Horry County
SOUTH CAROLINA
Committed to Excellence

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
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

September 14, 2020

I. Call to Order – 5:30 p.m.

II. Invocation/Pledge of Allegiance

III. Communications

IV. Minutes

1. August 10, 2020 – Regular Meeting Minutes 1-7

V. Old Business

1. **2020-07-003 - Nathan Taylor, agent for Michael & Laurie Reynolds** 8-20
   3851 Monte Court, Myrtle Beach (Council Member Crawford)

2. **2020-07-005 - Robert Wilfong, PE agent for Ross Holdings, LLC** 21-34
   3512 Caduceus Drive, Myrtle Beach (Council Member Crawford)

VI. New Business

<u>Variances</u>

1. **2020-08-001- Michael J. Stachewicz** 35-46
   337 Basswood Court, Conway (Council Member Allen)

2. **2020-08-002 – Bradley & Charity Keefer** 47-57
   512 Nautilus Drive, Murrells Inlet (Council Member Loftus)

3. **2020-08-003 – Penny Blaske agent for Thomas & Dawn Sprague** 58-68
   3244 Daisy Road, Loris (Council Member Hardee)

4. **2020-08-004 – Benita Sue Cardinali** 69-80
   223 Obi Lane, Murrells Inlet (Council Member Servant)

5. **2020-08-005 – Bonifacio Rodriguez** 81-92
   3517 Reavis Lane, Myrtle Beach (Council Member Vaught)

6. **2020-08-006 – Eli Barker agent for BT-OH LLC** 93-104
   200 George Bishop Pkwy, Myrtle Beach (Council Member Loftus)

7. **2020-08-008 – The EarthWorks agent for Robert C. Harrison** 105-117
   Corner of Hwy 707 & Stonebridge Drive (Council Member Crawford)

8. **2020-08-011 – Steve Powell agent for Ralph Pandure** 118-128
   4309 Mineola Avenue, Little River (Council Member Worley)

Special Exception

9. **2020-08-010 – Rustic Roast agent for Keenan Mitchell** 129-142
   182 Waccamaw Medical Park Court, Conway (Council Member Vaught)

Rural Tourism

10. **2020-08-007 – Anthony & Megan Simmons** 143-155
    280 Liberty Church Road, Loris (Council Member Prince)

11. **2020-08-009 – Angelia R. Miller** 156-169
    856 Highway 9 W, Longs (Council Member Prince)

VII. Adjourn

Communications

Minutes

STATE OF SOUTH CAROLINA	)	HORRY COUNTY ZONING BOARD OF APPEALS
	)	
COUNTY OF HORRY	)	MINUTES – August 10, 2020

The Horry County Zoning Board of Appeals held its scheduled meeting on Monday, August 10, 2020 at 5:30 PM in the Horry County Government Center, Multi-purpose Room B, located at 1301 Second Avenue in Conway, South Carolina.

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

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

Staff present: Pam Thompkins, Marnie Leonard, Charles Suggs, David Jordan, Jordan Todd, and 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. Robert Page delivered the invocation and William Livingston led in the Pledge of Allegiance.

Chairman Marion Shaw swore in staff.

COMMUNICATIONS

Pam Thompkins informed the board that case 2020-07-005 asked to be deferred to the September 14th meeting.

ELECTION OF OFFICERS

Chairman – Mark Gouhin nominated Marion Shaw as Chairman, Robert Page seconded the motion, the motion carried unanimously.

Vice Chairman – Drew Parks nominated Michael Fowler as Vice Chairman, William Livingston seconded the motion, the motion carried unanimously.

REGULAR MEETING MINUTES - July 13, 2020

Chairman Marion Shaw asked if there were any additions, deletions or changes to the minutes. Drew Parks made a motion to accept the minutes as written. Robert Page seconded. The motion carried unanimously. ***The minutes for July 13, 2020 were approved.***

NEW BUSINESS

Public Hearings

Variances

The first case number was 2020-07-001 Jorge D. Hernandez. Pam Thompkins presented the case to the Board. PIN # 152-09-03-0001 identified the parcel located at 1330 Troy Hill Road, Loris. The applicant was requesting a variance regarding setback requirements in the Forest Agricultural (FA) zoning district. This parcel consisted of Lots 1 & 2 located at the Twin Cities Airport in Loris. These lots were created in 1963. The size of the lot was 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 had been given. The applicant was 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'. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommend 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.

Chairman Marion Shaw swore in Jorge Hernandez who stated the need for the variance was to keep his airplane protected.

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

The second case number was 2020-07-002 Ariel A. Vargas agent for Hector Guerra. Pam Thompkins presented the case to the Board. PIN # 312-12-01-0030 identified the parcel located at 4370 Landing Road, Little River. The applicant was requesting a variance regarding setback requirements in the Residential (SF 6) zoning district. 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 was 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 was 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 was 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 was 5.6' in width. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommended 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.

Chairman Marion Shaw swore in Ariel Vargas who translated for Hector Guerra, who explained the need for the variance.

Chairman Shaw asked if they built the deck without a permit. Mr. Guerra explained that they had pulled a remodeling permit, but did not understand that they needed to pull a separate permit for the deck.

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

The third case number was 2020-07-003 Nathan Taylor, agent for Michael & Laurie Reynolds. Pam Thompkins presented the case to the Board. PIN # 448-06-03-0005 identified the parcel located at 3851 Wilmonte Court, Myrtle Beach. The applicant was requesting a variance regarding setback requirements in the Residential (SF 6) zoning district. This parcel was located within Glenmere Subdivision. The applicants were 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 was a 10' drainage easement on the rear of this parcel; the structure will not encroach into the easement. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommended 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.

Chairman Marion Shaw made a motion to defer the case to September, the applicant was not available to present the case.

Mark Gouhin made a motion to grant the deferment of the case to the September 14th, 2020 meeting. Drew Parks seconded the motion. The motion carried unanimously. ***The deferment was approved.***

The forth case number was 2020-07-006 Axis Infrastructure, LLC, agent for James E. Daniels. Pam Thompkins presented the case to the Board. PIN # 457-11-01-0022 identified the parcel located at 4701 Holmestown Road, Myrtle Beach. The applicants have requested a variance regarding buffer and parking requirements in the Hwy 707 Overlay zone. The

applicants were proposing to construct a convenience store on this site. This parcel was 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 was encroaching 100% into the perimeter buffer for a variance of 90%. The stormwater pond on the south property line was 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 were 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 were requesting a variance to allow the dumpster to be located forward of the building. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommended the following conditions:

1. All other applicable County requirements shall be met.
2. All future buildings and building additions must conform to Horry County regulations.
3. All other applicable County requirements shall be met.

Chairman Marion Shaw swore in Teresa Curry who explained the need for the variance. Chairman Marion Shaw swore in James Andrews who was the owner of the property and was in favor of the 7-11 convenience store going into this location.

Chairman Marion Shaw swore in Al Jordan, Richard Knocks and Richard Knocks Jr. who were all against the variance.

Drew Parks made a motion to grant the variance with the conditions as stated by staff. William Livingston seconded the motion. The motion failed with the vote of 3:2, Drew Parks and William Livingston voted in favor. ***The variance was denied.***

The fifth case number was 2020-07-008 Jon J. & Darlene Morris. Pam Thompkins presented the case to the Board. PIN # 306-13-01-0009 identified the parcel located at 3768 Woodridge Circle, Little River. The applicants were requesting a variance regarding setback requirements in the Commercial Forest Agriculture (CFA) zoning district. This parcel was located within Woodridge subdivision. The applicants had constructed a 12' x 18' porch with ramp and stairs on this parcel without obtaining a building permit. The lot was 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 was 25' and can be reduced to 18.75'. The porch was 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. **(Please refer to the August 10th, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommended 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.

Chairman Marion Shaw swore in John Morris who explained the need for the variance.

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

The sixth case number was 2020-07-009 Rick Ruonala, agent for St. Paul & Macedonia Methodist Church. Pam Thompkins presented the case to the Board. PIN # 312-11-02-0064 identified the parcel located at 1175 Highway 17, Little River. The applicant requested a variance regarding setback requirements in the Little River Overlay zoning district. The applicants were proposing to construct a fellowship hall for the St. Paul & Macedonia Methodist Church. The applicant stated the church and cemetery have been there for 150 years. The cemetery was listed on the historic registry for Horry County and the Church was 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 was located within the Little River Overlay district. The applicants were 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 have a brick facade, shingled roof and a gable roof with a 6/12 pitch. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board decide that this variance request satisfied all five required factors and grants approval of the requested variance, staff recommended 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.

Chairman Marion Shaw swore in Rick Ruonala who explained the purposed fellowship hall and the need for the variance.

Chairman Marion Shaw swore in Rev. Johnathan who stated that the church has been in existence for 150 years and wants to be able to meet the needs of the existing and future members.

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

Special Exception

The seventh case number was 2020-07-007 Pete Schmidt. Pam Thompkins presented the case to the Board. PIN # 381-00-00-0018 identified the parcel located at 4005 Copperhead Road, Conway. The applicant was requesting special exception approval regarding rural tourism in the Commercial Forest Agriculture (CFA) zoning district. The applicant was 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 was 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 also asked 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 was adjacent to single family homes within Aquila Estates. There was an area for a restroom to be located near the parking area in the front near Copperhead Road. **(Please refer to the August 10, 2020 packet for further information.)**

Should the Board find that the special exception request for **Laurel Oak Estates** meets the required conditions of Section 1304.1, 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.

Chairman Marion Shaw swore in Pete Schmidt who explained the business he would like to have on his property.

Chairman Marion Shaw swore in Fern Daniels who thought this was for a rezoning, and wanted to know how many tents would be allowed for camping. Charles Suggs explained that it was not a rezoning and that this would not be approved for a camp ground.

Chairman Marion Shaw swore in Kevin Daniels who asked if this was going to be a B.Y.O.B (bring your own booze), who would be responsible if event got out of hand. Chairman Shaw answered that the Horry County Police Department enforces this and should be contacted if there is a problem.

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

With no further business, a motion to adjourn was made and seconded. The meeting was adjourned at approximately 7:55 PM.

Old Business

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.

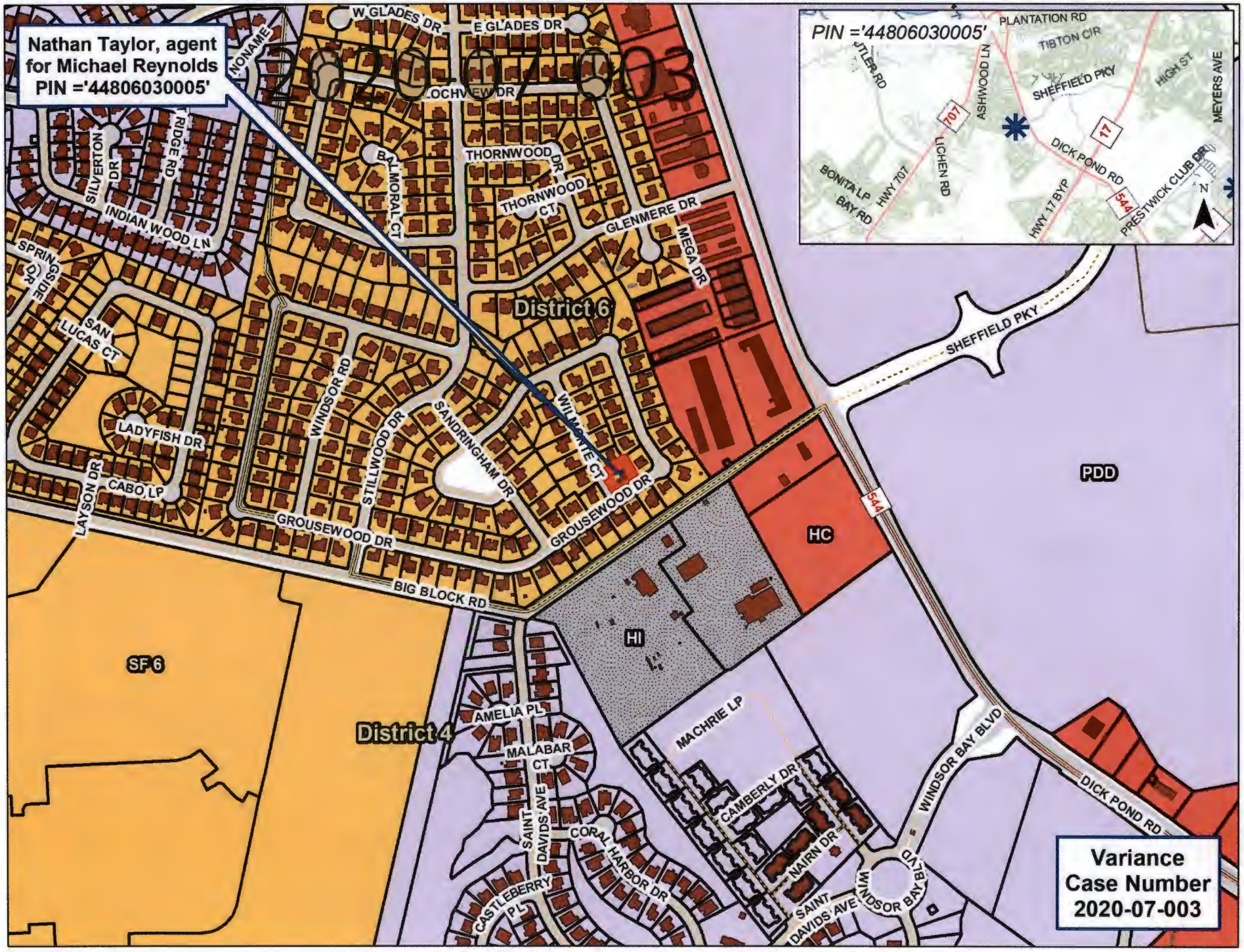
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The applicants have submitted a letter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


Nathan Taylor, agent
for Michael Reynolds
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2020-07-003
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SILVERTON DR
RIDGE RD
INDIAN WOOD LN
BALMORAL CT
THORNWOOD DR
THORNWOOD CT
GLENMERE DR
MEGA DR
SPRINGSIDE RD
SAN LUCAS CT
LADYFISH DR
CABO LP
LAYSON DR
WINDSOR RD
STILLWOOD DR
SANDRINGHAM DR
WILMACKTE CT
GROUSEWOOD DR
BIG BLOCK RD
District 6
SHEFFIELD PKY
PDD
HC
HI
SF 6
District 4
AMELIA PL
MALABAR CT
SAINT DAVIDS AVE
CORAL HARBOR DR
CASTLEBERRY PL
MACHRIE LP
CAMBERLY DR
NAIRN DR
WINDSOR BAY BLVD
DICK POND RD
544
PLANTATION RD
TIBTON CIR
BUTLER RD
ASHWOOD LN
SHEFFIELD PKY
HIGH ST
MEYERS AVE
707
17
DICK POND RD
LICHEN RD
BONITA LP
BAY RD
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HWY 17 BYP
PRESTWICK CLUB DR
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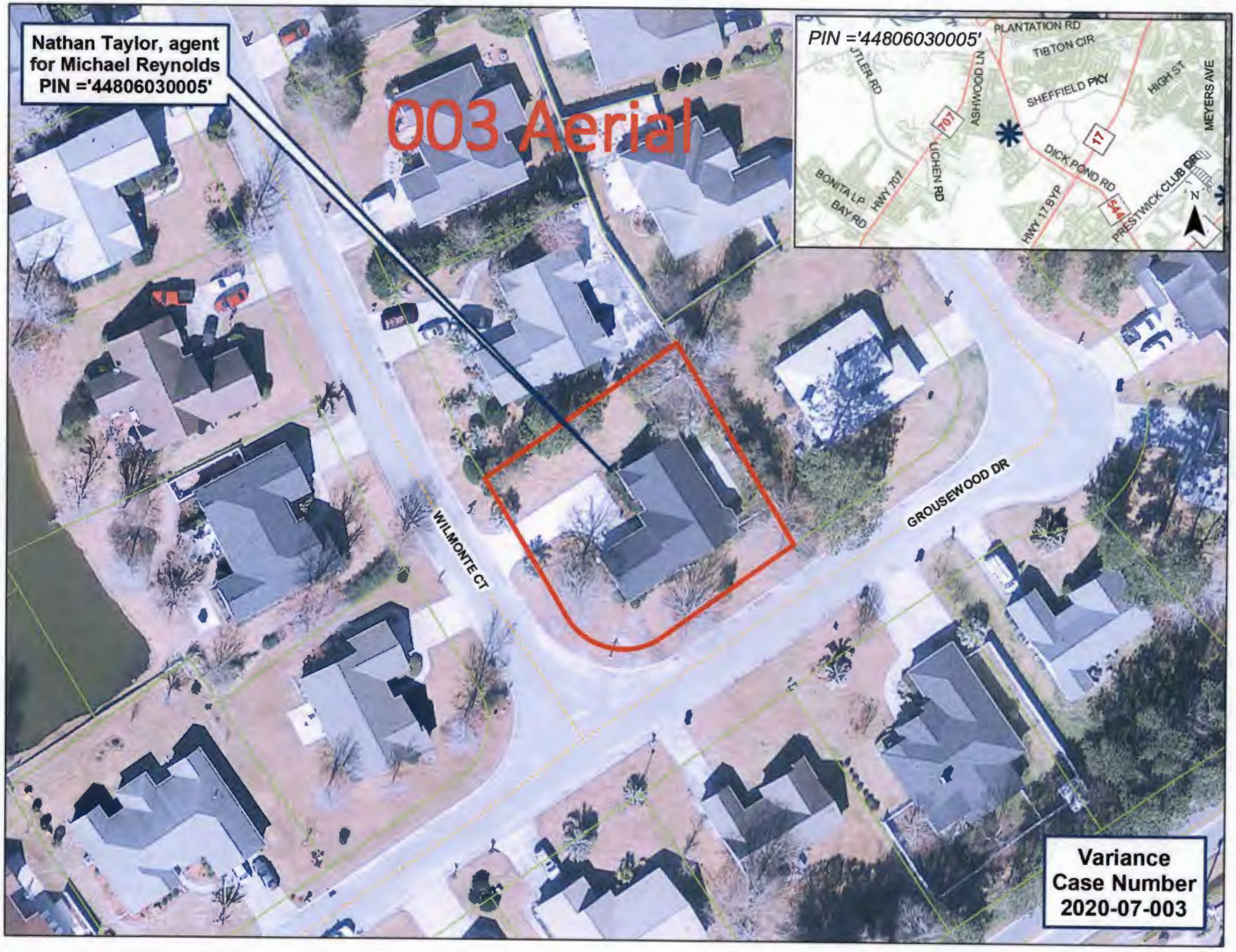
Variance
Case Number
2020-07-003


Nathan Taylor, agent
for Michael Reynolds
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003 Aerial
PIN ='44806030005'
PLANTATION RD
TIBTON CIR
JTLER RD
ASHWOOD LN
SHEFFIELD PKY
HIGH ST
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DICK POND RD
BONITA LP
BAY RD
HWY 707
LICHEN RD
HWY 17 BYP
544
PRESTWICK CLUB DR
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WILMONTE CT
GROUSEWOOD DR
Variance
Case Number
2020-07-003

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 - Side of home where the Easment is Right @ where we need it to be.

Required Front Setback:	Requested Front Setback:
Required Side Setback:	Requested Side Setback:
Required Rear Setback: 15'	Requested Rear Setback: 7FT NEEDED
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)
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.

Mark Ryne, Laura Ryneers — Applicants Signature

6/9/2020 — Date

Gmail

Laurie Reynolds <lreynoldsm99@gmail.com>

ARB Reynolds 3851 Wilmonte Ct. 6-9-20

2 messages

T.D. SNOKE <tds4799@yahoo.com> Tue, Jun 9, 2020 at 1:18 PM
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

Laurie Reynolds <lreynoldsm99@gmail.com> Tue, Jun 9, 2020 at 1:51 PM
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]

Glenmere HOA
PO Box 15423
Surfside Beach, SC 29587

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. _____

~~Home~~ CELL 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: ~~TAYLOR Contracting~~ Trinity general 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.)

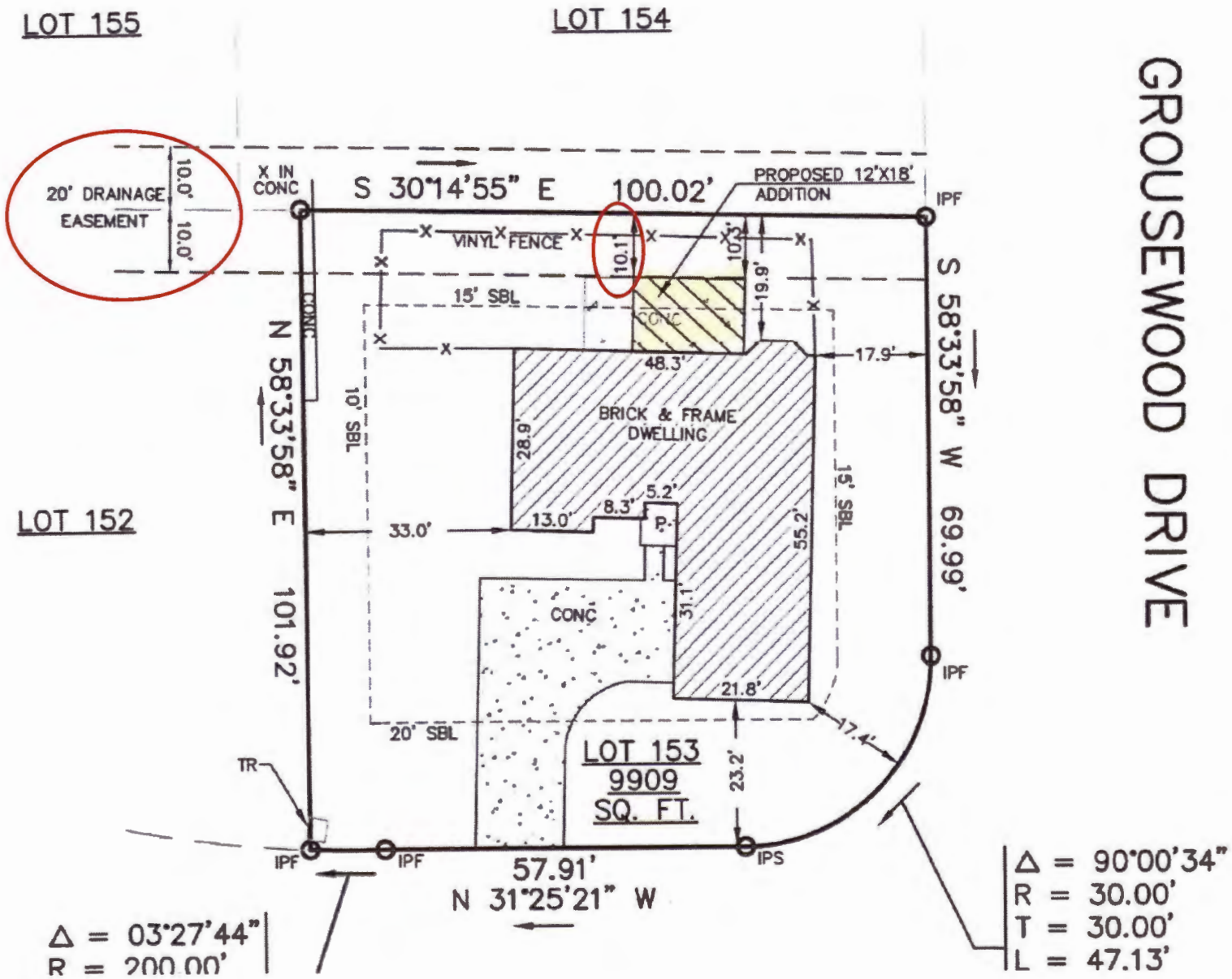
The Architectural Control Committee reserves the right to inspect the project before, during, and at the completion of the project.

