that are being used for hangars and storage.

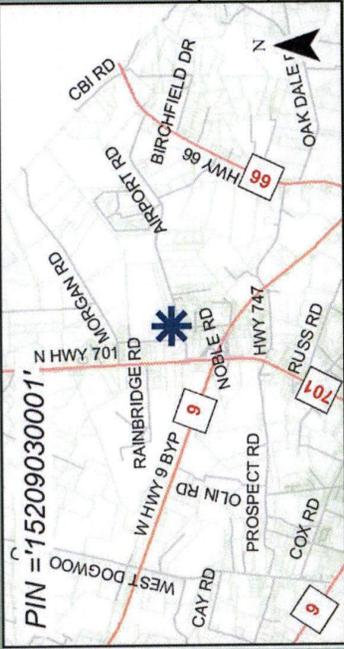
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

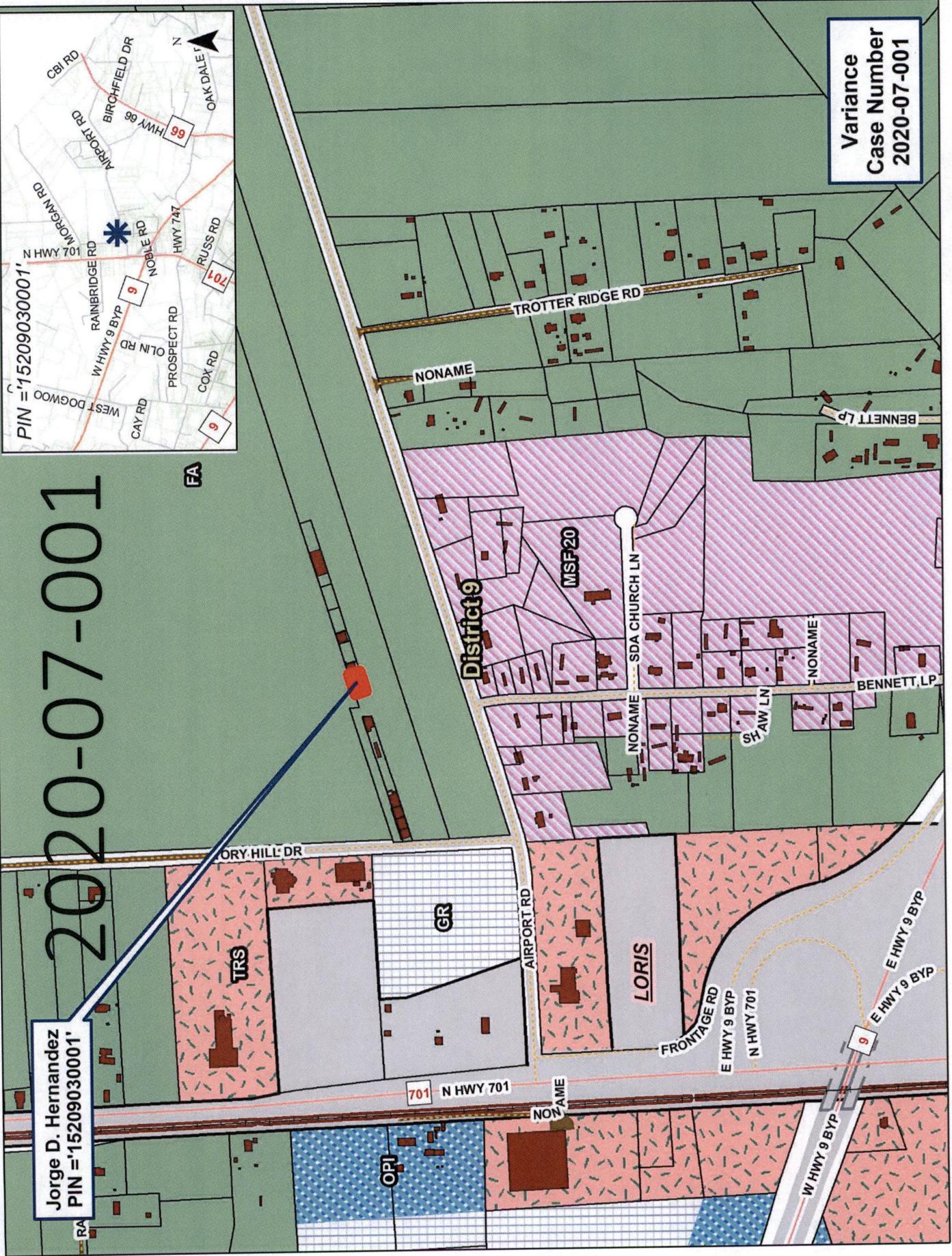
1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Variance
Case Number
2020-07-001



2020-07-001

Jorge D. Hernandez
PIN = '15209030001'

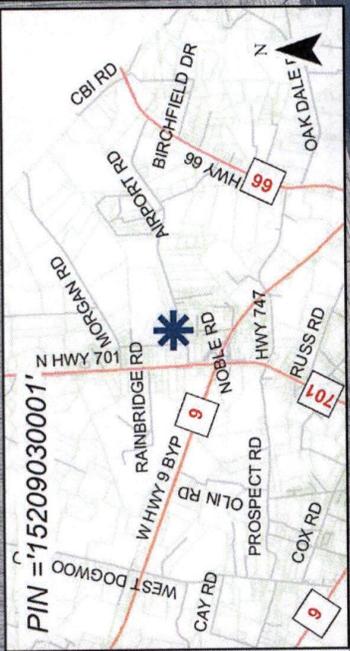




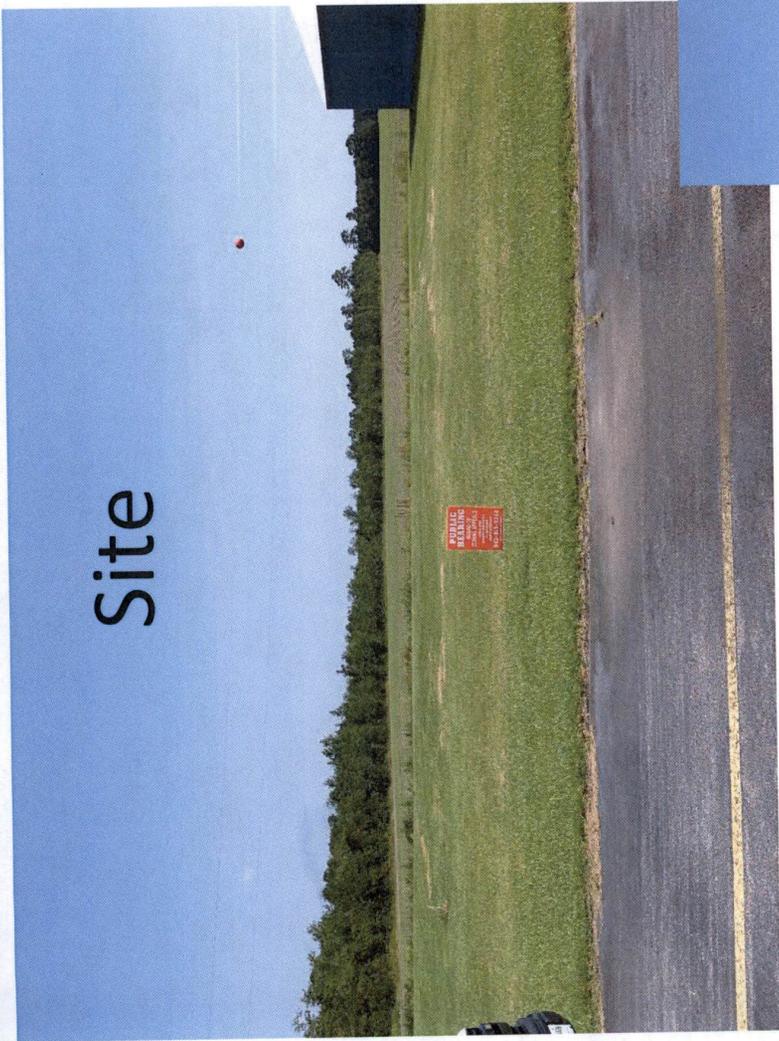
Jorge D. Hernandez
PIN = '15209030001'

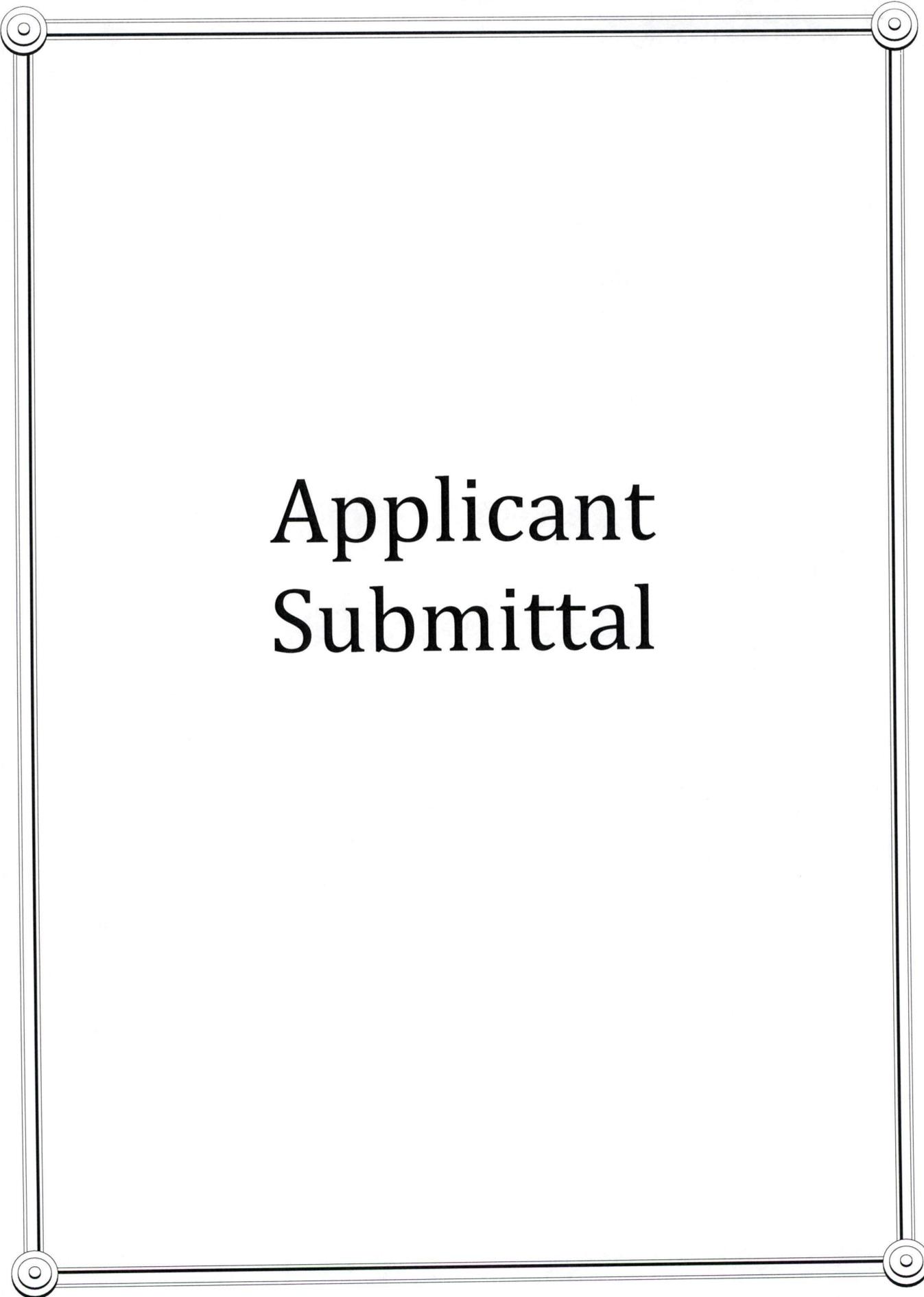
001 Aerial

Variance
Case Number
2020-07-001



Site





Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance: Article(s) Ord. No. 65-11 VII + VIII Section(s) §3, 9-20-11 702

Description of Request: The variance is requested in order to use the available space of said lot and to also fit in with the structures already built at said airport. All other structures at site do not comply with the "new" setbacks. All of the lots are small and can only be used with variances.

Required Front Setback: <u>30 ft 45'</u>	Requested Front Setback: <u>10 ft</u>
Required Side Setback: <u>40 ft 18.75'</u>	Requested Side Setback: <u>5 ft</u>
Required Rear Setback: <u>20 ft 30'</u>	Requested Rear Setback: <u>1/2 ft</u>
Required Bldg. Separation: <u>40 ft</u>	Requested Bldg. Separation: <u>6 ft (5 ft)</u>
Required Minimum Lot Width: <u>Substandard lot 5.25'</u>	Requested Min Lot Width: _____
Required Min Lot Width/Bldg Site: _____	Requested Min Lot Width/Bldg Site: _____
Required Max Height of Structure: _____	Requested Max Height of Structure: _____

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments) I am indeed requesting an individual variance due to the size of the property in this request. If this request is not granted this property will become completely unusable. This request will not affect any other properties in the area. I have spoken to all of the other owners of all the other buildings at this site and none object to any variance. In fact, they see why I am asking for variances and agree. I have joined two small parcels in order to be able to build a two (2) plane hangar. The exclusive use is for my plane and my step-son's when he purchases one. No other use will exist that is not for private aviation. I hope that this will enhance the future of Twin Cities Airport as an asset to the City of Loris as well as Horry County.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required) Reduced copy of Plat, plans and pictures of proposed hangar. Six (6) documents total.

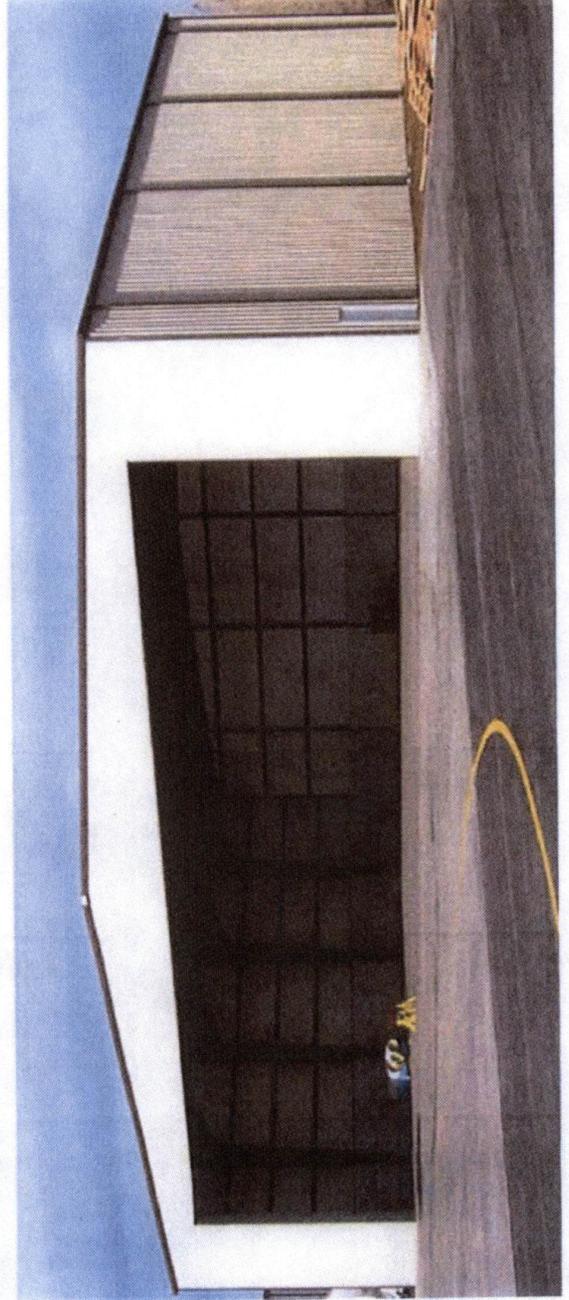
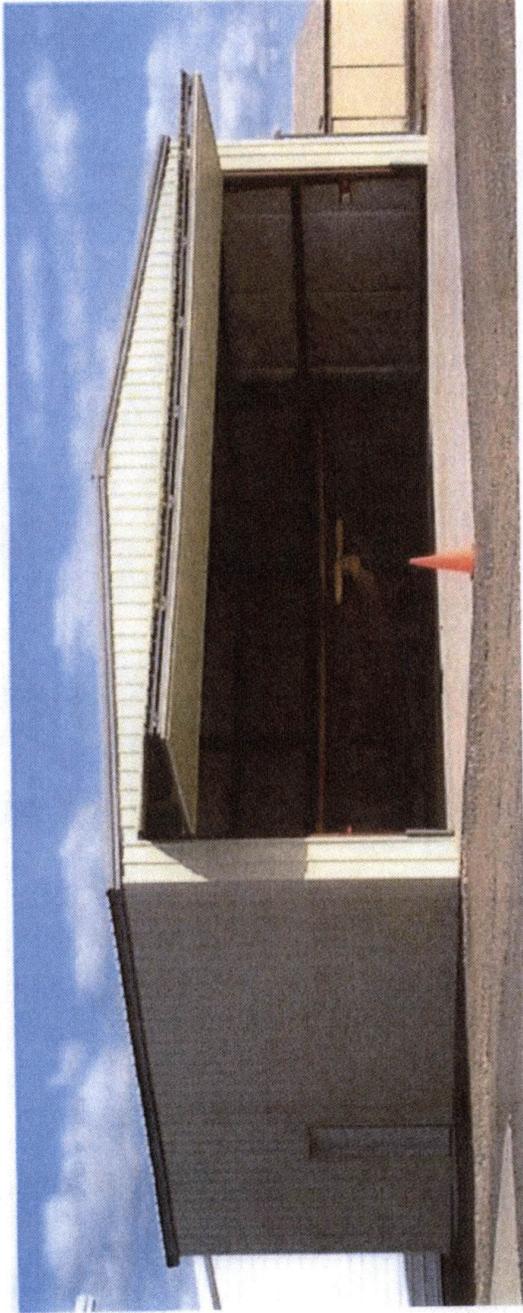
Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature [Signature]

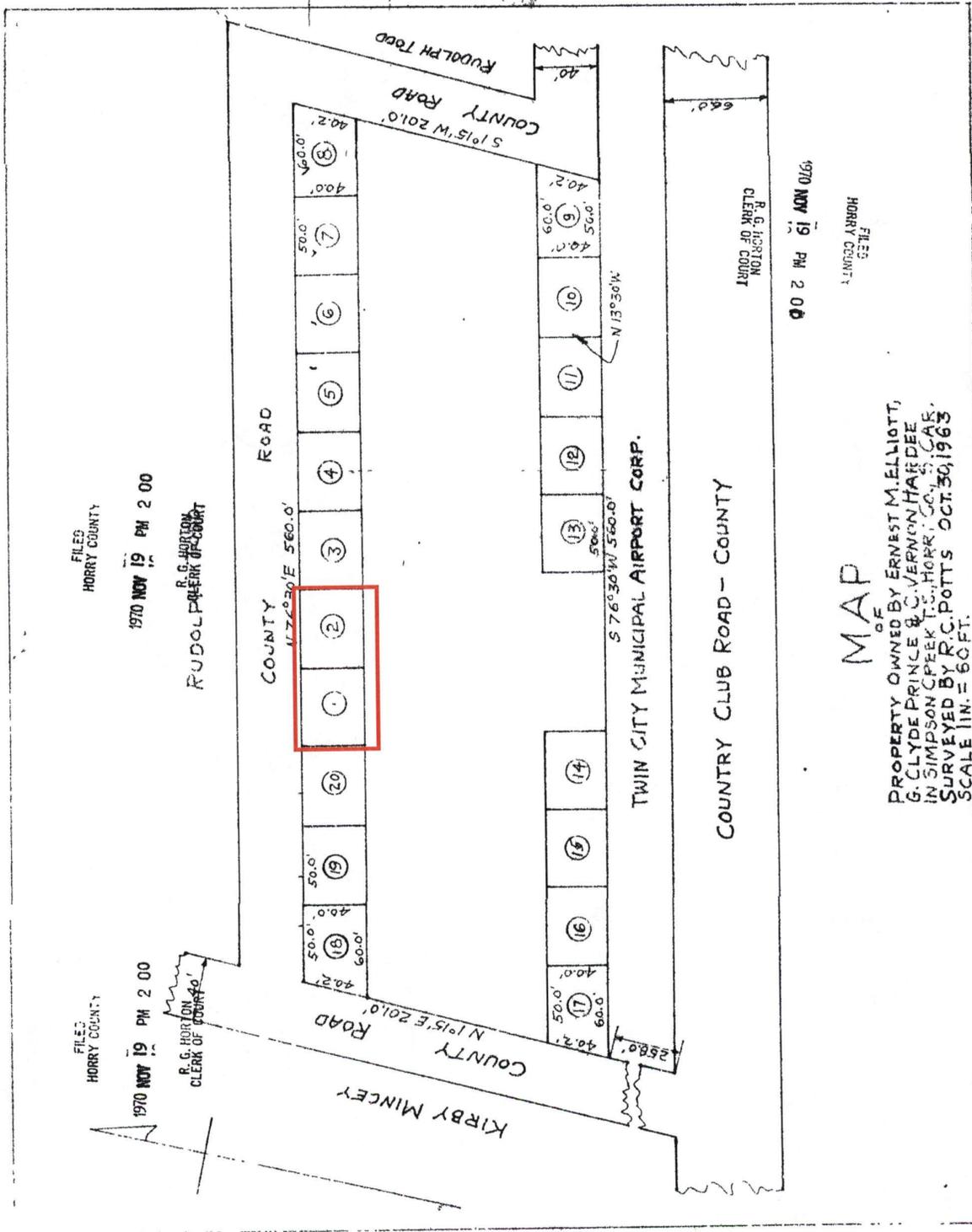
Date 6/18/20

Example pictures

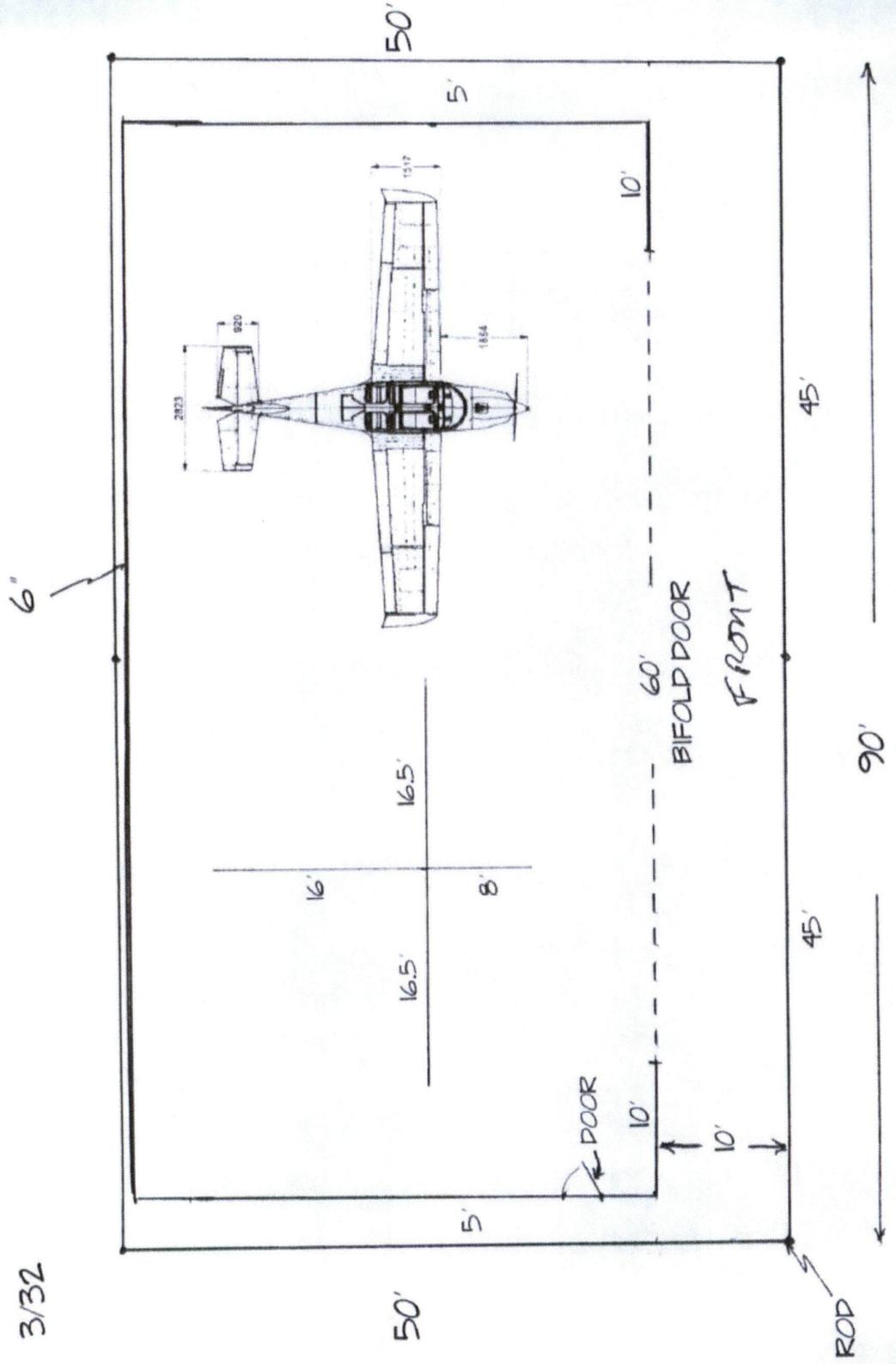
JORGE D HERNANDEZ



Subdivision map of 20 lots at Airport from 1963



Building Plan



VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-002
Applicant	Ariel A. Vargas agent
Parcel Identification (PIN) #	312-12-01-0030
Site Location	4370 Landing Road, Little River
Property Owner	Hector Guerra
County Council District #	1 - Worley

Zoning Information

Zoning District	SF6
Parcel Size	5,776 Sq. Ft.
Proposed Use	Residential

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 707 and Article VIII regarding setback requirements in the Residential (SF 6) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Left side setback	7.5'	6.8'	.7'	10%
Right side setback	7.5'	6.5'	1'	14%
Rear setback	11.25'	6.7'	4.55'	41%

Background/Site Conditions

The applicant has constructed a raised deck and ramp on the existing single family home without obtaining a building permit. The home was built in 1988. The lot is substandard in size with 5,776 sq. ft. instead of the required 6,000 sq. ft.; a 25% reduction has been given on setbacks. The deck is located 6.8' from the left side property line instead of the required 7.5' for a variance of .7' and 6.5' from the right side property line for a variance of 1'. The deck is located 6.7' from the rear property line instead of the required 11.25' for a variance of 4.55'. Art. IX, Section 907 exempts residential handicap ramps as long as they are no larger than ADA requirements which is 36". The ramp is 5.6' in width.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

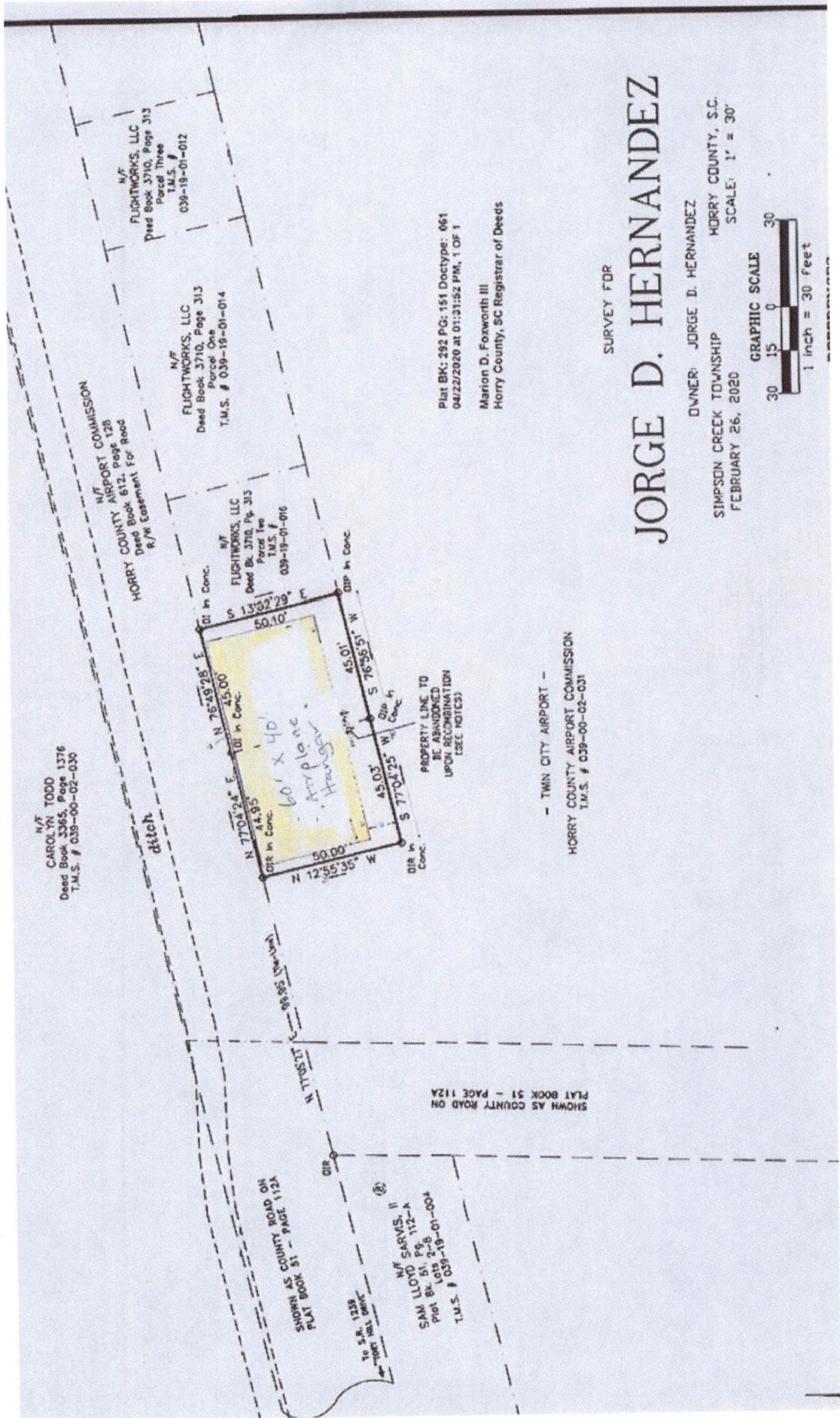
There are none.

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

These conditions apply to all properties in the SF6 zoning district.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

Site Plan



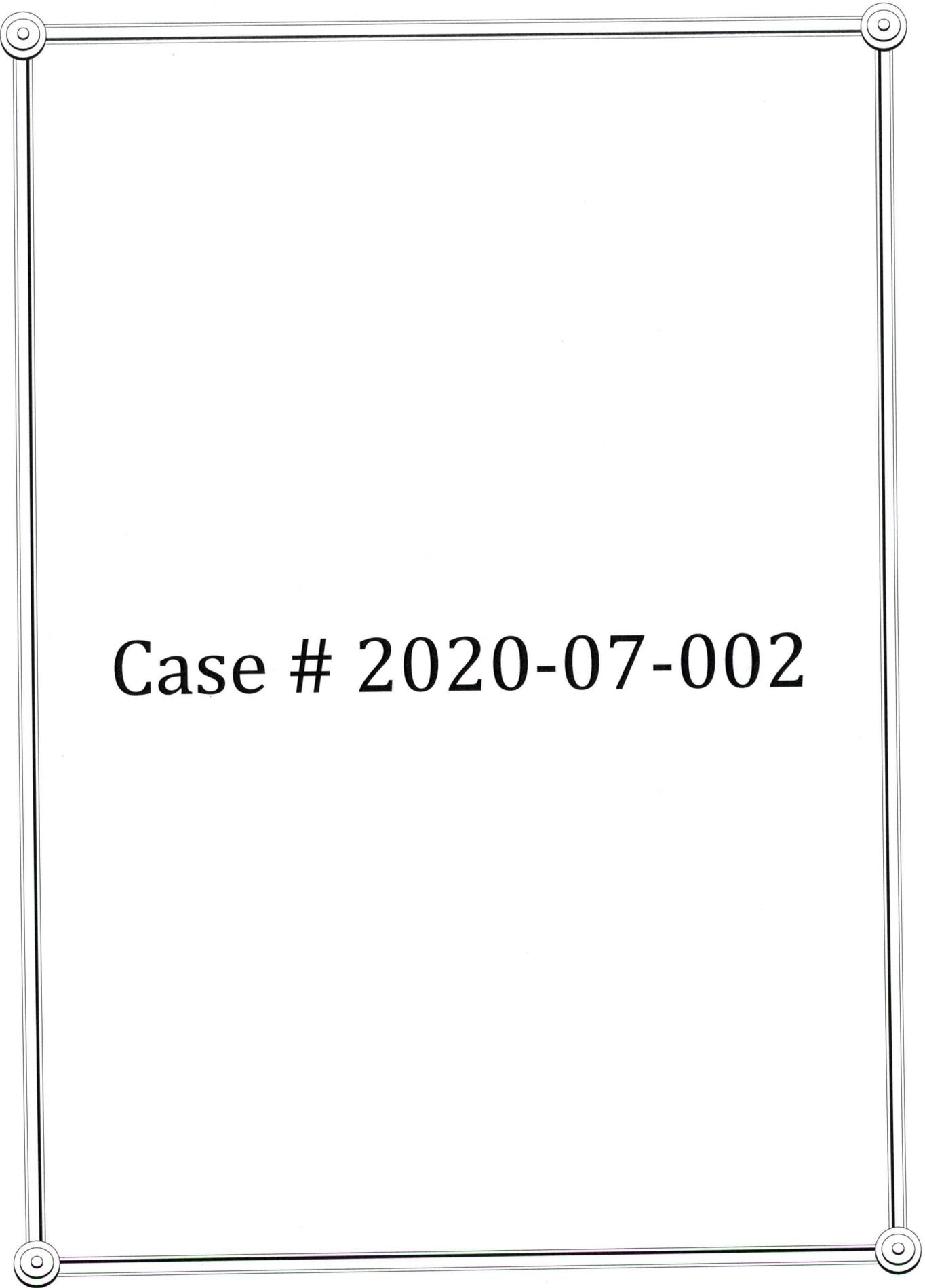
Plat BK: 292 PG: 151 Doctype: 061
 04/22/2020 at 01:31:52 PM, 1 OF 1
 Marion D. Foxworth III
 Horry County, SC Registrar of Deeds

SURVEY FOR

JORGE D. HERNANDEZ

OWNER: JORGE D. HERNANDEZ
 SIMPSON CREEK TOWNSHIP
 Horry County, S.C.
 FEBRUARY 26, 2020
 SCALE: 1" = 30'

GRAPHIC SCALE
 30 15 0 30
 1 inch = 30 feet



Case # 2020-07-002

VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

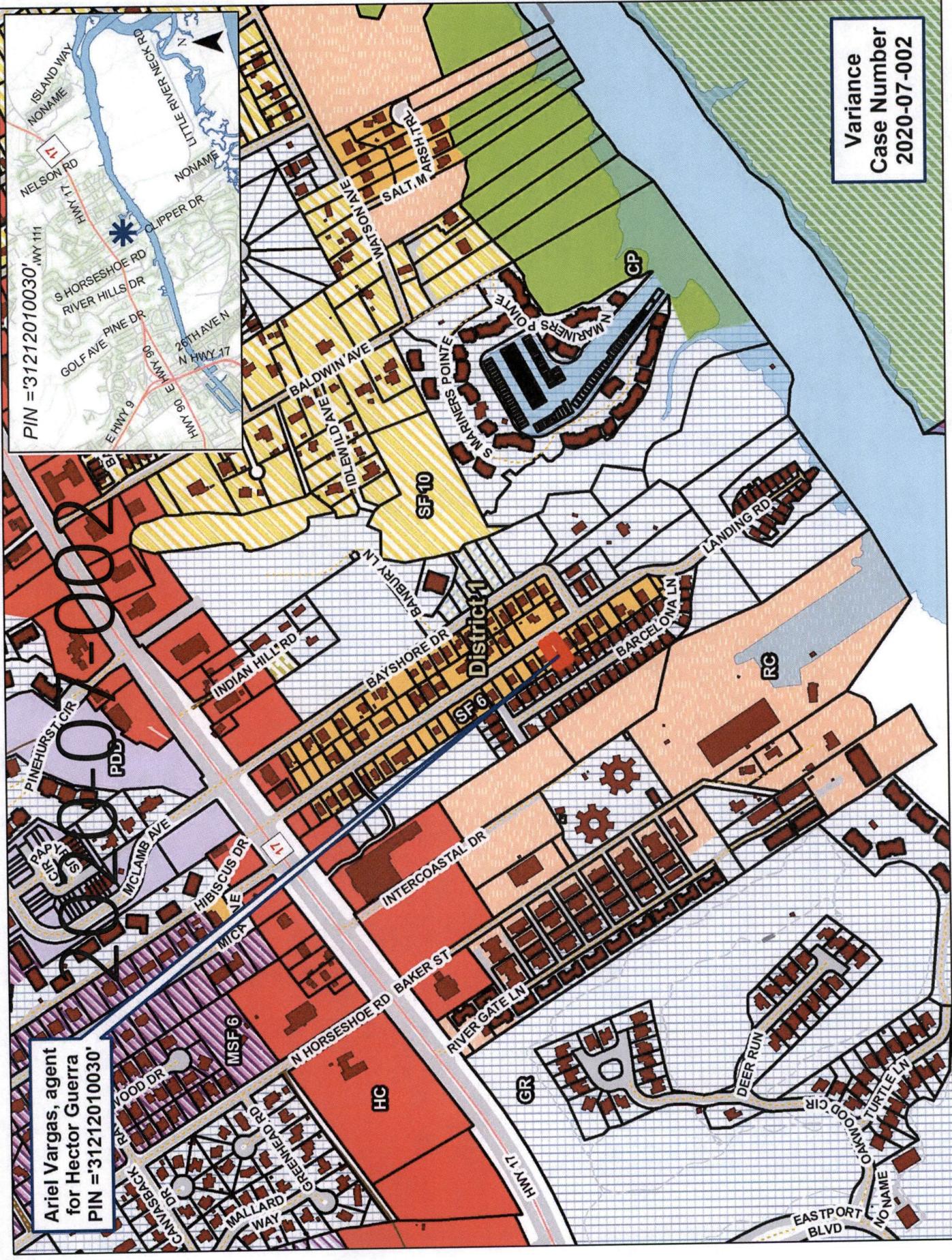
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

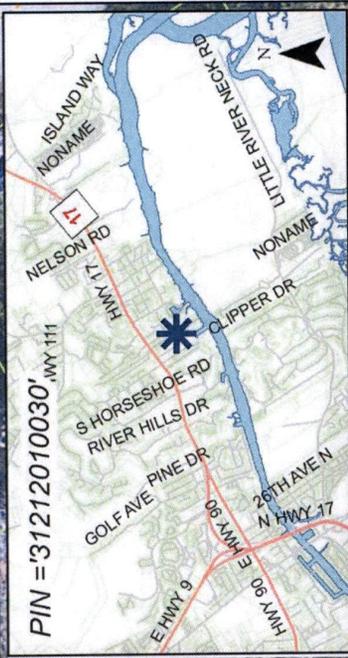
1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Variance
Case Number
2020-07-002



Ariel Vargas, agent
for Hector Guerra
PIN = '31212010030'

Variance
Case Number
2020-07-002



002 Aerial

Ariel Vargas, agent
for Hector Guerra
PIN = '31212010030'

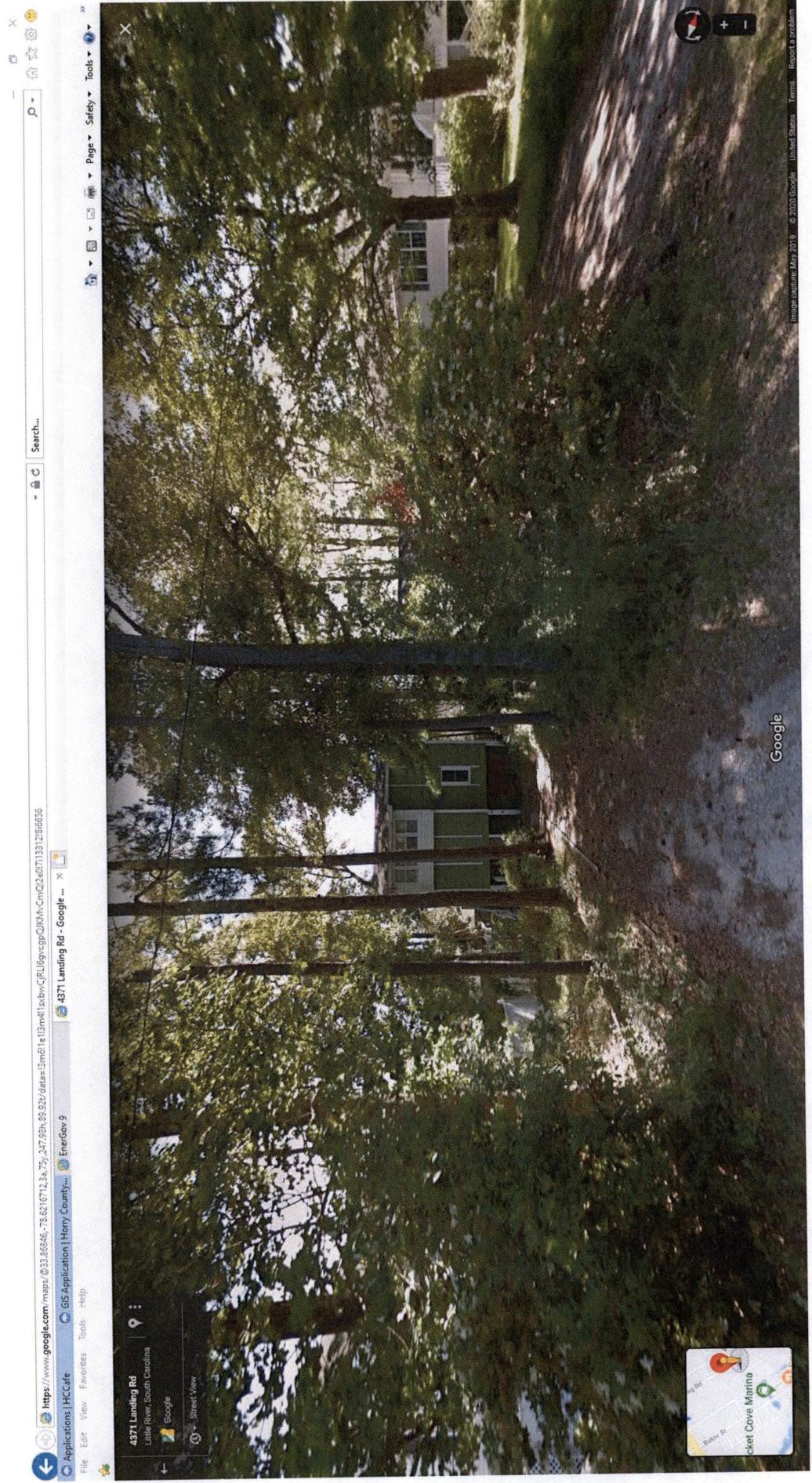


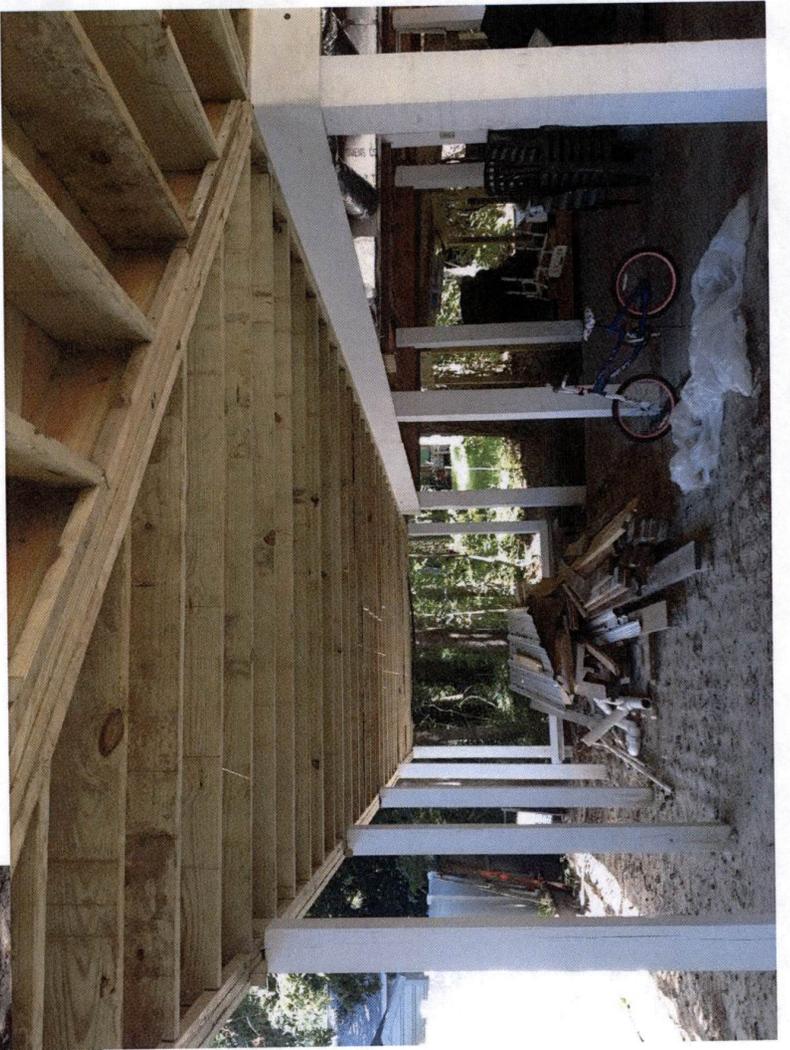
Variance
Case Number
2020-07-002

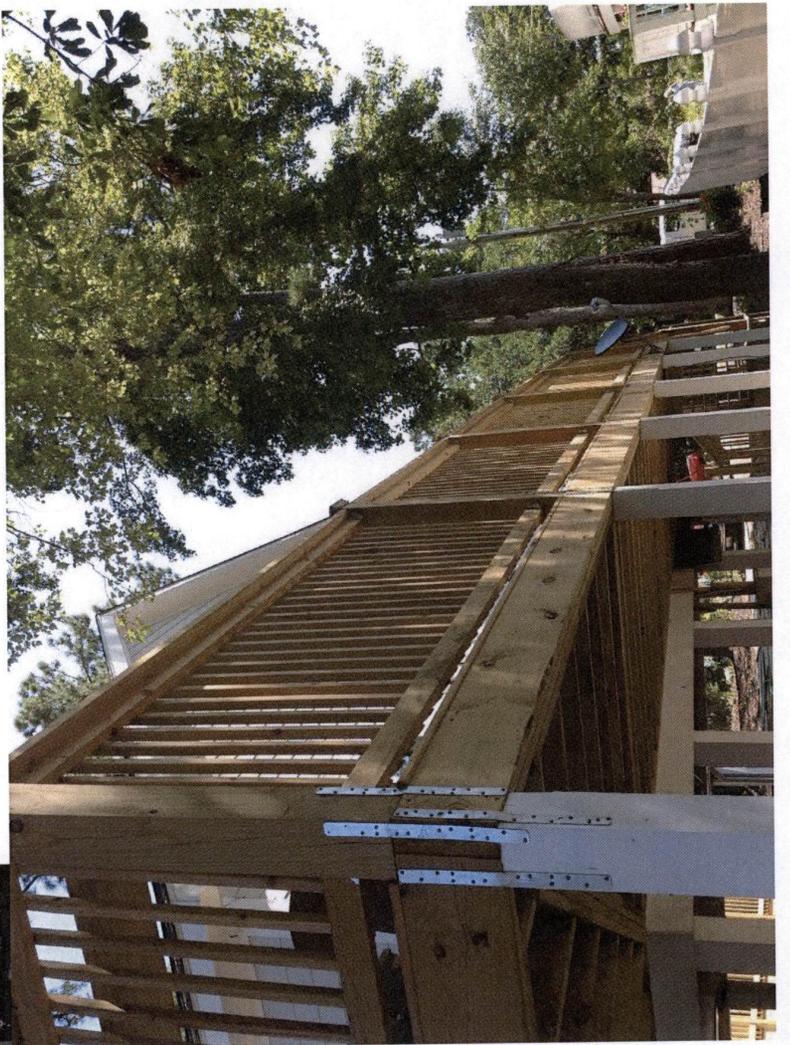
2005

Ariel Vargas, agent
for Hector Guerra
PIN = '31212010030'

Previous pic of home









Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) _____ Section(s) _____

Description of Request: would like to maintain Deck as is - because I am Handipped -
Need To get To my house (2nd Floor) with my wheelchair

Required Front Setback: <u>20 ft.</u>	Requested Front Setback: _____
Required Side Setback: <u>7.5' 10 ft. substandard lot</u>	Requested Side Setback: <u>6.5 7.3 ft.</u>
x Required Rear Setback: <u>11.25' 15 ft.</u>	Requested Rear Setback: <u>6.7 ft.</u>
Required Bldg. Separation: _____	Requested Bldg. Separation: _____
Required Minimum Lot Width: _____	Requested Min Lot Width: _____
Required Min Lot Width/Bldg Site: _____	Requested Min Lot Width/Bldg Site: _____
Required Max Height of Structure: _____	Requested Max Height of Structure: _____

Are there Restrictive Covenants on this property that prohibit or conflict with this request? **Y N**

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

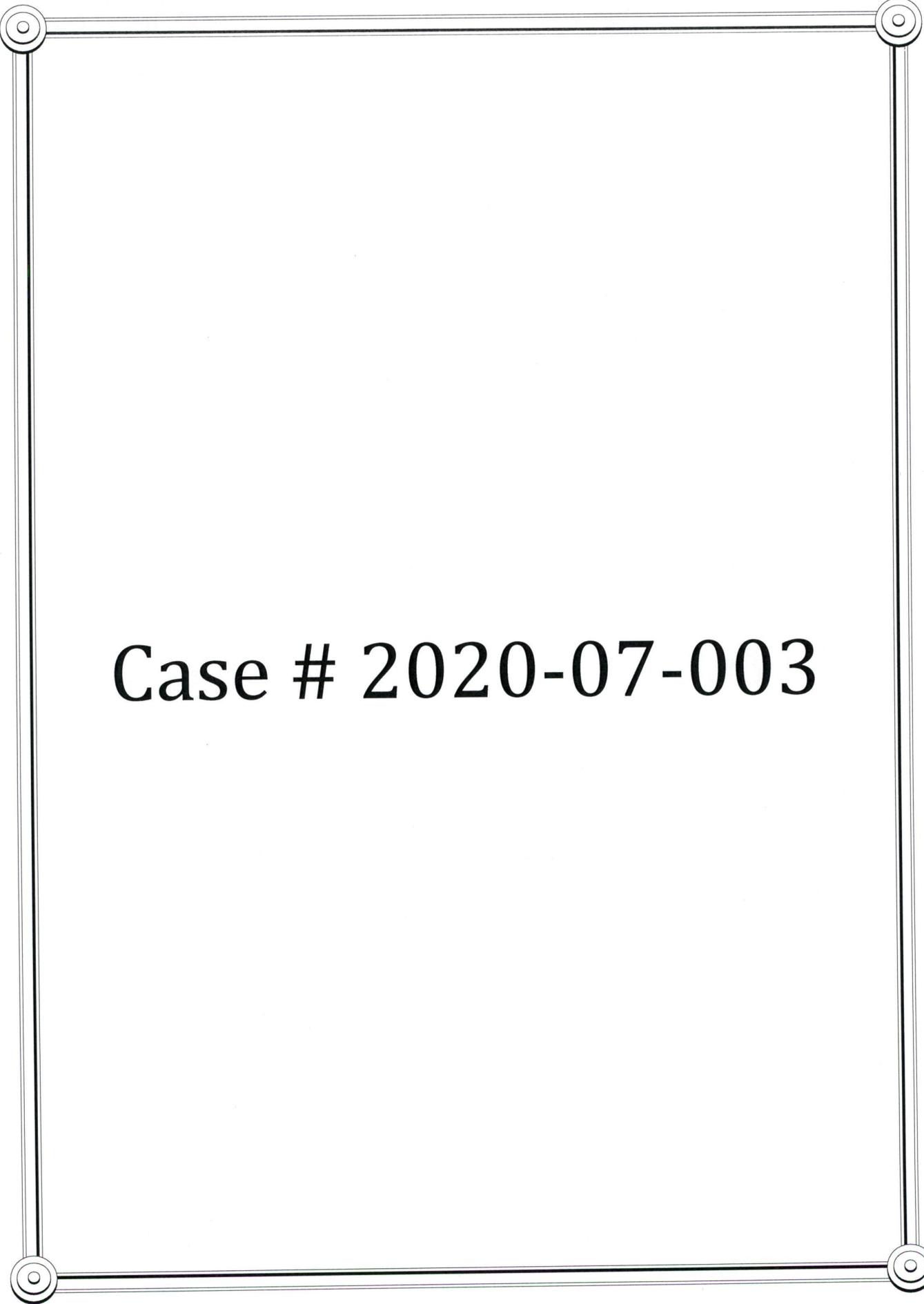
To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

x Hector E Perez
Applicants Signature

6-10-2020
Date

A rectangular frame with decorative corner pieces. The frame consists of two parallel lines forming the border. At each of the four corners, there is a circular decorative element with a smaller circle inside, resembling a rivet or a corner fastener.

Case # 2020-07-003

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-003
Applicant	Nathan Taylor, agent
Parcel Identification (PIN) #	448-06-03-0005
Site Location	3851 Wilmonte Court, Myrtle Beach
Property Owner	Michael & Laurie Reynolds
County Council District #	6 - Crawford

Zoning Information

Zoning District	SF6
Parcel Size	10,058 Sq. Ft.
Proposed Use	Residential

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 707 and Article VIII regarding setback requirements in the Residential (SF 6) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Rear setback	15'	10'	5'	34%

Background/Site Conditions

This parcel is located within Glenmere Subdivision. The applicants are proposing to construct a 12' x 18' sunroom on the rear of the single family home. The sunroom will be located 10' from the rear property line instead of the required 15' for a variance of 5'. There is a 10' drainage easement on the rear of this parcel; the structure will not encroach into the easement.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

There are none.

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

These conditions apply to all parcels within the SF6 zoning district.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

The applicants have submitted a letter of approval from the Glenmere HOA.