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

Glenmere Ph. III-D final plat

Site Plan


LOT 155
LOT 154
LOT 152
GROUSEWOOD DRIVE
20' DRAINAGE EASEMENT
10.0'
10.0'
X IN CONC
S 30°14'55" E
100.02'
PROPOSED 12'X18' ADDITION
IPF
VINYL FENCE
10.1'
10.2'
19.9'
15' SBL
CONC
48.3'
17.9'
S 58°33'58" W 69.99'
N 58°33'58" E 101.92'
10' SBL
28.9'
BRICK & FRAME DWELLING
5.2'
8.3'
13.0'
33.0'
P.
55.2'
15' SBL
31.1'
CONC
21.8'
17.4'
20' SBL
LOT 153
9909
SQ. FT.
23.2'
TR
IPF
IPF
57.91'
N 31°25'21" W
IPS
Δ = 03°27'44"
R = 200.00'
Δ = 90°00'34"
R = 30.00'
T = 30.00'
L = 47.13'

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.

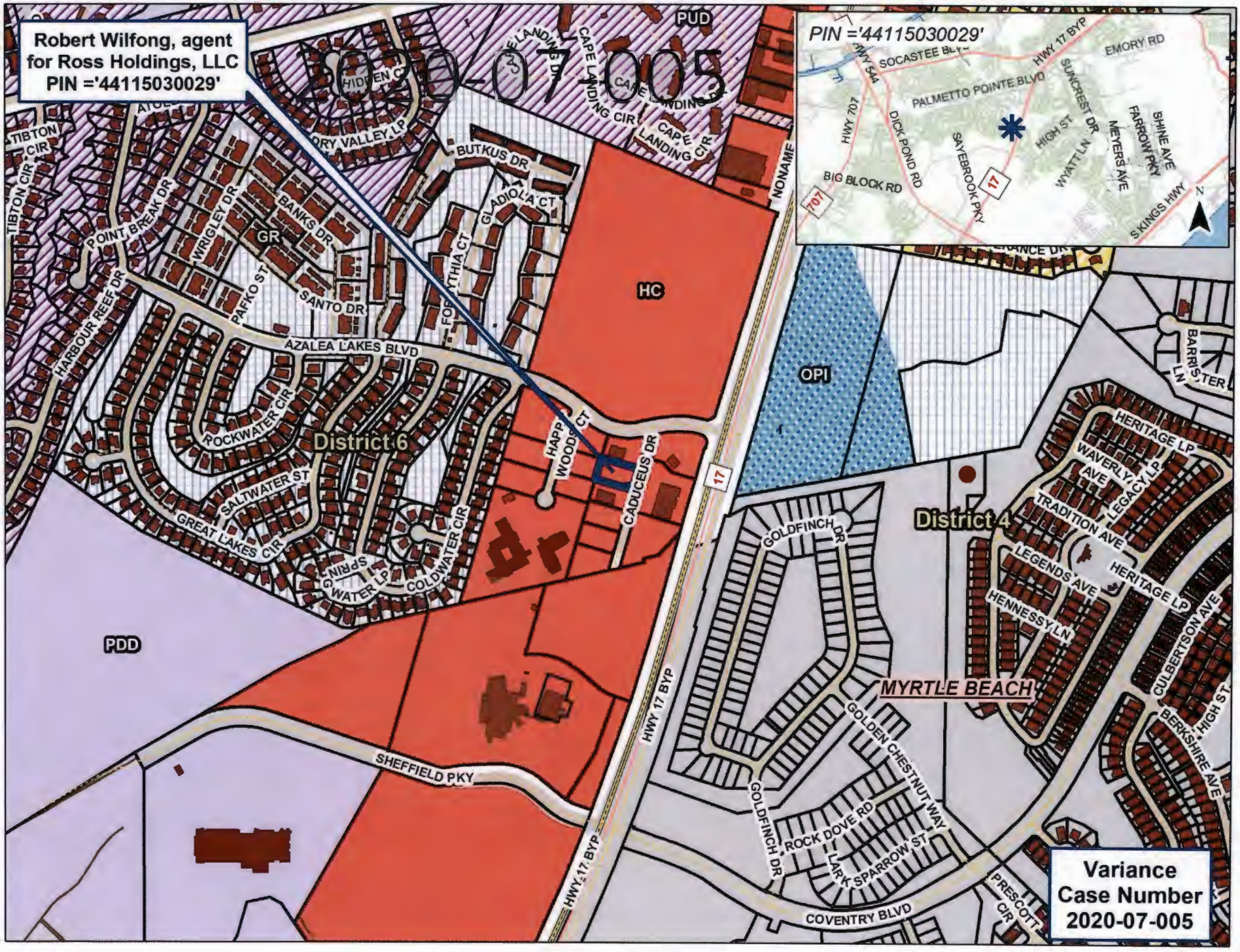
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

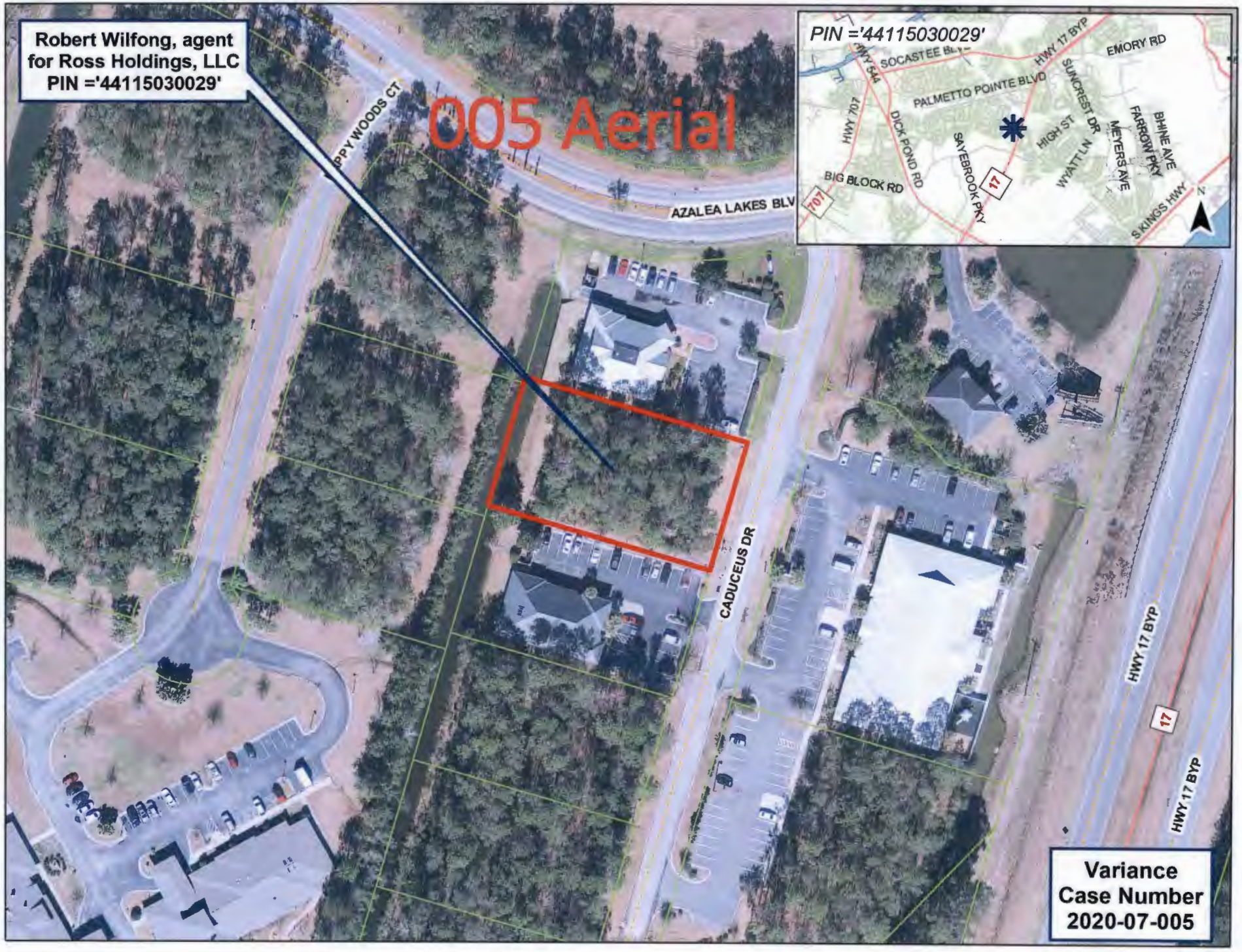
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may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


Robert Wilfong, agent
for Ross Holdings, LLC
PIN ='44115030029'
2020-07-005
PIN ='44115030029'
PUD
HC
OPI
PDD
GR
District 6
District 4
MYRTLE BEACH
AZALEA LAKES BLVD
HWY 17 BYP
SHEFFIELD PKY
COVENTRY BLVD
CAPE LANDING CIR
BUTKUS DR
GLADIOLA CT
BANKS DR
SANTO DR
PAFKO ST
WRIGLEY DR
POINT BREAK DR
HARBOUR REEF DR
TIBTON CIR
ROCKWATER CIR
SALTWATER ST
GREAT LAKES CIR
SPRING WATER LP
COLDWATER CIR
CADUCEUS DR
NONAME
GOLDFINCH DR
GOLDEN CHESTNUT WAY
ROCK DOVE RD
LARK SPARROW ST
HENNESSY LN
LEGENDS AVE
TRADITION AVE
HERITAGE LP
WAVERLY AVE
LEGACY LP
CULBERTSON AVE
BERKSHIRE AVE
HIGH ST
PRESCOTT CIR
BARRISTER LN
PALMETTO POINTE BLVD
SOCASTEE BLVD
HWY 707
DICK POND RD
SAYEBROOK PKY
BIG BLOCK RD
HIGH ST
WYATT LN
MEYERS AVE
FARROW PKY
SHINE AVE
S KINGS HWY
SUNCREST DR
EMORY RD
HWY 17 BYP
HWY 544
Variance
Case Number
2020-07-005


Robert Wilfong, agent
for Ross Holdings, LLC
PIN ='44115030029'
005 Aerial
PPY WOODS CT
AZALEA LAKES BLV
CADUCEUS DR
HWY 17 BYP
17
PIN ='44115030029'
SOCASTEE BLVD
HWY 17 BYP
EMORY RD
HWY 544
PALMETTO POINTE BLVD
SUNCREST DR
HWY 707
DICK POND RD
SAYEBROOK PKY
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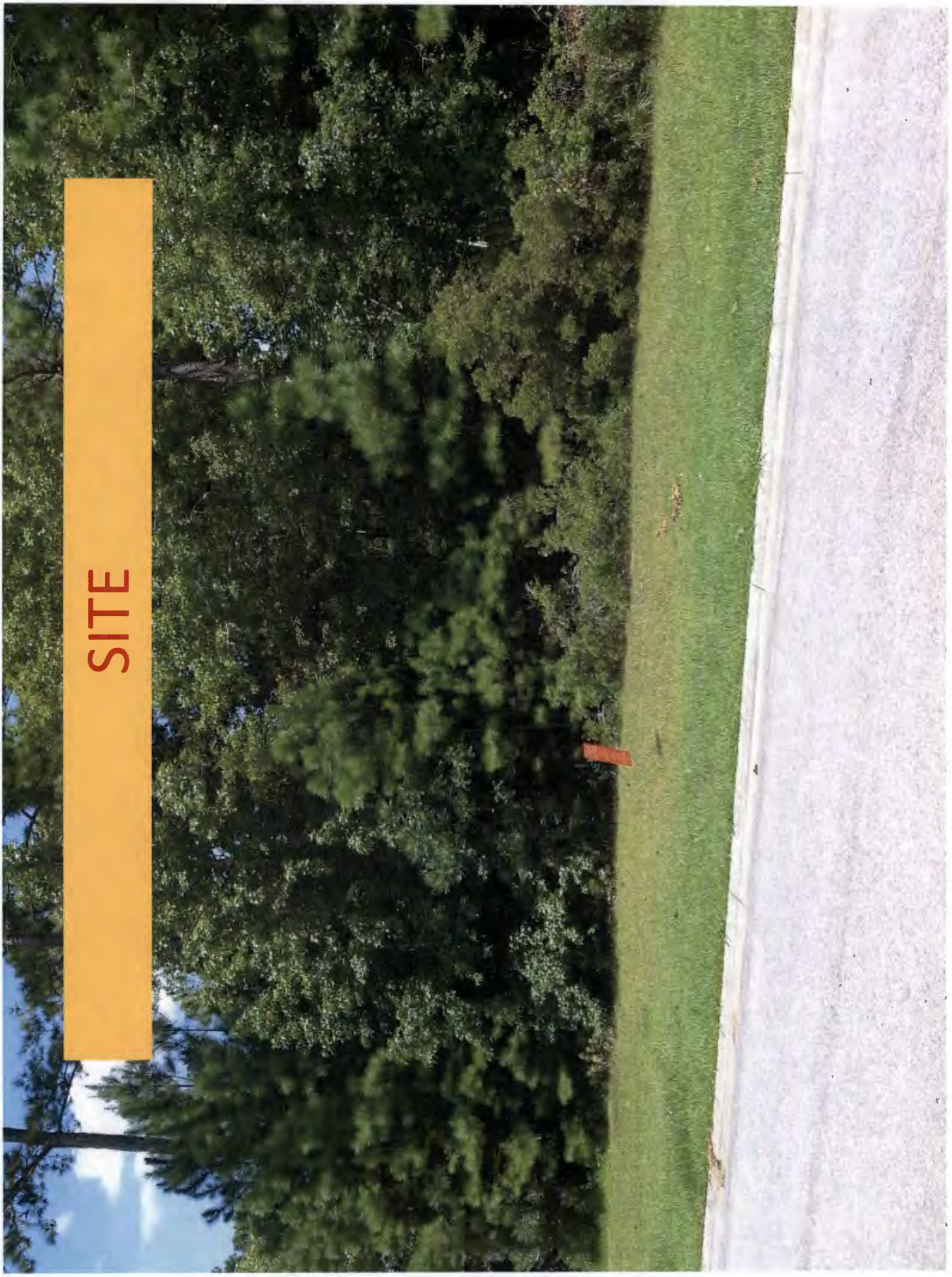
Variance
Case Number
2020-07-005


SITE

Applicant Submittal

RECEIVED
JUL 0 2 2020
BY MH

ZONING BOARD OF APPEALS APPLICATION

Date Filed 07/01/2020 **Request #** 2020-07-005 **Energov #** 49753

1. **Complete the application in its entirety (incomplete applications will not be processed);**
2. **If this is a commercial project a signed review sheet by the plans reviewer must be included with this application.**
3. **If a setback or dimensional variance is requested, an accurate, legible plot plan prepared by a registered architect, engineer, or surveyor, showing property dimensions and locations of all existing and proposed structures must be provided;**
4. **The property owner(s) as listed on the current tax records at the time of submittal must sign this application. In addition, if the property is located within a subdivision with a legal and active Home Owners Association (HOA), approval of the HOA must be provided with the application.**

APPLICANT: Maser Reality, LLC

PROPERTY ADDRESS: 3512 Caduceus Drive, Myrtle Beach, SC 29588

PIN: 44115030029 **TMS:** 1852401009

ACREAGE: 0.53 **ZONING DISTRICT:** HC

SUBDIVISION: Azalea Lakes Professional Park **PROJECT:** Azalea Lakes Dentist Office

PROPERTY OWNER(S) NAME (S) Ross Holdings, LLC

Address: 3508 Caduceus Drive, Myrtle Beach, SC 29588

Telephone: (H) 843-902-2030 (W) 843-293-3522 (E-MAIL) Loring@rossortho.net

X Loring L. Ross

X Loring L. Ross 7/1/20

PROPERTY OWNER(S) SIGNATURE (If LLC or Corp Please Provide Authorization) **DATE**

DESIGNATION OF AGENT (If the Property Owner Wishes To Appoint an Agent to Represent Him or Herself)

Agents Name: Robert Wilfong, PE Development Resource Group, LLC

Address: 1101 Johnson Avenue, Suite 300A, Myrtle Beach, SC 29577

Telephone: (H) 843-839-3350 (W) (E-MAIL) rob@drgpllc.com

I hereby appoint the person(s) listed above as agent to act on my behalf for the purpose of filing such application for a variance as he/she shall deem necessary and proper.

X Loring L. Ross 7/1/20

PROPERTY OWNER(S) SIGNATURE **DATE**

Mark McMan 7/1/2020

PLANNING AND ZONING DEPARTMENT USE ONLY

Have Survey:	Y	N	Property Owner (s) Have Signed:	Y	N
Have Business License (If Applicable)	Y	N	Have HOA Approval (if Applicable)	Y	N
County Council District 6			Commercial Review sheet (if applicable)	Y	N

Signature of Zoning Administrator/Asst. Z.A./Deputy Planning Director 7-2-2020 **Date**

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.

Required Front Setback: 50	Requested Front Setback:
Required Side Setback: 10	Requested Side Setback:
Required Rear Setback: 15	Requested Rear Setback:
Required Bldg. Separation: 20	Requested Bldg. Separation:
Required Minimum Lot Width: 60	Requested Min Lot Width:
Required Min Lot Width/Bldg Site: 60	Requested Min Lot Width/Bldg Site:
Required Max Height of Structure: 120	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 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

7/1/2020
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 MOBs 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.

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.

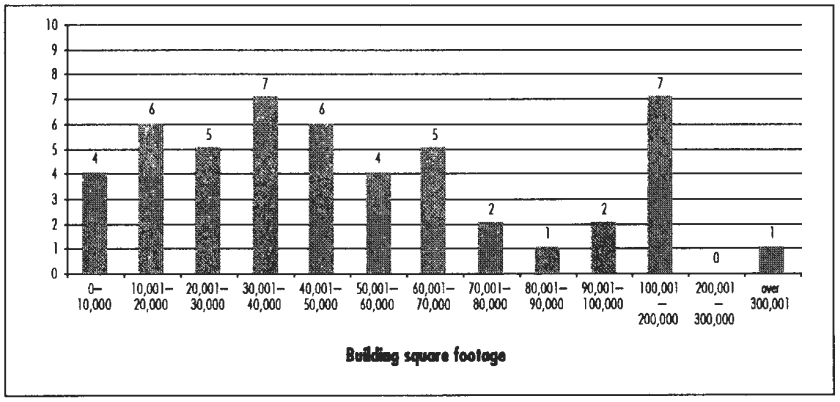


Figure 1. Number of MOBs by size.

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 MOBs. 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 on geographic proximity of individuals collecting the data to the MOBs. Twenty of the MOBs 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 MOBs studied to 5.60 for the three Pennsylvania MOBs 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 MOBs 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 MOBs 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 MOBs 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.

Table 2. Municipal code requirements for MOBs.

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

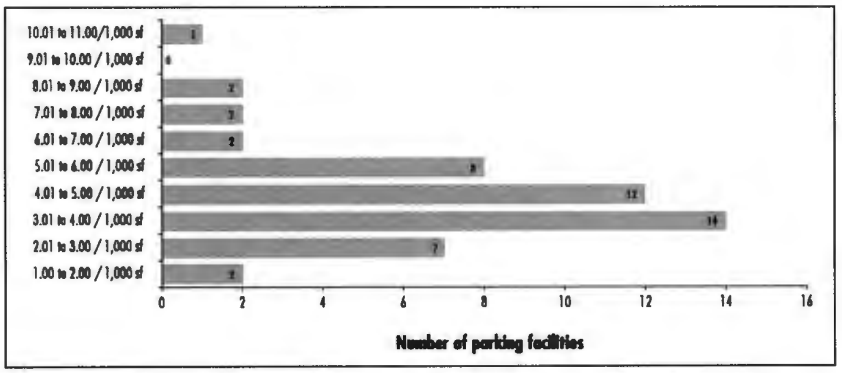


Figure 2. Parking supply provided by MOBs.