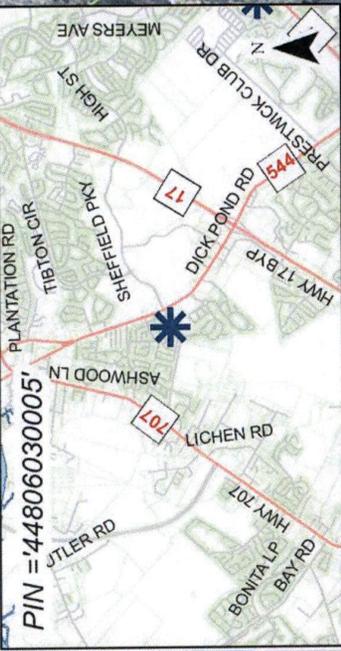
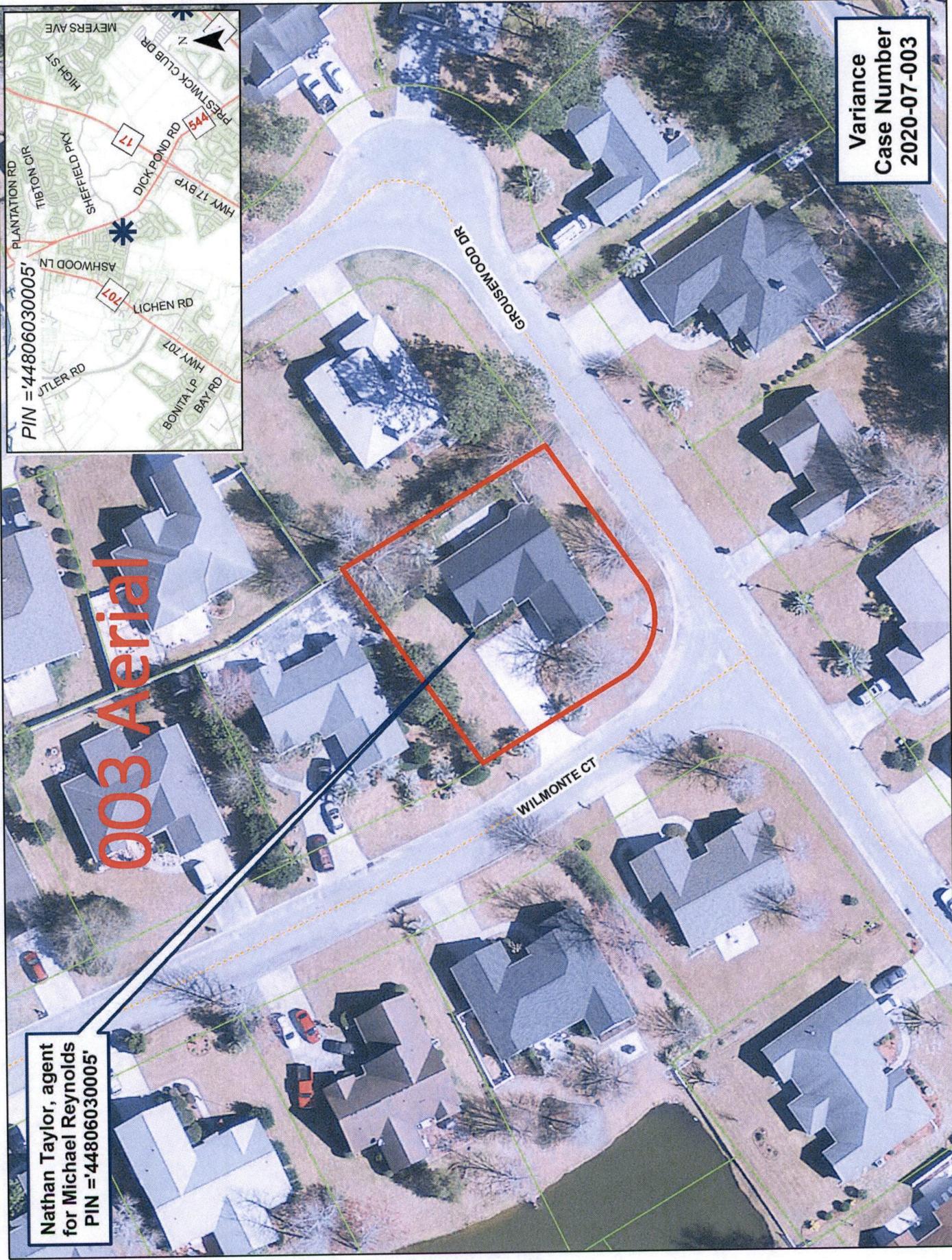
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

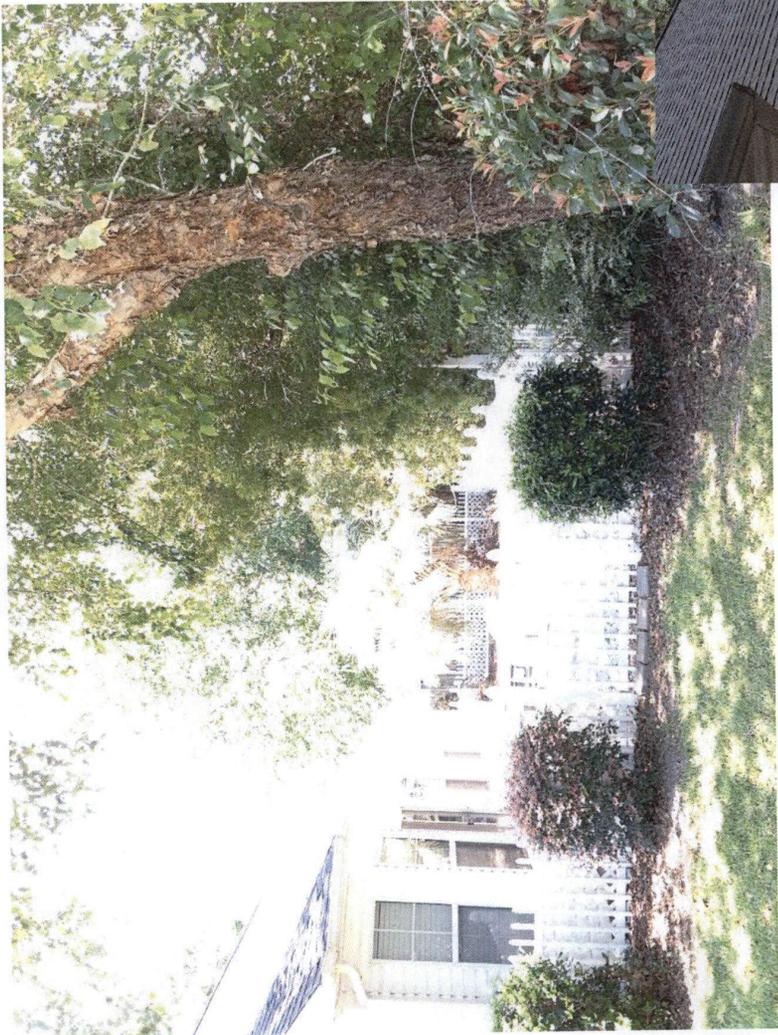
Variance
Case Number
2020-07-003

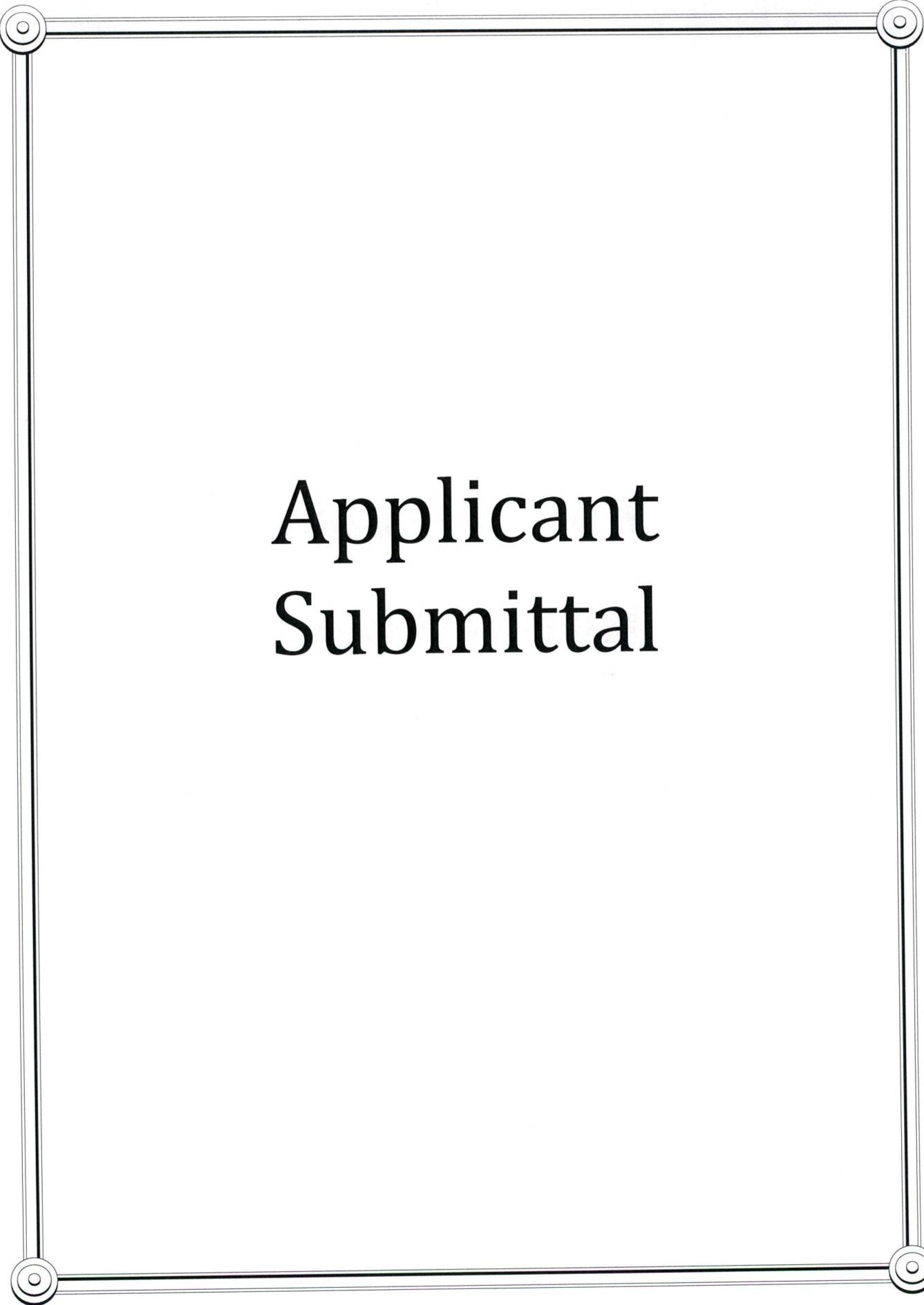


003 Aerial

Nathan Taylor, agent
for Michael Reynolds
PIN = 44806030005

Patio Area





Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) _____ Section(s) _____

Description of Request: Wanting To have A 12x8 Enclosure on Back -
Since home where the easement is right @ where we need it
to be.

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

Requested Front Setback: _____
Requested Side Setback: _____
Requested Rear Setback: 7' NEEDED
Requested Bldg. Separation: _____
Requested Min Lot Width: _____
Requested Min Lot Width/Bldg Site: _____
Requested Max Height of Structure: _____

Are there Restrictive Covenants on this property that prohibit or conflict with this request? **Y N**

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

We currently have a existing slab now we wanted to
enclose it and put a roof over it. so when we have company
over its more well used. with older members in family
they need to be outside But not in the sun and constant
A/C is bad for us and them.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

MKD [Signature], Laura Reynolds
Applicants Signature

6/9/2020
Date



Laurie Reynolds <lreynoldsm99@gmail.com>

ARB Reynolds 3851 Wilmonte Ct. 6-9-20

2 messages

Tue, Jun 9, 2020 at 1:18 PM

T.D. SNOKE <tds4799@yahoo.com>
To: Mike & Laurie Reynolds HOA <lreynoldsm99@gmail.com>
Cc: Trish Elko <trishelko@phillipsrealty.com>, Nancy DiMauro <nancy@phillipsrealty.com>, Linda Vukic Board <mbmemaw@aol.com>, Nita Dixon Board <nitadixon71@yahoo.com>, Deborah Howell Board <debhowell23@gmail.com>, Jim Tester Board <jtester@sc.rr.com>

Laurie and Mike,

The board is pleased to approve your request for the addition to 3851 Wilmonte Ct.

Survey and drawing are on file.

Glen 3 Board
Linda Vukic
Nita Dixon
Debbie Howell
Jim Tester
Tim Snoke

Tue, Jun 9, 2020 at 1:51 PM

Laurie Reynolds <lreynoldsm99@gmail.com>
To: "T.D. SNOKE" <tds4799@yahoo.com>
Cc: Trish Elko <trishelko@phillipsrealty.com>, Nancy DiMauro <nancy@phillipsrealty.com>, Linda Vukic Board <mbmemaw@aol.com>, Nita Dixon Board <nitadixon71@yahoo.com>, Deborah Howell Board <debhowell23@gmail.com>, Jim Tester Board <jtester@sc.rr.com>

Thank you so much!
[Quoted text hidden]

ARCHITECTURAL/AESTHETIC REQUEST CHANGE (ARC)

Date Mailed By Owner: 5/21/20 Received By ACC By Postmark Date: / / Date Approved: / /

POA Name: First Michael Last Reynolds

Street Number & Name: 3851 WILMONTE CT. Zip: 29588 Lot No.

CELL Home Phone No.: 914-261-5857 Business Phone No.: Ext.

Description Of Change:

NEEDING A 12X18' SCREENED IN ENCLOSURE TO BACK SIDE OF HOME.

(With the request for approval, a copy of the lot drawing displaying easements and other encumbrances must also be submitted. Remember that easements, culverts, and county rights of way must be respected at all times and is a determining factor in rejection or approval.)

Please attach to this form a graphic description of the change you are requesting (i.e., picture(s) of the type of fence, porch enclosure, driveway extension, pool (in-ground only), outbuilding, etc., along with a drawing of your lot showing the location of your home and any existing structure, fences, etc.

Dimensions of Structure Expressed In Feet: L 18 W 12 H 8 Color: White

Checkmark Location On Lot Relative To House: Front Rear Left Right Roof

Type Of Materials To Be

Used: WOOD FRAMING, VINYL SIDING - ASPHALT SHINGLES

ALL MATERIALS WILL BE THE SAME AS ON HOME

Contractor Name: Trinity General Contracting
Taylor Contracting Bus. Phone No.: 843-340-5036

Is Contractor Insured And Bonded? Yes No Does the project require permit(s)? Yes No

If No, Explain Why:

In the event that a request is submitted without all the complete information required, it will be automatically rejected and a new and complete request must be submitted for approval with all the missing pertinent information and permits included. Responsibility rests solely with the Homeowner to ensure that the contractor(s) has requested and received from the local authorities all permits for meeting and/or exceeding all the appropriate building codes and laws of the city, county, and state. Furthermore, after and during the project, all trash and debris generated at the worksite must be removed daily and without delay. Prior to plan submission and request for approval, it would be beneficial for all parties if the Homeowner consults the Bylaws, as this will expedite all processes for approval and minimize possible rejections.

(The validity of the approval for the ARC will automatically expire six months from the date posted by the ACC and a new request must be submitted.)

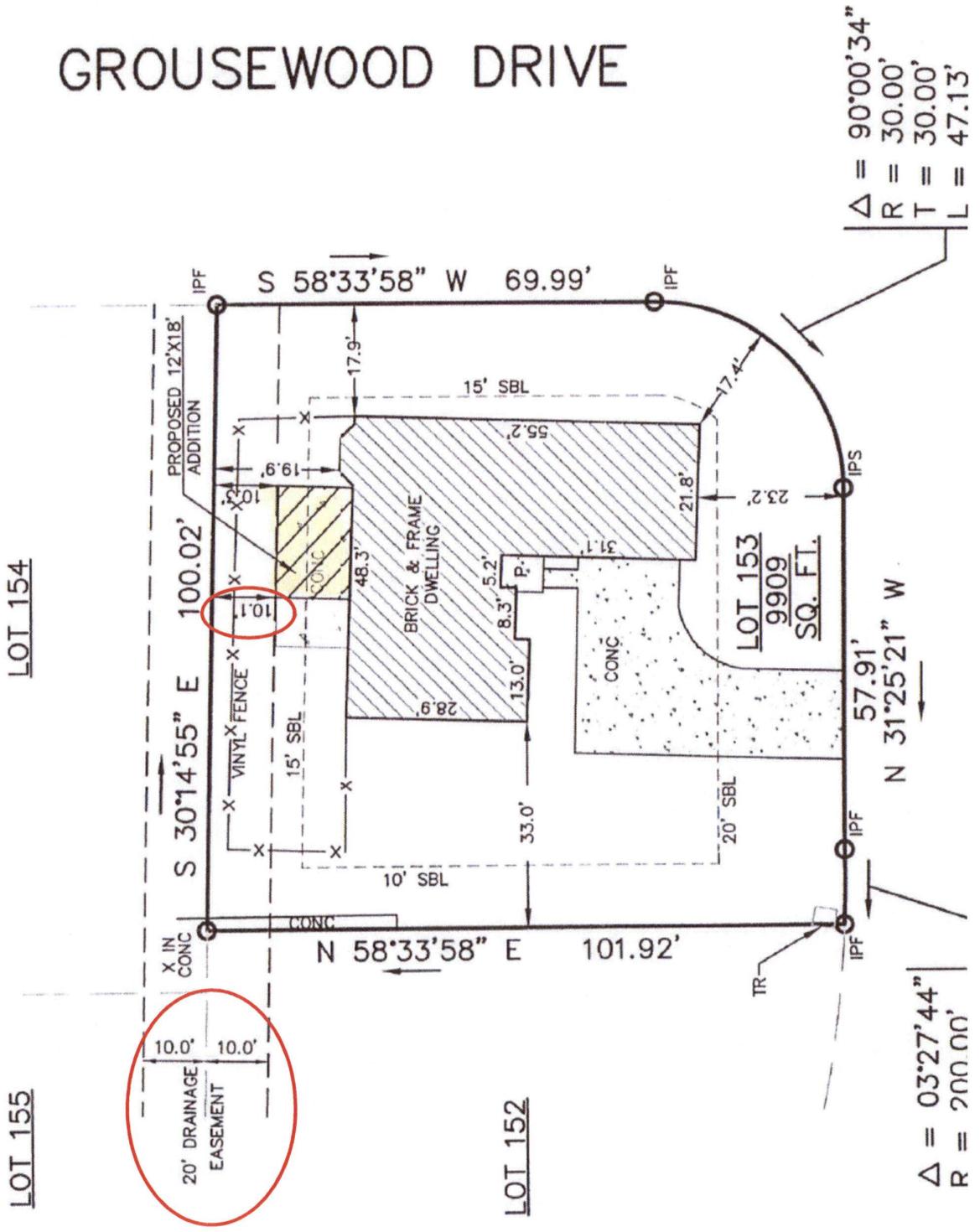
The Architectural Control Committee reserves the right to inspect the project before, during, and at the completion of the project.

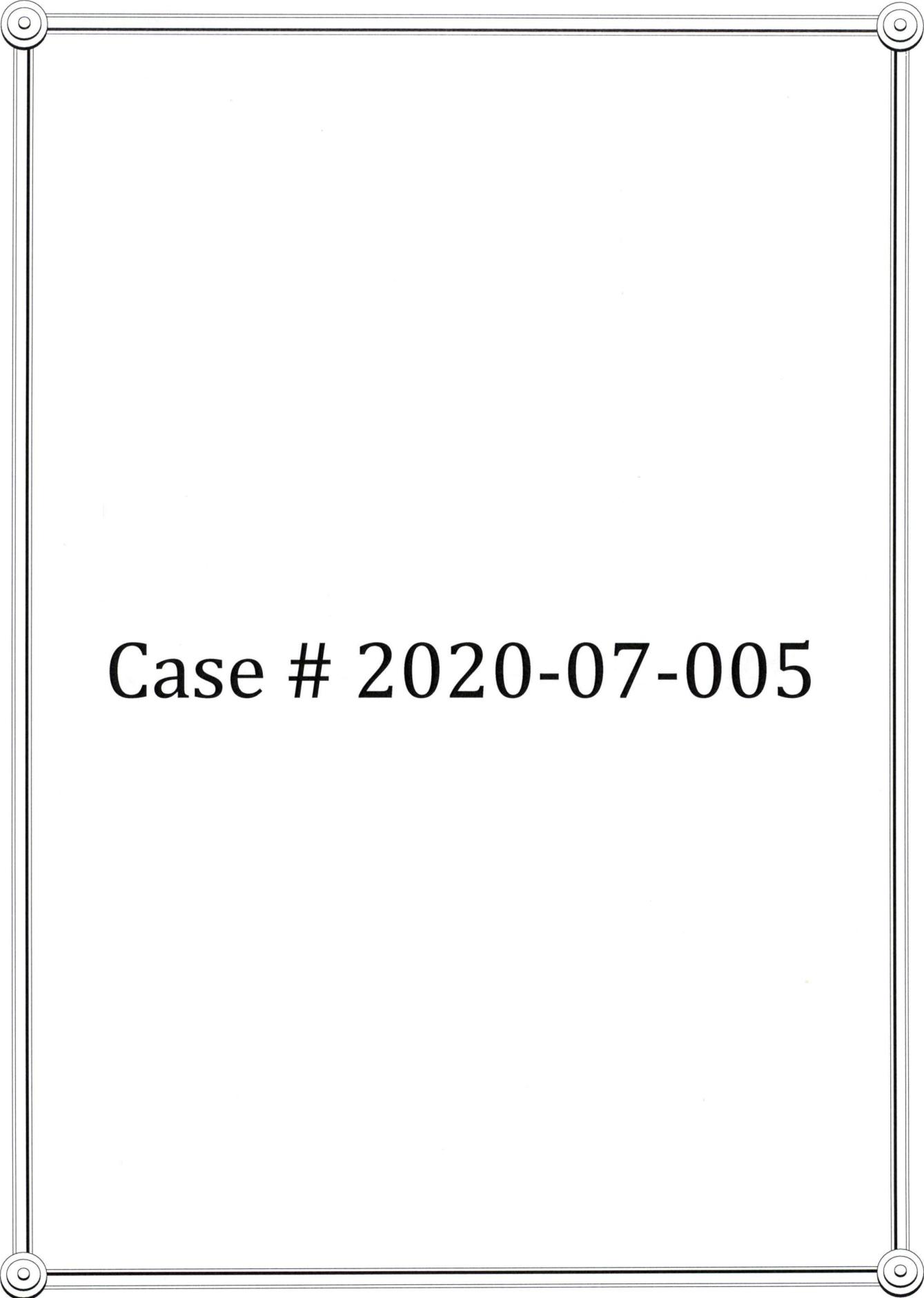
Owner's Signature: Michael Reynolds

Mail Your Request To:
ARC
Glenmere, Homeowners Association
P.O. Box 15423
Surfside Beach, SC 29587
Or email nancy@phillipsrealty.com

Site Plan

GROUSEWOOD DRIVE





Case # 2020-07-005

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-005
Applicant	Robert Wilfong, PE agent
Parcel Identification (PIN) #	441-15-03-0029
Site Location	3512 Caduceus Drive, Myrtle Beach
Property Owner	Ross Holdings, LLC
County Council District #	6 - Crawford

Zoning Information

Zoning District	HC
Parcel Size	22,999 Sq. Ft.
Proposed Use	Medical Practice

Requested Variance(s)

The applicant is requesting a variance from Article XI, section 1104 regarding parking requirements for a medical use in the Highway Commercial (HC) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Required Parking spaces	40	25	15	38%

Background/Site Conditions

The applicants are proposing to construct a dental office on this site. Article XI, Section 1104 requires 5 parks per treatment room for medical offices. The building will have 8 treatments rooms which requires 40 parks. They are proposing to have 25 parks for a variance of 15 parks.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

There are none.

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

These conditions apply to all medical offices/clinics.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

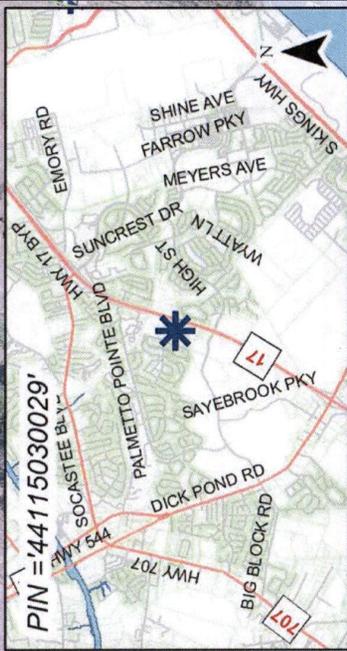
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

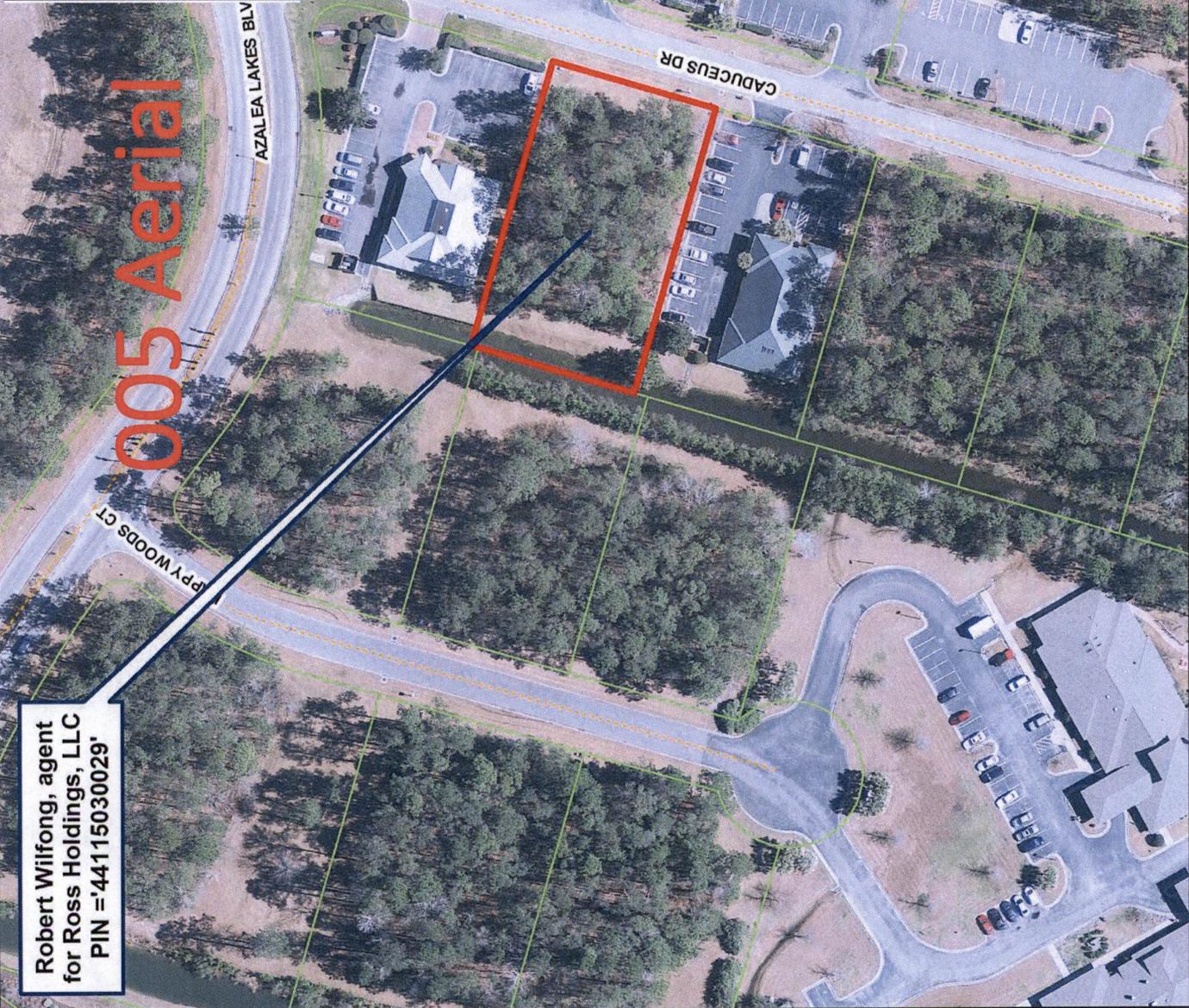
1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

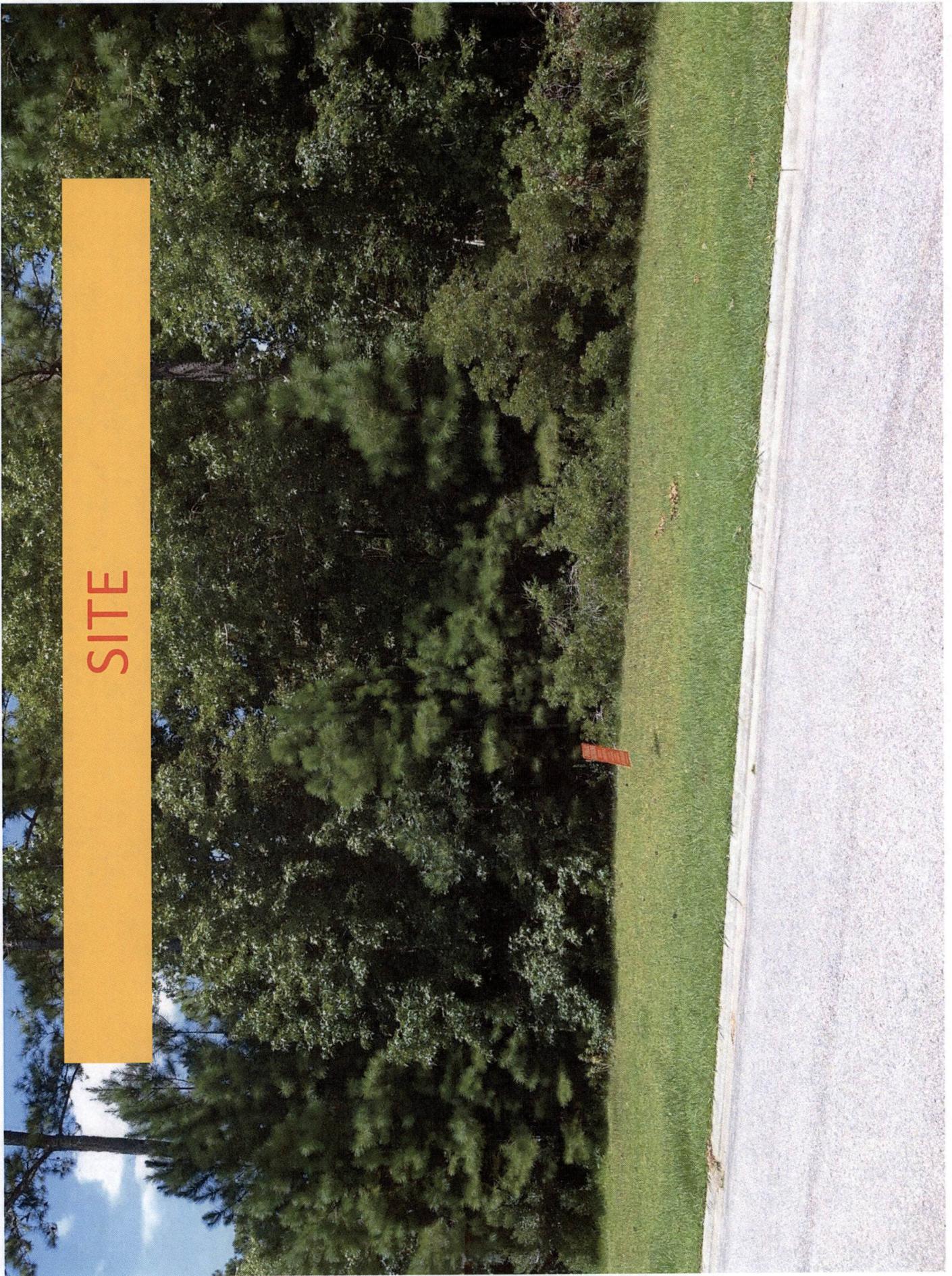
Variance
Case Number
2020-07-005



005 Aerial

Robert Wilfong, agent
for Ross Holdings, LLC
PIN = '44115030029'







Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance: Article(s) XI Section(s) 1104 Off Street Parking Per Land Use

Description of Request: "Medical offices, clinic, rehabilitation, physical therapy, dental, optometry - 5 per treatment room"

Request a reduction from 5 parks per treatment room to 3 parks per treatment room.

Table with 2 columns: Required and Requested. Rows include Front Setback, Side Setback, Rear Setback, Bldg. Separation, Minimum Lot Width, Min Lot Width/Bldg Site, and Max Height of Structure.

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

The parcel is encumbered by a 35' master drainage easement which prevents additional parking being provided. The adjacent parcels being of similar use, do not meet the current parking ordinance. In addition, the current parking requirement, as applied here, is the most intense parking requirement in Horry County being 1 space per 88 Sq. Ft. We are requesting 25 parking spaces which exceeds the Institute of Transportation, August 2007 study, recommending 4.5 spaces per 1,000 SF.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required) ITE Journal Study,

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature

Date

Parking Requirements for Medical Office Buildings

RESEARCH WAS CONDUCTED WITH THE FOLLOWING KEY OBJECTIVES: COLLECT PRIMARY AND SECONDARY DATA DESCRIBING MEDICAL OFFICE BUILDING PARKING NEEDS; IDENTIFY MUNICIPAL CODE REQUIREMENTS FOR THOSE BUILDINGS SURVEYED; AND SUMMARIZE FINDINGS BY MEAN AND 85TH-PERCENTILE VALUES. PROVIDING 4.5 SPACES PER 1,000 GROSS SQUARE FEET OF BUILDING SPACE IS GENERALLY SUFFICIENT TO MEET MEDICAL OFFICE BUILDING PEAK-HOUR NEEDS.

BY JOHN W. DORSETT, AICP AND MARK J. LUKASICK

FIFTY MEDICAL OFFICE BUILDINGS (MOBs) located throughout the United States were studied to determine their parking requirements. Following is a summary of key findings and conclusions:

- A total of 4.5 parking spaces per 1,000 gross square feet (GSF) of building area should be provided for MOBs. This recommendation includes an effective supply cushion of spaces; this cushion is equal to about 10 percent of the supply and is necessary for a number of reasons, including but not limited to user convenience and to compensate for the temporary loss of spaces due to construction, maintenance and snow removal.
- The number of cars parked at MOBs during the 11 a.m. peak hour typically falls short of both the parking supplies and the number of parking spaces required by zoning ordinances.
 - This suggests that most zoning ordinances require more parking spaces than most MOBs need.
 - Ninety-two percent of this study's MOBs are legally required to provide more parking spaces than were occupied during the peak hour.
 - Sixty percent of this study's MOBs must comply with zoning ordinances that exceed this study's recommended parking capacity.
- The observed mean peak-hour parking accumulation rate for 50 MOBs is 3.23 spaces per 1,000 GSF of occupied building area. This is lower than the 3.53 spaces reported in the Institute of Transportation Engineers' (ITE) *Parking Generation, 3rd Edition* and the 4.11 spaces reported in ITE's *Parking Generation, 2nd Edition*.^{1,2}
- The observed 85th-percentile peak-hour parking accumulation rate for 50 MOBs is 4.21 parked cars per 1,000 GSF of occupied building area.

STUDY PURPOSE

The development of MOBs continues in response to the aging population and consequent increases in demands for health care. One particular challenge for planners is to properly determine the number of parking spaces needed for MOBs. In response to this challenge, a study was conducted to document the parking requirements of MOBs. A major component of this study included new primary research.

Most municipal zoning ordinances base MOB parking requirements on the amount of GSF rather than the number of physicians, employees, or patients/visitors. This study gathers data from various MOBs, calculates parking demand ratios per 1,000 GSF and provides a database that can be used for project planning purposes. This research project had the following objectives:

- To identify and reference historical MOB peak-hour parking demand ratios;
- To create a database of MOB peak-hour parking demand ratios that employ the number of parking spaces needed per 1,000 GSF, the variable most commonly referenced by municipal codes;
- To compile a comparative list of municipal code requirements for those MOBs surveyed; and
- To summarize findings by mean and 85th-percentile values.

Meeting these objectives provides information useful to planners who project MOB parking demand.

METHODOLOGY

Prior to beginning primary research, secondary sources of data were researched. The second and third editions of *Parking Generation* contained a summary of several MOB parking demand studies. To complete the primary research, the following steps were performed:

- A sample of 50 stand-alone MOB's located throughout the United States was selected.
- The following variables were researched for each MOB:
 - city and state;
 - number of floors;
 - building GSF;
 - building occupancy rate;
 - number of suites;
 - municipal code parking requirements (number of spaces per 1,000 GSF); and
 - parking space supply.
- The number of parking spaces required by zoning ordinance was calculated.
- The supply of parking spaces was inventoried and the number of spaces provided per 1,000 GSF was calculated.
- The number of parked vehicles during the peak time of the day was counted.
- The number of spaces per 1,000 GSF was determined based on the occupied building GSF and the numbers of vehicles counted at the peak accumulation or occupancy.
- The mean and 85th percentile, by spaces per 1,000 GSF of occupied building space, were summarized for the following:
 - code requirements;
 - parking space supply; and
 - observed peak-hour parking occupancy.

ITE PARKING GENERATION RATES

ITE updated its *Parking Generation* publication in 2004. Table 1 provides a comparison between these published data and the primary data collected for this study.

DATA COLLECTION RESULTS

Number of Buildings by State

Fifty free-standing MBOs were surveyed on Mondays and Wednesdays from March through August, during what was believed to represent typical activity levels for MOB's. Suburban locations were selected to allow a clean computation of the parking demand ratio, without the influence of adjacent land uses present in an urban environment and without the influence of mass transit.

A convenience sample was drawn based

Table 1. Parking ratio comparison.

	Walker data collection	ITE Parking Generation, 3rd Edition
Peak period	10:00 a.m.–12:00 p.m.	10:00 a.m.–12:00 p.m. 2:00 p.m.–5:00 p.m.
Number of study sites	50	18
Average size of study sites (GFA)	62,427	43,000
Average peak-period parking demand	3.23 spaces per 1,000 sf	3.53 spaces per 1,000 sf
85th-percentile parking demand	4.21 spaces per 1,000 sf	4.30 spaces per 1,000 sf
Range of rates	1.38–8.90 spaces per 1,000 sf	2.34–5.35 spaces per 1,000 sf

Note: Peak occurred mid-week.

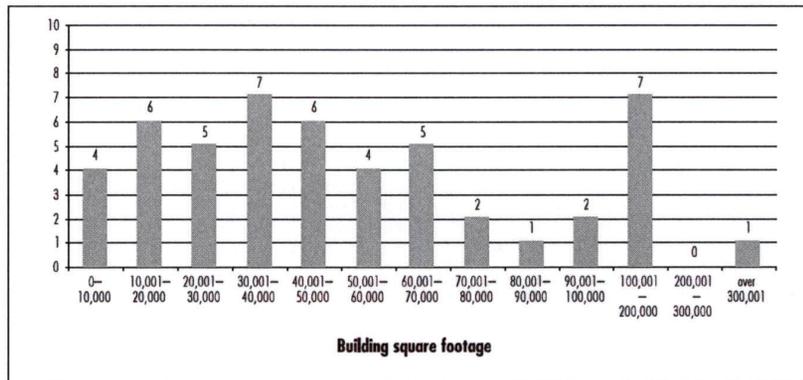


Figure 1. Number of MOB's by size.

on geographic proximity of individuals collecting the data to the MOB's. Twenty of the MOB's surveyed were located in Illinois. The remaining 30 properties surveyed were located in the following states: California (6), Florida (3), Georgia (3), Indiana (9), Massachusetts (3), Minnesota (3) and Pennsylvania (3).

The average number of parking spaces per 1,000 GSF ranged from 2.78 for the three Georgia MOB's studied to 5.60 for the three Pennsylvania MOB's surveyed. Following is the supply of parking spaces per 1,000 GSF, by state:

- Illinois: 4.47
- Florida: 5.24
- Indiana: 5.36
- Minnesota: 4.39
- California: 3.20
- Pennsylvania: 5.60
- Georgia: 2.78
- Massachusetts: 4.69

Number of Buildings by Size

The MOB's identified then were compared on the basis of occupied GSF. As

shown in Figure 1, about three-fourths of the buildings surveyed were 70,000 GSF or less.

Municipal Code Requirements

Thirty-one locations, or 62 percent of those MOB's surveyed were required by code to provide 4.01 or more parking spaces per 1,000 GSF. Table 2 illustrates the number of parking spaces required by municipal zoning ordinances.

Parking Supply

Each individual MOB's parking supply was inventoried. Out of the 50 MOB's surveyed, 27 facilities, or approximately 54 percent, supplied 4.01 or more parking spaces (rounded to nearest whole number) per 1,000 GSF.

Figure 2 illustrates the number of parking spaces supplied per 1,000 GSF. Most of the facilities surveyed provided or nearly provided the number of code-required spaces. In some cases, the parking space supply fell short of the code requirement.

Parking Demand

Parking occupancy counts were taken for the MOB parking spaces to determine parking utilization during the 11 a.m.

peak hour. These counts were compared to the occupied GSF of the building. The peak hour was determined based on the consultants' experience with hundreds of

studies over the last 30 years. A majority of the facilities surveyed had peak-hour parking occupancies of 4.0 or fewer spaces per 1,000 GSF. This statistic fell significantly below both the legally required number of parking spaces and the observed parking supplies.

The following shows the total number of parking facilities surveyed (at the peak hour) by range of occupied parking spaces per 1,000 GSF:

Spaces per 1,000 GSF	Number of Facilities
1.00 to 2.00	7
2.01 to 3.00	18
3.01 to 4.00	14
4.01 to 5.00	9
5.01 to 6.00	0
6.01 to 7.00	1
7.01 to 8.00	0
8.01 to 9.00	1

Number of parking spaces required by code	Number of facilities	
1.00 to 2.00 / 1,000 sf	1	2 percent
2.01 to 3.00 / 1,000 sf	6	12 percent
3.01 to 4.00 / 1,000 sf	12	24 percent
4.01 to 5.00 / 1,000 sf	20	40 percent
5.01 to 6.00 / 1,000 sf	6	12 percent
6.01 to 7.00 / 1,000 sf	1	2 percent
7.01 to 8.00 / 1,000 sf	2	4 percent
8.01 to 9.00 / 1,000 sf	1	2 percent
9.01 to 10.00 / 1,000 sf	1	2 percent
	50	100 percent

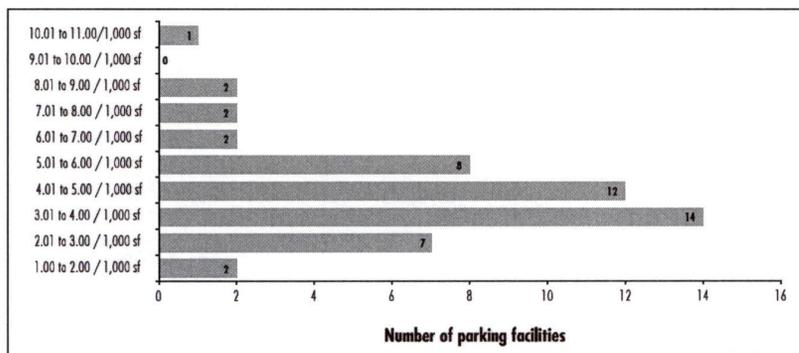


Figure 2. Parking supply provided by MOBs.

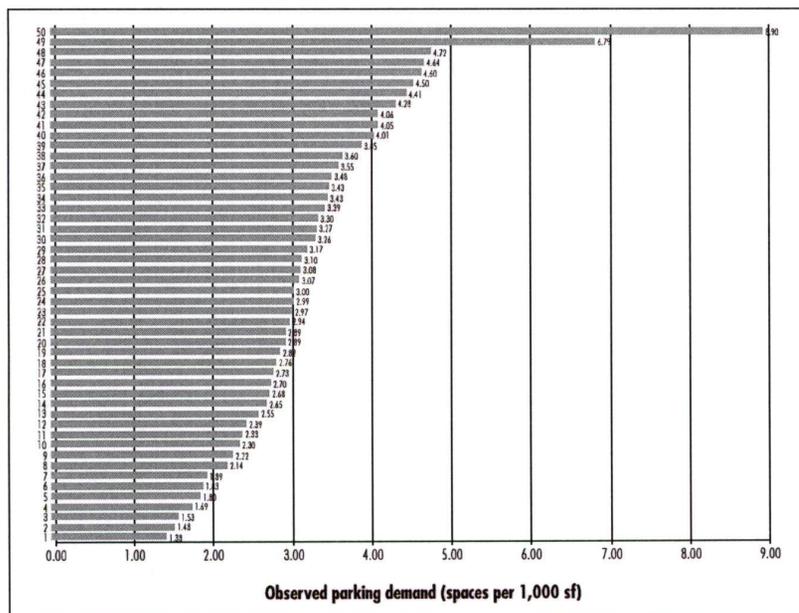


Figure 3. Observed peak-hour parking demand by MOB.

Figure 3 shows each parking facility's parking demand in descending order. Observed peak-hour parking demand for the sample ranged from 1.38 to 8.90 spaces per 1,000 GSF. The observed mean and median peak-hour parking demand rates were 3.23 and 3.03, respectively. The 85th-percentile rate was 4.21 spaces per 1,000 GSF.

CONCLUSIONS

Fifty MOBs were surveyed as part of this research. Following is a summary of findings:

- The most common code requirement for the MOBs surveyed was 5.0 parking spaces per 1,000 GSF. Nineteen MOBs, or 38 percent of the sample, were required to provide 5.0 parking spaces per 1,000 GSF.
- The mean and median number of parking spaces provided per 1,000 GSF was 4.50 and 4.39, respectively.
- ITE calculated a mean demand of 3.53 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) compared to 3.23 parking spaces per 1,000 GSF found in this study.
- ITE's 85th-percentile demand of 4.30 parking spaces per 1,000 GSF (*Parking Generation, 3rd Edition*) is comparable to the 85th-percentile peak-hour

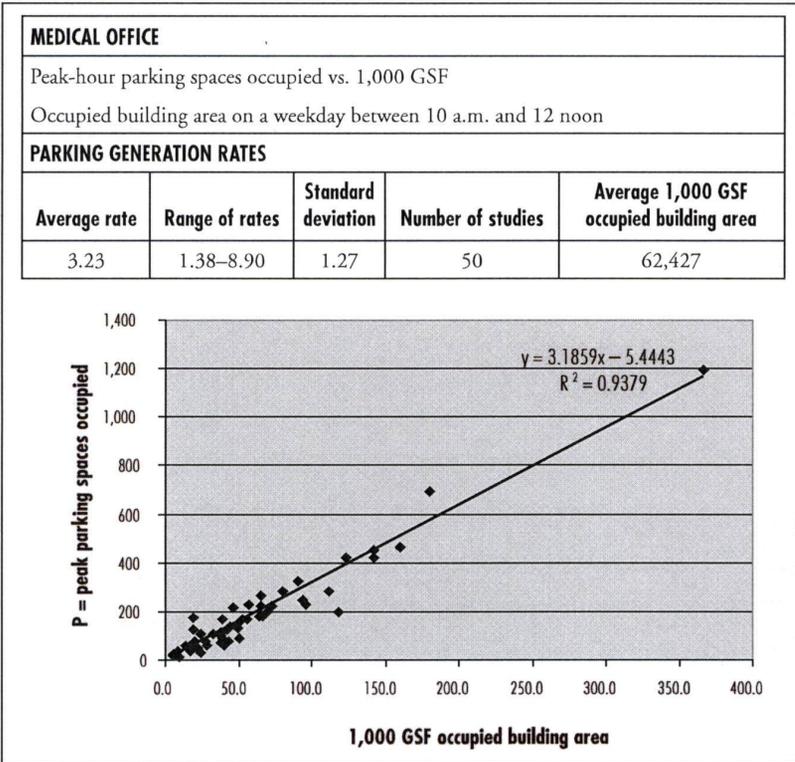


Figure 4. Data plot and statistical summary.

observation of 4.21 parking spaces per 1,000 GSF found in this study.

- Based on these findings, designing parking facilities to accommodate 4.5 spaces per 1,000 GSF of building space should be sufficient to meet the peak-hour parking demands of most medical office buildings. This recommendation is an 85th-percentile recommendation, which is consistent with other recognized and published industry standards, including the landmark November 2005 *Shared Parking* publication issued by the Urban Land Institute and the International Council of Shopping Centers. Sixty percent, or 30 of the 50 MOB's, are located in municipalities that now require more parking than the recommended 4.5 spaces per 1,000 GSF. ■

References

- Parking Generation, 3rd Edition.* Washington, DC, USA: Institute of Transportation Engineers (ITE), 2004.
- Parking Generation, 2nd Edition.* Washington, DC: ITE, 1987.

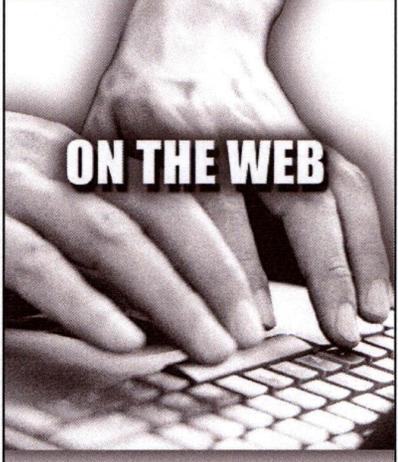


JOHN W. DORSETT,
AICP is a senior vice president and shareholder of Walker Parking Consultants. He directs the firm's Consulting Resources Group, which specializes in parking-related engagements including access and revenue control systems, airport landside planning, financial, functional design planning, operations and traffic engineering.



MARK J. LUKASICK
is a parking consultant with Walker Parking Consultants. He has more than 20 years of experience in hands-on parking operations and parking consulting. He may be contacted at mark.lukasick@walkerparking.com with any questions pertaining to this article.

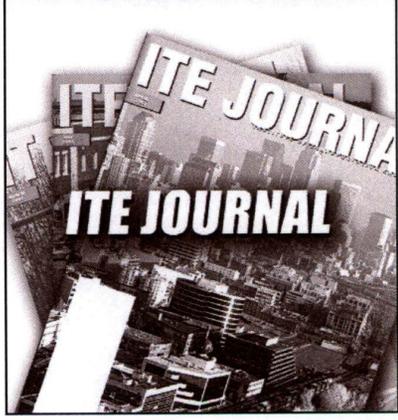
** Note: Opinions expressed herein are those of the authors and do not reflect official ITE Journal policy unless so stated.*



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Site Plan

PROFESSIONAL PARK
 PIN 441-15-03-0025
 ZONE HC
 CURRENT OWNER
 BURROUGHS & GILPIN
 TRS, INC.
 PB. 159 PC. 164

50' Drainage easement

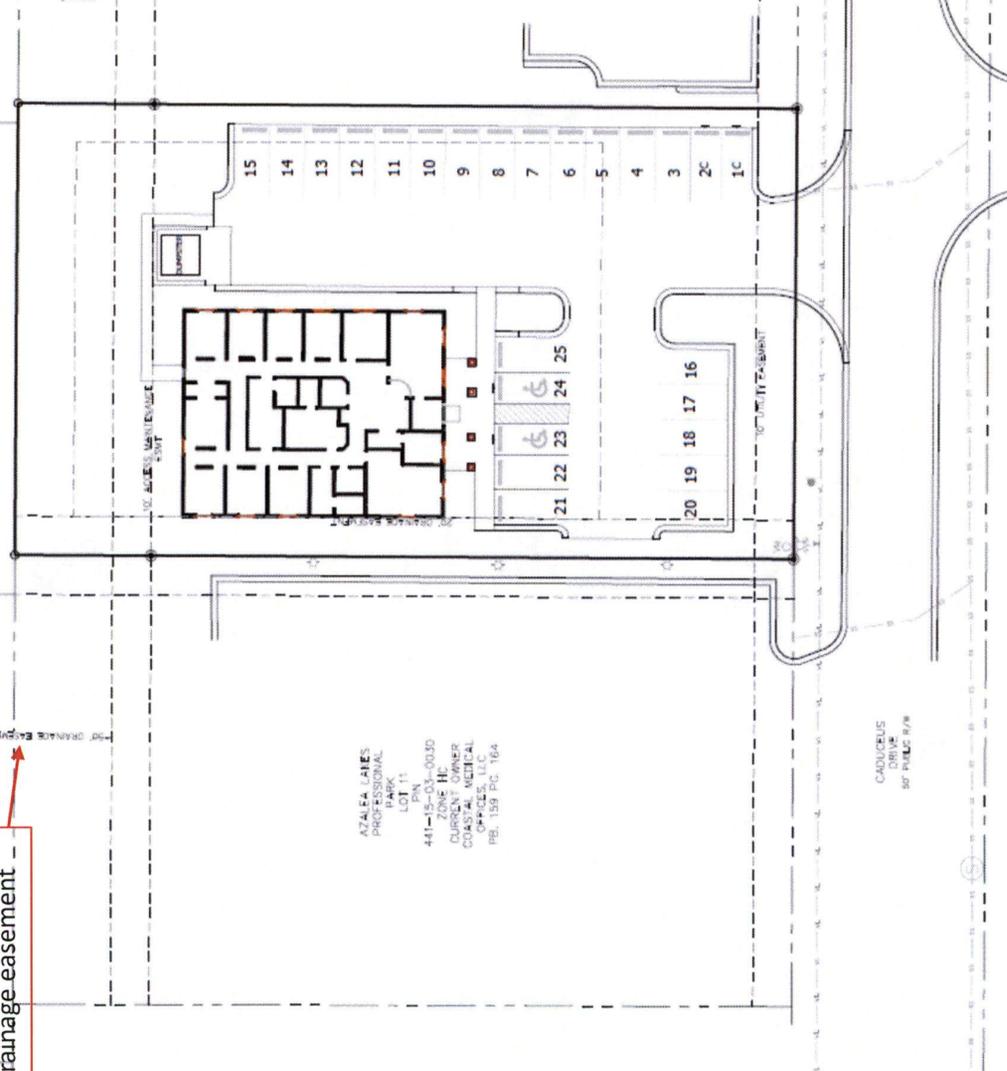
AZALEA LAKES
 PROFESSIONAL
 LOT 11
 PIN
 441-15-03-0030
 ZONE HC
 CURRENT OWNER
 COURTESY & L.L.
 CHAPMAN, LLC
 PB. 159 PC. 164

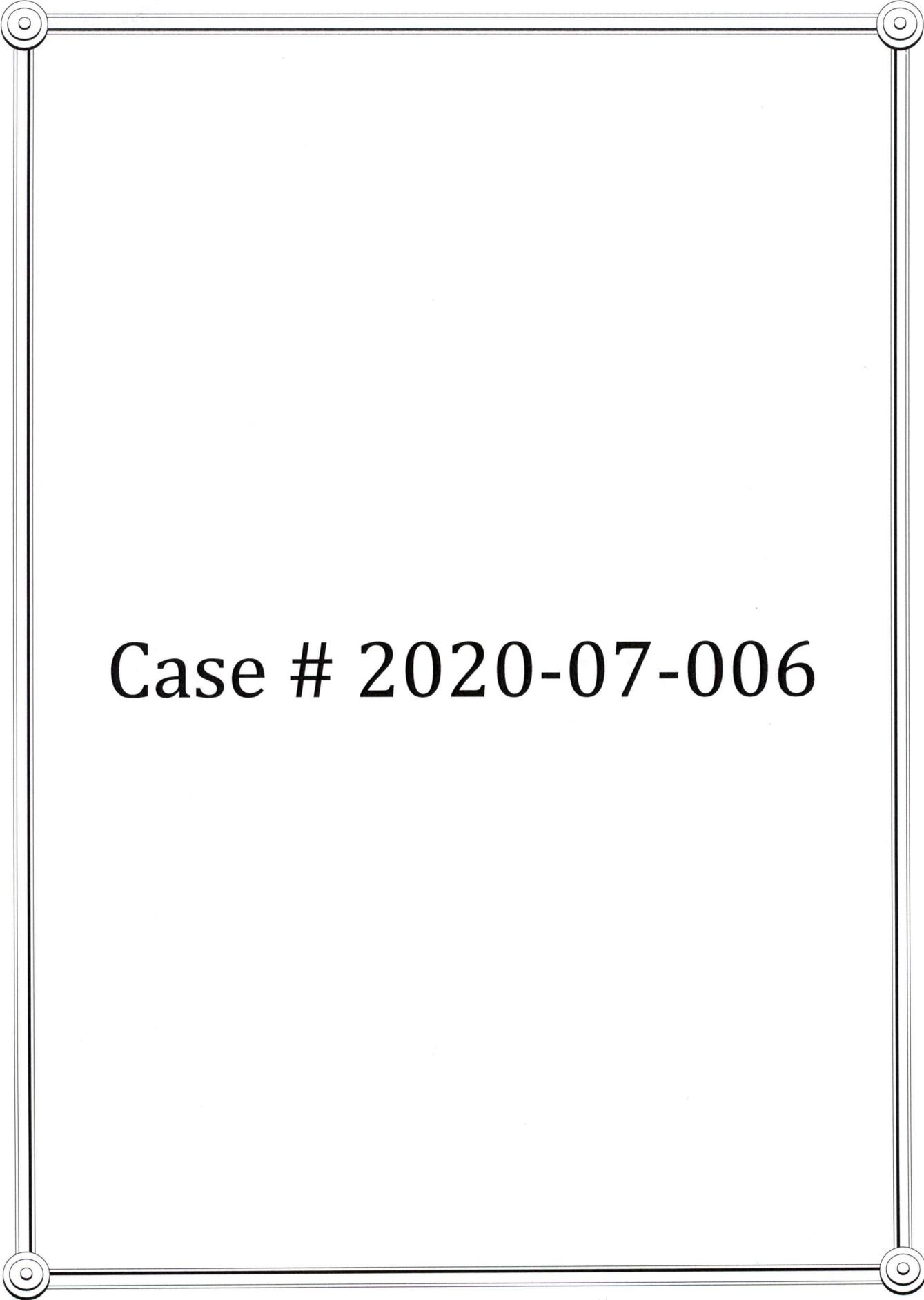
AZALEA LAKES
 PROFESSIONAL
 LOT 6
 PIN
 441-15-03-0026
 ZONE HC
 CURRENT OWNER
 BURROUGHS &
 GILPIN, INC.
 PB. 159 PC. 164

AZALEA LAKES
 PROFESSIONAL
 LOT 13
 PIN
 441-15-03-0028
 ZONE HC
 CURRENT OWNER
 ROSS HOLDINGS,
 LLC
 PB. 159 PC. 164

CADILLACUS
 DRIVE
 50' PUBLIC R/W

AZALEA LAKES DENTIST OFFICE	
TMS	1652-401009
PARKS PROVIDED	25 PARKING SPACES
MOB PER ITE JOURNAL 8/2007	2 HANDICAP SPACES
PARKING PER CODE	4.5 SPACES/1000 SF = 16 SPACES
ZONING SETBACKS	1 PARK/88,375 SF
PARCEL	40 PARKS TOTAL
BUILDING 50 FT USE	5 PARKS/ROOM
ROOMS	FRONT: 50FT
STAFF	BACK: 15 FT
	SIDE: 10FT
	0.53 ACRES
	3,535 SF
	DENTAL OFFICE
	ROOM 1: EMERGENCY
	ROOMS 2-3: HYGIENE
	ROOM 4: SURGICAL
	ROOM 5: LAB
	ROOMS 6-8: DR OPERATORY
	1 DOCTOR
	2 HYGIENISTS





Case # 2020-07-006

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-006
Applicant	Axis Infrastructure, LLC, agent
Parcel Identification (PIN) #	457-11-01-0022
Site Location	4701 Holmestown Road, Myrtle Beach
Property Owner	James E. Daniels
County Council District #	5 - Servant

Zoning Information

Zoning District	NC
Parcel Size	1.41 acres
Proposed Use	Commercial

Requested Variance(s)

The applicants have requested a variance from Article V, Section 512 and Article VII, Section 723.5 (D) 5 b 8 and (J) 1 regarding buffer and parking requirements in the Hwy. 707 Overlay zone.