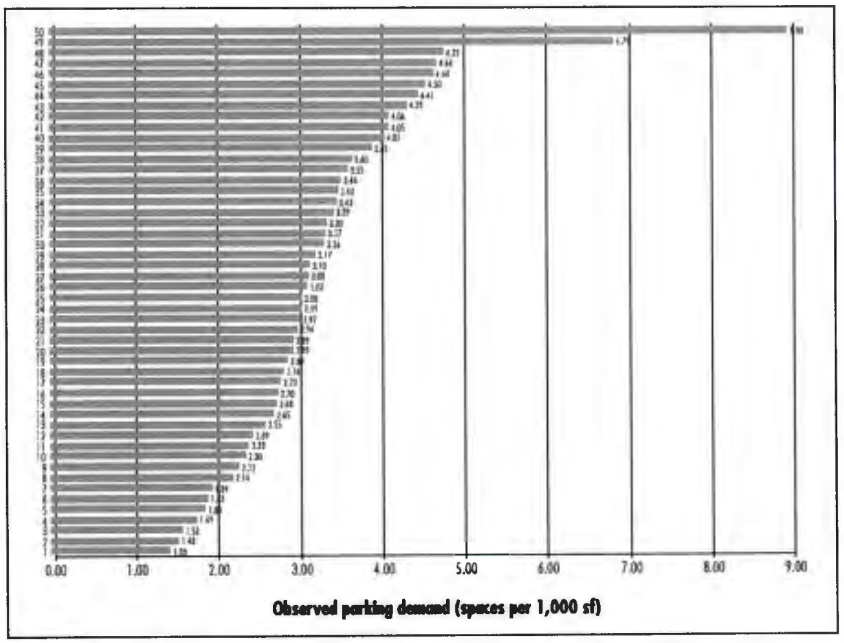


Figure 3. Observed peak-hour parking demand by MOB.

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

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

MEDICAL OFFICE				
Peak-hour parking spaces occupied vs. 1,000 GSF				
Occupied building area on a weekday between 10 a.m. and 12 noon				
PARKING GENERATION RATES				
Average rate	**Range of rates**	**Standard deviation**	**Number of studies**	**Average 1,000 GSF occupied building area**
3.23	1.38–8.90	1.27	50	62,427

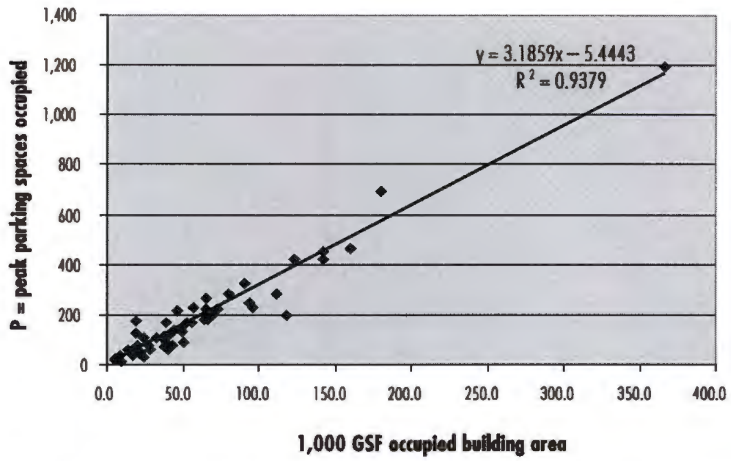


Figure 4. Data plot and statistical summary.

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 MOBs, are located in municipalities that now require more parking than the recommended 4.5 spaces per 1,000 GSF. ■

References

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

2. *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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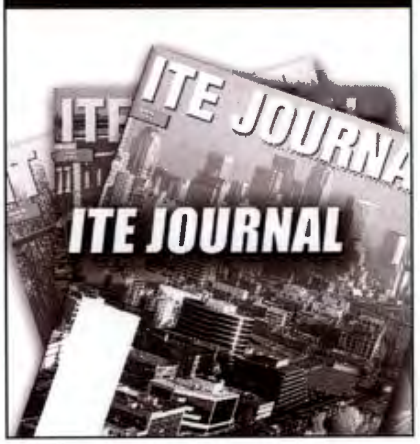
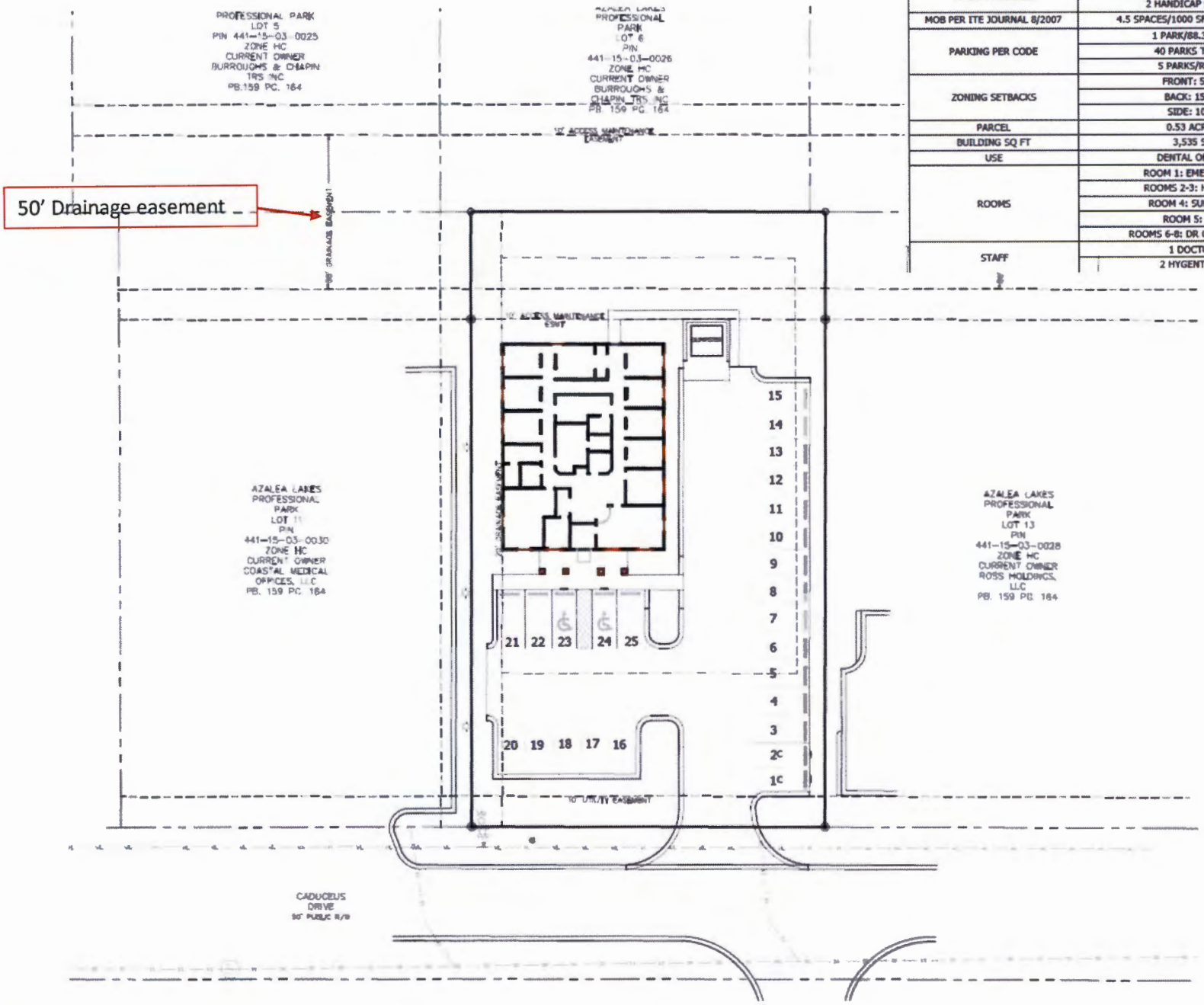


Site Plan

AZALEA LAKES DENTIST OFFICE	
TMS	1852401009
PARKS PROVIDED	25 PARKING SPACES
	2 HANDICAP SPACES
MOB PER ITE JOURNAL 8/2007	4.5 SPACES/1000 SF = 16 SPACES
PARKING PER CODE	1 PARK/88.375 SF
	40 PARKS TOTAL
	5 PARKS/ROOM
ZONING SETBACKS	FRONT: 50FT
	BACK: 15 FT
	SIDE: 10FT
PARCEL	0.53 ACRES
BUILDING SQ FT	3,535 SF
USE	DENTAL OFFICE
ROOMS	ROOM 1: EMERGENCY
	ROOMS 2-3: HYGIENE
	ROOM 4: SURGICAL
	ROOM 5: LAB
	ROOMS 6-8: DR OPERATORY
STAFF	1 DOCTOR
	2 HYGENTISTS



New Business

Case # 2020-08-001

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-001
Applicant	Michael J. Stachewicz
Parcel Identification (PIN) #	294-04-04-0006
Site Location	337 Basswood Court, Conway
Property Owner	Michael J. Stachewicz
County Council District #	11 - Allen

Zoning Information

Zoning District	SF 10
Parcel Size	10,010 Sq. Ft.
Proposed Use	Residential

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 706 and Article VIII regarding setback requirements in the Residential (SF10) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Right Side setback	5'	3'	2'	40%

Background/Site Conditions

This parcel is located within Grier Crossing subdivision. Code Enforcement received a complaint on Feb. 25, 2020 that a storage building had been placed in the setback. The 8'x8' storage building does not require a permit but it does need a zoning compliance . Art. V, Section 512 allows one accessory structure at a single family residence, 200 sq. ft. or less in size to meet a 5' setback from any side and/or rear property line as long as there are no easements. There is a 10' drainage easement on the rear of this parcel that the building does not encroach into. The storage building is located 3' from the right side property line instead of the required 5' for a variance of 2'.

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 storage buildings 200 sq. ft. or less in size on residential parcels.

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.

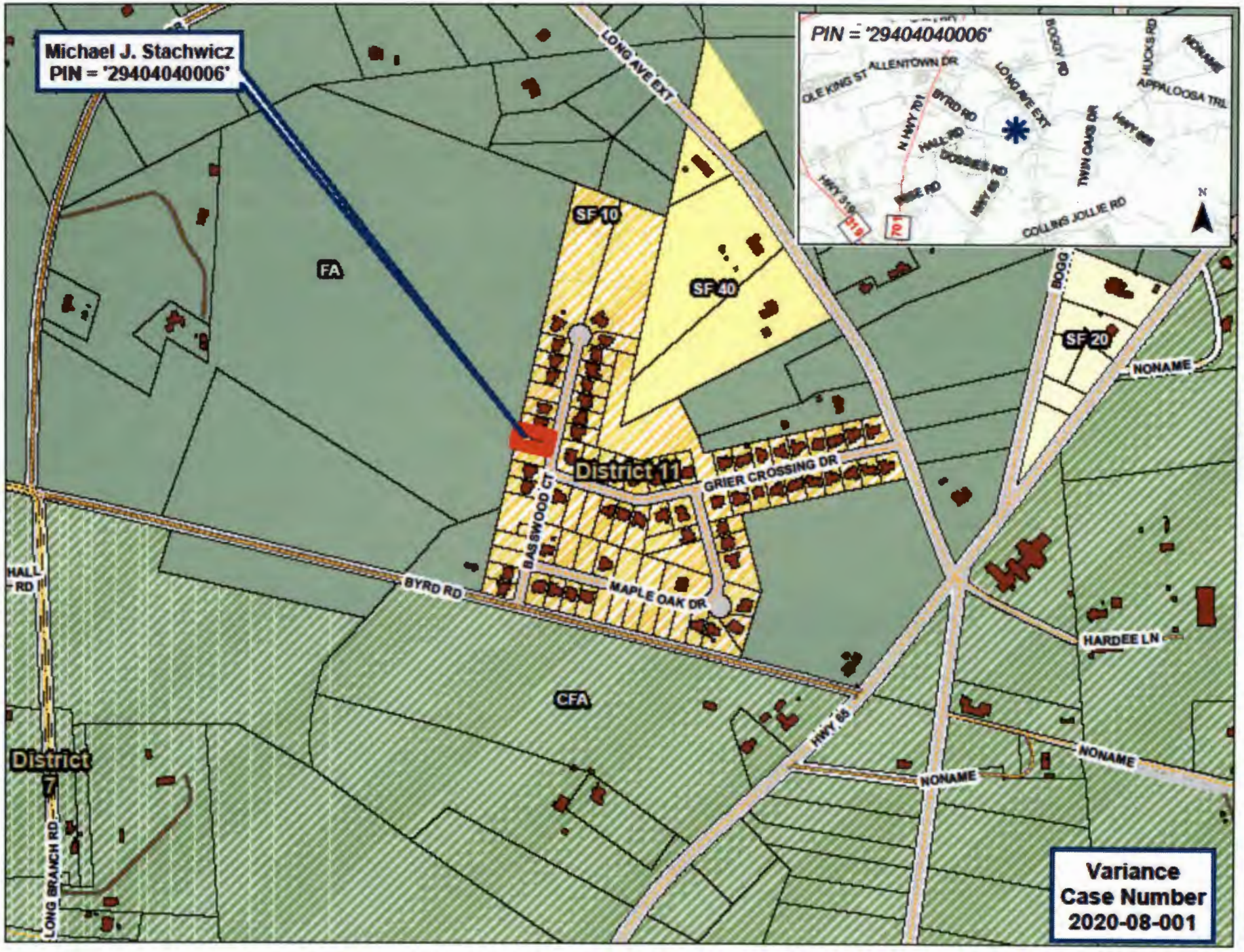
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The applicant has provided a letter of approval from the Grier Crossing HOA and the adjacent neighbor of Lot 32.

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.


Michael J. Stachwicz
PIN = '29404040006'
PIN = '29404040006'
LONG AVE EXT
FA
SF 10
SF 40
SF 20
District 11
GRIER CROSSING DR
BASSWOOD CT
MAPLE OAK DR
BYRD RD
HALL RD
BOGGY
NONAME
HARDEE LN
CFA
HWY 55
District 7
LONG BRANCH RD
ALLENTOWN DR
OLE KING ST
N HWY 701
HALL RD
DOBBIES RD
TWIN OAKS DR
COLLINS JOLLIE RD
APPALOOSA TRL
HUCKS RD
Variance
Case Number
2020-08-001

Michael J. Stachwicz
PIN = '29404040006'
001 Aerial
PIN = '29404040006'
OLE KING ST
ALLENTOWN DR
BYRD RD
N HWY 701
HALL RD
DOSSES RD
LONG AVE EXT
BOGGY RD
HUCKS RD
APPALOOSA TRL
TWIN OAKS DR
HWY 319
COLLINS JOLLIE RD
BASSWOOD CT
GRIER CROSSING DR
MAPLE OAK DR
BYRD RD
Variance
Case Number
2020-08-001

Site

Building

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: Shed built in error to close to side yard

Required Front Setback:	Requested Front Setback:
Required Side Setback: 5	Requested Side Setback: 3
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) Neighboor next door has written letter approving location (attached)

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.

Brenda J. Stachenuty — Applicants Signature

7/13/2020 — Date

Grier Crossing Home Owners Association

Application for Exterior Addition or Modification
Fence/Out Building/Pools/Hot Tubs/Landscape *(Page 1 of 2)*

KS Property Management, LLC

Before filling out please read your Covenants, Conditions, & Restrictions for Grier Crossing, Article VII- Use Restrictions and Article XI- Architectural Control
Request must be mailed, faxed or emailed to Property Management Company.
KSPM- 915 Norman Alley, Conway SC 29526 Fax 843-488-5559 kaci.kspm@gmail.com

KSPM Use
Lot Number 33
Date Submitted 12-19-16

Attach color samples here.

CITY OF CONWAY PERMIT # N/A

1. Applicant Information

Name: Michael Stachewicz | Phone: 518 301-1849

Email: MStachewicz@outlook.com

2. Site Information

Subdivision: Grier Crossing | Lot Number: 33

Site Address: 337 Basswood Court Conway SC 29526

3. Description of Request (Fence, Pool, Outbuilding etc.)

Details of Work: Install Privacy Vinyl fence w/Gates
Install Shed on foundation
Concrete Shed foundation 8x8 9½x14 Concrete Patio

Type of Material: Concrete, wood, siding, Singles

Color & Dimensions: Siding Sienna fence: White
Roof Georgetown Grey

4. Proposed Construction Drawings – see Page 2.

See page #3

Applicant Signature — Date 12/17/2016

TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD/Property Management

Rejected for the following reasons:

****If Subdivision is within City Limits. A Permit Number is required. Work may NOT begin prior to final approval from the association**

Approval subject to the following comments, changes, or conditions:

Approved to install fence, outbuilding & concrete pad per plans and Grier Crossing CCR's.

☑ APPROVED

*Clarence Johnson 843-446-7534

Approval Signature — Date 12-19-16

To whom it may concern,

I'm writing in regards to the storage building at 337 Basswood Court. My name is Steven Glenn and I live at 341 Basswood Court. My lot is the closest lot to the storage building of all the neighbors. It is my understanding that due to some confusion in the permitting process that this building is considered potentially too close to the property line. I would like to say that the building has been constructed in a very tasteful manner and I do not consider its proximity to my lot as being any kind of problem at all. Please don't hesitate to reach out with any questions that you may have for me.

Sincerely,

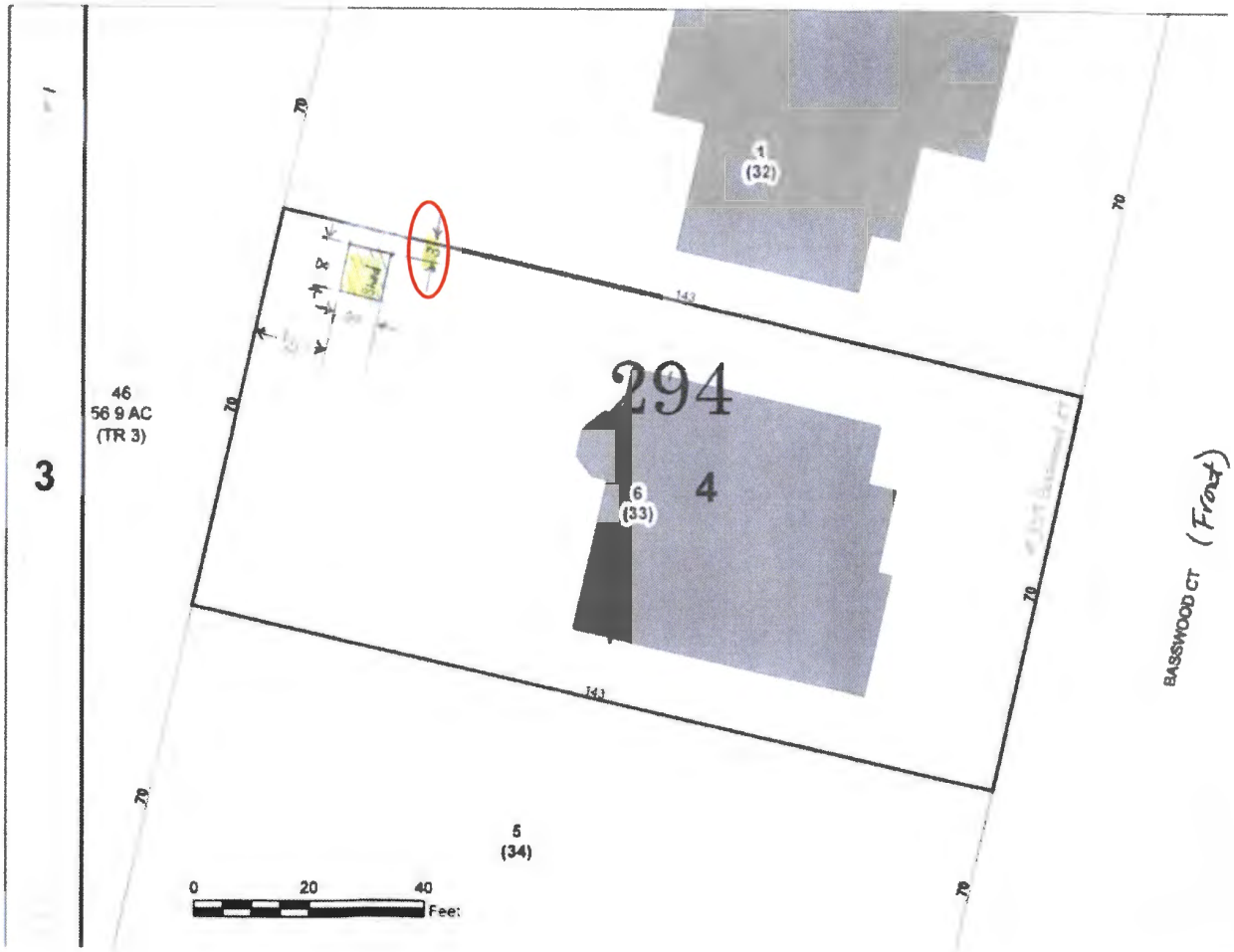
Steven Glenn
864-760-5655
sglenn25@gmail.com

State of South Carolina
County of Horry

Sworn to and subscribed before me this 7th day of July, 2020.

Jennifer Stacey
Notary Public
my comm. expires: 7-10-25

Site Plan


3
46
56 9 AC
(TR 3)
70
143
294
4
6
(33)
1
(32)
5
(34)
0
20
40
Feet
BASSWOOD CT
(Front)

Case # 2020-08-002

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-002
Applicant	Bradley & Charity Keefer
Parcel Identification (PIN) #	468-07-03-0004
Site Location	512 Nautilus Drive, Murrells Inlet
Property Owner	Bradley & Charity Keefer
County Council District #	4 - Loftus

Zoning Information

Zoning District	PDD
Parcel Size	1.5 acres
Proposed Use	Residential

Requested Variance(s)

The applicants are requesting a variance from the setback requirements in the Creek Harbour Planned Development district (PDD)

	Requirement	Requested	Variance Needed	Percentage
Right Side setback	10'	8'	2'	20%

Background/Site Conditions

This parcel is located within Creek Harbour Subdivision. The applicants are proposing to construct a single family home. The community boat landing is located on the adjoining parcel to the right. This parcel is located on Collins Creek which is within a flood zone. The home will be located 8' from the right side property line instead of the required 10' for a variance of 2'.

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 in this subdivision.

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.