	Requirement	Requested	Variance Needed
Art. VII, Section 723.5 D (5) b 8- Storm water encroachments in perimeter buffer:			
North East Corner of property	10%	100%	90%
South property line	10%	76%	66%
Art. VII, Section 723.5 (J) 1 - Parking in front of building	50%	100%	50%
Art. V, Section 512	Accessory uses shall not be located forward of the principal structure		

Background/Site Conditions

The applicants are proposing to construct a convenience store on this site. This parcel is located within the Hwy. 707 overlay zone. In the overlay stormwater facilities are allowed to encroach no more than 10% into the total required width of the buffer. The stormwater pond on the North East corner property line is encroaching 100% into the perimeter buffer for a variance of 90%. The stormwater pond on the South property line is encroaching 76% into the perimeter buffer for a variance of 66%. This overlay requires parking to be distributed around the front, sides and rear of proposed structures. No more than 50% of total parking may be located in front of a building. They are requesting to allow all parking (100%) to be in front of the building for a variance of 50%. Also, Article V, Section 512 states accessory uses shall not be located forward of the principal structure. The applicants are requesting a variance to allow the dumpster to be located forward of the building.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

VARIANCE REVIEW SHEET

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

There are none.

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

These conditions apply to all commercial properties within this overlay.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

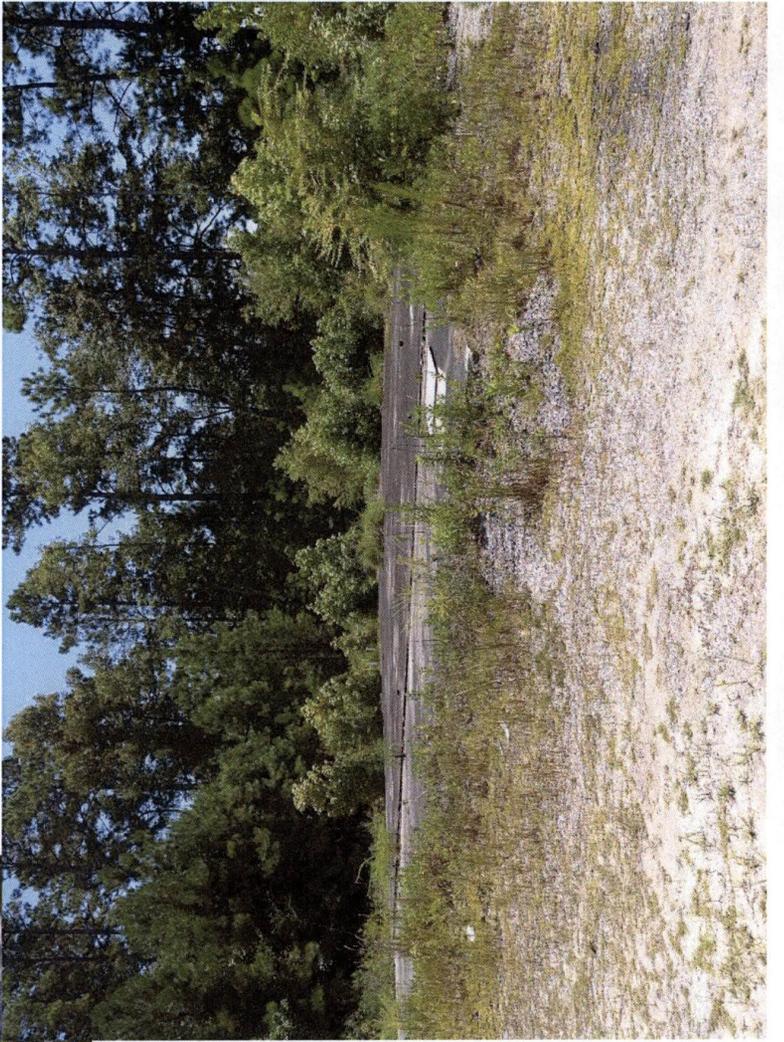
Variance
Case Number
2020-07-006



AXIS Infrastructure, LLC,
agent for James E. Daniels
PIN = '45711010022'

006 Aerial

SITE



Adjoining residential property





Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance: Article(s) 723.5 HIGHWAY 707 OVERLAY ZONE Section(s) 723.5.(D).(5).8.(a), 723.5.(I).(1).b, 723.5.(J).(1)

Description of Request: 1. Place dumpster forward of the primary structure. 2. Greater than 50% of parking located in front of building. 3. Greater than 10% encroachment of the stormwater pond (located on southern property line) into the required landscape buffer. 4. Greater than 10% encroachment of the stormwater management facility (located on the northern property line) into the required landscape buffer.

Required Front Setback: VARIANCE NOT REQUIRED Requested Front Setback:
Required Side Setback: VARIANCE NOT REQUIRED Requested Side Setback:
Required Rear Setback: VARIANCE NOT REQUIRED Requested Rear Setback:
Required Bldg. Separation: VARIANCE NOT REQUIRED Requested Bldg. Separation:
Required Minimum Lot Width: VARIANCE NOT REQUIRED Requested Min Lot Width:
Required Min Lot Width/Bldg Site: VARIANCE NOT REQUIRED Requested Min Lot Width/Bldg Site:
Required Max Height of Structure: VARIANCE NOT REQUIRED Requested Max Height of Structure:

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y (N)

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

PLEASE SEE ATTACHED LETTER

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required) SURVEY AND SITE PLAN

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature

Date 7/1/2020



July 10, 2020

Horry County
Planning & Zoning Development
1301 2nd Avenue
Suite 1D09
Conway, SC 29526

RE: Proposed 7-Eleven – 4701 Holmestown Road
VARIANCE REQUESTS

To whom it may concern,

This letter is to request variances in order to develop the property located at 4701 Holmestown Road in Myrtle Beach, SC. The proposed development is a 7-Eleven gas station and convenience store. The property falls under the Highway 707 overlay.

The project requires variances for more than 50% of the parking being in front of the building, the dumpster enclosure being situated in front of the primary structure and two Stormwater ponds encroaching into the landscape buffers along the north and south sides of the site.

This parcel is triangular in nature and the location of the access points are fixed. In order for customers, fueling trucks, emergency vehicles and the garbage truck to safely access and circulate the site, the placement of the building, dumpster enclosure and gas pumps are limited. The placement of the building and pumps in conjunction with the landscape buffers dictated the location of the dumpster enclosure and parking stalls. The dry Stormwater detention ponds are proposed in the buffer areas. These ponds are shallow ponds with plantings that will help with the evapotranspiration of Stormwater.

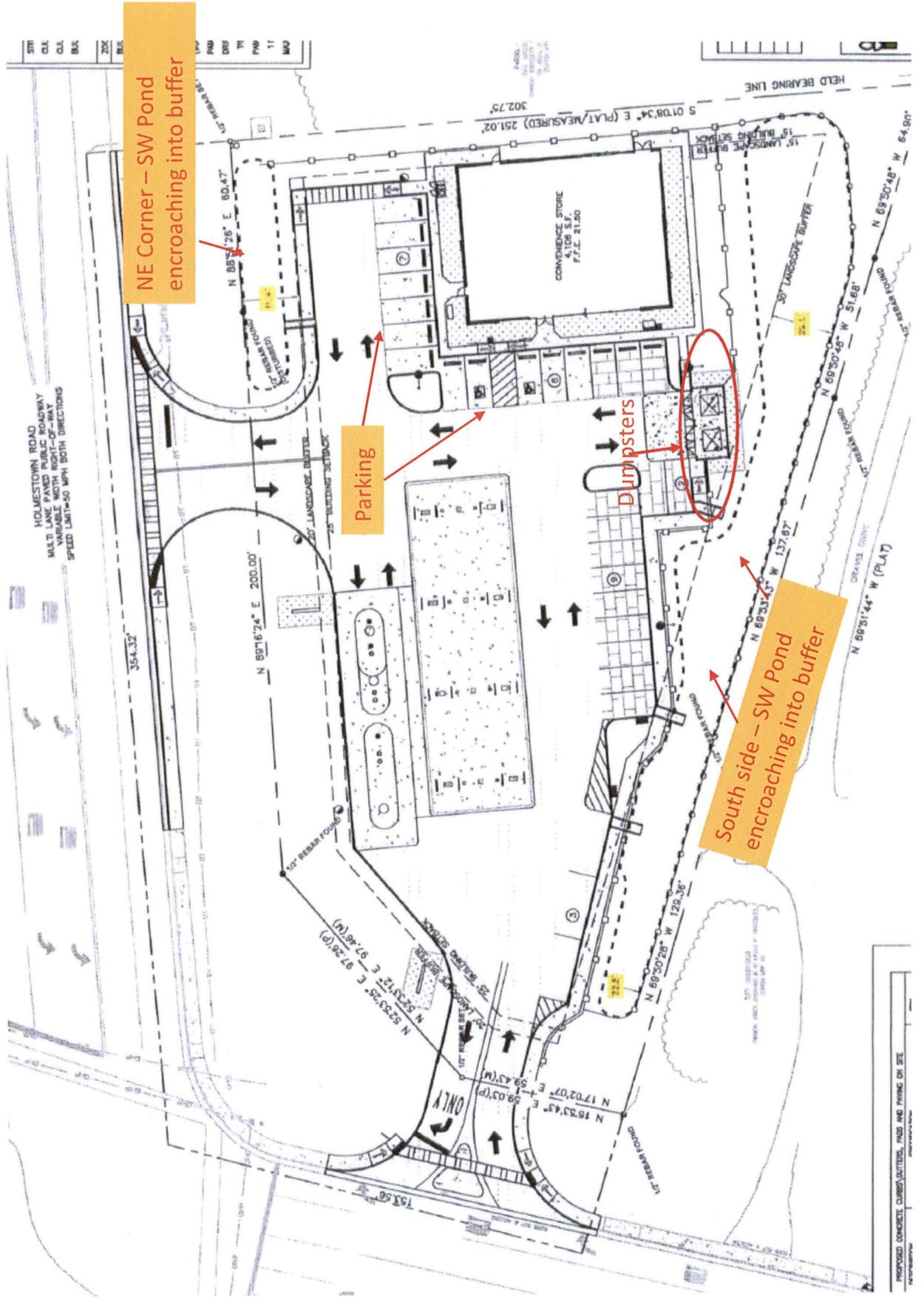
If you have any questions or need any additional information, please do not hesitate to contact me.

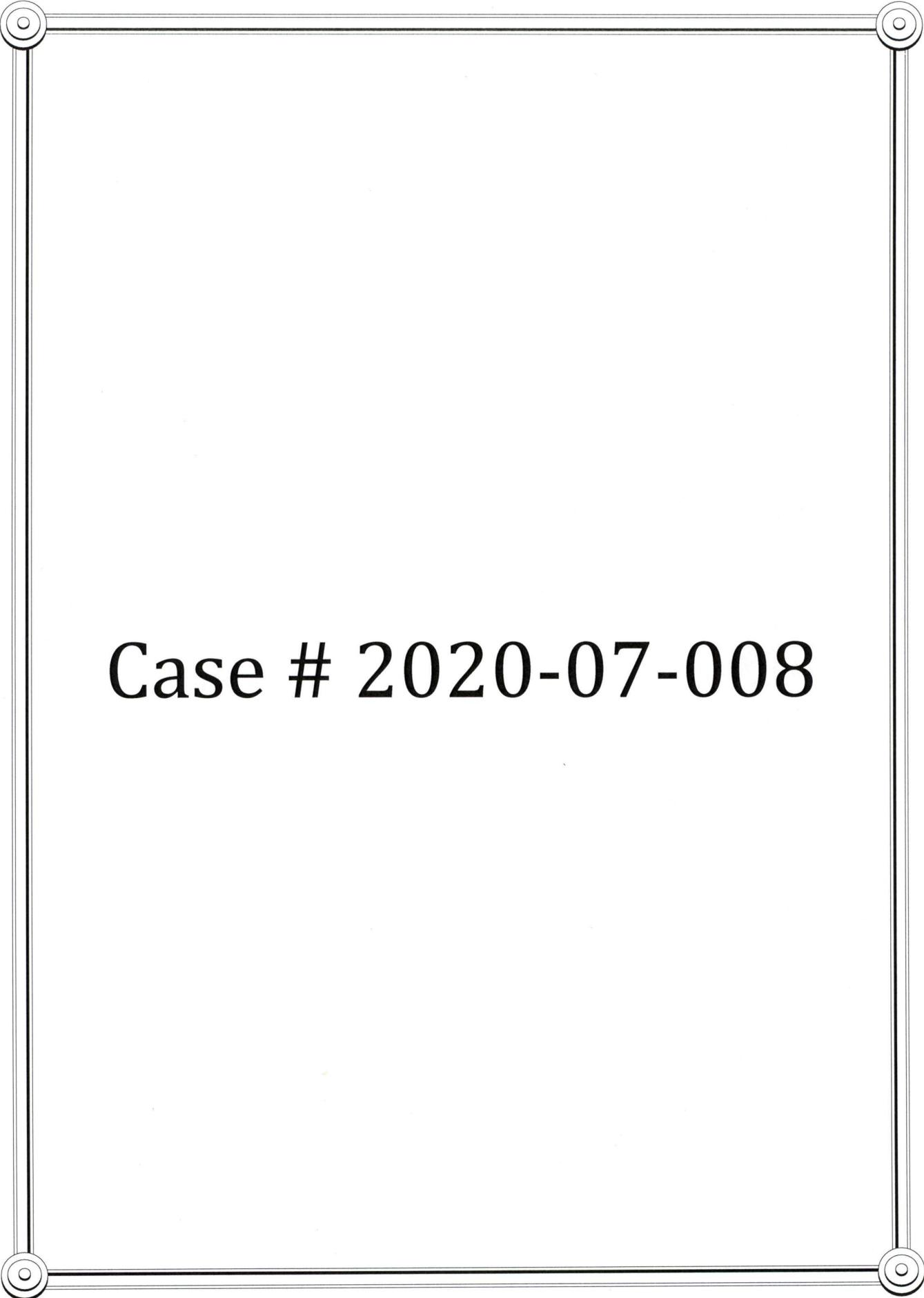
Sincerely,

A handwritten signature in blue ink that appears to read 'Teresa Curry'.

Teresa Curry, P.E.
Project Engineer
teresacurry@axiscompanies.com

Site Plan





Case # 2020-07-008

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-008
Applicant	Jon J. & Darlene Morris
Parcel Identification (PIN) #	306-13-01-0009
Site Location	3768 Woodridge Circle, Little River
Property Owner	Jon J. & Darlene Morris
County Council District #	1 - Worley

Zoning Information

Zoning District	CFA
Parcel Size	6,907 Sq. Ft.
Proposed Use	Residential

Requested Variance(s)

The applicants are requesting a variance from Article VII, Section 703 and Article VIII regarding setback requirements in the Commercial Forest Agriculture (CFA) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Front setback - Porch	18.75'	17'	1.75'	10%

Background/Site Conditions

This parcel is located within Woodridge subdivision. The applicants have constructed a 12' x 18' porch with ramp and stairs on this parcel without obtaining a building permit. The lot is substandard in size with 6,907 sq. ft. for the CFA zoning district which requires 1/2 acre or 21,780 sq. ft. This allows for a 25% reduction in setbacks. The required front setback is 25' and can be reduced to 18.75'. The porch is located 17' from the front property line instead of the required 18.75' for a variance of 1.75'. The ramp and stairs meet the required setback.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)

There are none.

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

These setbacks apply to all substandard lots in the CFA zoning district.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

VARIANCE REVIEW SHEET

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

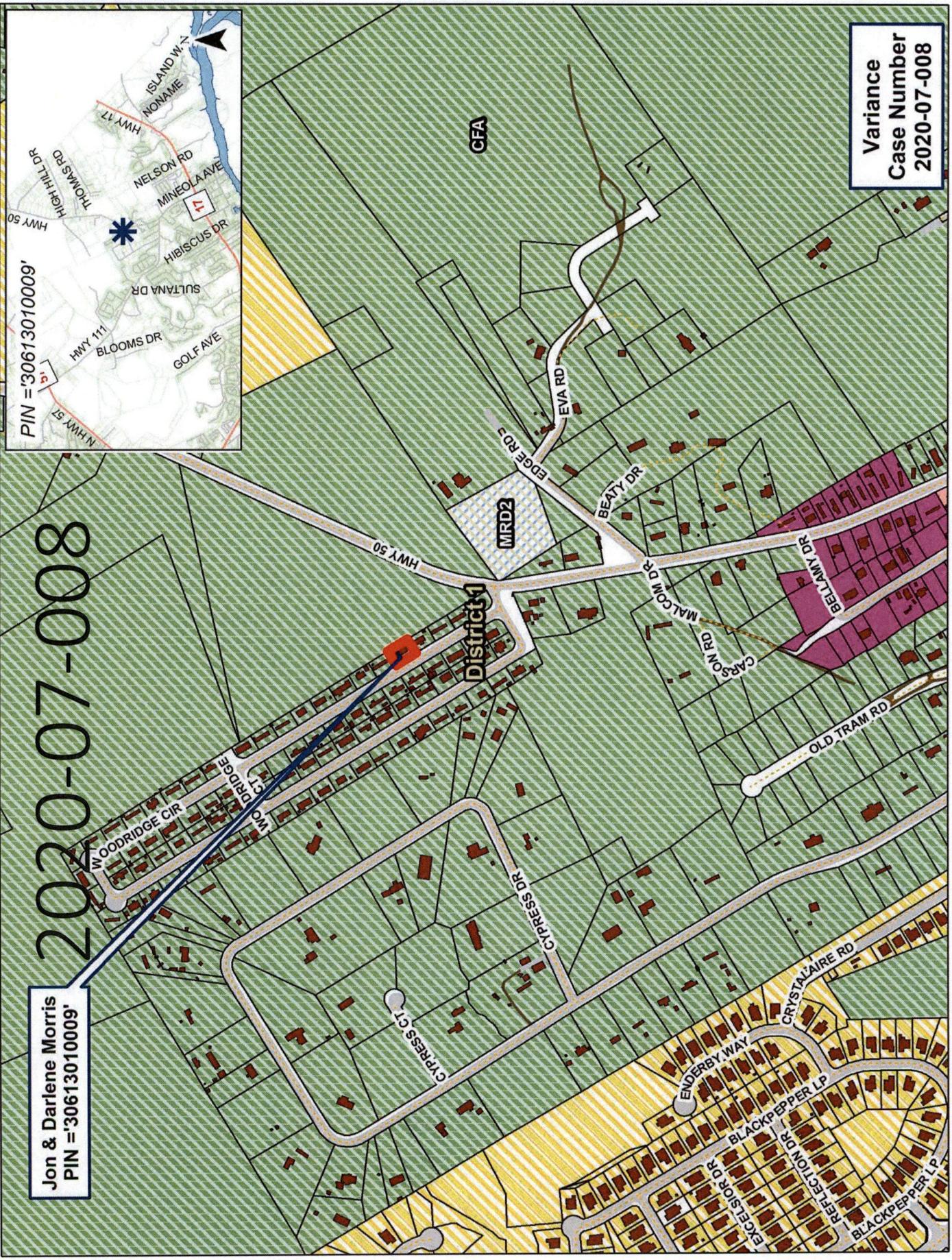
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Variance
Case Number
2020-07-008



Jon & Darlene Morris
PIN = '30613010009'

2020-07-008

PIN = '30613010009'

Variance
Case Number
2020-07-008



Jon & Darlene Morris
PIN = '30613010009'

008 Aerial





Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance: Article(s) _____ Section(s) _____

Description of Request: Request a variance from 25' to 18' in the
front yard between the property line and the porch.

Required Front Setback: 25' Requested Front Setback: 18'
Required Side Setback: _____ Requested Side Setback: _____
Required Rear Setback: _____ Requested Rear Setback: _____
Required Bldg. Separation: _____ Requested Bldg. Separation: _____
Required Minimum Lot Width: _____ Requested Min Lot Width: _____
Required Min Lot Width/Bldg Site: _____ Requested Min Lot Width/Bldg Site: _____
Required Max Height of Structure: _____ Requested Max Height of Structure: _____

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y N

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
- 2. These conditions do not generally apply to other property in the vicinity.
- 3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
- 4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
- 5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

My wife is handicapped and requires a wheel chair ramp
and the front porch will allow her access to the outside
without using the stairs. Her enjoyment of outside will be
greatly enhanced with a front porch. The set back on the sides
and back of the house don't allow for a good size porch.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

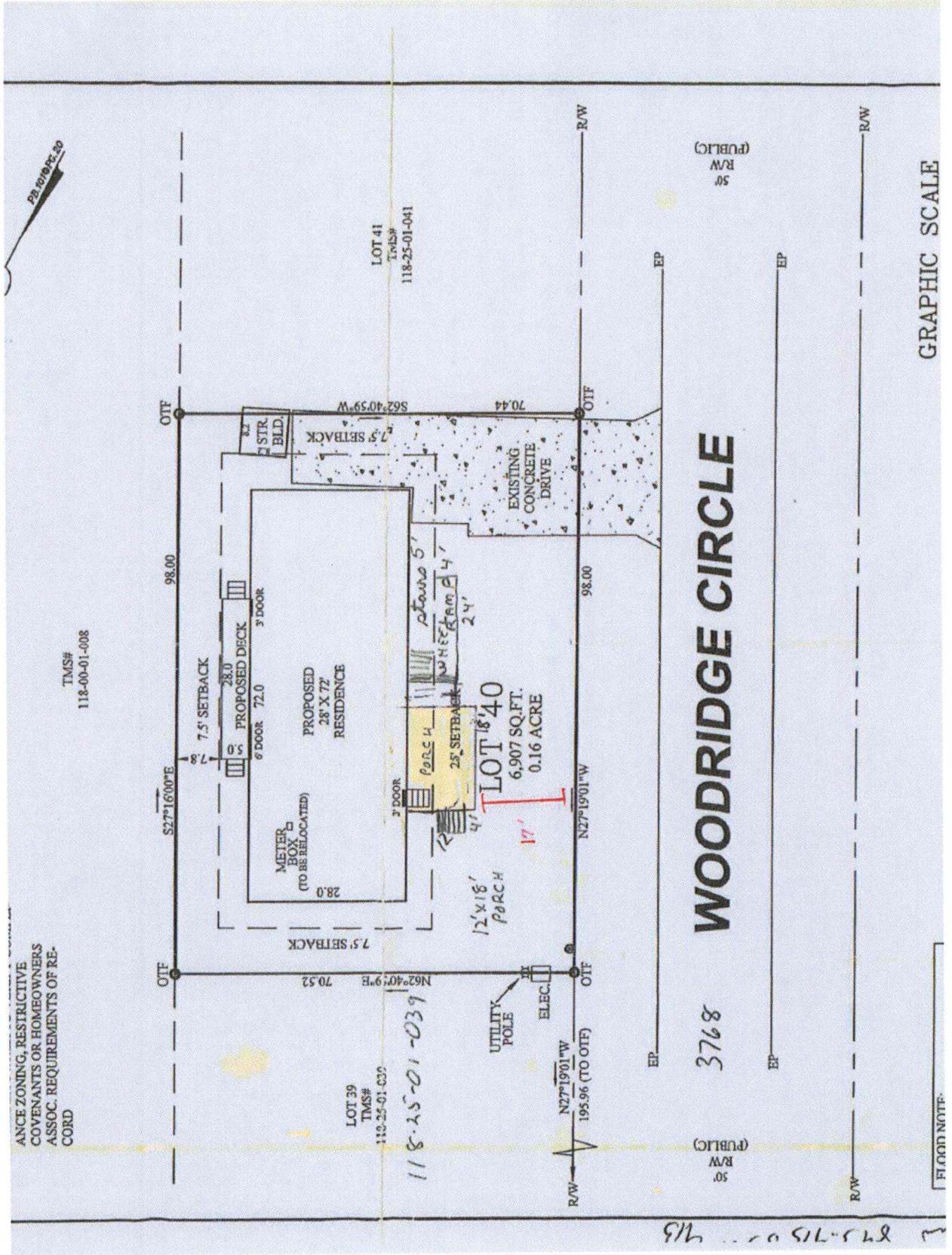
Site Survey

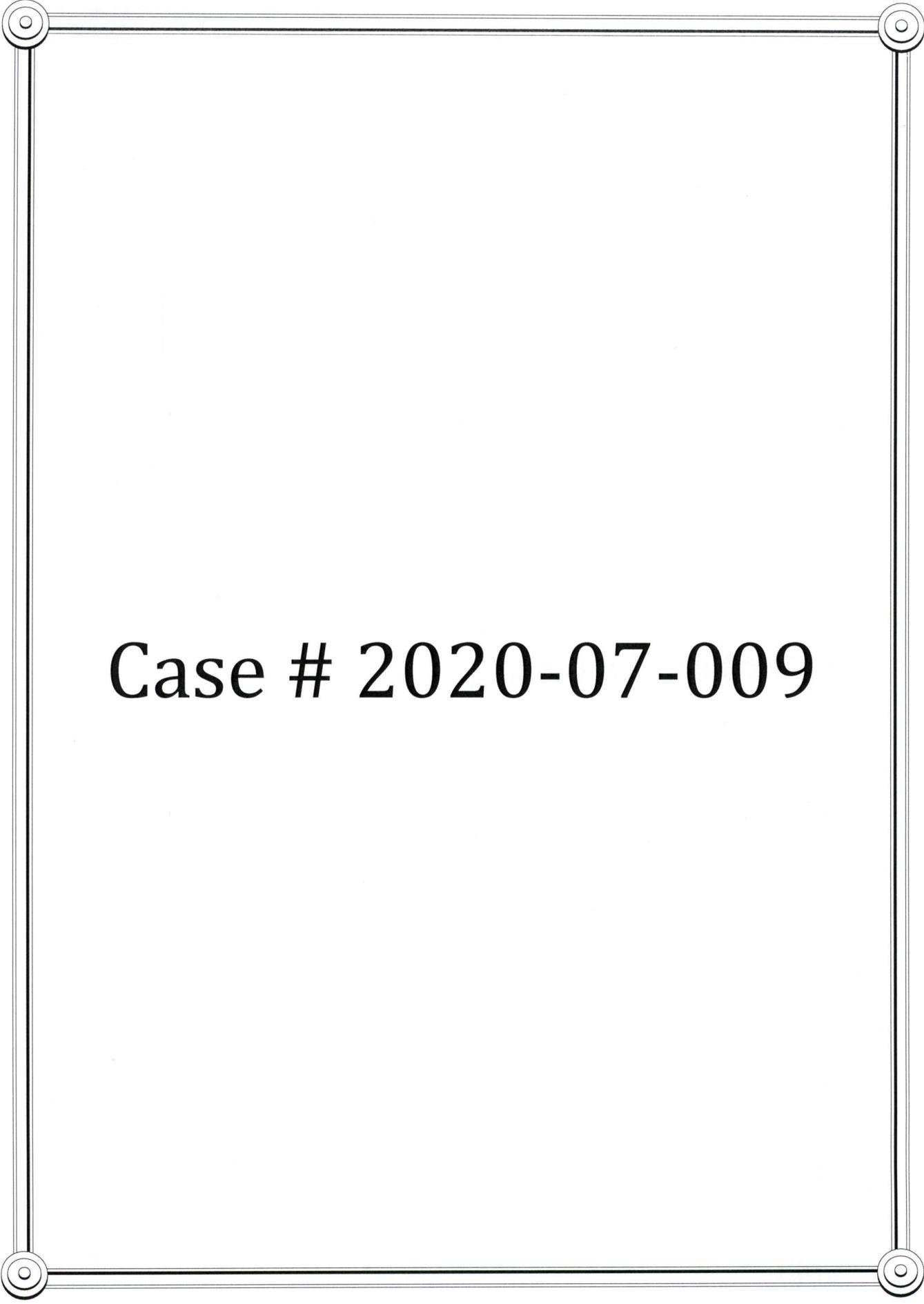
Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature J. Morin

Date 7-2-20

Site Plan





Case # 2020-07-009

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-07-009
Applicant	Rick Ruonala, agent
Parcel Identification (PIN) #	312-11-02-0064
Site Location	1175 Highway 17, Little River
Property Owner	St. Paul & Macedonia Methodist Church
County Council District #	1 - Worley

Zoning Information

Zoning District	HC
Parcel Size	6.99 Acres
Proposed Use	Fellowship Hall

Requested Variance(s)

The applicant has requested a variance from Article VIII regarding setback requirements and Article VII , Section 723.7 regarding requirements in the Little River Overlay zoning district.

	Requirement	Requested	Variance Needed	Percentage
Front setback - 30' Alley	50'	46.13'	3.87'	8%
Art. VII, Section 723.7 Little River Overlay with the exceptions listed below				

Background/Site Conditions

The applicants are proposing to construct a fellowship hall for the St. Paul & Macedonia Methodist Church. The applicant states the church and cemetery have been there for 150 years. The cemetery is listed on the historic registry for Horry County and the Church is now requesting to be added. The Board of Architectural Review and Historic Preservation (BAR) will require a Certificate of Appropriateness for the improvements to this site; this case will be heard at their meeting Aug. 18th. The site has roads on three sides which requires a 50' setback. The proposed fellowship hall will be located 46.13' (46' 1.5") from the alley/road on the rear for a variance of 3.87'. This parcel is located within the Little River overlay district. The applicants are requesting all variances from the overlay with the exception of the following. **Landscaping:** 1) A total of 31 of the required 100 evergreen shrubs for foundation landscaping are being proposed around the North, East & South sides of the proposed fellowship hall. 2) A 137' (in length) x 10' (in width) streetscape buffer with two (2) existing canopy trees consisting of a 22" & 28" live oak, four (4) little gem magnolia understory trees proposed at 5' in height, and 52 evergreen shrubs 15" in height at planting. 3) Existing vegetation along the North side of the property running along the 30' unnamed alley/road is to be left undisturbed to satisfy minimum streetscape quantity requirements. **Building:** The proposed fellowship hall building will having a brick facade, shingled roof and a gable roof with a 6 to 12 pitch.

Ordinance and Analysis

Before a variance can be granted, the Board must first find that the strict application of the provisions of the ordinance would result in unnecessary hardship. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following five findings:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property; (Is this request special?)
This is a historical site due to the age of the cemetery and building.

VARIANCE REVIEW SHEET

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

These conditions apply to all properties within the Little River overlay.

3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.

4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

A letter from the Chairman of the Board of Architectural Review & Historic Preservation (BAR) states they would ask that you consider that there be no changes required of the existing historic church.

5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.

Proposed Order/Conditions

Should the Board decide that this variance request satisfies all five required factors and grants approval of the requested variance, Staff recommends the following conditions:

1. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained.
2. All future buildings and building additions must conform to Horry County regulations.
3. A Certificate of Appropriateness will need to be granted by the Horry County Board of Architectural Review & Historic Preservation (BAR).
4. All other applicable County requirements shall be met.



The Horry County
Board of Architectural Review

**Horry County Board of Architectural Review
and Historic Preservation**

1301 2nd Avenue, Suite 1D09
Conway, SC 29526

Phone: 843-915-5340
Fax: 843-915-6340

August 5, 2020

Chairman Shaw
Zoning Board of Appeals

RE: St. Paul & Macedonia Methodist Church
1175 Hwy. 17, Little River, SC

Chairman Shaw,

It has come to the Horry County Board of Architectural Review and Historic Preservation's attention that the above referenced church has applied for historic designation and is currently involved in a construction project that will be heard by your board. We would ask that you consider that there be no changes required of the existing historic church.

Any questions please contact me at 843-254-1441.

Sincerely,

James B. Thompkins III
Chairman, Horry County Board of Architectural Review and Historic Preservation

Saint Paul African Methodist Episcopal Church

Rev. Johnathan Greene, Sr., MDiv, Pastor

1175 Highway 17

Post Office Box 1257

Little River, South Carolina 29566

Church Phone (843) 249-3276

Cell (843) 409-4760

Email: gjohnathan55@gmail.com

July 23, 2020

Lou Conklin, Senior Planner
Horry County Board of
Architectural Review and Historic Preservation
1301 2nd Ave.
Suite 1D09
Conway, SC 29526

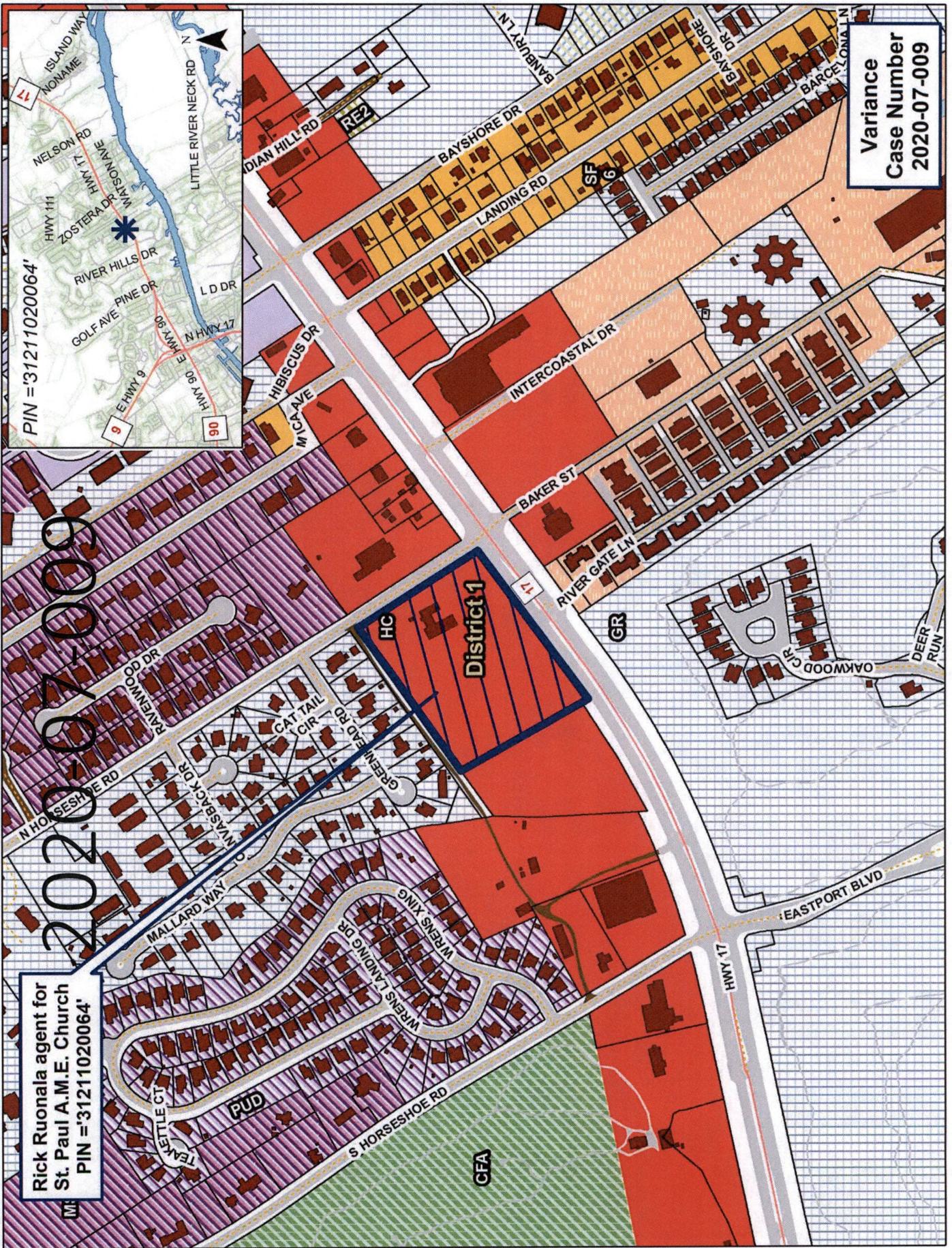
Dear Mr. Conklin,

Thank you for your assistance in reviewing our building plans for a new Fellowship Hall. This is a request that the Architectural Review and Historic Preservation Board add our current church building, located at 1175 Hwy. 17 Little River, SC, to the registry of historic landmarks.

Sincerely,



James N. Bryant, Trustee Pro Tem



Variance
Case Number
2020-07-009

Rick Ruonala agent for
St. Paul A.M.E. Church
PIN = 31211020064

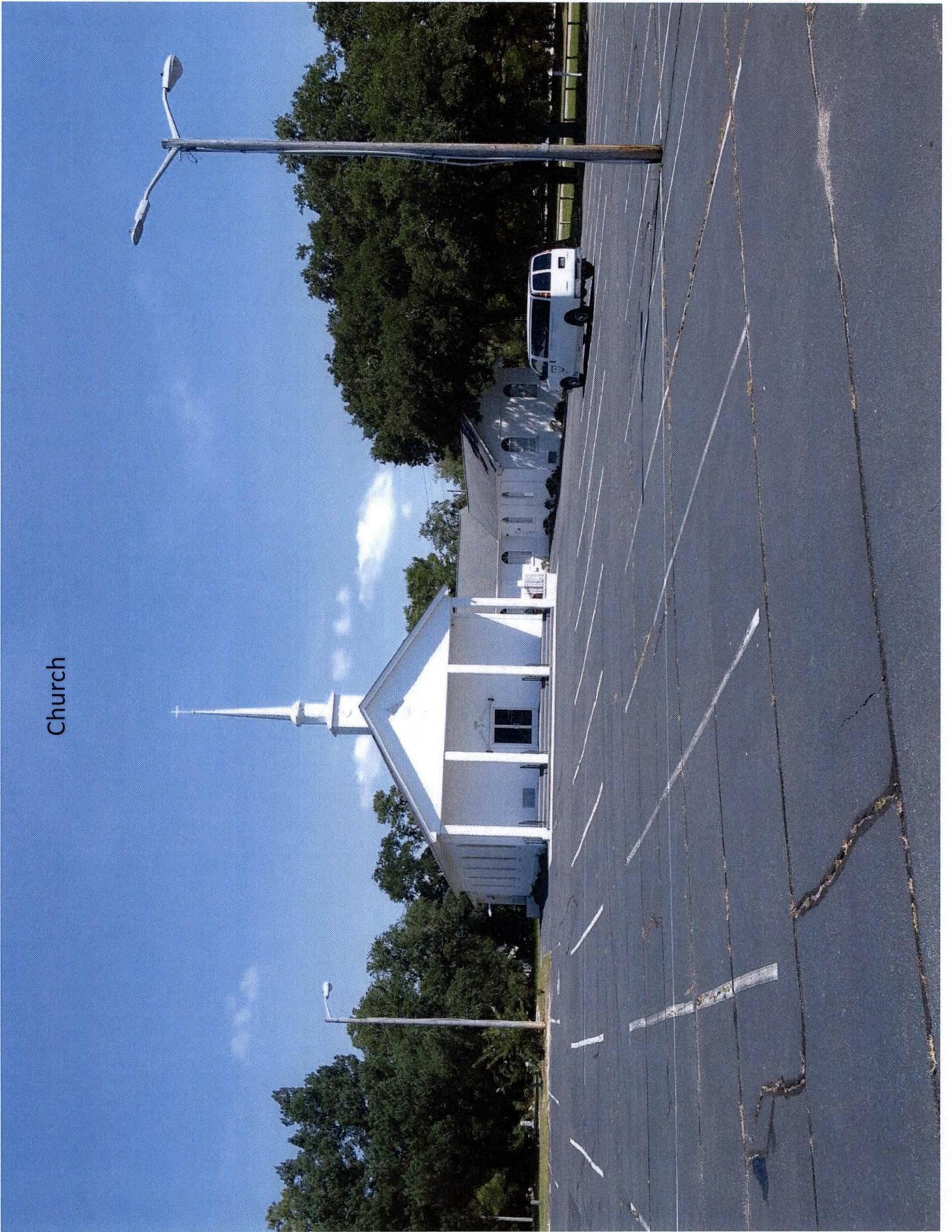
2020-07-009

Variance
Case Number
2020-07-009



009 Aerial

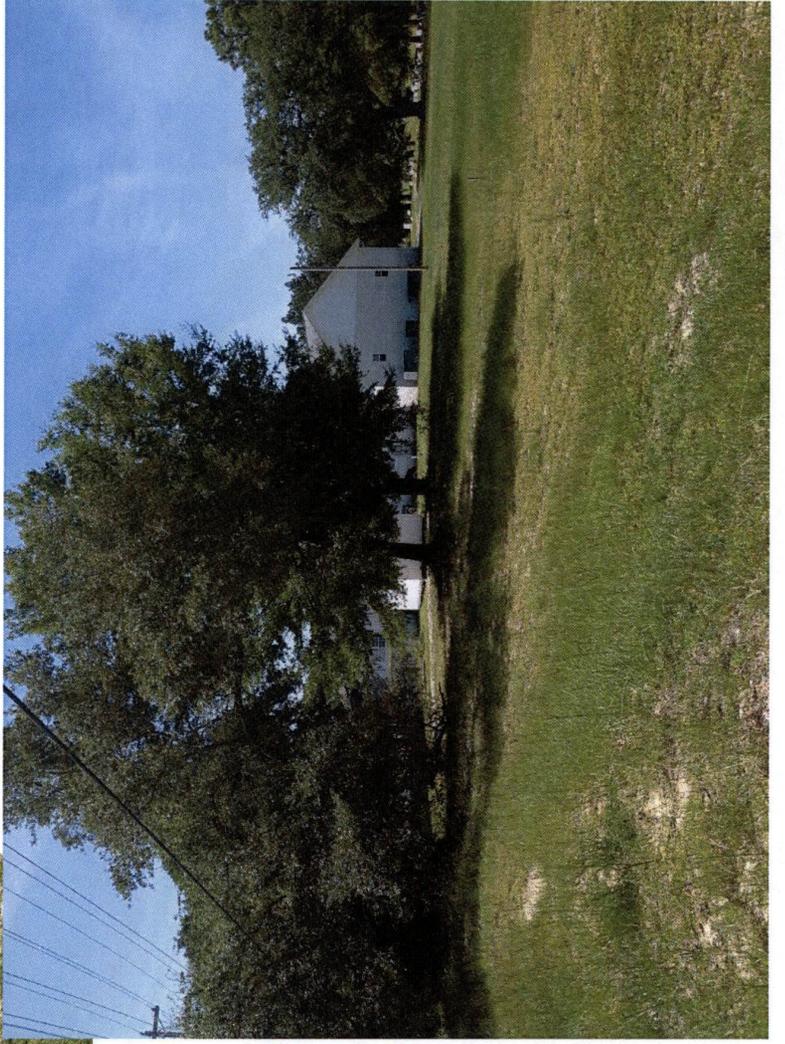
Rick Ruonala agent for
St. Paul A.M.E. Church
PIN = '31211020064'



Church



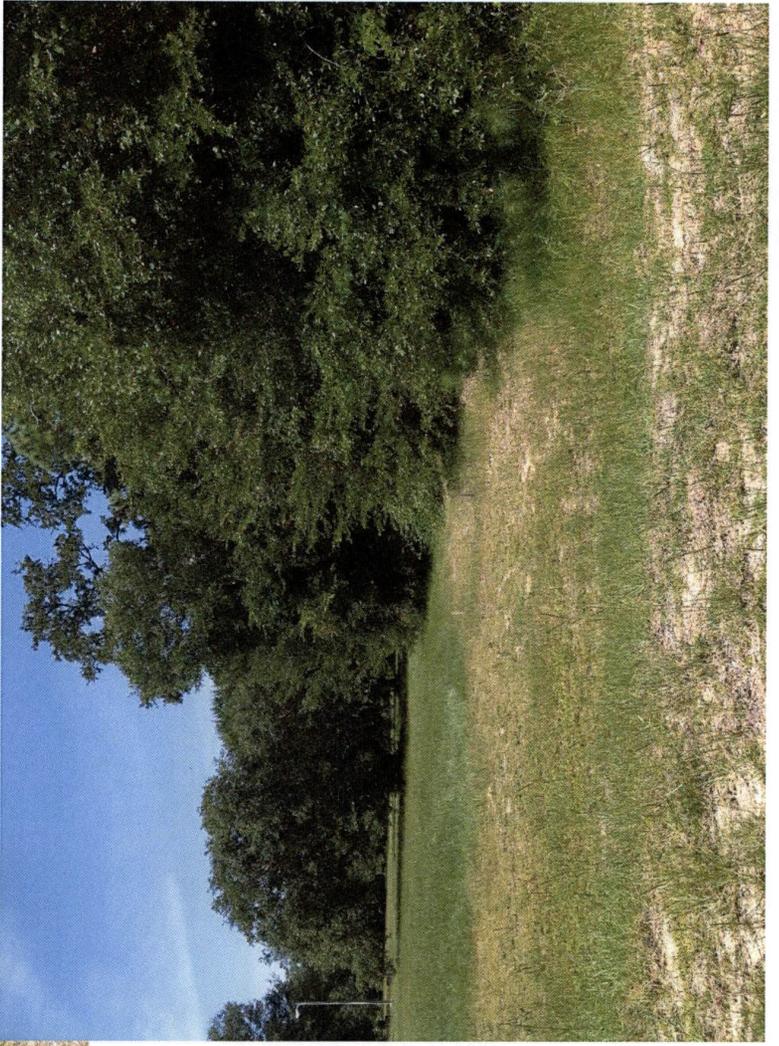
Cemetery



Fellowship Hall location



30' Alley/road on the rear



Existing vegetation along
the 30' alley/road



Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance: Article(s) 723.7 Section(s)

Description of Request: We request relief from the Little River Overlay for the specific items submitted in our response to the County's comments contained in our "revised" site plan.

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

Are there Restrictive Covenants on this property that prohibit or conflict with this request? Y [N]

A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the finding as stated below:

- 1. There are extraordinary and exceptional conditions pertaining to the particular piece of property.
2. These conditions do not generally apply to other property in the vicinity.
3. Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.
5. The Board may not grant a variance the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land, or change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably, should a variance be granted, may not be considered grounds for a variance.

To the best of your ability please explain in detail how the aforementioned findings apply to your request: (may include attachments)

This parcel of land is a very large piece of property (approx. 6.7 acres). It is a corner piece of property and has a platted alley behind the Church. On the east side of the property is Horseshoe Road, on the south side is Hwy. 17, on the North side is a 30' platted alley and on the west side is highway commercial property. It is an unusual piece of property with an alley behind us. The project we are discussing with the building and land disturbance shows 49% is not in the overlay. It is a 150 year old church and they need a fellowship hall. The fellowship hall will have the same finishes as the church and will be located behind the church. It will not be visable from Hwy 17. The Church will be using the front parking lot so it should not have an impact on traffic. The Church and the Cemetary have been there for over 150 years. At this time nothing was built around it. Because of the unique piece of property and age of the Church we are requesting the project to be reviewed using the underlying zoning requirements and the Little River Overlay Requirements as reflexed in our "revised" site plan.

The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

Applicant hereby certifies that the information provided in this application is correct and there are no covenants or deed restrictions in place that would prohibit this request.

Applicants Signature [Handwritten Signature]

Date 6/25/2020

**Saint Paul African Methodist Episcopal church
1175 Highway 17
Little River SC 29566
843 249-0927**

Reverend Johnathan Greene Sr., Pastor

June 30, 2020

Mr. John P. Danford
Horry County Government
Planning & Zoning

Mr. Danford,

The church is writing this letter to inform you that Mr. James Bryant is an elected Trustee of the Saint Paul African Methodist Episcopal Church. Not only is he an elected Trustee by the body of the church, he has been selected by the pastor to serve as the vice chairman of the board.

Mr. Bryant has been duly authorize to sign and conduct official business on behalf of the church.

If you have any further questions, please feel free to give me a call.

Best Regards,



Reverend Johnathan Greene Sr.
843 409-4760
Gjohnathan55@gmail.com

St. Paul A.M.E. Church Fellowship Hall

Planning & Zoning Comments

Received 4/27/2020 (Email)

1. County Comment (C.C.) Little River Overlay limits the size of accessory structures to 25% of the primary structure. The current design shows the fellowship building as a separate stand-alone building; thus, it would be considered an accessory building.
Response: The existing structure is approximately 6,300; which would only allow for an additional 1,575 sf to be built upon a parcel that is over 6.65 acres. The "New Fellowship Hall" is 4,934 sf (including the drop off canopy). We are requesting relief from this portion of the ordinance through a Variance.

2. (C.C.) Please ensure that there will be a minimum of 64 feet of throat length, measured from the edge of pavement on Horseshoe to the first parking stall.
Response: The site plan has been revised eliminating the 5 parking spaces along the driveway to comply with the required 64' of throat length from Horseshoe Road.

3. (C.C.) Please label all driveway radius.
Response: The driveway radius has been labeled. See revised site plan.

4. (C.C.) The driveway access is subject to an SCDOT encroachment permit.
Response: A separate SCDOT permit shall be applied for this work.

5. (C.C.) Please show how water is to be conveyed past the southern driveway. There will need to be a drainage pipe, or other approved SCDOT method, to convey the water from one side to the other.
Response: THE PAVEMENT WILL MATCH THE EXISTING GRADES SO NOT TO IMPEED THE EXISTING SURFACE
 - a. *DRAINAGE TO THE EXISTING STORMWATER CATCH BASIN.*

6. (C.C.) Please clearly show the driveway access to be paved with either asphalt or concrete from edge of pavement to right-of-way line.
Response: Revised site plan indicates asphalt paving at driveways.
7. (C.C.) Will there be a proposed dumpster on-site? If so, please provide location and screening complying with section 723.7.G.(6). If no proposed dumpster please provide a note to that effect.
Response: No dumpster is required. Note added to revised site plan.
8. (C.C.) Will the proposed project result in additional sanctuary seating being added?
Response: No additional seating is being added to the existing sanctuary.
9. (C.C.) Due to the level of modification the entire site must comply with all requirements within section 723.7 Little River Overlay. This includes parking, landscaping, building elevations, etc.
Response: The new improvements are limited to approximately .5 acres located in the rear of the property (approximately 300 LF from Highway 17. No other improvements or disturbances are planned for the remainder of the site. We are requesting relief from this portion of the ordinance through a Variance.
10. (C.C.) Based off the number of parking spaces now provided on-site, handicapped spaces will be required. Please review and revise.
Response: We have added 4 additional H/C spaces. See Revised site plan.
11. (C.C.) Proposed HVAC locations will need to be shown and must meet required building setbacks.
Response: Outdoor HVAC units have been located on the revised site plan.
12. (C.C.) Additional comments may be forthcoming once revisions are submitted.

13. (C.C.) All comments must be replied to by using the Adobe reply feature or by letter format. Revisions will not be reviewed otherwise.

14. (C.C.) All proposed structures must be labeled and must meet required building setbacks. What appears to be a proposed canopy along the Horseshoe Rd. side of proposed building will be required to meet the 50' front setback. Please review and revise.

Response: The building has been relocated to comply with the setback from Horseshoe Road (50'). See revised site plan.

15. (C.C.) All signage must be submitted and reviewed under separate coverage.

Response: Any proposed signage will be submitted and permitted separately.

16. (C.C.) Existing and proposed parking must comply with section 723.7.G.(11). Please review and revise.

Response: The existing parking has serviced the existing sanctuary and offices for over 50 years. The new building has new H/C parking and a few "convenience" spots added for servicing the building. However; the parking for the use of the proposed building will be satisfied by the "existing" parking lot.

We are requesting relief from this portion of the ordinance through a Variance.

17.(C.C.) Does the proposed project conflict with any recorded land covenants or restrictions? If not please provide a note to that effect.

Response: There are no conflicts with any recorded land covenants or restrictions.

18. (C.C.) Building elevations for existing and proposed buildings will need to be provided (indicating the various materials and colors) or note provided

on plans stating that building elevations will need comply with section 723.7 Little River Overlay and reviewed under separate submittal.

Response: The building elevation reflects exterior brick veneer and asphalt shingles similar to the Buck Creek Baptist Church Fellowship Building located on Highway 905 (see attached photo).

We are requesting relief from this portion of the ordinance through a Variance.

19. (C.C.) Landscape plan provided is not sufficient. Due to the level of modification (greater than 25% increase in total building square footage) the entire site must comply with section 723.7, including foundation landscaping along existing and proposed building.

20. Response: We have revised the site plan to include additional landscaping along the building's foundation. The new improvements are limited to approximately .5 acres located in the rear of the property (approximately 300 LF from Highway 17. No other improvements or disturbances are planned for the remainder of the site. We are requesting relief from this portion of the ordinance through a Variance.

21. (C.C.) Fire apparatus access OK. On this drawing it extends to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building (IFC 503.1.1).

22. (C.C.) Site Plan:

23. (C.C.) Specific elements of the Little River Overlay District which will be difficult for this site to comply with are as follows:

- 1) 723.7-G-1-a-5: Building walls facing the front yard or street side yard shall consist of display windows (min. 6 ft. in height) and no less than 60% of the horizontal length.
- 2) 723.7-G-7-c: Accessory building shall be no greater than 25% of the primary building.

b. Review these items and others within the Overlay

Response: We are requesting relief from this portion of the ordinance through a Variance.

- 24.(C.C.) Landscape Schedule:
- a. Add a note that indicates all plant substitutions are to be reviewed and approved by Horry County Planning.
Response: Note has been added to revised site plan.
 - b. Add a note stated that all required planting areas are to be mechanically irrigated.
Response: Note has been added to the revised site plan.
25. (C.C.) No point on the exterior of the building may be more than 500 feet (152 m) from a hydrant accessible to fire department vehicles as provided in IFC Section 503 (IFC 507.5.1 & SC Modification 2018 07). Show fire hydrants and ensure that they meet this requirement.
Response: The location(s) of the existing fire hydrants are shown on the revised site plan.
26. (C.C.) Location of overhead power will need to show on site plan. Please coordinate with overhead utility provider to determine easement width and all encroachments (parking, landscaping, etc.) will require approval from utility provider. Approval documentation will need to be provided upon next submittal.
Response: The existing overhead powerlines are NOT located within the property lines. However; Gem Magnolias are specified as the planting materials within proximity as these trees are acceptable within powerline R.O.W.'s.
27. (C.C.) If existing landscaping will be used to satisfy landscape requirements (along the north property line) then notes will need to be provided indicating the existing vegetation (type, size, and spacing) so as to review for compliance with section 723.7.G.(3).
Response: There is a well established "buffer" consisting of scrub oaks, pines, and live oaks ranging in size from 15" – 36" diameter; along with shrubs. (See photos)

28. (C.C.) Due to the alley on the rear the landscape buffer provided must meet the minimum 10' streetscape requirement. This will require a revision to the proposed parking in this area.

Response: Parking has been eliminated. See revised site plan.

29.(C.C.) 30ft road See PB98-181

Response: The existing 30' alley is platted. However: the adjacent homeowners have incorporated it into their backyards and have placed structures, etc. upon it. A substantial existing landscape buffer is currently in place. See revised site plan.

We are requesting relief from this portion of the ordinance through a Variance.

30. (C.C.) Species and DBH of all existing trees must be provided. Refer to section 723.7.G.(3) tree preservation requirements. Including the trees to be removed.

Response: Tree species and DBH are shown on the revised site plan.

31. (C.C.) Will existing sheds be removed completely from the site? If so please provide a note to that effect. If not and will be re-located on-site then proposed location will need to be shown and proper permits obtained with Horry County Code Enforcement prior to civil plan approval.

Response: The existing tool shed that will relocated is labeled and shown on the revised site plan.

32. (C.C.) Sheds will need to be labeled accordingly. (Storage,etc.)

Response: Shed has been labeled on the revised site plan.

33. (C.C.) All existing and any approved lighting will need to comply with section 723.7.G.(8) lighting requirements. Detailed lighting plan will need to be provided along with a photometric plan.

Response: There are no new exterior site lights being added. The existing site lighting shall remain and serve the "existing" parking.

We are requesting relief from this portion of the ordinance through a Variance.

34. (C.C.) Label boxed in area to clarify use (cemetery?).

Response: The cemetery has been labeled on the revised site plan. YES

35. (C.C.) Existing Light Pole (middle of the parking lot) must be relocated outside of required park OR incorporated into a landscaped island installed as part of the design process to bring the site into compliance with the landscaping.

Response: The existing parking lot, site lighting, and sanctuary are NOT being affected by the new improvements.

We are requesting relief from this portion of the ordinance through a Variance.

36. (C.C.) Some parking spaces shown (near Hwy 17) do not meet the minimum size requirements of section 1100-1104 of the Horry County Zoning Ordinance. May need to be labeled as "Compact" spaces with applicable signage installed. Please revise.

Response: The existing parking lot, site lighting, and sanctuary are NOT being affected by the new improvements.

We are requesting relief from this portion of the ordinance through a Variance.