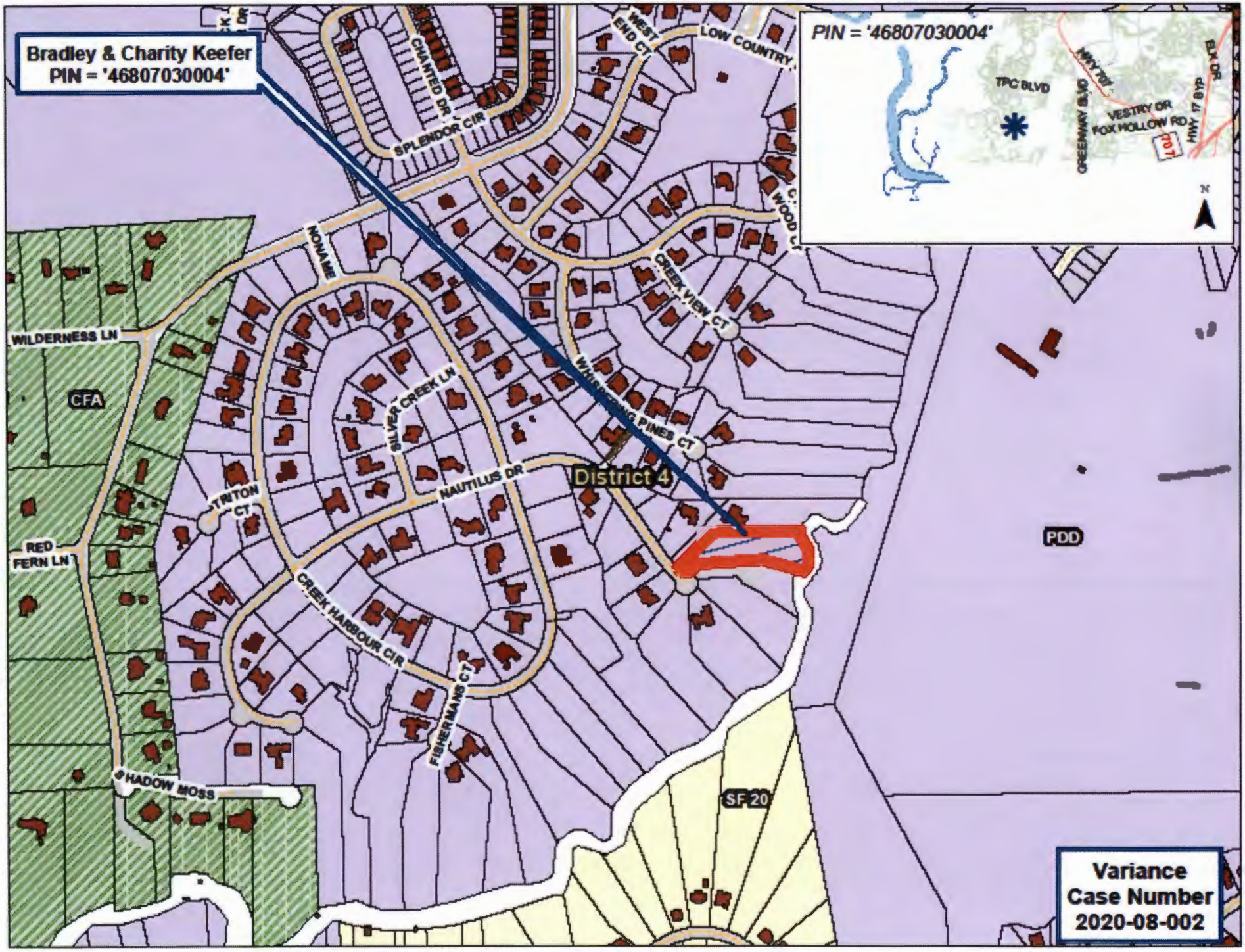
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The applicant has provided a letter of approval from the Creek Harbour POA.

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.


Bradley & Charity Keefer
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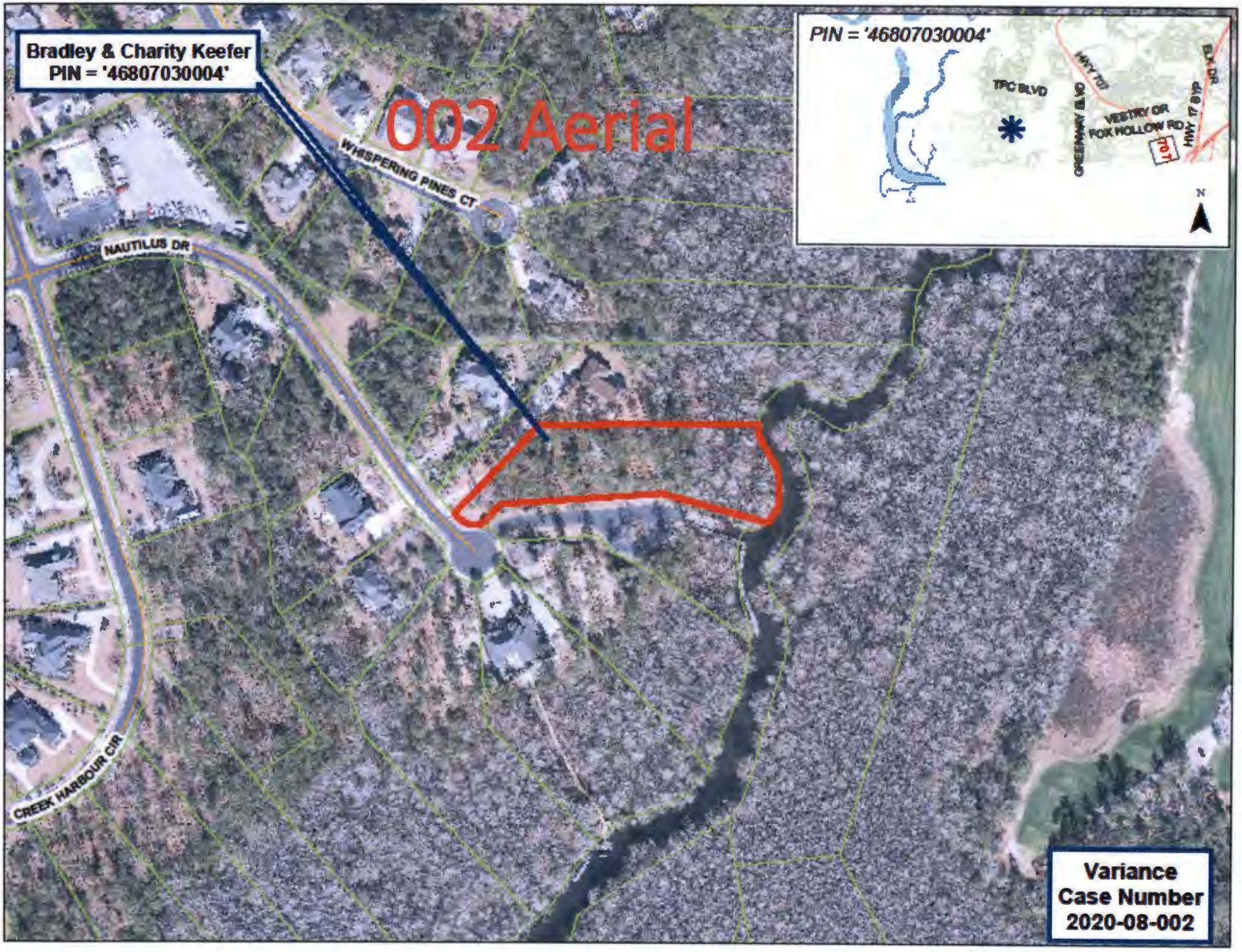
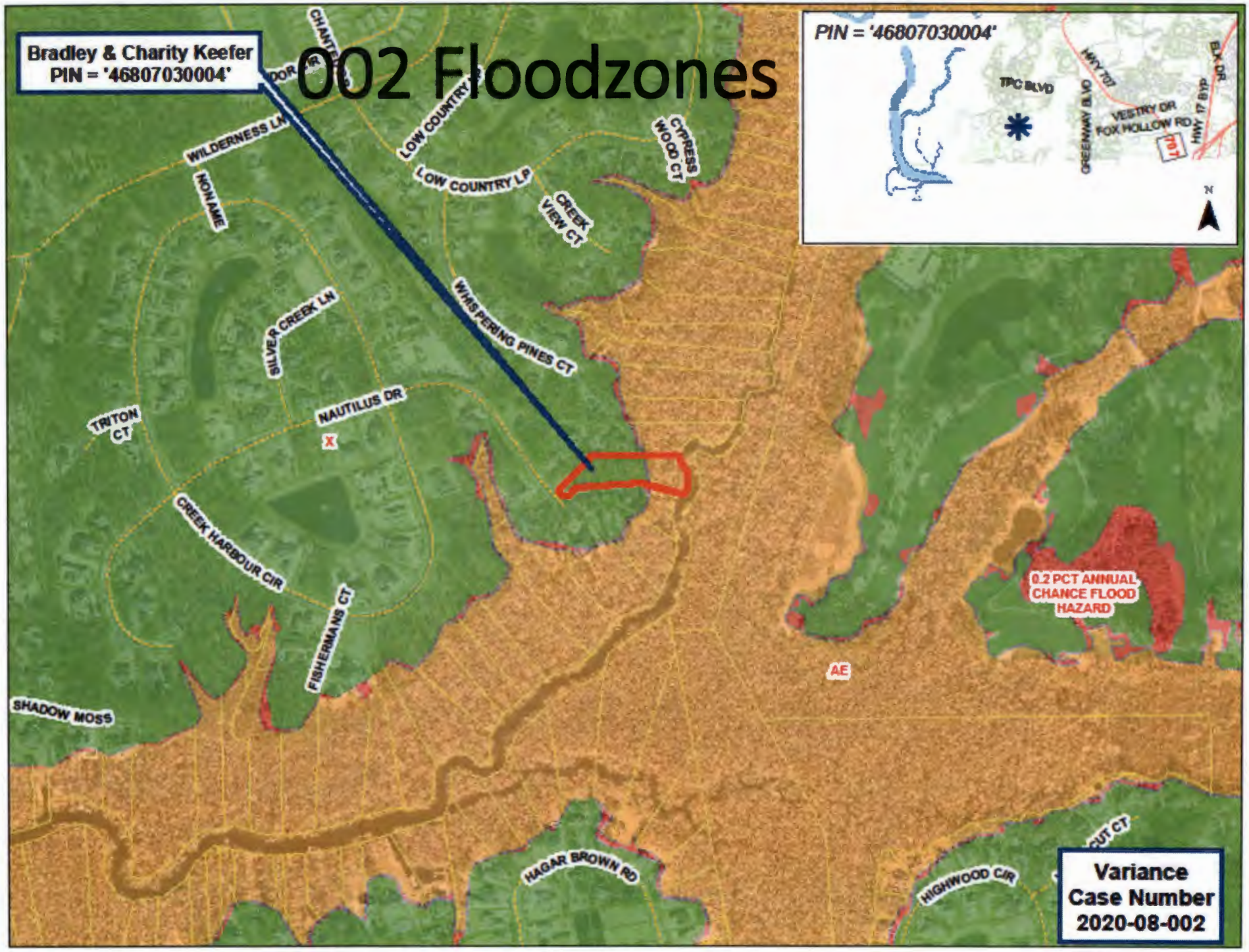
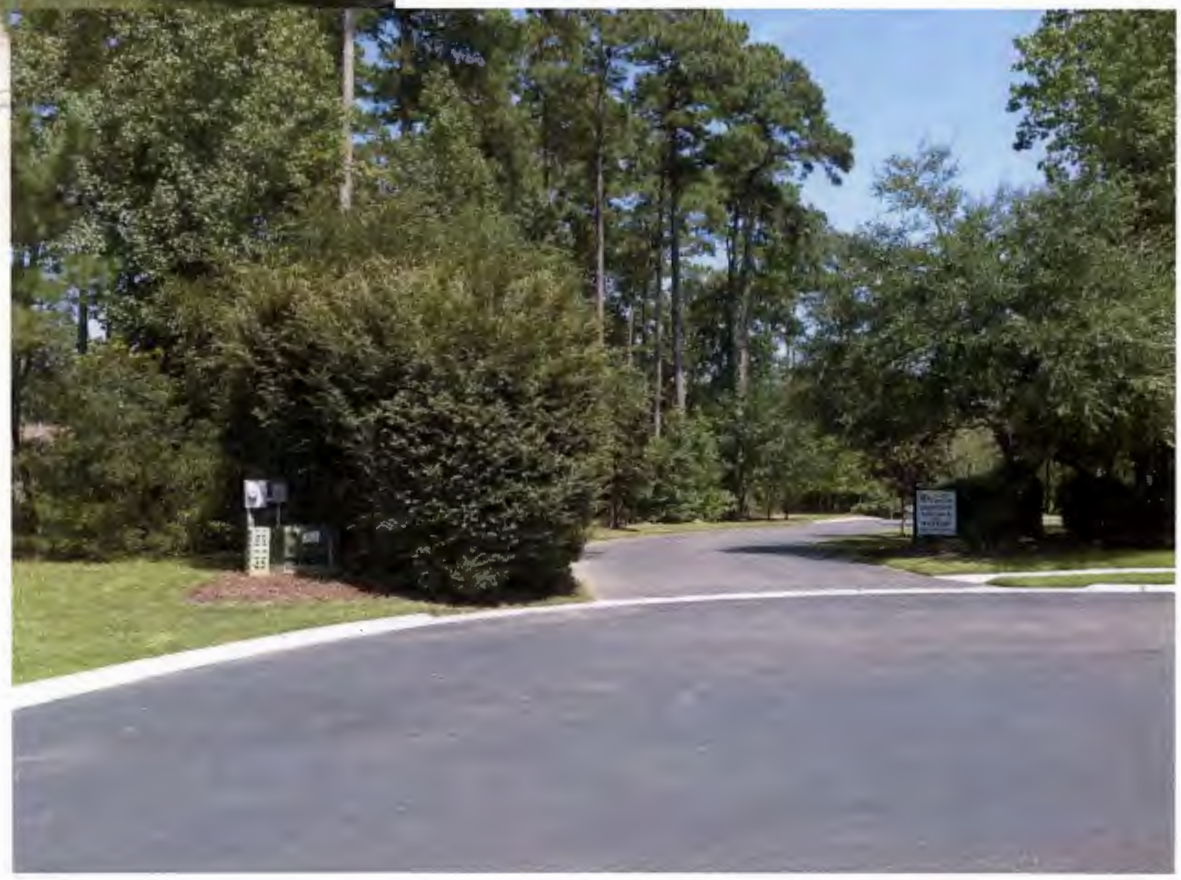
PIN = '46807030004'
TPC BLVD
GREENWAY BLVD
HWY 707
VESTRY DR
FOX HOLLOW RD
HWY 17 BYP
ELK DR
N
CHANTED DR
SPLENDOR CIR
WEST END CT
LOW COUNTRY
WOOD
NONAME
CREEK VIEW CT
WHISPERING PINES CT
WILDERNESS LN
CFA
SILVER CREEK LN
NAUTILUS DR
District 4
TRITON CT
RED FERN LN
CREEK HARBOUR CIR
FISHERMANS CT
SHADOW MOSS
SF 20
PDD
Variance
Case Number
2020-08-002


Bradley & Charity Keefer
PIN = '46807030004'
002 Aerial
WHISPERING PINES CT
NAUTILUS DR
CREEK HARBOUR CIR
PIN = '46807030004'
TPC BLVD
HWY 707
GREENWAY BLVD
VESTRY DR
FOX HOLLOW RD
HWY 17 BYP
ELK DR
N
Variance
Case Number
2020-08-002

002 Floodzones



Neighbor to the left



Neighbor to the right

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: We are requesting to build 8' from the property line on the side of the property that is adjacent to the neighborhood boat ramp.

Required Front Setback: 20'	Requested Front Setback: 20'+
Required Side Setback: 10'	Requested Side Setback: 8' on boat ramp side
Required Rear Setback: 35'	Requested Rear Setback: 35'+
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 two foot requested variance would give us much needed clearance for adequate garage clearance on the opposing side of the house. We have received approval from the neighborhood contingent upon approval from 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)

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 8/5/20 8/5/2020

Creek Harbour
Property Owners Association

July 30, 2020

Mr. and Mrs. Bradley Keefer
Lot #14
512 Nautilus Drive
Murrells Inlet, SC 29576
RE: Variance in setback along south side

Dear Bradley and Charity,

The Creek Harbour Architectural Review Committee (ARC) has received and reviewed your request for a setback variance of two feet (2') along the south side of your lot #14 (adjacent to the Creek Harbour boat ramp access road) located at 512 Nautilus Drive. The Creek Harbour ARC has approved your request provided it meets Horry County requirements and is approved by Horry County.

Please inform the ARC of the results of your request to Horry County.

Your review was conducted by the ARC in accordance with the *Creek Harbour Design and Landscaping Guidelines* dated June 1, 2020.

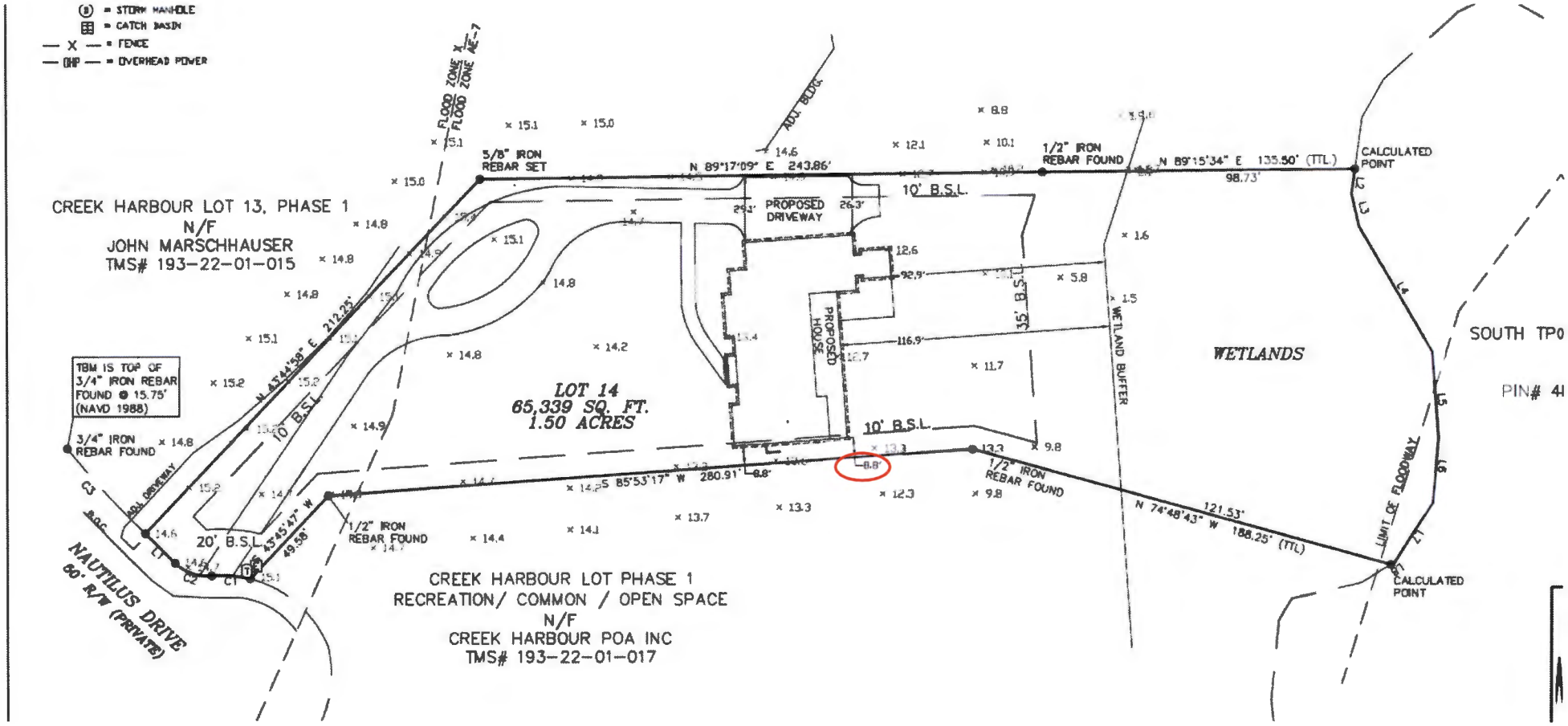
The Association thanks you for your cooperation during this process and we look forward to working with you throughout the building process. If you have any questions or concerns, please contact Kevin Kelsey at 917-747-1067 or email at kevinjkelsey@yahoo.com.

Sincerely,

The Architectural Review Committee

11923 Plaza Drive, Murrells Inlet, SC 29576 Telephone (843) 357-4515 Fax (843) 357-4535

Site Plan


= STORM MANHOLE
= CATCH BASIN
— X — = FENCE
— OHP — = OVERHEAD POWER
FLOOD ZONE X
FLOOD ZONE AE-7
ADJ. BLDG.
5/8" IRON REBAR SET
N 89°17'09" E 243.86'
1/2" IRON REBAR FOUND
N 89°15'34" E 135.50' (TTL)
98.73'
CALCULATED POINT
CREEK HARBOUR LOT 13, PHASE 1
N/F
JOHN MARSCHHAUSER
TMS# 193-22-01-015
PROPOSED DRIVEWAY
10' B.S.L.
35' B.S.L.
PROPOSED HOUSE
WETLAND BUFFER
WETLANDS
SOUTH TPO
PIN# 41
TBM IS TOP OF 3/4" IRON REBAR FOUND @ 15.75' (NAVD 1988)
N 43°44'39" E 212.25'
LOT 14
65,339 SQ. FT.
1.50 ACRES
3/4" IRON REBAR FOUND
ADJ. DRIVEWAY
20' B.S.L.
S 43°45'47" W 49.58'
S 85°53'17" W 280.91'
1/2" IRON REBAR FOUND
N 74°48'43" W 188.25' (TTL)
121.53'
LIMIT OF FLOODWAY
CALCULATED POINT
NAUTILUS DRIVE
60' R/W (PRIVATE)
CREEK HARBOUR LOT PHASE 1
RECREATION/ COMMON / OPEN SPACE
N/F
CREEK HARBOUR POA INC
TMS# 193-22-01-017

Case # 2020-08-003

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-003
Applicant	Penny Blaske, agent
Parcel Identification (PIN) #	225-03-03-0001
Site Location	3244 Daisy Road, Loris
Property Owner	Thomas & Dawn Sprague
County Council District #	10 - Hardee

Zoning Information

Zoning District	FA
Parcel Size	1.52 acres
Proposed Use	Residential

Requested Variance(s)

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

	Requirement	Requested	Variance Needed	Percentage
Front setback from the shared private driveway	45.9'	23.3'	22.6'	50%

Background/Site Conditions

The applicants are proposing to subdivide two existing parcels to create three parcels (A, B & C). The proposed Parcel B has an existing single family home and a 10'x16' storage building on the lot. Art. VIII requires setbacks to be measured from the easement line when a shared private driveway easement is utilized for access. The existing home is located 23.3' from the front property line which includes a shared private driveway easement instead of the required 45.9' for a variance of 22.6'. The applicant will be moving the storage building out of the easement where it meets all setbacks. The 10'x10' storage building located on Parcel C will also need to be moved out of the easement and onto another lot with a single family dwelling meeting the required setbacks.