THE ABOVE COMMENTS ARE MADE AND RESPECTFULLY SUBMITTED BY

WILLIAM ORAM, PE

Fellowship Hall Area enlarged

THIS LANDSCAPE PLAN HAS BEEN REVIEWED AND APPROVED BY THE CITY ENGINEER RESPONSIBLE AGENT FOR THE CITY OF HOBBY COUNTY. ANY CHANGES, SUBSTITUTIONS OR DELETIONS MAY REQUIRE REVIEW AND APPROVAL BY THE RESPONSIBLE REVIEWING AUTHORITY.

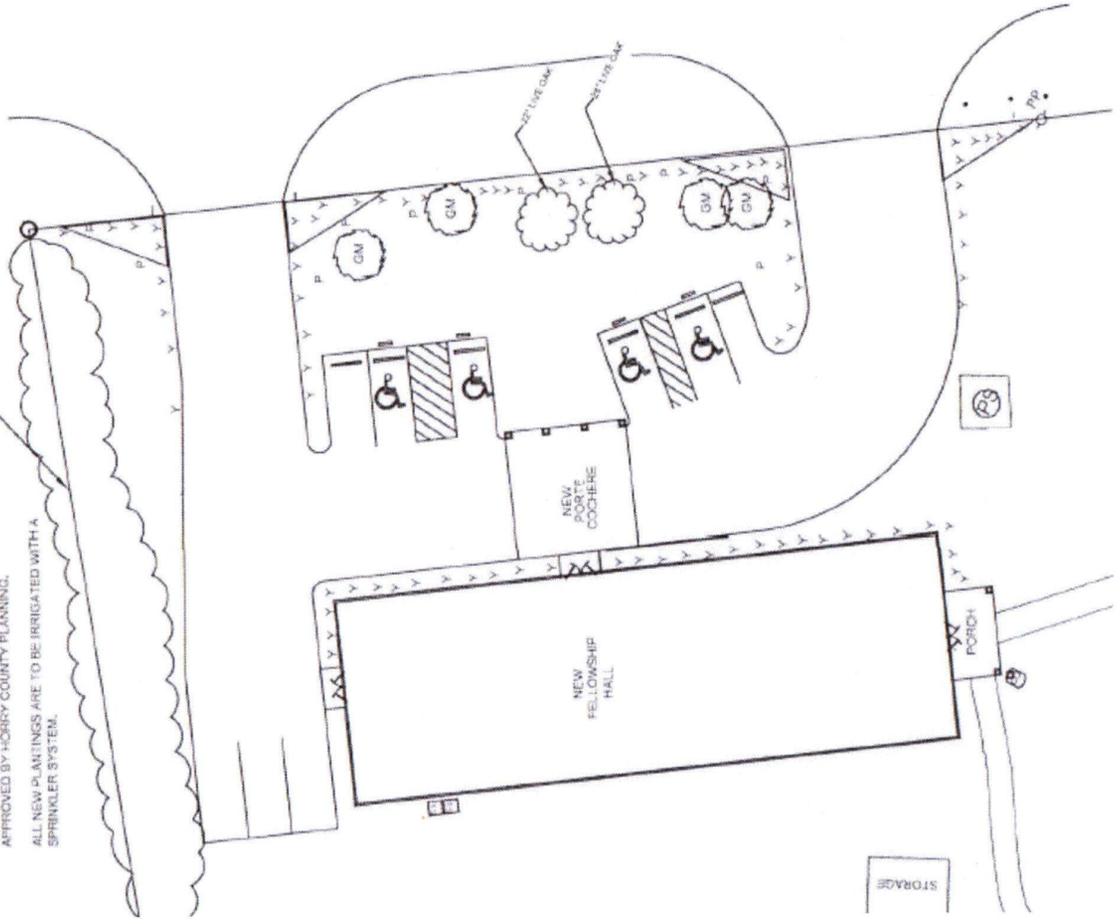
PINE STRAW MULCH (2" MIN. DEPTH)

GROUND COVER SHALL BE "MOWABLE" GRASS.

ALL PLANT SUBSTITUTIONS MUST BE REVIEWED AND APPROVED BY HOBBY COUNTY PLANNING.

ALL NEW PLANTINGS ARE TO BE IRRIGATED WITH A SPRINKLER SYSTEM.

EXISTING VERY WELL DEVELOPED LANDSCAPING SCREEN WITH VERY LARGE TREES (MORE THAN 25 TREES, 30" OAKS & 34" PINES) & LARGE SHRUBS & BUSHES



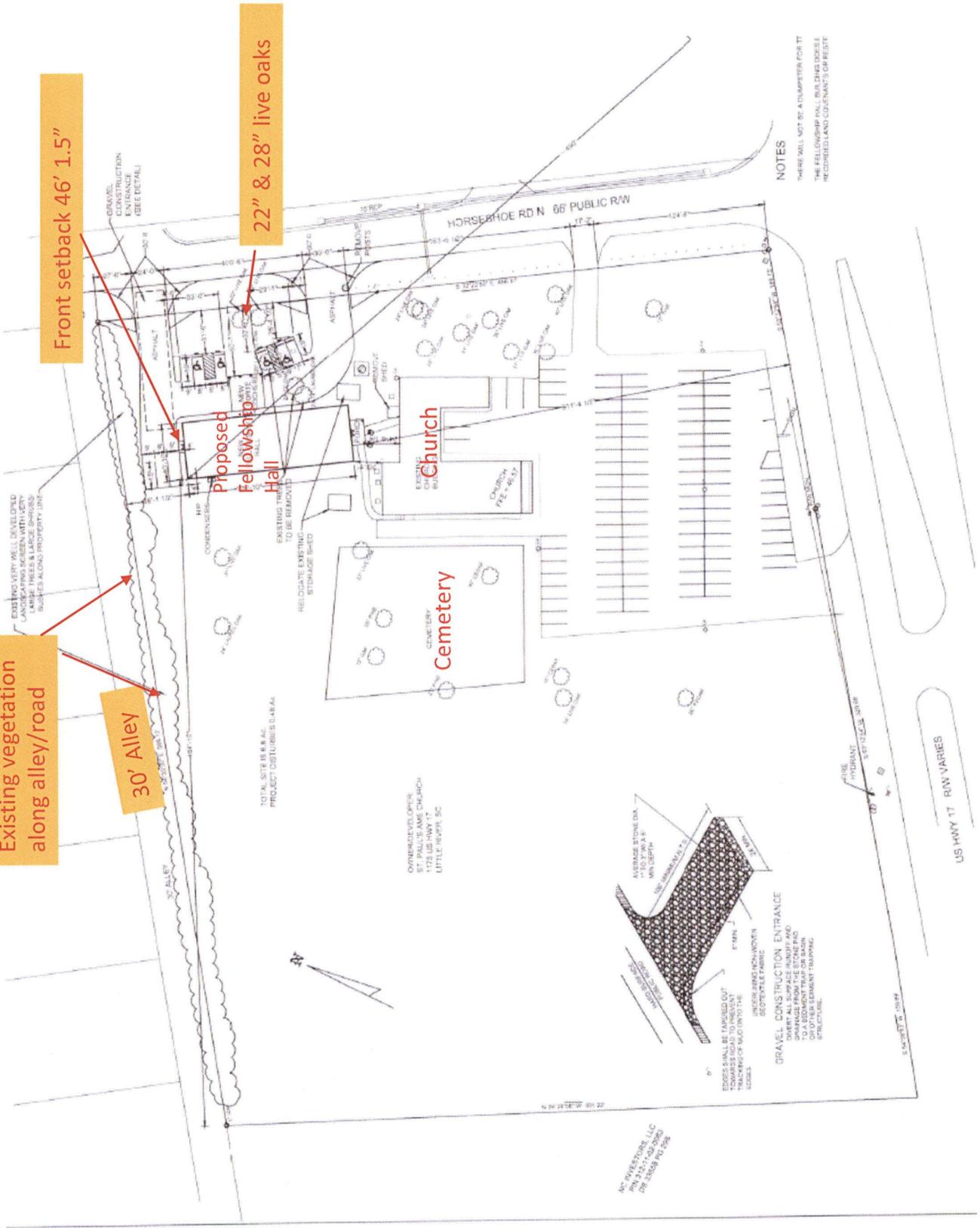
Site Plan

Existing vegetation along alley/road

Front setback 46' 1.5"

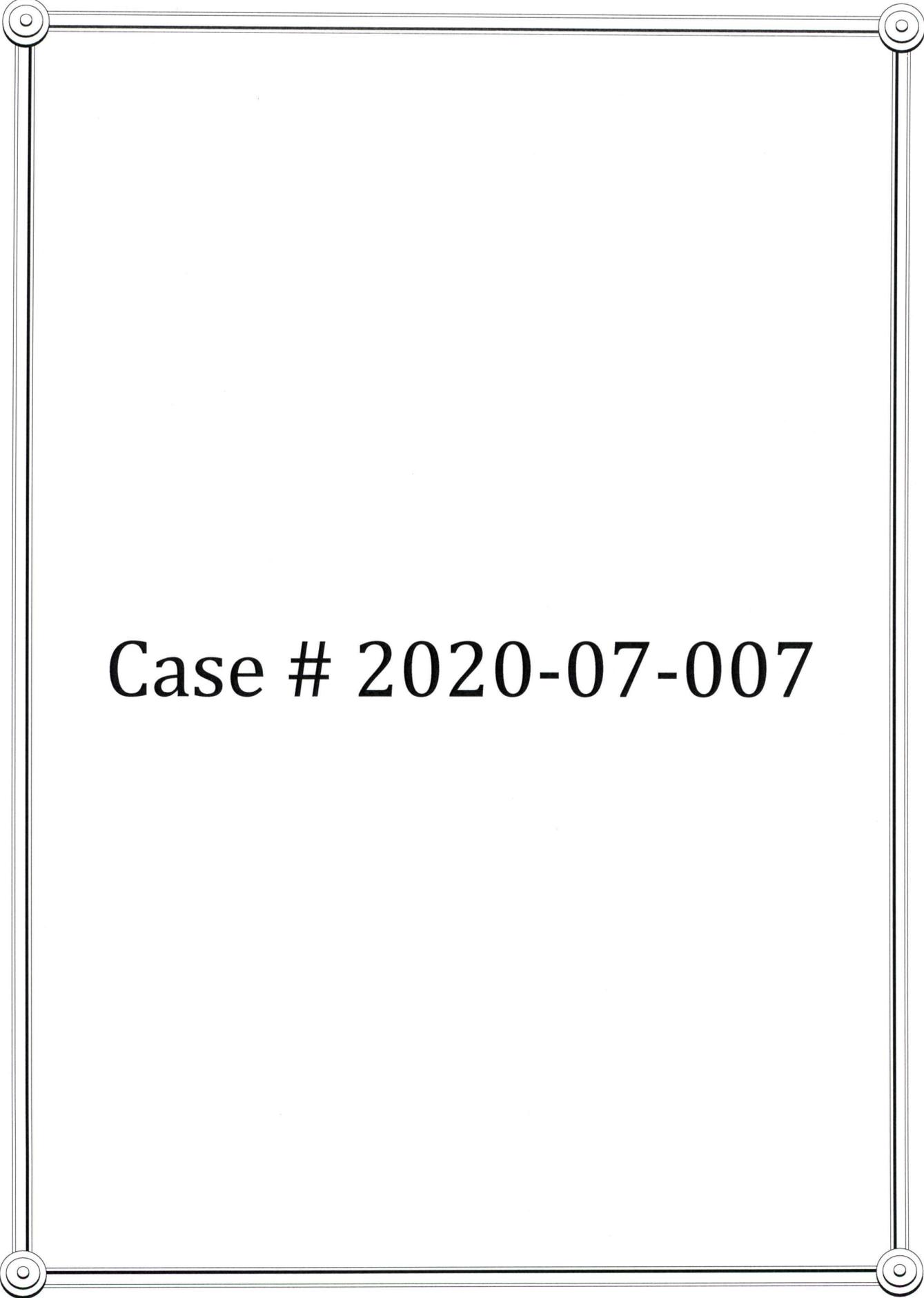
30' Alley

22" & 28" live oaks



NOTES
 THERE WILL NOT BE A CHAMPIER FOR TT
 THE FELLOWSHIP HALL BUILDING DOES
 REQUIRE LAND COVENANTS OR REST

MC INVESTING, LLC
 P.O. BOX 1400
 29133-1400
 803-335-5555



Case # 2020-07-007

SPECIAL EXCEPTION REVIEW SHEET

Property Information

Zoning Information

Special Exception Request #	2020-07-007		
Applicant	Pete Schmidt	Zoning District	CFA
Parcel Identification (PIN) #	381-00-00-0018	Parcel Size	53 Acres
Site Location	4005 Copperhead Road, Conway	Proposed Use	Event Venue
Property Owner	Pete Schmidt	Future Land Use Area	Rural Communities & Scenic Conservation
County Council District #	7 - Bellamy		

Distance from Residential

Adjoining Aquila Estates subdivision (SF10) on the north side and two residential lots (SF20 & MSF20) to the south of this parcel.

Requested Special Exception

The applicants are requesting special exception approval from Article XIII, Section 1304.1 regarding rural tourism in the Commercial Forest Agriculture (CFA) zoning district.

Background/Site Conditions

The applicant is requesting special exception approval to establish rural tourism activities on this 53 acre parcel. The proposed venue name is Laurel Oak Estates. The proposed hours of operation are Friday & Saturday 9:00 AM until 11:00 PM and Sunday thru Thursday 10:00 AM until 9 PM. The Operation Plan events are listed as weddings, bridal and baby showers, baby gender reveals, birthday parties, family reunions, corporate parties, Christmas/holiday parties and cookouts. The site plan shows a 30' x 75' tent will be used to host the events located near the existing pond on the front of the parcel. There is a grassed parking area and seating area in this location. They would also like to have vendors for food and drink, flowers, DJ and photographers during the planned activities. The applicant is not requesting to have a S.C. Liquor License to serve alcohol which would require another special exception to allow on premise consumption of alcohol. The applicant may also have a rental cabin in the future. The rental cabin would be allowed on this parcel without a special exception. The applicant is asking for camping on the site for one person, family or group to camp at a time. The camp site will have one (1) 14' x 20' tent and allow for two (2) additional tents. In the future the applicant would like to utilize an existing 57' x 30' barn and a 30' x 70' tent for events. This barn and tent is adjacent to single family homes within Aquila Estates. There is an area for a restroom to be located near the parking area in the front near Copperhead Road.

Ordinance and Analysis

In granting a special exception for a rural tourism permit, the Board of Zoning Appeals shall consider the following factors as set forth in Section 1404 D of the Zoning Ordinance, determine the allowed activities of the venue and set hours of operation. The Board may attach such conditions as it may deem advisable to protect the surrounding properties and the public health, safety and welfare.

1. Traffic impact;
2. Vehicle and pedestrian safety;
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
5. Orientation or spacing of improvements or buildings.

SPECIAL EXCEPTION REVIEW SHEET

Proposed Order/Conditions

Should the Board find that the special exception request for **Laurel Oaks Estates** meets the required conditions of Section 1304.1 for rural tourism, the standard conditions imposed by the Board are:

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

1304.1. - Rural tourism permit.

All owners and operators seeking the establishment of rural tourism activities as defined herein shall be required to obtain a special exception from the zoning board of appeals.

- (A) *Intent* . To support economic growth in rural areas while simultaneously preserving open space and farm land. The permit may provide relief from certain commercial standards that are inconsistent with the surrounding rural character.
- (B) *Permitted activities*.
 - 1. Rural tourism activities are permitted provided:
 - a. The parcel is a minimum of 20 acres or 20 total contiguous acres located within a rural area, rural corridors, rural community, rural activity center, transitional growth area, scenic conservation or preserved open space as identified on the active future land use map; and
 - b. Rural tourism activities shall comply with table 1, operation designations. Rural tourism does not include amusement activities specified in the AM1 & AM2 zoning districts unless expressly stated in the table below.
 - 2. The requirements of chapter 13, article III (Noise Control) of the county code shall be met.
 - 3. If plans include use of a building onsite, a courtesy inspection will be made by Horry County Code Enforcement to ensure the building complies with accepted safety standards.
 - 4. Upon approval, the Rural tourism activity may be exempt from landscaping and buffering requirements and article XI of the Horry County zoning ordinance.
 - 5. No event shall exceed 499 attendees at one time, unless a special event permit has been approved.
- (C) *Application procedures*.
 - 1. A completed rural tourism special exception application shall be made to the planning and zoning department. Applications shall include the following:
 - a. A master plan identifying all existing and proposed: structures, parking areas, ingress and egress, restroom facilities and uses.
 - b. An operation plan that includes planned event days, type of activity and hours of operation.

TABLE 1

Activities	Definition
Agricultural activities	These activities can include, but are not limited to: rent-a-row, you-pick operations, harvest market.
Education classes/tours	Classes/tours focused on rural or agricultural education. (i.e., bird watching, flora and fauna identification, farm/rural tours, farm/rural museum, fishing instruction, kayak or paddle board instruction).
Food service,	On-site consumption of food, to include farm to table events.

including food trucks	
Rural activities	These activities can include, but are not limited to: zip lines, motorized and non-motorized trail rides (does not include racing activities), horseback riding, kayaking, fishing and petting zoos.
Rural retail	Nurseries, and the sale of agricultural products, produce and value added products.
Seasonal activities	These activities can include, but are not limited to: corn mazes, haunted houses/forests, egg hunts, and holiday light displays.
Events	These events can include, but are not limited to: weddings, birthdays, and corporate events.

(Ord. No. 40-16, § 1, 7-12-16; Ord. No. 77-19, § 2, 10-15-19)

**Horry County Code Enforcement
Rural Tourism Permitting Requirements**

A. New Structures

1. All new structures requiring a building permit shall meet the requirements of the adopted building codes referenced in section 6-9-50 of the South Carolina Code of Laws.
2. A permit application with site plan and *construction documents* shall be submitted for examination by the building code official. Construction documents shall be prepared by a *registered design professional* and be consistent with the requirements of SC Law of Codes Title 40. Each structure shall be permitted separately.

B. Existing Structures

1. Existing structures which will be used for rural tourism purposes, shall be evaluated by a registered design professional for gravity, wind, snow, and seismic loads in accordance with the SC Building Code.
2. A permit application for a *change of usage* with a site plan and *construction documents* shall be submitted for examination by the building code official. The construction documents shall consist of the evaluation report of the structure and any alterations required to meet code. Construction documents shall be prepared by a registered design professional and be consistent with the requirements of SC Law of Codes Title 40. Each structure shall be permitted separately.

C. Use and Occupancy

1. All new and existing structures shall be identified for all its intended uses and occupancy classifications.

D. Fire Protection

1. Fire hydrant protection shall be provided to all structures in accordance with SC International Fire Code or alternate means where approved by the fire code official.
1. Automatic sprinkler and fire alarm systems shall be installed where required by chapter 9 of the SC International Building Code.

E. Accessory Structures

1. Accessory structures such as playground equipment and others intended for usage shall be evaluated by a registered design professional for safe operation.

Amusement Activities not allowed in Rural Tourism

AM1 - Indoor Amusement Commercial District

Intent. The Indoor Amusement Commercial (AM1) District is intended to provide opportunities to locate and develop uses that are amusement-related that are generally located within fully enclosed buildings or facilities. Uses typically located within this district have limited impact upon adjacent properties due to their location within enclosed structures.

733.1 Permitted Uses.

- (A) Accessory uses that are subordinate and incidental to any permitted use below, and on-site signage in accordance to the provisions of Article 10.
- (B) Arcades and laser tag facilities.
- (C) Billiard halls.
- (D) Bowling alleys.
- (E) Churches, synagogues, temples, and other places of worship subject to the provisions of Article 12.
- ~~(F) General retail businesses; customarily associated with any permitted use in this district.~~
- (G) Hotels, motels, tourist homes.
- (H) Indoor shooting/paintball ranges.
- (I) Indoor theaters/auditoriums, museums and galleries, indoor aquariums.
- (J) Nightclubs, bars, taverns; excluding adult-oriented uses.
- (K) Restaurants.
- (L) Skating rinks.

(Ord. No. 138-04, § 2(Att. 1), 2-1-05; Ord. No. 116-17, § 16, 11-14-17)

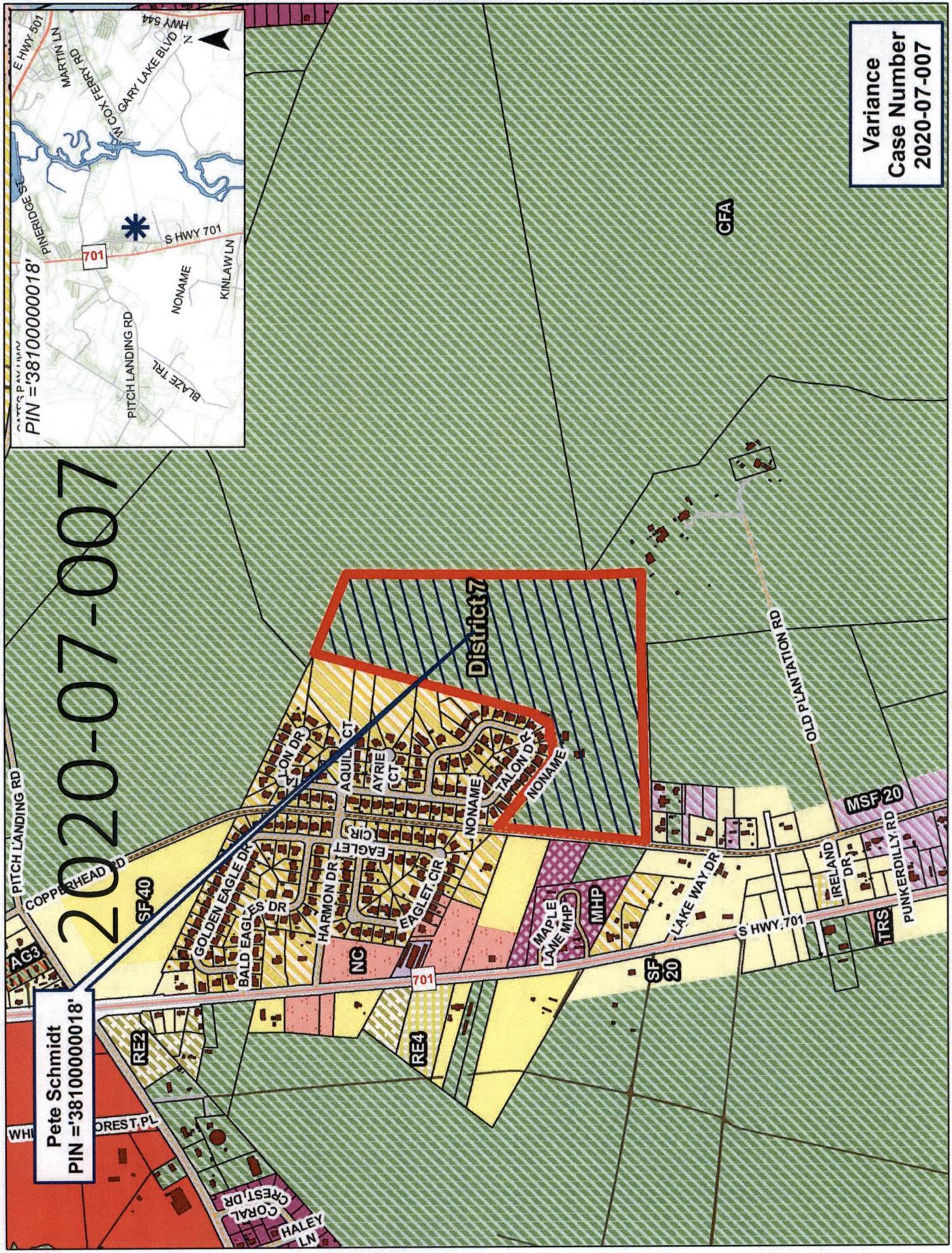
AM2 - Outdoor Amusement Commercial District

Intent. The Outdoor Amusement Commercial (AM2) District is intended to provide opportunities to locate and develop use that are amusement-related in nature that are generally located outside a fully enclosed building or facility. Uses typically located within this district have significant impact upon adjacent properties do to their large scale, noise, and level of activity. Uses within such district should be sited in a manner that minimizes potential adverse impacts upon adjacent properties.

734.1 Permitted Uses.

- (A) Accessory uses that are subordinate and incidental to any permitted use below and on-site signage in accordance to the provisions of Article 10.
- (B) Amusement parks.
- (C) Any use permitted in the AM1 District.
- (D) Aquariums.
- (E) Churches, synagogues, temples, and other places of worship subject to the provisions of Article 12.
- (F) Commercial marinas and piers.
- ~~(G) Commercial ponds and lakes for fishing or recreational uses.~~
- (H) Commercial pools.
- (I) Golf courses (including mini-golf and Par-3 courses) and driving ranges.
- (J) Hotels, motels, tourist homes.
- (K) On-site signage in accordance with the provisions of Article 10.
- (L) Restaurants.
- (M) Theaters/auditoriums with animal entertainment and outside grazing areas.
- (N) Waterslides, water parks, and water-related shows.
- ~~(O) Sight seeing tour facilities for tours by land or water.~~

(Ord. No. 138-04, § 2(Att. 1), 2-1-05; Ord. No. 15-16, § 7, 4-19-16; Ord. No. 116-17, § 17, 11-14-17)