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 structures located off of a shared private driveway easement.

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.

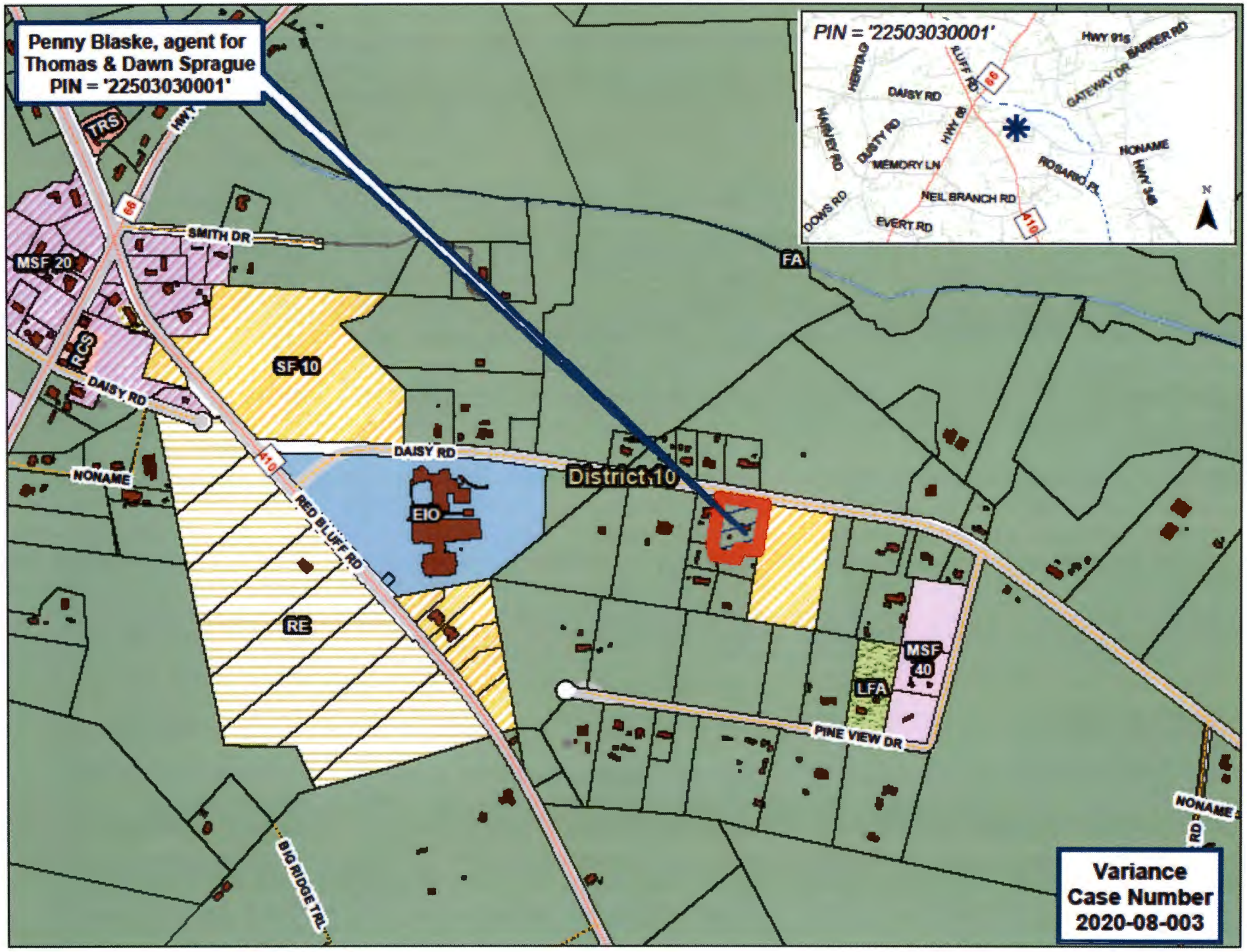
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The applicant states this is family property that they are wanting to subdivide.

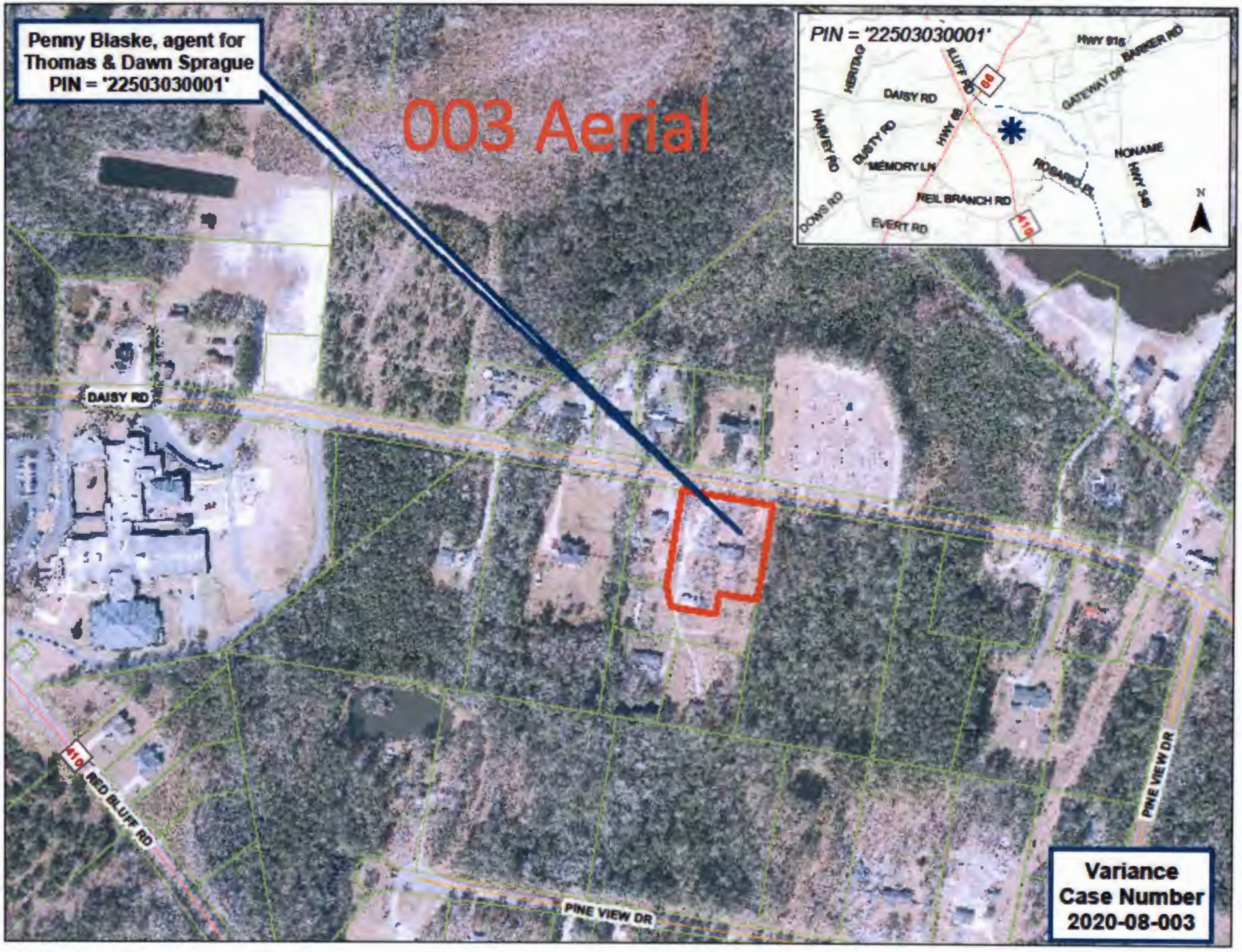
5. The board may not grant a variance, the effect of which would be to allow the establishment of a use not otherwise permitted in a zoning district, to extend physically a nonconforming use of land or to change the zoning district boundaries shown on the official zoning map. The fact that property may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

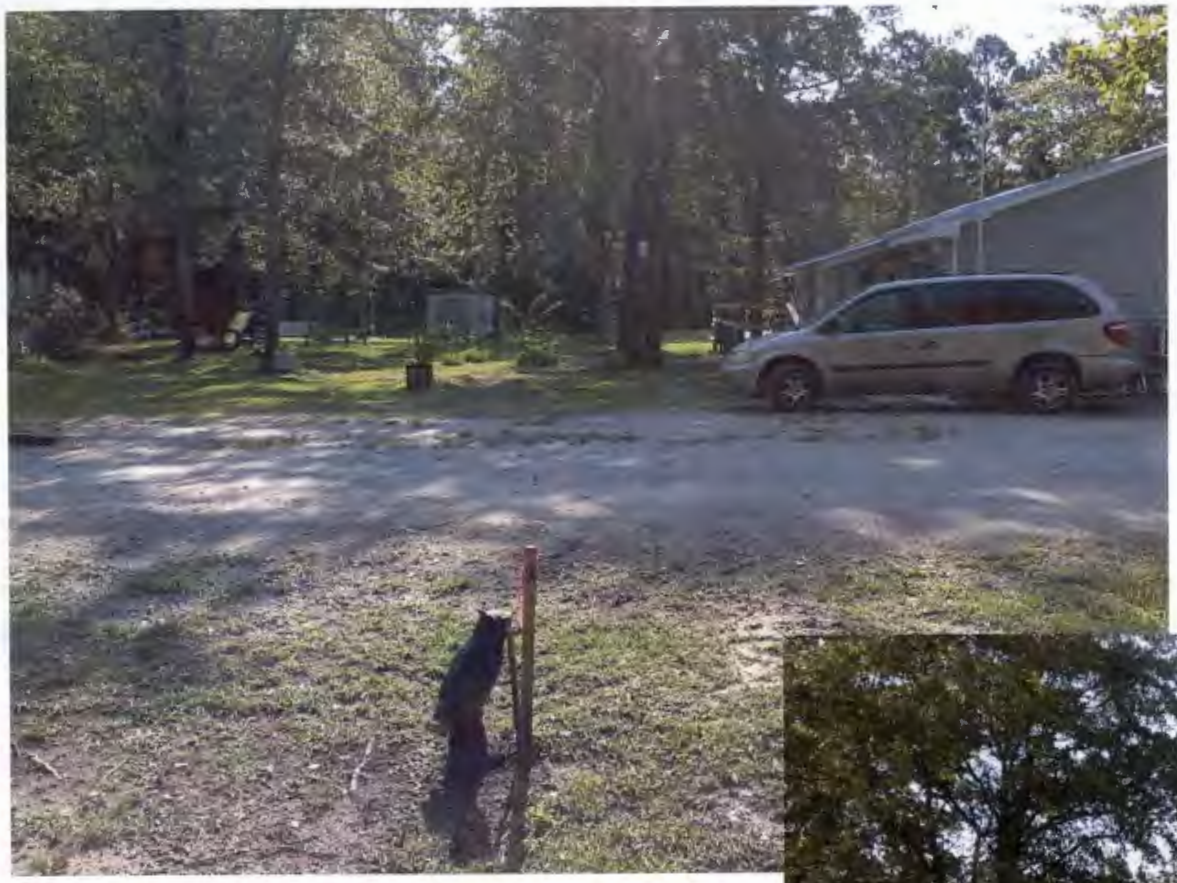
Proposed Order/Conditions

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. The two storage sheds will need to be moved out of the easements. The one on Parcel C will need to be relocated on another lot with a single family home meeting the required setbacks.
4. All other applicable County requirements shall be met.


Penny Blaske, agent for
Thomas & Dawn Sprague
PIN = '22503030001'
PIN = '22503030001'
HWY 91s
BARKER RD
HERITAG
BLUFF RD
GATEWAY DR
DAISY RD
HARVEY RD
DUSTY RD
HWY 68
MEMORY LN
ROSARIO PL
NONAME
HWY 34B
DOWS RD
NEIL BRANCH RD
EVERT RD
N
TRS
HWY
SMITH DR
MSF 20
RCS
DAISY RD
SF 10
FA
DAISY RD
District 10
NONAME
RED BLUFF RD
EIO
RE
MSF
40
LFA
PINE VIEW DR
NONAME
RD
BIG RIDGE TRL
Variance
Case Number
2020-08-003


Penny Blaske, agent for
Thomas & Dawn Sprague
PIN = '22503030001'
003 Aerial
PIN = '22503030001'
DAISY RD
RED BLUFF RD
410
PINE VIEW DR
Variance
Case Number
2020-08-003



Home on Parcel B
needing setback variance

Shed to be removed
from ROW on Parcel B

Shed on Parcel C to be removed from ROW

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: Property Line is not removable nor the houses. We want to divide the 2 houses so they are on there own (separate) property. 911 & Zoning Regulations

Required Front Setback: 25' off shared private Dr	Requested Front Setback: 29'
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)

* To have proper recordings & documents for County records; my elderly parents live there. 911 to go to the right location, Sammy in Zoning is/has changed address to correct locations,

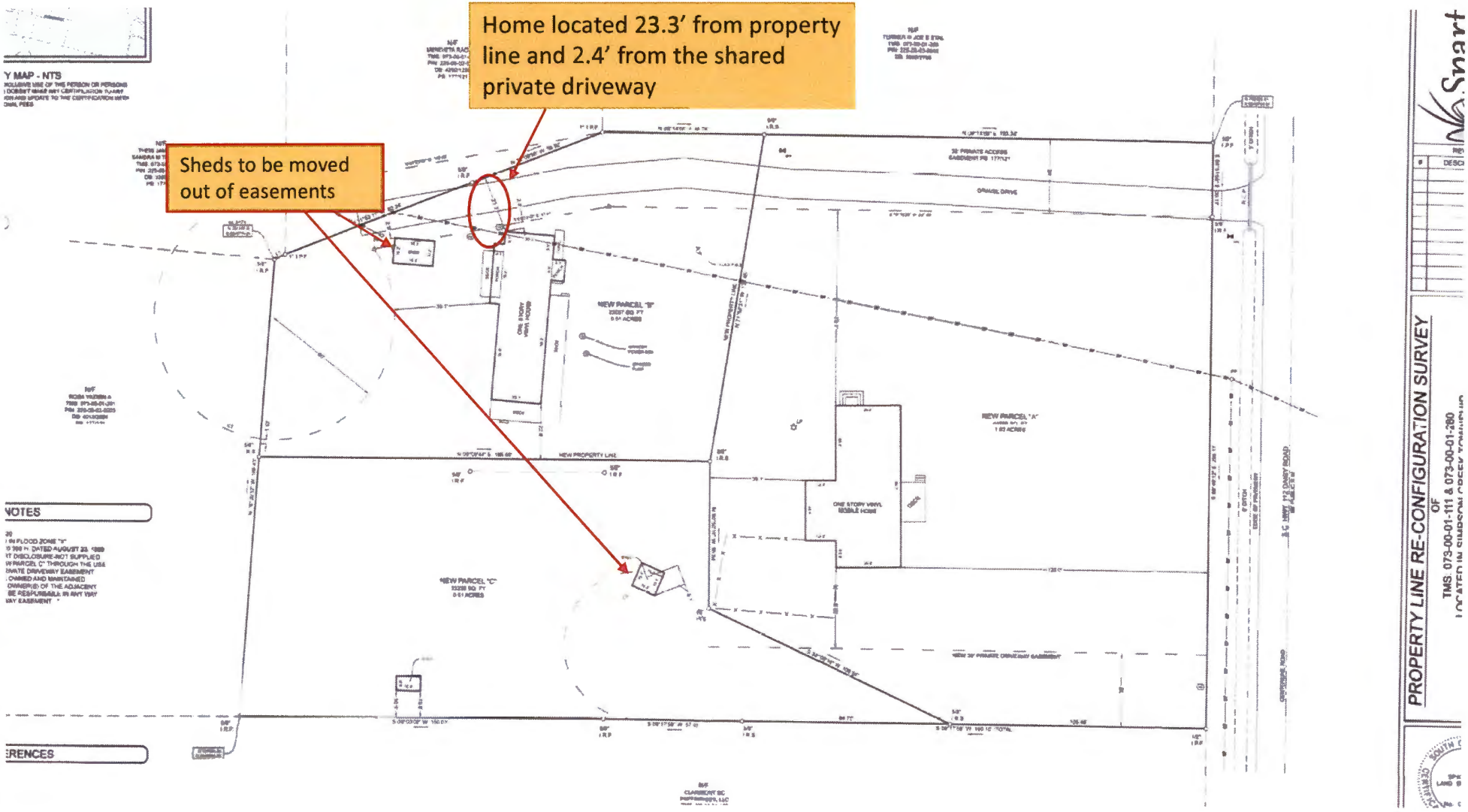
The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)

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.

Dawn Sprague Thomas Sprague — Applicants Signature

7/19/20 — Date

Site Plan


Home located 23.3' from property line and 2.4' from the shared private driveway
Sheds to be moved out of easements
NEW PARCEL "B"
NEW PARCEL "A"
NEW PARCEL "C"
NEW PROPERTY LINE
ONE STORY VINYL MOBILE HOME
GRAVEL DRIVE
PROPERTY LINE RE-CONFIGURATION SURVEY
TMS. 073-00-01-111 & 073-00-01-280

Case # 2020-08-004

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-004
Applicant	Benita Sue Cardinali
Parcel Identification (PIN) #	459-10-04-0095
Site Location	223 Obi Lane, Myrtle Beach
Property Owner	Benita Sue Cardinali
County Council District #	5 - Servant

Zoning Information

Zoning District	SF 6
Parcel Size	6,200 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'	13'	2'	14%

Background/Site Conditions

This parcel is located within The Old South Course of Deerfield Plantation. The applicant is proposing to construct a 28' x 12' pergola on the rear of the existing single family home. The pergola will be located 13' from the rear property line instead of the required 15' for a variance of 2'. There is a 12' private pond maintenance easement on the rear of this lot, the pergola 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.

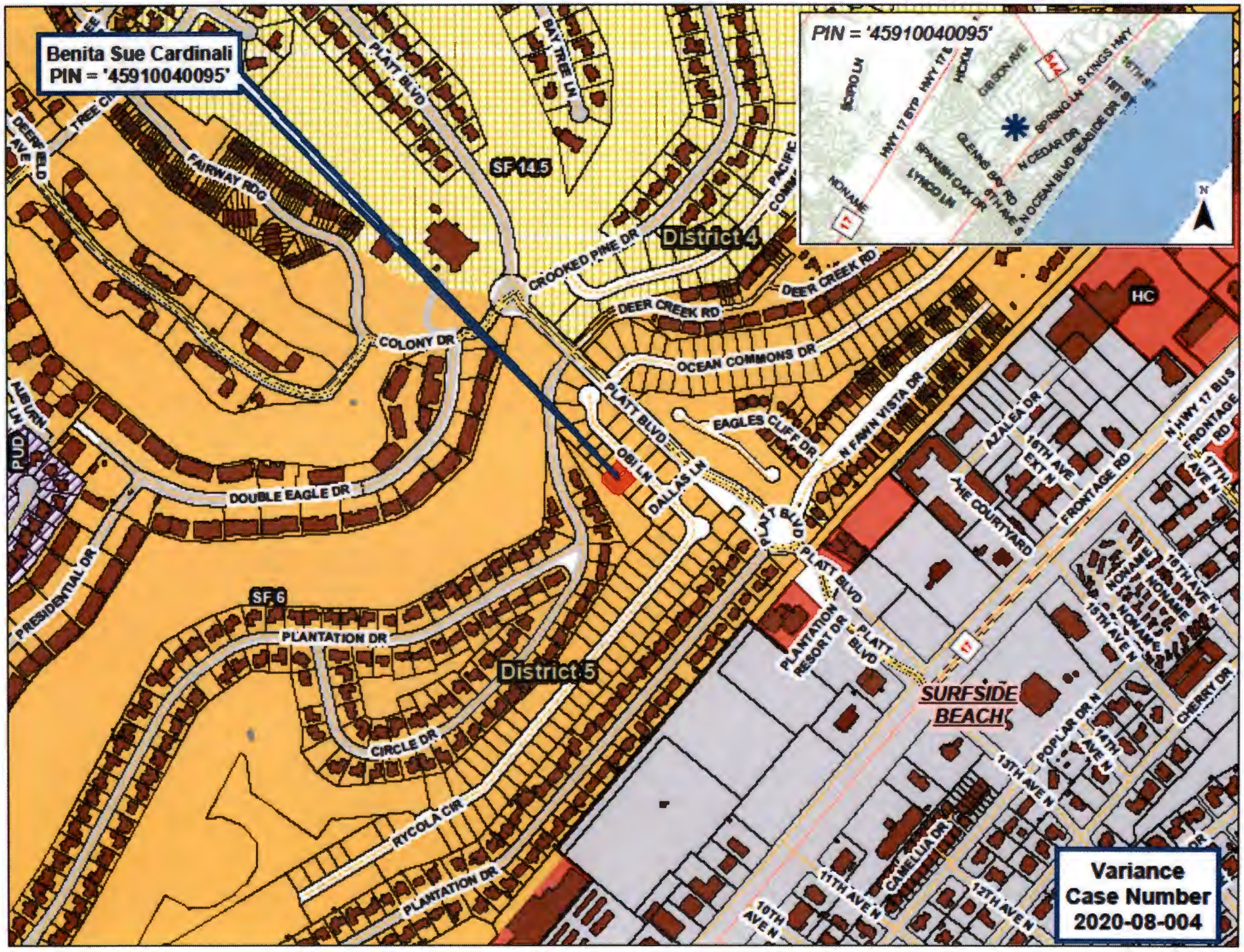
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The applicant has provided a letter of approval from the Ocean Palms POA.

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
2020-08-004

Benita Sue Cardinali
PIN = '45910040095'
004 Aerial
PIN = '45910040095'
PLATT BLVD
CROOKED PINE DR
PACIFIC COMMONS DR
DEER CREEK RD
COLONY DR
OCEAN COMMONS DR
EAGLES CLIFF DR
HAWK RUN CT
N FAWN VISTA DR
OBI LN
DALLAS LN
PLATT BLVD
DOUBLE EAGLE DR
AZALEA DR
THE COURTYARD
PLATT BLVD
PLATT BLVD
PLANTATION DR
RYCOLA CIR
PLANTATION DR
PLANTATION RESORT DR
PLATT BLVD
FRONTAGE RD
HWY 17 BUS
CIRCLE DR
SCIPIO LN
HWY 17 BYP
HWY 17
HICKORY
GIBSON AVE
S KINGS HWY
4TH ST
1ST ST
N CEDAR DR
N OCEAN BLVD
SEASIDE DR
GLENNIS BAY RD
6TH AVE S
SPANISH OAK DR
LYNCO LN
NONAME
Variance
Case Number
2020-08-004

Pergola over patio

12’ Pond Maintenance Easement

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: 28'x12' pressure treated wooden Pergola in backyard. -ATTACHED TO House

Required Front Setback:	Requested Front Setback:
Required Side Setback:	Requested Side Setback:
Required Rear Setback: 15'	Requested Rear Setback: 13'
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 pergola will be attached to the house and not extend past concrete patio. The open design will not interfere with any view of pond, and beautify the community. I will be hiring a licensed S.C. contractor for the work and maintain my property to accordance. The landscape/hardscape project will enhance the community and town.

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 plan, landscape architect 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.

Benita S. Cardwell — Applicants Signature

8-8-20 — Date

Ocean Palms HOA

July 24, 2020

FROM: Ocean Palms HOA

RE: **Landscape Improvements & Pergola Approval – Ocean Palms**
Lot 26 – 223 Obi Lane

Dear Homeowner

On behalf of the Ocean Palms HOA, **we approve your application,** as submitted, for the property improvement for your property in Ocean Palms.

This approval in no way allows for any deviation from the governing documents of Ocean Palms Homeowners Association.

Requirements & Conditions Below:

1. You are responsible for ensuring your landscape improvements, flowerbeds, and bed coverings are kept in good repair at all times.
2. You are responsible for making sure your landscape plantings are located on your property and not encroaching any setbacks or easements.
3. The stone walkway is approved with specific placement and consistent maintenance is required.
4. The pergola must be constructed as your application shows with the exact materials and plan.
5. IMPORTANT – Your pergola must be installed securely and in a professional manner. There should be no unlevel, unsteady areas. If the pergola is deemed unsightly by the HOA, unsafe, insecure, or not in keeping with a professional installation, you are subject to being required to remove the pergola
6. You are responsible for maintaining the pergola and ensuring it is in good repair and looks nice and well-kept at all times.

PLEASE NOTE: You are responsible to ensure the location of your improvement is within the yard as submitted and not on or in the easement and within your property lines.

Thank you

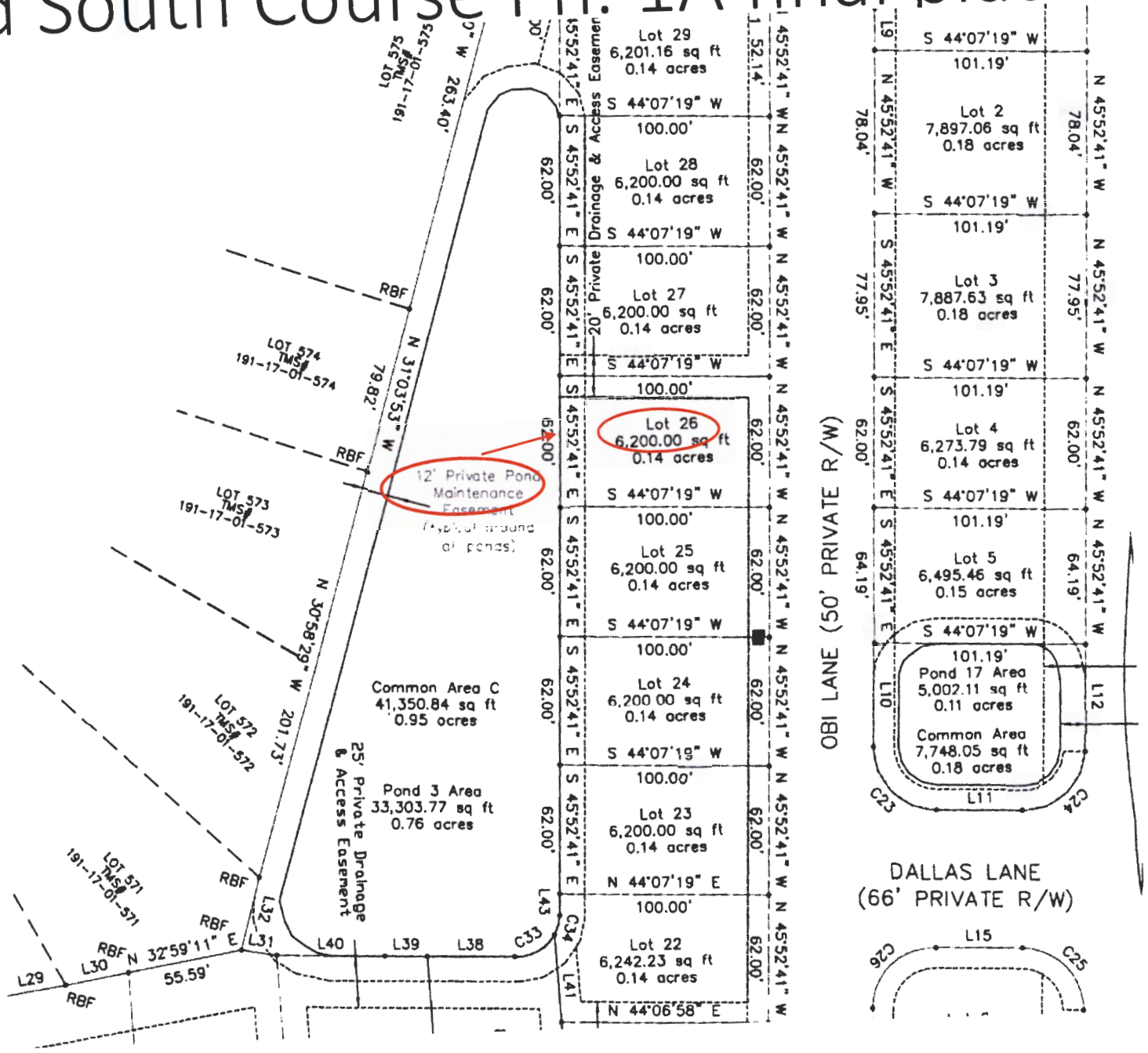
Sincerely,

Kat Palmer

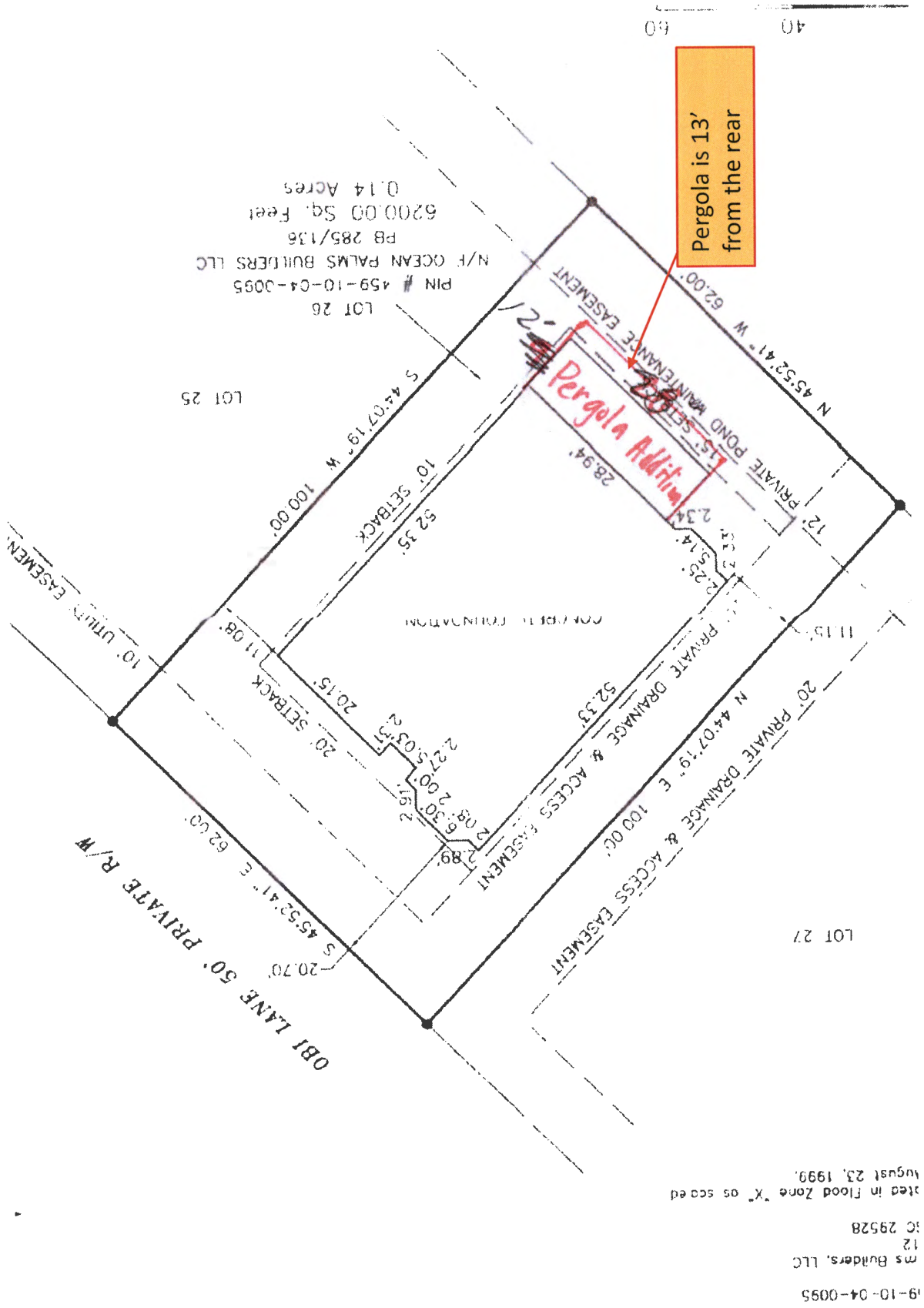
Kat Palmer, PMIC

9710 Leyland Drive Myrtle Beach, SC 29572 843.449.4009 phone 800.398.4066 efax www.byrdpalmer.com

Old South Course Ph. 1A final plat



Site Plan


Pergola is 13' from the rear
Pergola Addition
OBI LANE 50' PRIVATE R/W
S 45°52'41" E 62.00'
20.70'
LOT 27
N 44°07'19" E 100.00'
20' PRIVATE DRAINAGE & ACCESS EASEMENT
PRIVATE DRAINAGE & ACCESS EASEMENT
N 45°52'41" W 62.00'
12' PRIVATE POND MAINTENANCE EASEMENT
15' SETBACK
28.94'
2.34'
52.33'
20' SETBACK
11.08'
10' SETBACK
S 44°07'19" W 100.00'
LOT 25
LOT 26
PIN # 459-10-04-0095
N/F OCEAN PALMS BUILDERS LLC
PB 285/136
6200.00 Sq. Feet
0.14 Acres
10' UTILITY EASEMENT
CONCRETE FOUNDATION
40
60

Case # 2020-08-005

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-005
Applicant	Bonifacio Rodriguez
Parcel Identification (PIN) #	427-12-04-0021
Site Location	3517 Reavis Lane, Myrtle Beach
Property Owner	Bonifacio Rodriguez
County Council District #	8 - Vaught

Zoning Information

Zoning District	SF 10
Parcel Size	9,308 Sq. Ft.
Proposed Use	Residential

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 706 and Article VIII regarding setback requirements in the Residential (SF10) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Left Side setback	7.5'	3.4'	4.1'	55%

Background/Site Conditions

This parcel is located within Whispering Pines subdivision which was grandfathered to allow mobile homes. The applicant has constructed a 10'x24' porch on the side of the existing single family home without obtaining a building permit. The parcel is substandard in size with 9,308 sq. ft. instead of the required 10,000 sq. ft. in the SF10 zoning district. This allows for a 25% reduction in setbacks. The porch is located 3.4' from the left side property line instead of the required 7.5' for a variance of 4.1'. There is a 16' x 12' (192 sq. ft.) shed located on the rear of the property that is encroaching into the 20' private drainage easement. The shed has been there since the 2005 aerials. If the shed is replaced it will be required to meet the 20' rear 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 conditions apply to all substandard lots in this 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.

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.

HORRY COUNTY CODE ENFORCEMENT DIVISION

1301 2nd Ave Suite 1D09 Conway, SC 29526

(843) 915-5090 / (843) 205-5090 966720

PERMIT # 5262

DATE 6·18·2020

POWER PERMIT # _____

NAME Murray III William

LOCATION Bear's Lane, MB, SC 29579

TIME ARRIVE _____ TIME DEPART _____

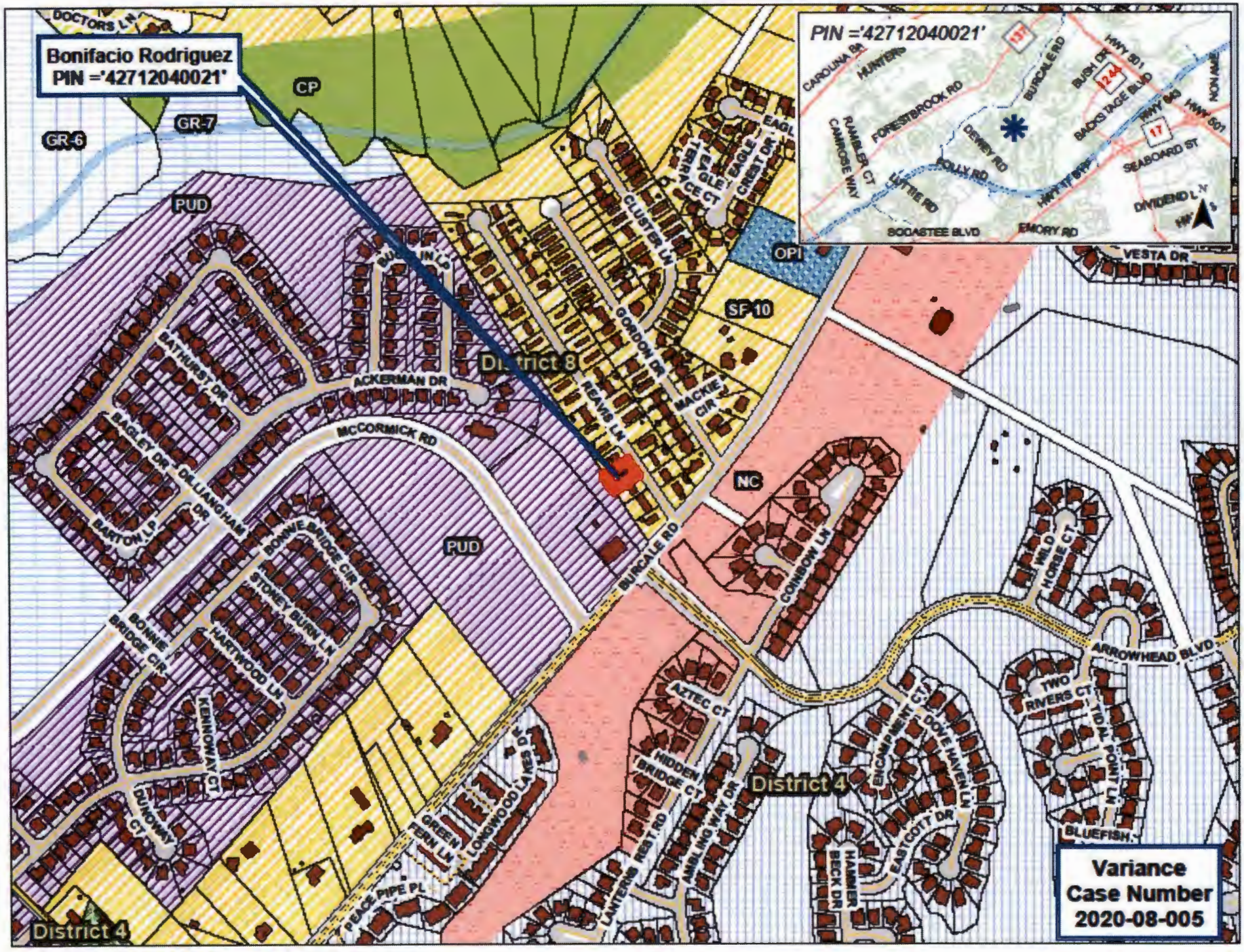
SETBACKS: FR _____ LT _____ RT _____ RR _____

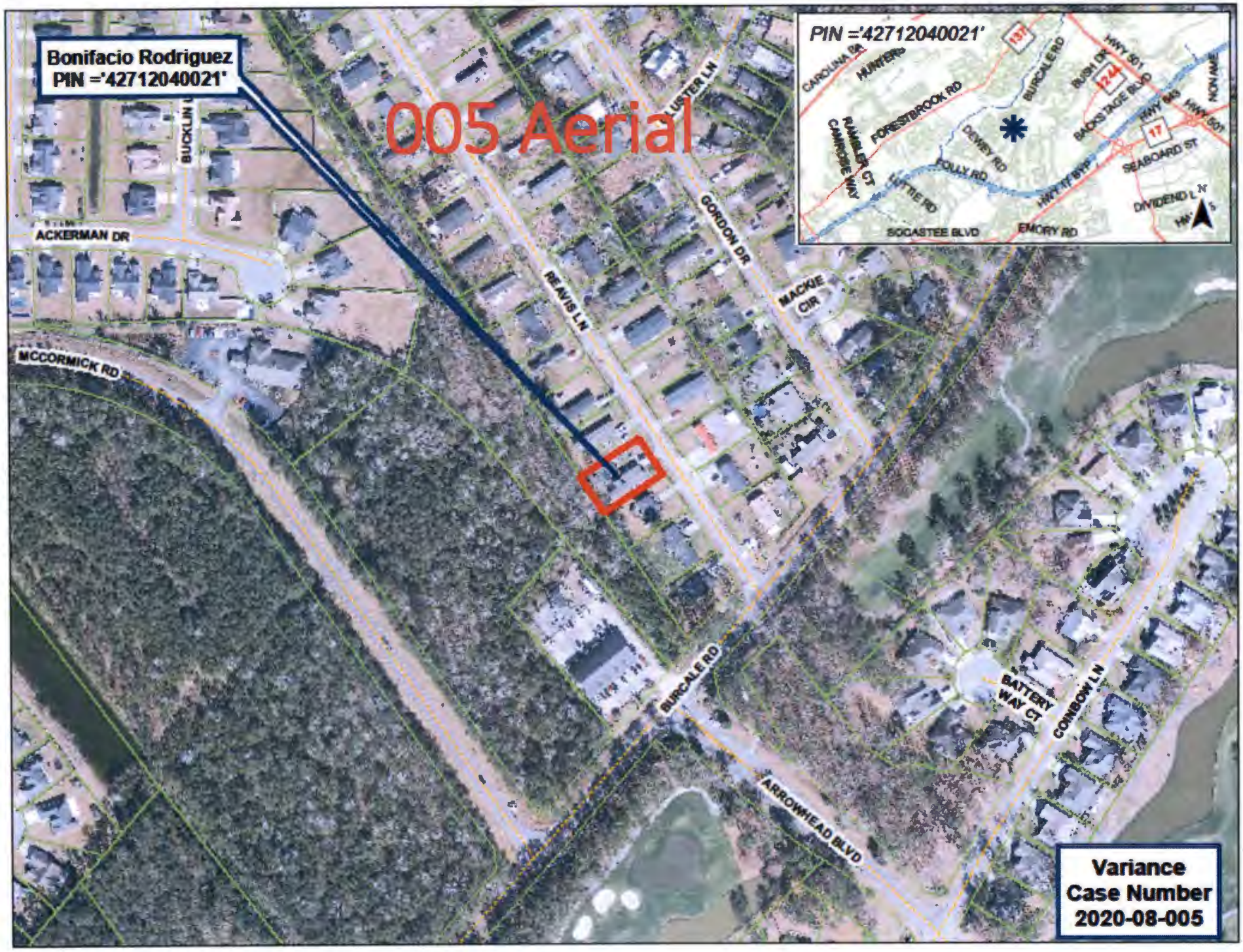
TYPE INSPECTION	P	I		P	I
TEMP SERVICE			FOUNDATION		
PILASTER			SLAB / POLY WIRE		
BOND BEAM			ROUGH PLUMBING		
SLAB PLUMBING			ROUGH ELECTRICAL		
NAILING			BRICK FLASHING		
FRAMING			WINDOW FLASHING		
ROUGH MECHANICAL			ROUGH FIRE		
INSULATION			FINAL		
FINAL FIRE			C/OCCUPANCY		
MOBILE HOME			TUB INSULATION		
MOBILE HOME UNDERPINNING			SWIMMING POOL		
SIGN			POOL / DECK GROUNDING		
C/O/S			METER SERVICE		
POST FOUNDATION			EROSION SEDIMENT		
DRYWALL / NAILING			OTHER		X