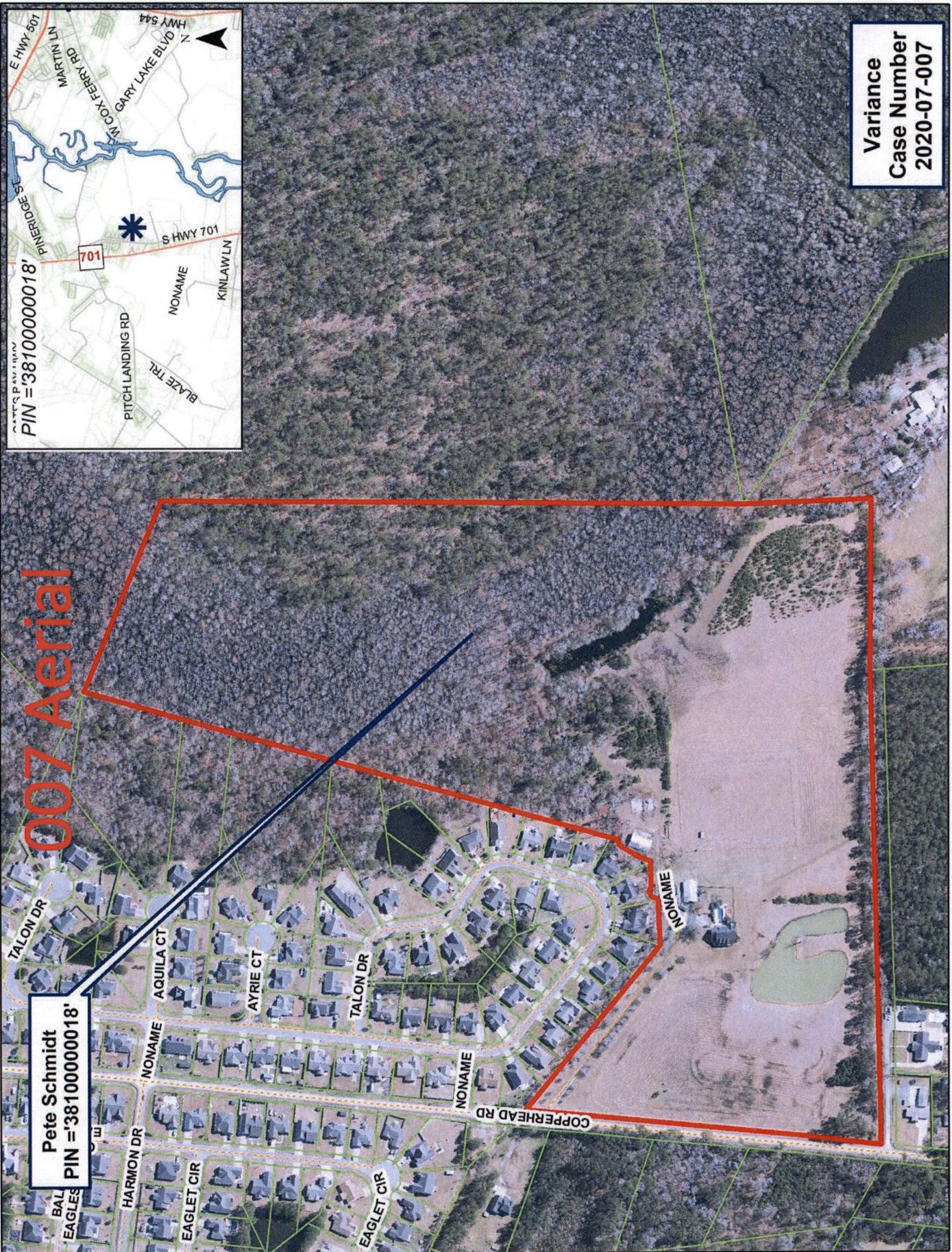


2020-07-007

Pete Schmidt
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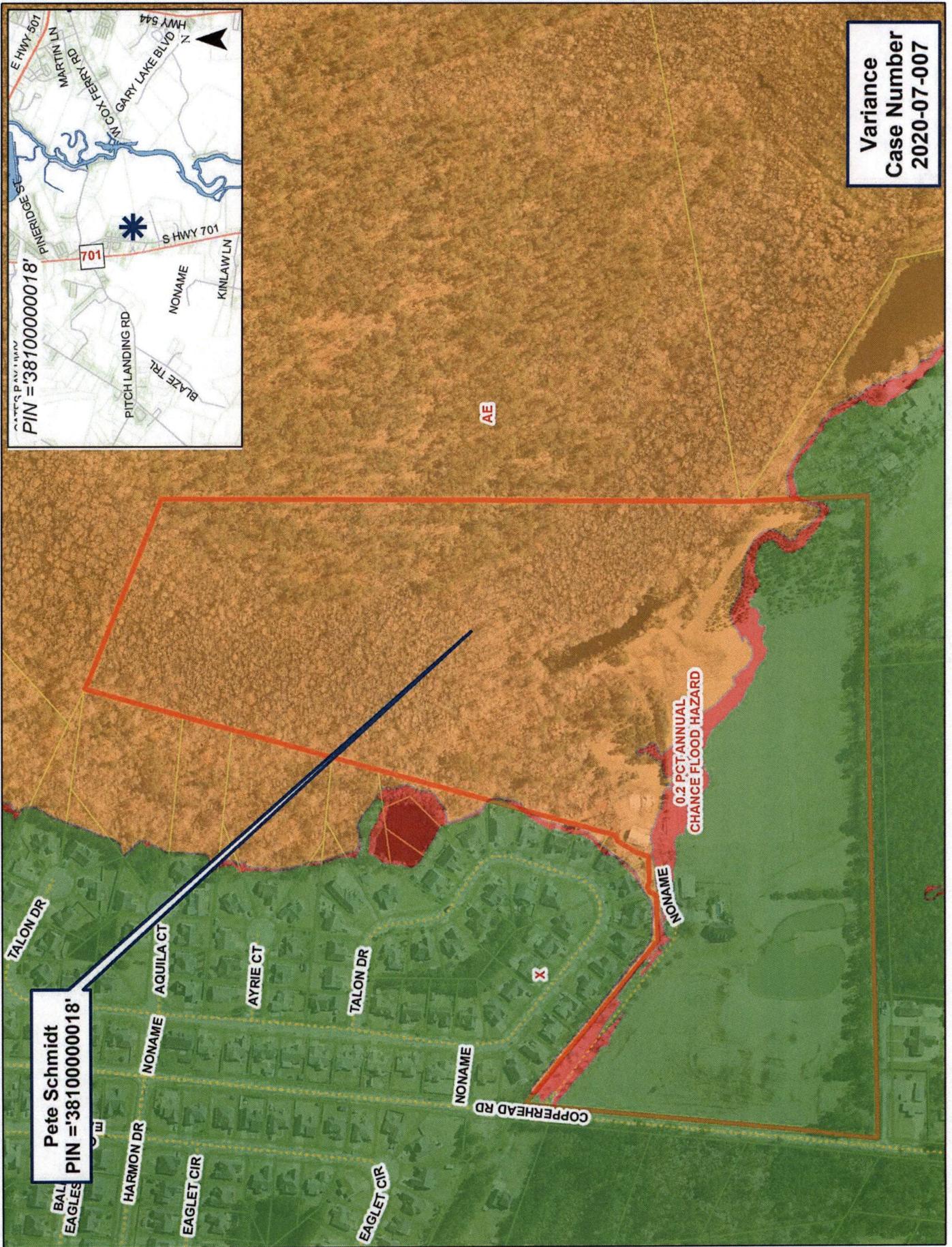
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Case Number
2020-07-007

Variance
Case Number
2020-07-007

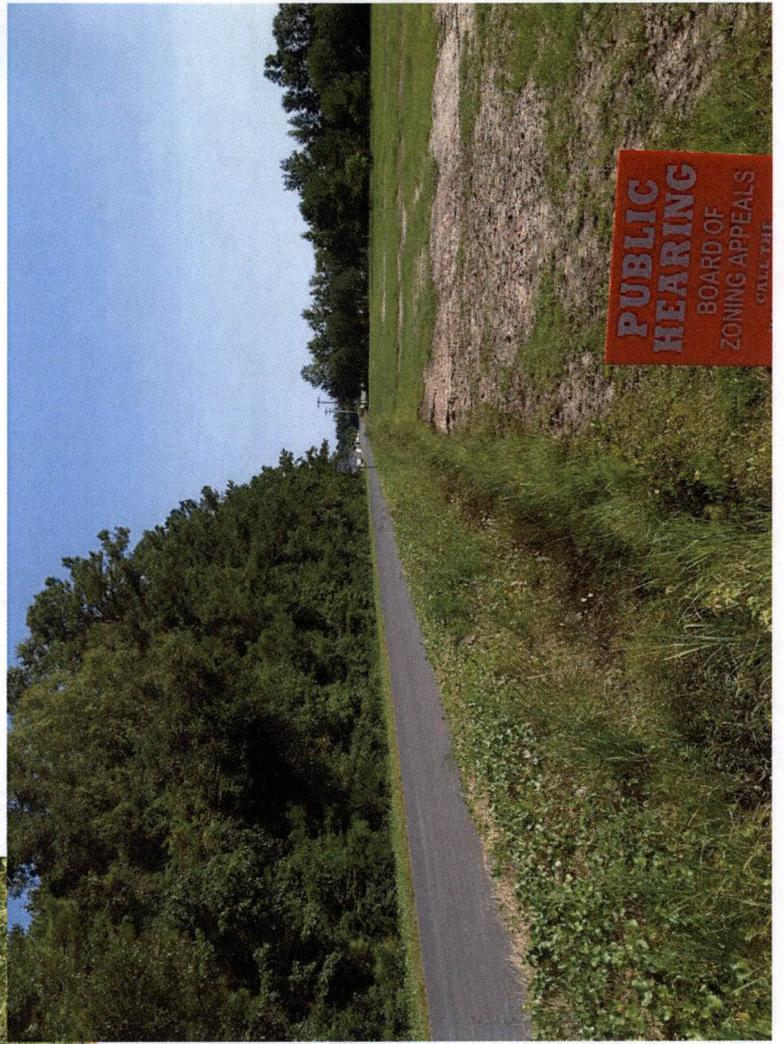
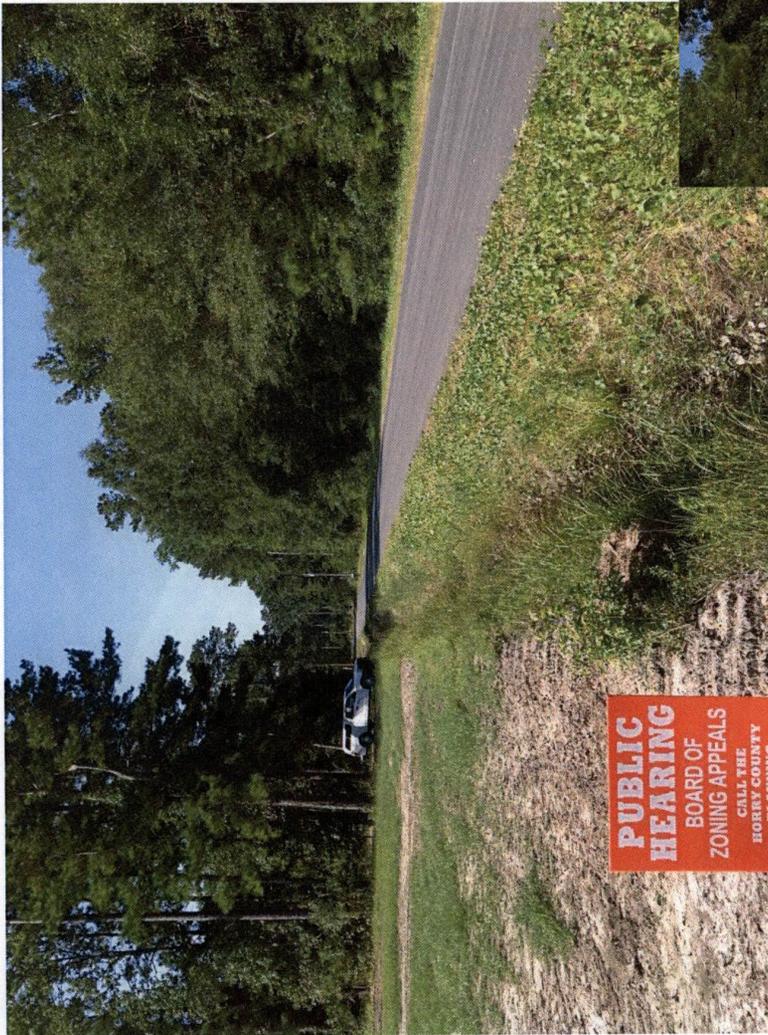


Pete Schmidt
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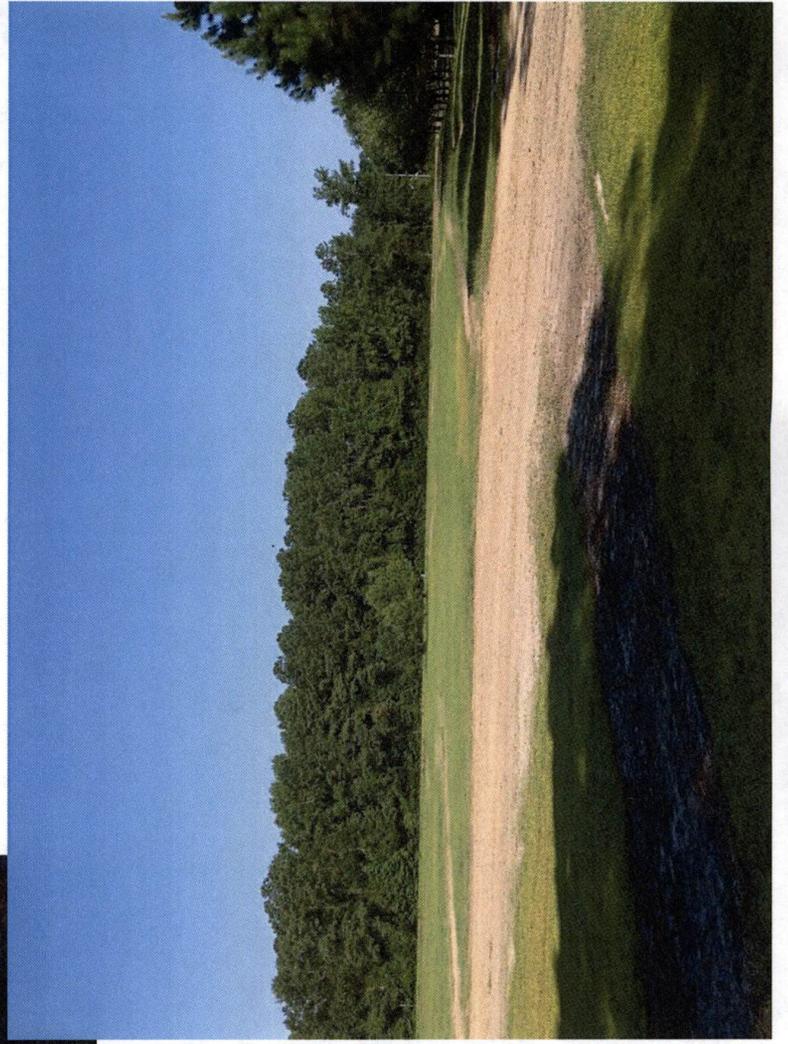
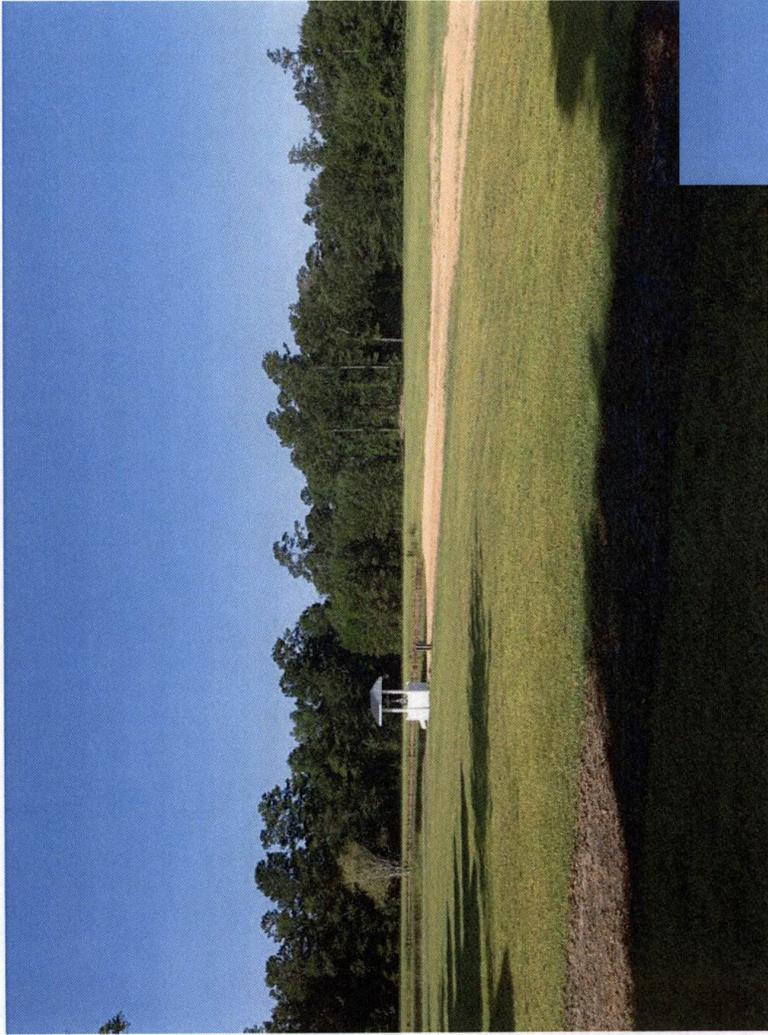
Variance
Case Number
2020-07-007



Copperhead Rd



Pond on front of property

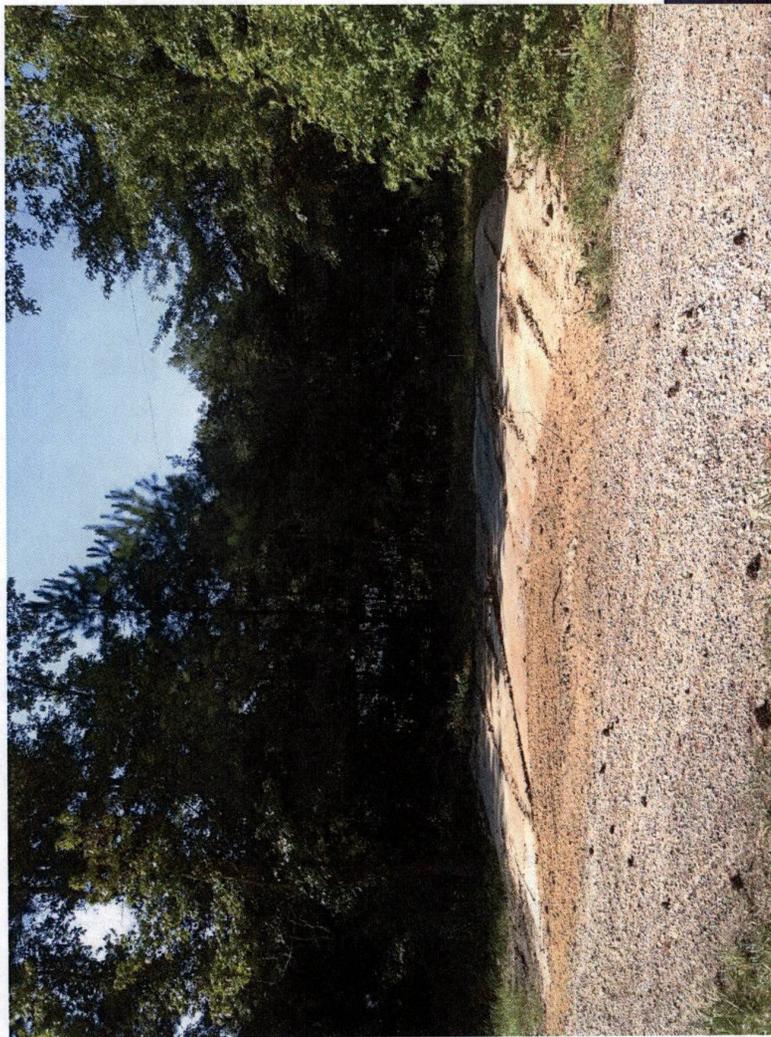


Existing Barn

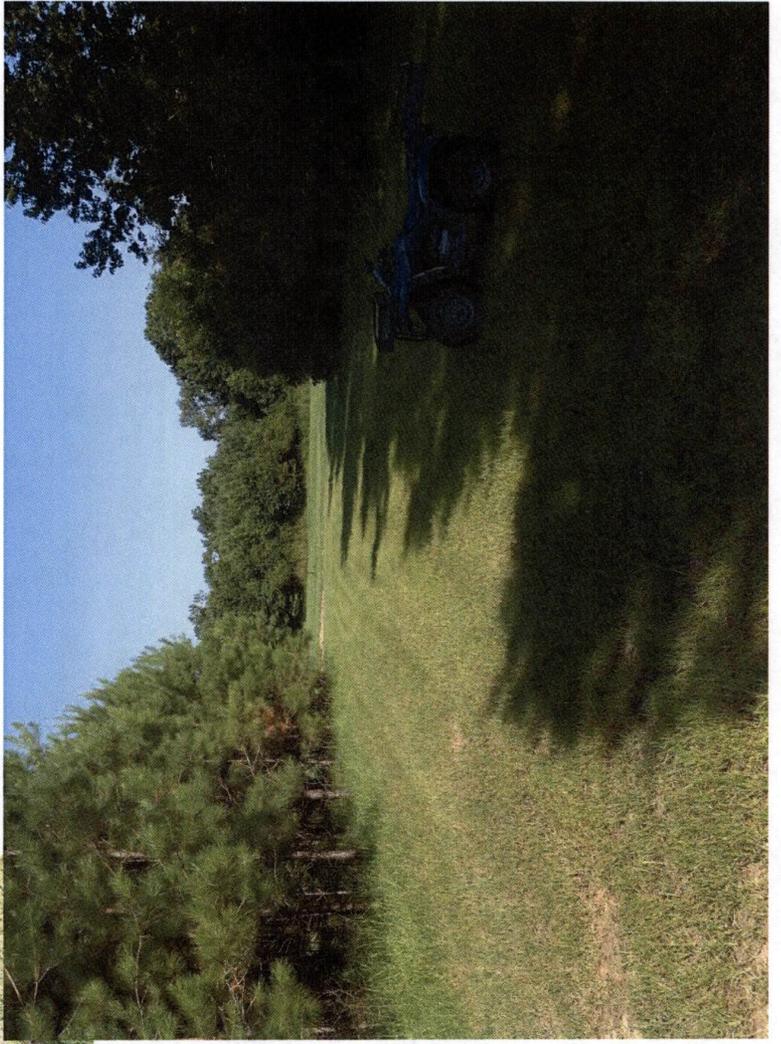
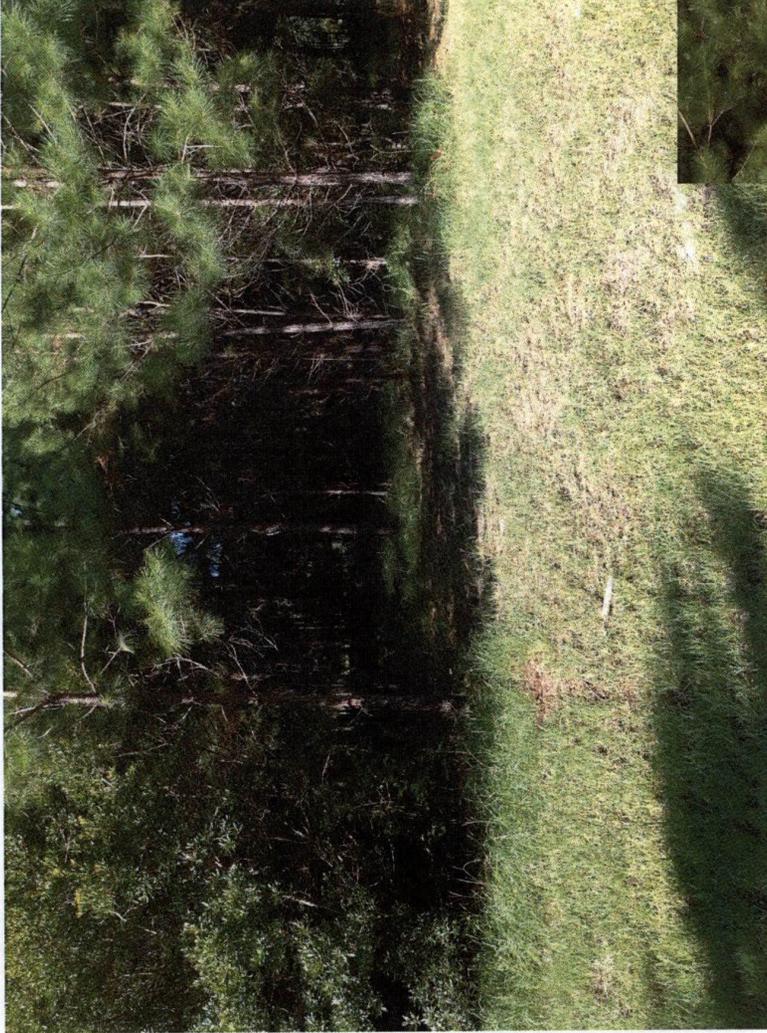


Future reception tent
area

Area for Restroom



Camping & Cabin area





Applicant Submittal

**RURAL TOURISM PERMIT
SPECIAL EXCEPTION REQUEST**

Article XIII, Section 1304.1

1. Rural tourism activities are permitted provided:
 - a. The parcel is a minimum of 20 acres or 20 total contiguous acres and within a Rural Area, Rural Corridors, Rural Community, Rural Activity Center, Transitional Growth Area, Scenic Conservation, or Preserved Open Space as identified on the active future land use map.
 - b. The parcel is not zoned Residential (SF, MSF, PUD, PDD, GR, GRn or MRD).
 - c. Rural Tourism Activities shall comply with Table 1, Operation Designations. Rural Tourism does not include amusement activities specified in the AM1 & AM2 zoning districts unless expressly stated in the table below. (see attached sheet for uses not allowed).
2. The requirements of Chapter 13, Article III Noise Control of the County Code shall be met.
3. If plans include use of a building onsite, a courtesy inspection will be made by Horry County Code Enforcement to ensure the building complies with accepted safety standards (see attached requirements).
4. Upon approval, the rural tourism activity may be exempt from Landscaping and Buffering requirements of Article V, Section 527 and Parking requirements of Article XI of the Horry County Zoning Ordinance.
5. No event shall exceed 499 attendees at one time, unless a Special Event Permit has been approved by the Public Safety Department.

Name of Venue: Lausel oak Estates

Type of Events/Uses: wedding / Event - (B'day or company) / Photo shoots

Total Acres: 55 Zoning: CFA

Hours of Operation: 9am (AM/PM) until 11 (AM/PM)

Please provide information below:

1. Master plan identifying all existing and proposed structures, parking areas, ingress and egress, restroom facilities and uses.
2. Operation plan that includes planned event days, types of activity and hours of operation.

The Board of Zoning Appeals shall consider the following criteria for special exceptions:

1. Traffic impact
2. Vehicle and pedestrian safety
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view
5. Orientation or spacing of improvements or buildings.

To the best of your ability explain how the aforementioned apply to your request (may include attachments):

1. Minor as we will keep attendants under 100
2. Drive + Parking will be lit.
3. No fumes + will operate during normal hours.
4. Will plant additional trees along property line.

**RURAL TOURISM PERMIT
SPECIAL EXCEPTION REQUEST**

Table 1

Check all planned activities below. For all uses indicated below, please identify their locations on the Master Plan.

<i>Activities</i>	<i>Definition</i>	
Agricultural Activities	These activities can include, but are not limited to: rent-a-row, you-pick operations, harvest market	✓
Education Classes/ Tours	Classes/ tours focused on rural or agricultural education. (i.e. bird watching, flora and fauna identification, farm / rural tours, farm / rural museum, fishing instruction, kayak or paddle board instruction)	
Food Service, including, Food Trucks	On-site consumption of food, to include Farm to Table events	
Rural Activities	These activities can include, but are not limited to: zip lines, motorized and non-motorized trail rides (does not include racing activities), horseback riding, kayaking, fishing and petting zoos.	-X <i>Removed per owner req. PT</i>
Rural Retail	Nurseries and the sale of agricultural products, produce and value added products.	
Seasonal Activities	These activities can include, but are not limited to: corn mazes, haunted houses/ forests, egg hunts, and holiday light displays	
Events	These events can include, but are not limited to: weddings, birthdays, and corporate events	✓

Please answer the following questions and address on Operation plan:

1. Will alcoholic beverages be served at any of these events? ___ Yes ___ No If so, will your venue be applying for a S.C. Liquor License? ___ Yes ___ No
2. Will vendors or food trucks be on site during any of these events? Yes ___ No

Please initial that you have read and understand the item below:

PS Applicant acknowledges that any event with more than 499 people at one time will require a Special Event Permit from Horry County Public Safety. Submittal is required 45 days prior to the event. They can be reached at 843-915-5150 and at this website <https://www.horrycounty.org/Departments/Emergency-Management/Special-Events>

Applicant/Agent hereby certifies that the information provided in this application is correct and there are no Covenants or Deed Restrictions in place that would prohibit this request.



Applicant/Agent's Signature
(If in LLC or Corp. name please provide authorization to sign)

2/24/20

Date

Thompkins, Pam

From: Pete Schmidt <pete@jnpunlimited.com>
Sent: Monday, July 27, 2020 2:27 PM
To: Thompkins, Pam
Subject: Laurel Oaks Operating Plan
Attachments: Laurel Oaks Operational Plan.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please remove the rural activities such as petting zoo, trail riding, and horseback riding from this. We have no animals. I also believe that fishing may not be a good idea either as it probably will increase my liability, so please remove that from the list.

--

Kind regards,

Pete Schmidt

J&P Unlimited Inc.

PO Box 51512

Myrtle Beach, SC 29579

Phone: (843) 360-1991

Fax: (843) 808-8987

Email: Pete@jnpunlimited.com

All e-mail correspondence to and from this address may be subject to public disclosure under the South Carolina Freedom of Information Act (FOIA). This correspondence is intended exclusively for the individual or entity to which it is addressed and may contain information that is proprietary, privileged, confidential or otherwise legally exempt from disclosure.

Laurel Oaks Estate

Operational Plan

Wedding/Event Venue-

The field/pond venue activities would take place on the front right corner of the property (between Copperhead Rd. and our pond). Wedding ceremonies will be held outside on grass in front of the pond. There would just be chairs on the lawn and that's it. The receptions and any other events would take place in the tent for now until we are able to get the 57X30 barn repaired (which will more than likely be at least a year away).

The operating hours will be Friday and Saturday 9am to 11pm. If a weekday event is requested, (Sunday through Thursday) the hours of operation would be 10 am until 9 pm). We will just be providing the land and structure. The client will be required to provide their own outside vendors for all food/drinks, flowers, DJ, photographer, ect. We will require they be licensed, insured, and permitted to legally work in the field they are supplying the service in.

Planned Events:

- Wedding Venue
- Bridal showers
- Baby showers
- Baby gender reveals
- Birthday parties
- Family reunions
- Corporate parties
- Christmas/holiday parties
- Cookouts

Camping/Cabin-

Cabin rental. These would be short term rentals with a 2 night minimum. I would like to have them rented out 7 days a week, year round, however I highly doubt they will rent out that much. If the short term cabin rental does not provide a profitable return, we will swap it to a long term rental.

Tent camping. This will be 1 camp site with a 12X14 tent and it will allow for the guest to set up no more than 2 additional tents. The single site will only allow for 1 person/family/group to camp at a time. It is not a multi campsite camp ground.

Pete Schmidt 843-267-1911