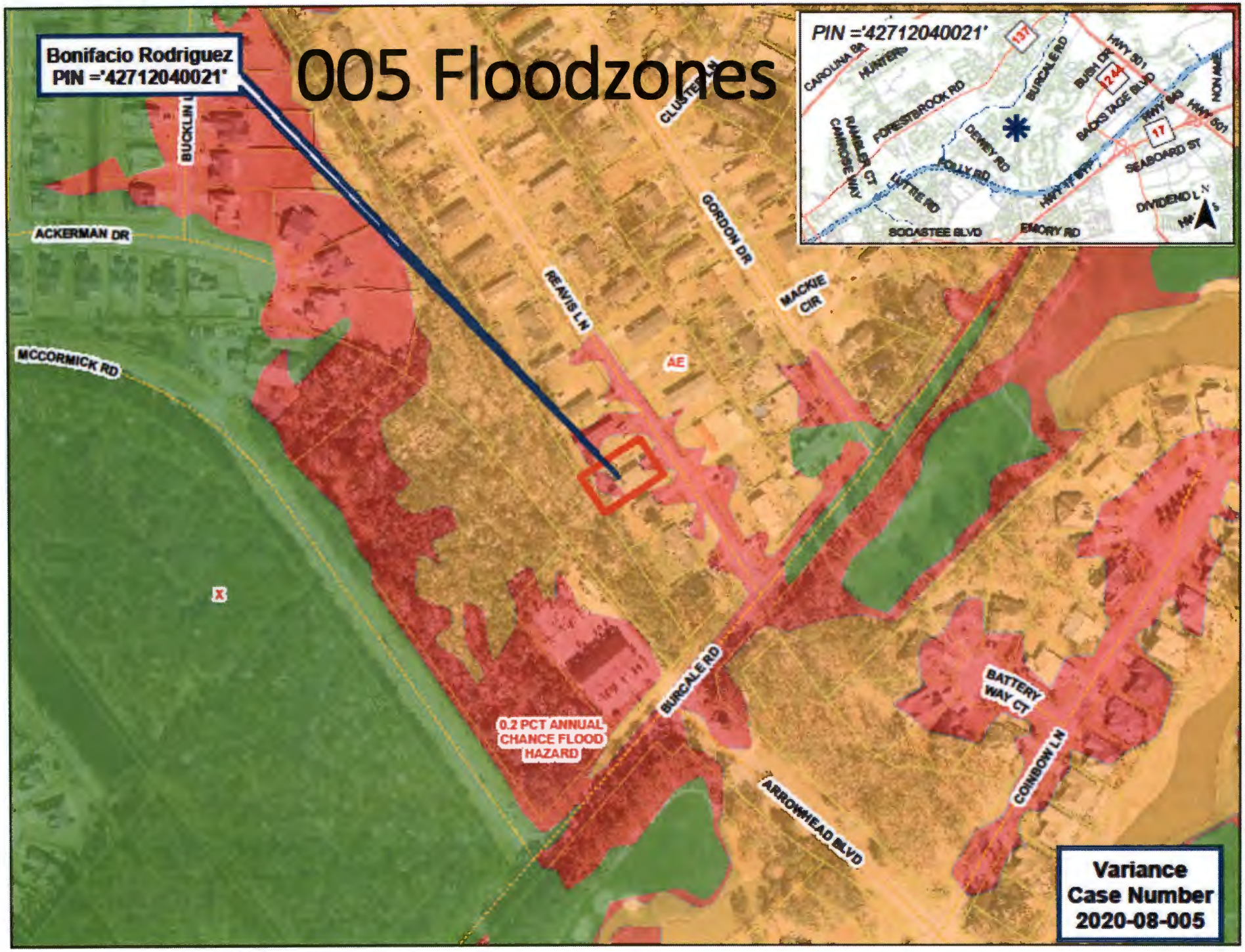
REMARKS Construction of 10'x24' front porch without permit. Please contact the office within 5 business days to have issue resolved. Pictures taken & on file at office. Follow up inspection scheduled for 6/26/2020.

INSPECTOR _____

RECEIVED BY _____


Bonifacio Rodriguez
PIN ='42712040021'
PIN ='42712040021'
CP
GR-6
GR-7
PUD
OPI
SF 10
NC
PUD
District 8
District 4
District 4
DOCTORS LN
ACKERMAN DR
BATHURST DR
BAGLEY DR
DELUANGHAM
BARTON LP
MCCORMICK RD
BONNIE BRIDGE CIR
STONEY BURN LN
HARTWOOD LN
KENNOWAY CT
DUNOWAY CT
CLUSTER LN
GORDON DR
REAVIS LN
MACKIE CIR
BURCALE RD
COWBOY LN
VESTA DR
ARROWHEAD BLVD
AZTEC CT
HIDDEN BRIDGE CT
REST RD
AMPLING WAY DR
LANTERNS
GREEN FERN LN
LONGWOOD LAKES DR
PEACE PIPE PL
ENCAMPMENT CT
DOVE HAVEN LN
EASTCOTT DR
HAMMER BECK DR
TWO RIVERS CT
TIDAL POINT CT
BLUEFISH
WILD HORSE CT
CAROLINA BR
HUNTER
FORESTBROOK RD
RAMBLER CT
CARROSE WAY
DEWEY RD
POLLY RD
LUTTIE RD
BURCALE RD
BUSH DR
BACKSTAGE BLVD
HWY 501
HWY 90
SEABOARD ST
DIVIDEND LN
SOCASTEE BLVD
EMORY RD
Variance
Case Number
2020-08-005


Bonifacio Rodriguez
PIN ='42712040021'
005 Aerial
PIN ='42712040021'
ACKERMAN DR
BUCKLIN
MCCORMICK RD
REAVIS LN
LUSTER LN
GORDON DR
MACKIE CIR
BURCALE RD
ARROWHEAD BLVD
BATTERY WAY CT
CONBOW LN
CAROLINA DR
HUNTER
FORESTBROOK RD
CAMBRIDGE WAY
RAMBLER CT
DEWEY RD
POULY RD
LITTLE RD
HWY 17 BYP
SOCASTEE BLVD
EMORY RD
BUSH DR
BACKSTAGE BLVD
HWY 501
HWY 905
SEABOARD ST
DIVIDEND LN
NON AME
137
124
17
Variance
Case Number
2020-08-005


005 Floodzones
Bonifacio Rodriguez
PIN ='42712040021'
PIN ='42712040021'
BUCKLIN
ACKERMAN DR
MCCORMICK RD
REAVIS LN
CLUSTER
GORDON DR
MACKIE CIR
AE
X
BURCALE RD
0.2 PCT ANNUAL CHANCE FLOOD HAZARD
ARROWHEAD BLVD
BATTERY WAY CT
COINBOW LN
CAROLINA BR
HUNTER
FORESTBROOK RD
CAMROSE WAY
RAMBLER CT
DEWEY RD
POLLY RD
LITTLE RD
SODASTEE BLVD
EMORY RD
BURCALE RD
BUSH DR
BACKSTAGE BLVD
SEABOARD ST
DIVIDEND LN
HWY 501
HWY 17 BYP
137
244
17
Variance
Case Number
2020-08-005

Porch – left side

Right side of MH

Shed on rear of lot

Drainage easement

Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) Atrcle XII. Variances & Appeals Section(s) Sec 1202

Description of Request: Personal land use. To build addition to house "porch" of 10'x24'

Required Front Setback: _____ Requested Front Setback: _____

Required Side Setback: (left) 7.5' (25% reduction) Requested Side Setback: 3.4'

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)

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.

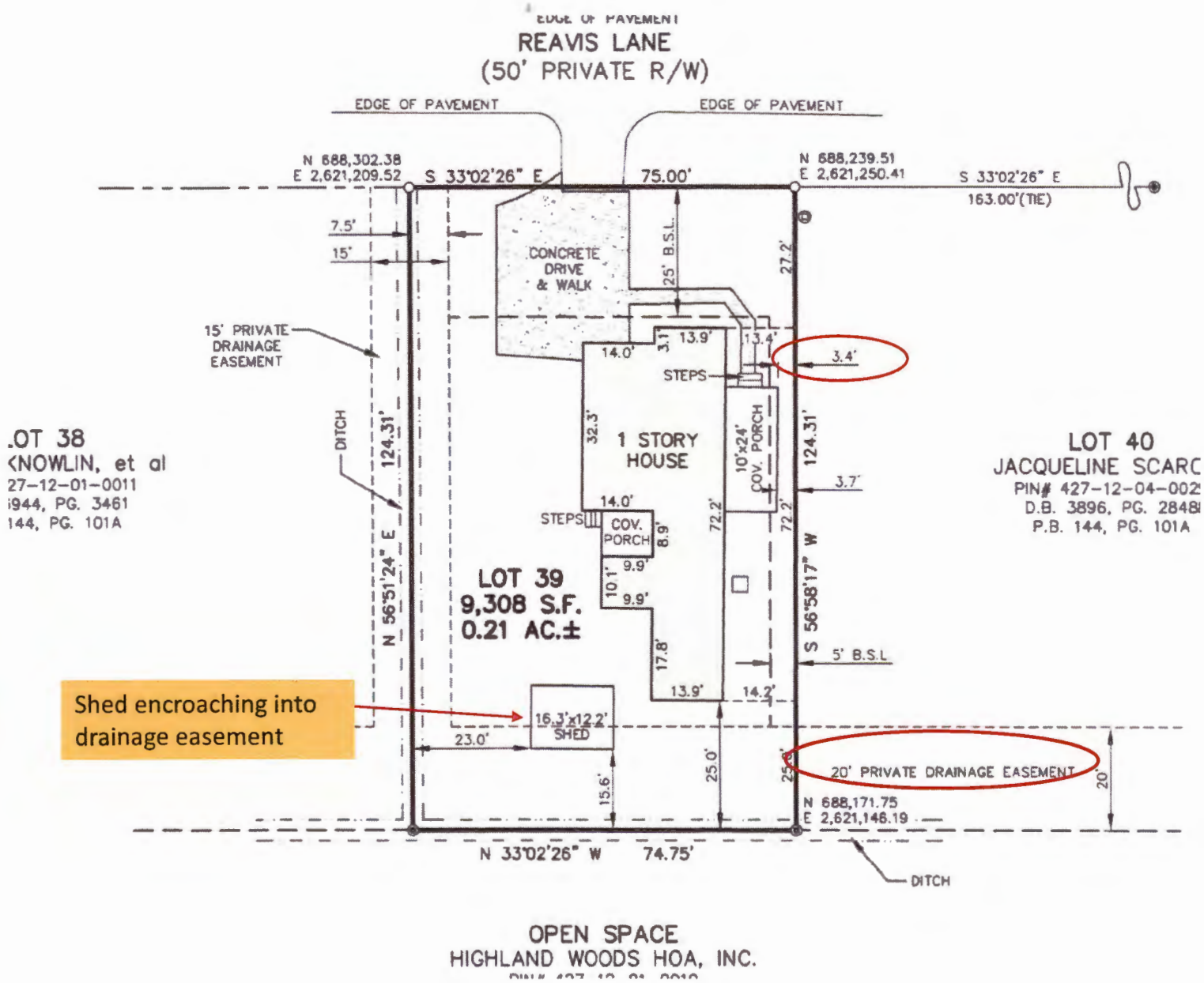
Applicants Signature

ANGELICA GARCIA NOTARY PUBLIC STATE OF NORTH CAROLINA

07.30.2020
Date

Bonifacio R

Site Plan


EDGE OF PAVEMENT
REAVIS LANE
(50' PRIVATE R/W)
EDGE OF PAVEMENT
EDGE OF PAVEMENT
N 688,302.38
E 2,621,209.52
S 33°02'26" E
75.00'
N 688,239.51
E 2,621,250.41
S 33°02'26" E
163.00'(TIE)
7.5'
15'
CONCRETE DRIVE & WALK
25' B.S.L.
27.2'
15' PRIVATE DRAINAGE EASEMENT
14.0'
3.1
13.9'
13.4'
3.4'
STEPS
DITCH
124.31'
32.3'
1 STORY HOUSE
10'x24' COV. PORCH
124.31'
3.7'
LOT 38
KNOWLIN, et al
27-12-01-0011
944, PG. 3461
144, PG. 101A
14.0'
STEPS
COV. PORCH
8.9'
72.2'
72.2'
9.9'
10.1'
9.9'
LOT 39
9,308 S.F.
0.21 AC.±
N 56°51'24" E
S 56°58'17" W
17.8'
5' B.S.L.
13.9'
14.2'
LOT 40
JACQUELINE SCARC
PIN# 427-12-04-002
D.B. 3896, PG. 2848
P.B. 144, PG. 101A
Shed encroaching into drainage easement
16.3'x12.2' SHED
23.0'
15.6'
25.0'
25.0'
20' PRIVATE DRAINAGE EASEMENT
20'
N 688,171.75
E 2,621,146.19
N 33°02'26" W
74.75'
DITCH
OPEN SPACE
HIGHLAND WOODS HOA, INC.

Case # 2020-08-006

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-006
Applicant	ELI Baker, agent
Parcel Identification (PIN) #	426-03-04-0006
Site Location	200 George Bishop PKWY, Myrtle Beach
Property Owner	BT - OH LLC
County Council District #	4 - Loftus

Zoning Information

Zoning District	LI
Parcel Size	17,2543 Sq. Ft.
Proposed Use	Commercial

Requested Variance(s)

The applicant is requesting a variance from Article VII, Section 701 and Article VIII regarding setback requirements in the Limited Industrial (LI) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Front setback - George Bishop Pkwy	50'	34'	16'	32%

Background/Site Conditions

The applicants are proposing to replace an existing modular distribution unit that is located on the front of the UPS building. The existing modular unit was granted an 8' variance at the October 16, 2000 Zoning Board meeting (Case 2000-09-005). The variance of 8' allowed the 54' x 13' modular unit to be located 42' from the front property line. The proposed modular distribution unit is 59' x 14' (826 sq. ft.) in size with stairs that are 4' in width. The unit including stairs will be located 34' from the front property line instead of the required 50' for a variance of 16'.

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 parcels in the Highway Commercial (HC) 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.

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 applicant states the new modular unit will improve appearance, working environment and safety of the workers inside the unit.

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.

STATE OF SOUTH CAROLINA	)	**BEFORE THE BOARD OF**
	)	**ZONING APPEALS**
COUNTY OF HORRY	)	Case No.: 2000-09-005
In re: Shannon Crouch/Crouch Construction,	)	**ORDER OF THE BOARD**
Applicant.	)	

Hearing was held before this Board on October 16, 2000, pursuant to Applicant's request for a variance from Article VIII of the Horry County Zoning Ordinance regarding the front yard setback requirements of the LI Zoning District. Specifically, the applicant was requesting an eight-foot variance from the requirement that any building constructed be no less than fifty feet from the front property line.

Both the applicant and the zoning administrator were present, and both were given the opportunity to offer testimony and exhibits and to make argument for the record. After due consideration of all the relevant evidence, motion was made to approve the applicant's above request because the five-part criteria set forth in S.C. Code Ann. §6-29-800 were met by the facts of this case. Motion was passed, and the variance was granted with the following conditions:

(1) The structure which was built in violation of the fifty foot setback must be attached to the existing UPS building; and
(2) The applicant must meet all applicable county requirements for a certificate of zoning compliance and for a building permit other than the requirement on which the variance is granted by this Order.

AND IT IS SO ORDERED.

Bill Prince

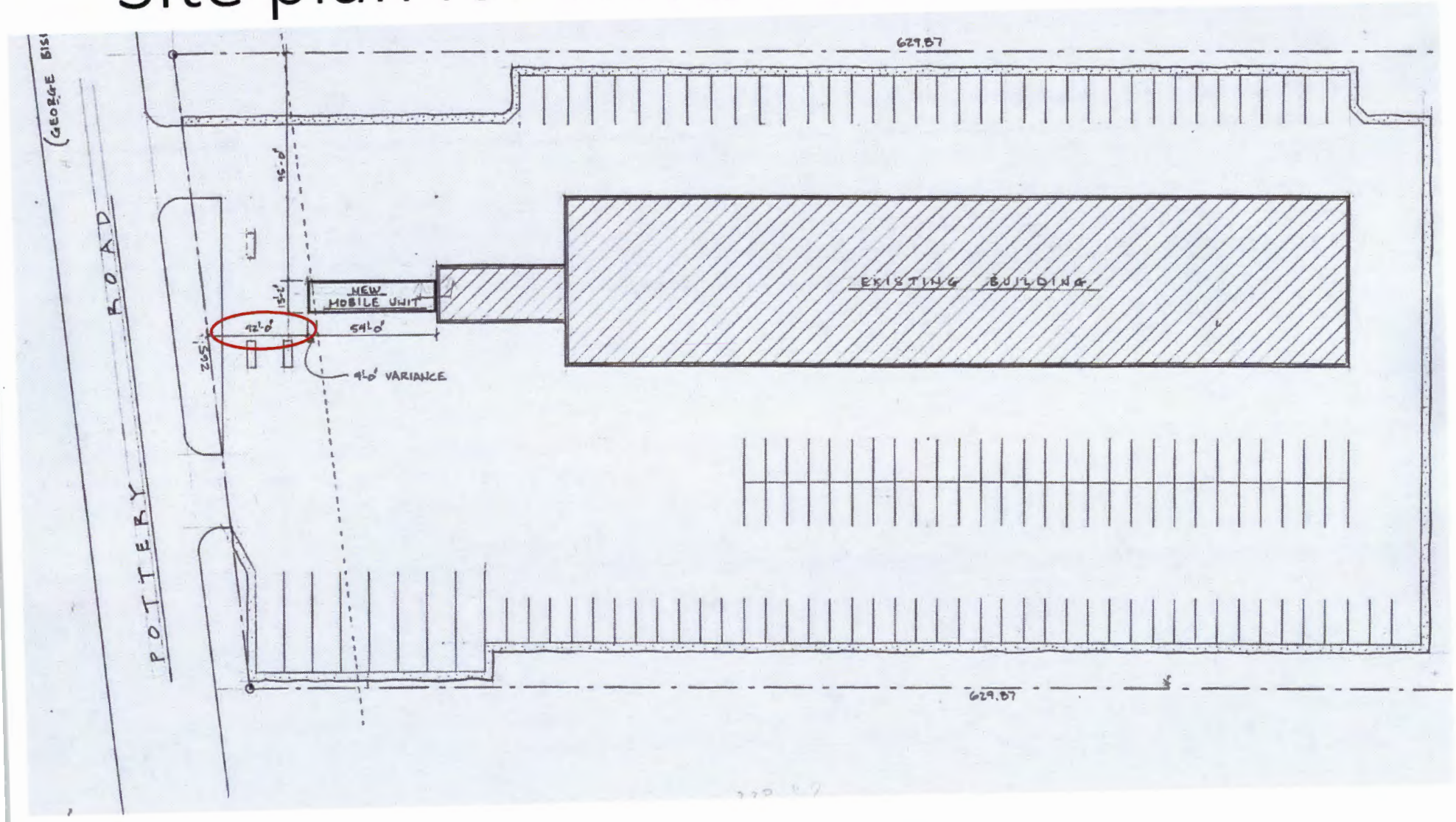
Bill Prince, Chairman

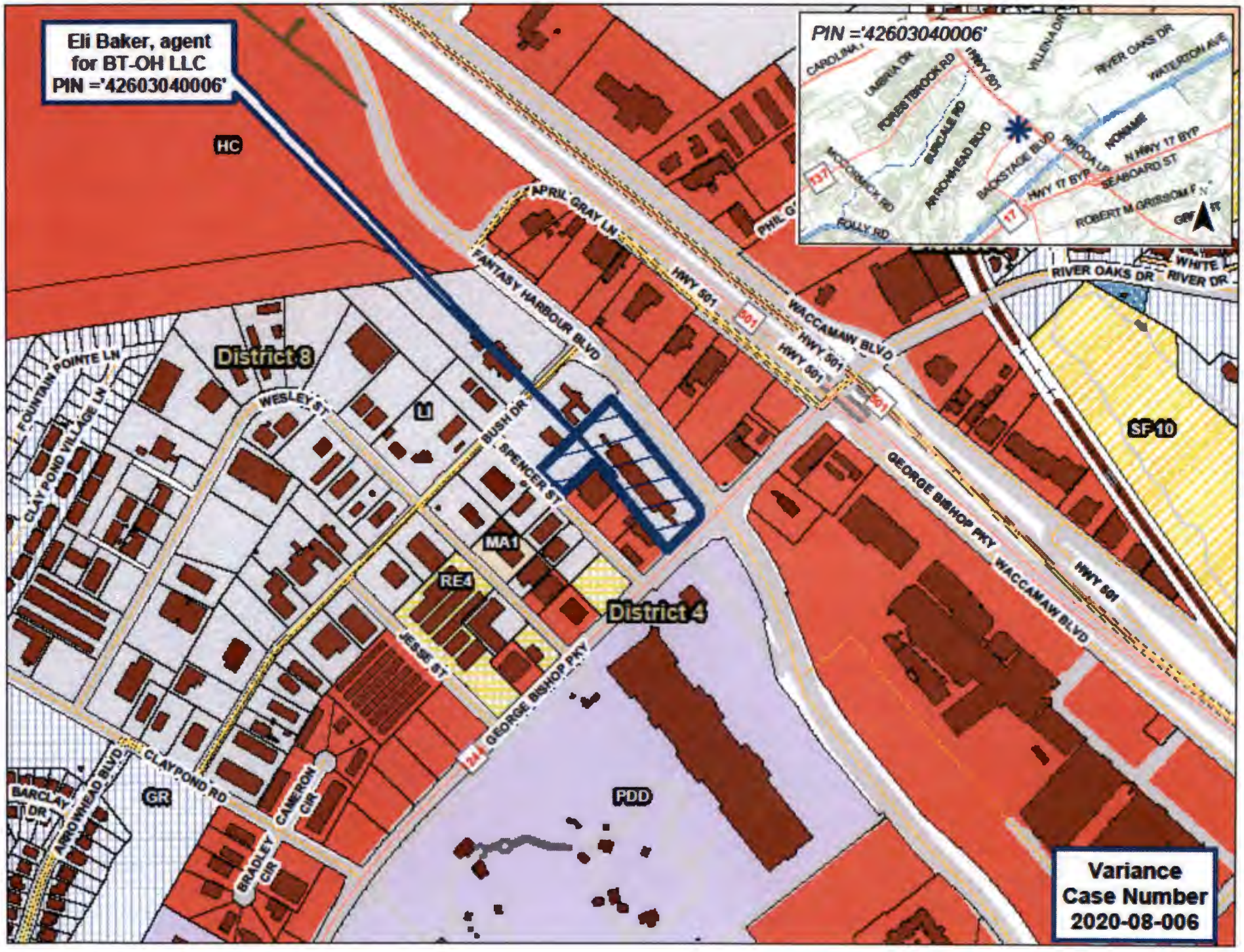
ATTEST:

Pam Thompkins

Pam Thompkins, Secretary

Site plan for variance 2000-09-005




Eli Baker, agent
for BT-OH LLC
PIN ='42603040006'
PIN ='42603040006'
HC
District 8
L
MA1
RE4
District 4
PDD
GR
SF 10
APRIL GRAY LN
FANTASY HARBOUR BLVD
HWY 501
WACCAMAW BLVD
HWY 501
HWY 501
RIVER OAKS DR
WHITE RIVER DR
FOUNTAIN POINTE LN
CLAY POND VILLAGE LN
WESLEY ST
BUSH DR
SPENCER ST
JESSE ST
GEORGE BISHOP PKY
GEORGE BISHOP PKY
WACCAMAW BLVD
HWY 501
CLAYPOND RD
BARCLAY DR
ARROWHEAD BLVD
CAMERON CIR
BRADLEY CIR
CAROLINA
LIBERIA DR
FORESTBROOK RD
HWY 501
VILLENA DR
RIVER OAKS DR
WATERTON AVE
MCCORMICK RD
ROLLY RD
ARROWHEAD BLVD
BURCALE RD
BACKSTAGE BLVD
RHODA LN
KONAWE
N HWY 17 BYP
HWY 17 BYP
SEABOARD ST
ROBERT M GRISSOM PKY
Variance
Case Number
2020-08-006

Eli Baker, agent
for BT-OH LLC
PIN ='42603040006'
006 Aerial
FANTASY HARBOUR BLVD
BUSH DR
SPENCER ST
WEBLEY ST
JESSE ST
GEORGE BISHOP PKY
24
PIN ='42603040006'
CAROLINA
UMBRIA DR
FORESTBROOK RD
HWY 501
VALLENA DR
RIVER OAKS DR
WATERTON AVE
BURCALE RD
MCCORMICK RD
REAVIS LN
BACKSTAGE BLVD
RHODA LN
KONAME
N HWY 17 BYP
HWY 17 BYP
SEABOARD ST
ROBERT M GRISSOM PKY
FOLLY RD
137
17
Variance
Case Number
2020-08-006

Mobile unit on front of parcel

Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) ARTICLE VIII. - AREA, YARD, AND HEIGHT REQ. Section(s) LIMITED INDUSTRIAL | FRONT SETBACK FROM PROPERTY LINE

Description of Request: A REQUEST TO REPLACE AN EXISTING MODULAR UNIT THAT HAS A CURRENT BUILDING SETBACK OF 42' WITH A LIKE UNIT THAT WILL HAVE A SETBACK OF 34'. THE ADDITIONAL 8' IS ASSOCIATED WITH MEETING CURRENT BUILDING CODE REQUIREMENTS.

Required Front Setback: 50'	Requested Front Setback: 34'
Required Side Setback: 20'	Requested Side Setback: N/A
Required Rear Setback: 25'	Requested Rear Setback: N/A
Required Bldg. Separation: N/A	Requested Bldg. Separation: N/A
Required Minimum Lot Width: N/A	Requested Min Lot Width: N/A
Required Min Lot Width/Bldg Site: 80'	Requested Min Lot Width/Bldg Site: N/A
Required Max Height of Structure: 60'	Requested Max Height of Structure: N/A

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)

An existing modular unit of similar shape and size currently occupies the space where the proposed unit will go. The functionality and capacity will remain equivalent while improving the working environment and safety of the workers inside the unit. The visual appearance of the unit will be revitalized by replacing the current unit.

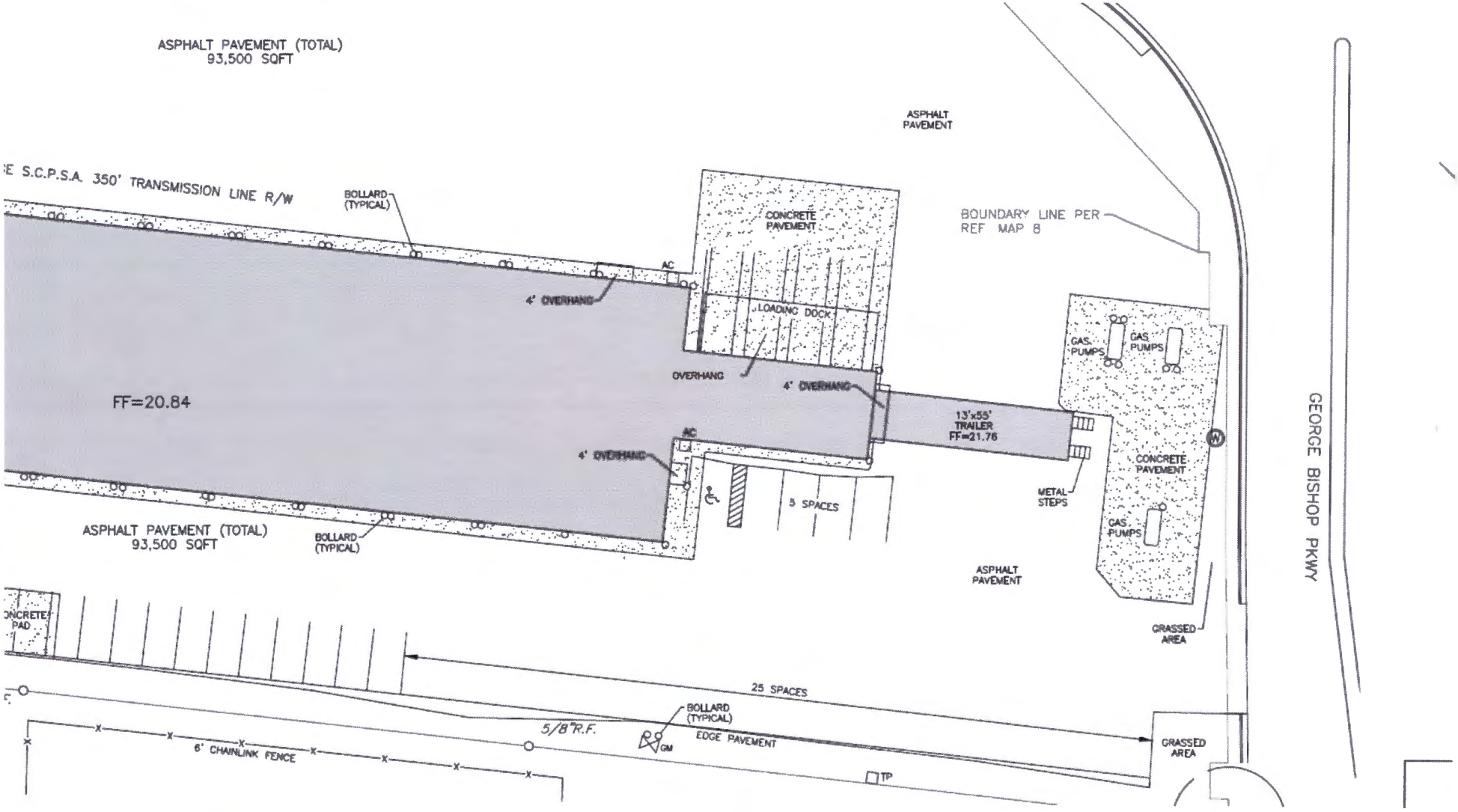
The following documents are submitted in support of this application: (an accurate legible plot plan prepared by a registered architect, engineer or surveyor showing property dimensions and locations of all existing and proposed structures may be required)
UPS MYRTLE BEACH MODULAR DISTRIBUTION CENTER REPLACEMENT DATED: 04-20-2020

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.

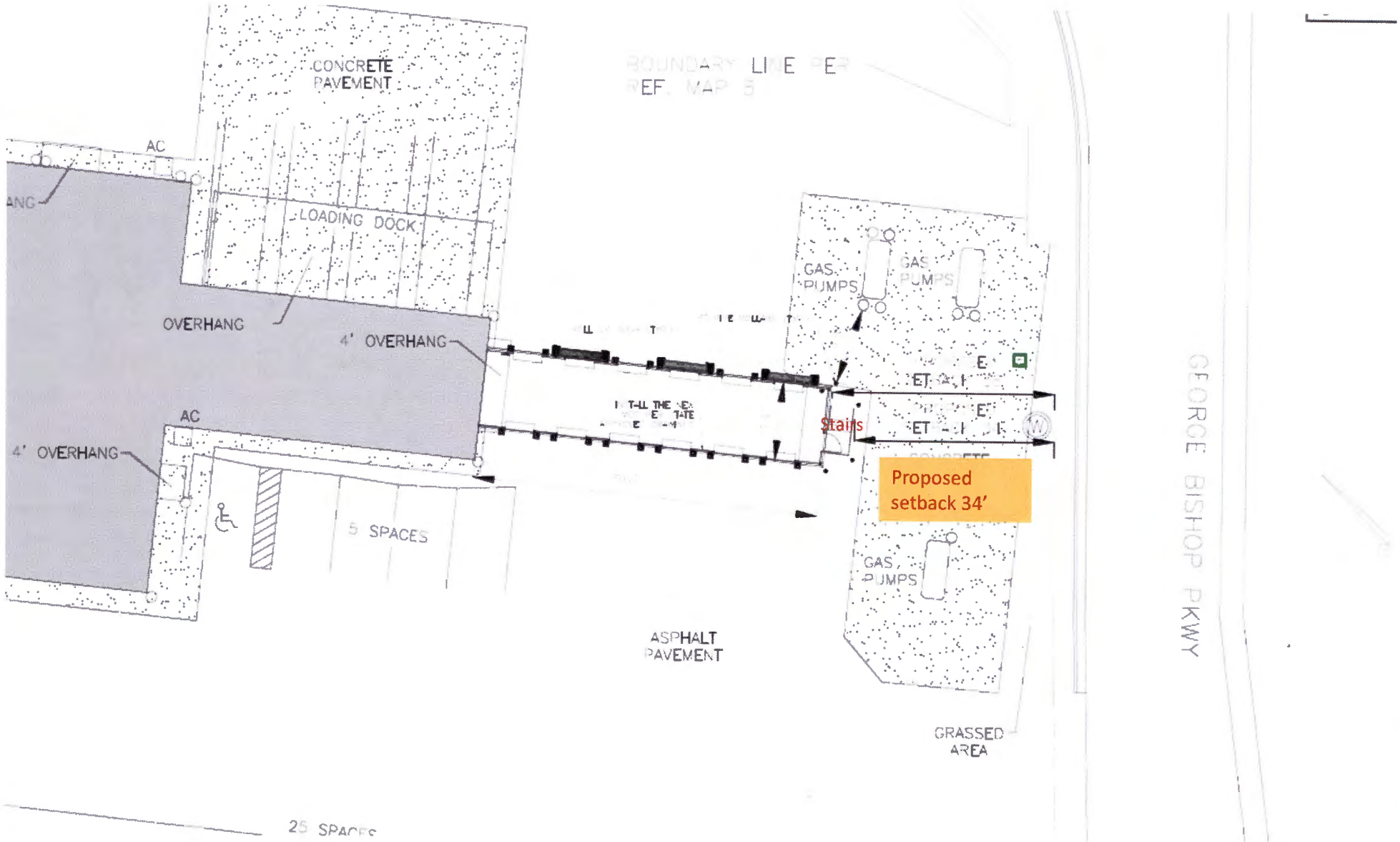
Applicants Signature

8/6/2020
Date

Existing building site plan



Site Plan


CONCRETE PAVEMENT
LOADING DOCK
AC
OVERHANG
4' OVERHANG
4' OVERHANG
AC
5 SPACES
25 SPACES
ASPHALT PAVEMENT
GAS PUMPS
GAS PUMPS
GAS PUMPS
Stairs
Proposed setback 34'
GRASSED AREA
GEORGE BISHOP PKWY

Case # 2020-08-008

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-008
Applicant	The Earthworks Group, agent
Parcel Identification (PIN) #	441-07-03-0044
Site Location	317 Hwy 707, Surfside Beach
Property Owner	Robert C of SC, LLC
County Council District #	6 - Crawford

Zoning Information

Zoning District	RE 4
Parcel Size	31,106 Sq. Ft.
Proposed Use	RV & Boat Storage Facility

Requested Variance(s)

The applicants are requesting a variance from Article V, Sections 523.2 C 1, 527.2 C and 723.9 regarding the fencing and landscaping requirements in the Socastee Overlay zoning district

	Requirement
Art. V, Section 527.2 C	Fence not internal to required landscaping
Art. V, Section 523.2 C 1	Privacy fences in front yards must meet 10' setback from the road ROW or easement
Art. VII, Section 7239 F (5)	Chain link fencing is prohibited except within an industrial area

Background/Site Conditions

The applicants are proposing an RV and boat outdoor storage facility on this site which is located within the Socastee Blvd overlay zone. These parcels were rezoned in 2014 from residential (MSF6) to High Bulk Retail (RE4) district. The lots have been cleared, graded, fenced and are being used for outdoor storage without review by staff or any permits issued for the use. Staff also does not know what trees were removed from the site. Section 523.2 C 1 requires privacy fences in front yards to meet a 10' setback from the roadway or easement and Art. V, Section 527.2 C requires fencing to be internal to the landscaping. The applicants are requesting for the privacy fence surrounding the property to be located on the property line instead of internal to the landscaping. Also, the Socastee overlay does not allow chain link fencing except within an industrial area. The applicants are requesting to use chain link fencing.

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?)

The lot was cleared of trees and developed for outdoor storage without staff approval.

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

These conditions apply to all outdoor storage facilities located within the Socastee Blvd overlay zone.

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.

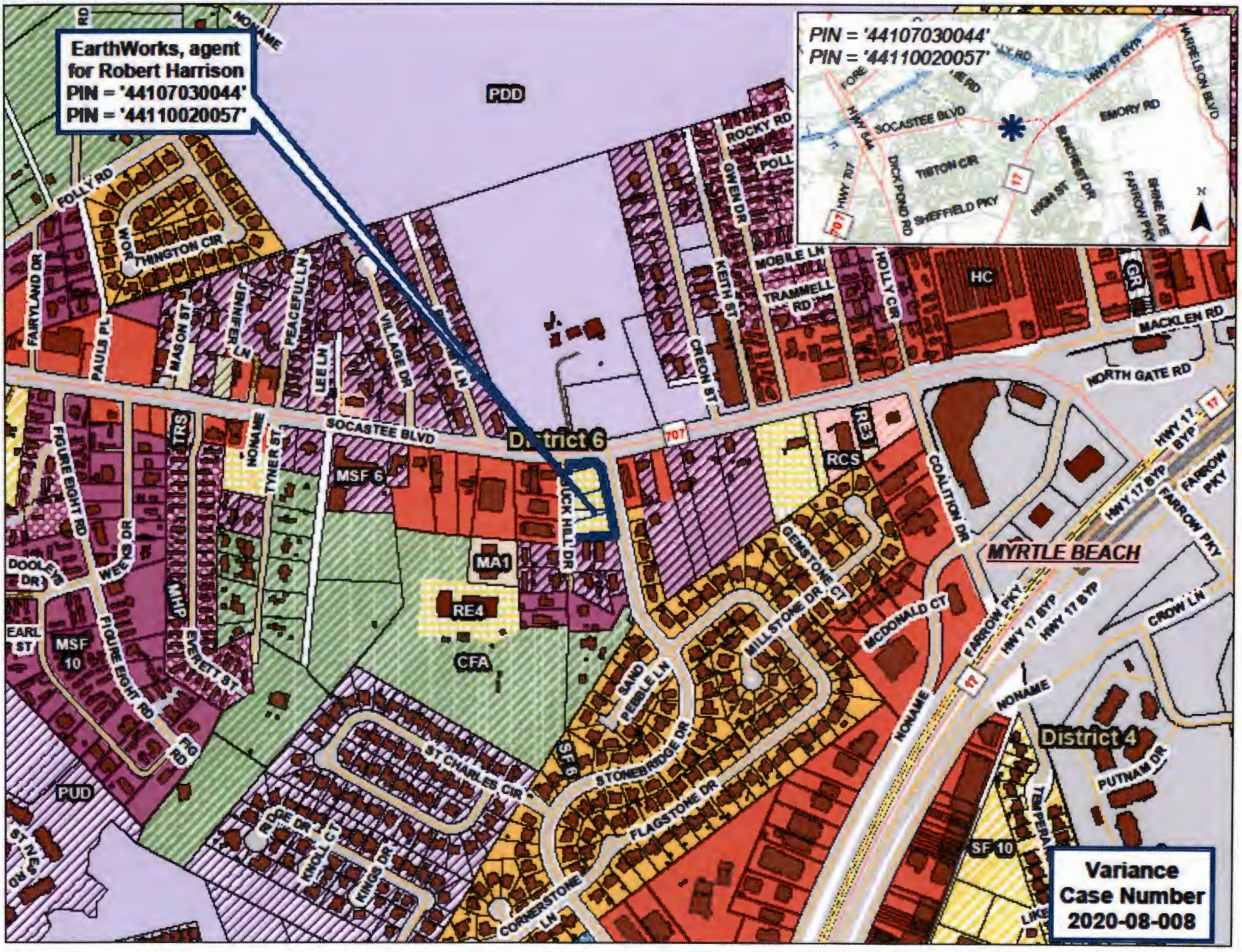
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)
The location of the fence on the property line causes great concern with vision clearance for vehicles trying to pull onto Socastee Blvd from Buckhill Dr. and Stonebridge Dr.

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.


EarthWorks, agent
for Robert Harrison
PIN = '44107030044'
PIN = '44110020057'
PIN = '44107030044'
PIN = '44110020057'
Variance
Case Number
2020-08-008
District 6
District 4
MYRTLE BEACH
PDD
HC
GR
RE3
RCS
MSF 6
MA1
RE4
CFA
MSF 10
PUD
SF 10
SOCASTEE BLVD
MACKLEN RD
NORTH GATE RD
HWY 17 BYP
FARROW PKY
COALITION DR
ROCKY RD
POLL
GWEN DR
KEITH ST
MOBILE LN
TRAMMELL RD
HOLLY CIR
CREON ST
BUCK HILL DR
VILLAGE DR
LEE LN
PEACEFUL LN
JENNIFER LN
MASON ST
PAULS PL
FAIRYLAND DR
POLLY RD
THINGTON CIR
FIGURE EIGHT RD
DOOLEY DR
EARL ST
EVERETT ST
TYNER ST
NONAME
GEMSTONE CT
MILLSTONE DR
MCDONALD CT
CROW LN
PUTNAM DR
SAND PEBBLE LN
STONEBRIDGE DR
FLAGSTONE DR
ST CHARLES CIR
CORNERSTONE LN
KNOLL CT
KINGS DR
RIDGE DR
FIG RD
EMORY RD
HARELSON BLVD
SHIRE AVE
SHEFFIELD PKY
TISTON CIR
DICK POND RD
HIGH ST
SUNCREST DR
HWY 544
HWY 707
N

2014 Aerial

EarthWorks, agent
for Robert Harrison
PIN = '44107030044'
PIN = '44110020057'
PIN = '44107030044'
PIN = '44110020057'
SOCASTEE BLVD
707
BUCK HILL DR
STONEBRIDGE DR
FLAGSTONE DR
MILLSTONE DR
GEMSTONE CT
VILLAGE DR
WILLAMY LN
SHEFFIELD PKY
TIFTON CIR
DICK POND RD
HWY 707
HWY 544
17
HWY 17 BYP
BMORY RD
HARELSON BLVD
BRIDGE AVE
FAIRCHILD PKW
Variance
Case Number
2020-08-008

EarthWorks, agent
for Robert Harrison
PIN = '44107030044'
PIN = '44110020057'
2017 Aerial
PIN = '44107030044'
PIN = '44110020057'
BOCASTEE BLVD
707
BUCK HILL DR
FLAGSTONE DR
STONEBROOK DR
GREYSTONE CT

EarthWorks, agent
for Robert Harrison
PIN = '44107030044'
PIN = '44110020057'
2020 Aerial
PIN = '44107030044'
PIN = '44110020057'
BOCASTEE BLVD
707
BUCK HILL DR
FLAGSTONE DR
STONEBROOK DR
2020
Variance
Case Number
2020-08-008

Front

Left Side

Right Side

Left Rear

Right Rear

Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) VII & V Section(s) 723.9(F)(5) & 527.2(C)(3)

Description of Request: Owner requests variance of 723.9(F)(5) and 527.2(C)(3) to allow chain link fence (with privacy slats) within landscape buffer to provide improved security for storage facility on Hwy 707 & Stonebridge Drive

Required Front Setback: 50'	Requested Front Setback: N/A
Required Side Setback: 10'	Requested Side Setback: N/A
Required Rear Setback: 15'	Requested Rear Setback: N/A
Required Bldg. Separation:	Requested Bldg. Separation: N/A
Required Minimum Lot Width:	Requested Min Lot Width: N/A
Required Min Lot Width/Bldg Site:	Requested Min Lot Width/Bldg Site: N/A
Required Max Height of Structure: 36'	Requested Max Height of Structure: N/A

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 site is the only RE4 parcel on Socastee Blvd surrounded on 3 sides by paved roads, with both sides adjacent to HC uses. Rear service areas for commercial buildings are to the west and a mini-storage building is to the east Storage is most reasonable use of the site due to access, which requires more security than a decorative fence allowed by the overlay zone. The fence will have green plastic slats and meander in the side and rear to blend in the buffer Species that stay green year round (e.g. wax myrtle) to be used in buffer to ensure that the fence stays camouflaged to minimize visual appearance.

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: [signature] Date: 7-1-20

Robert C of S.C., LLC

Po box 16556

Surfside Beach S.C. 29587

843 685 2506

Robertcharrison04@gmail.com

August 4, 2020

To Whom It May Concern

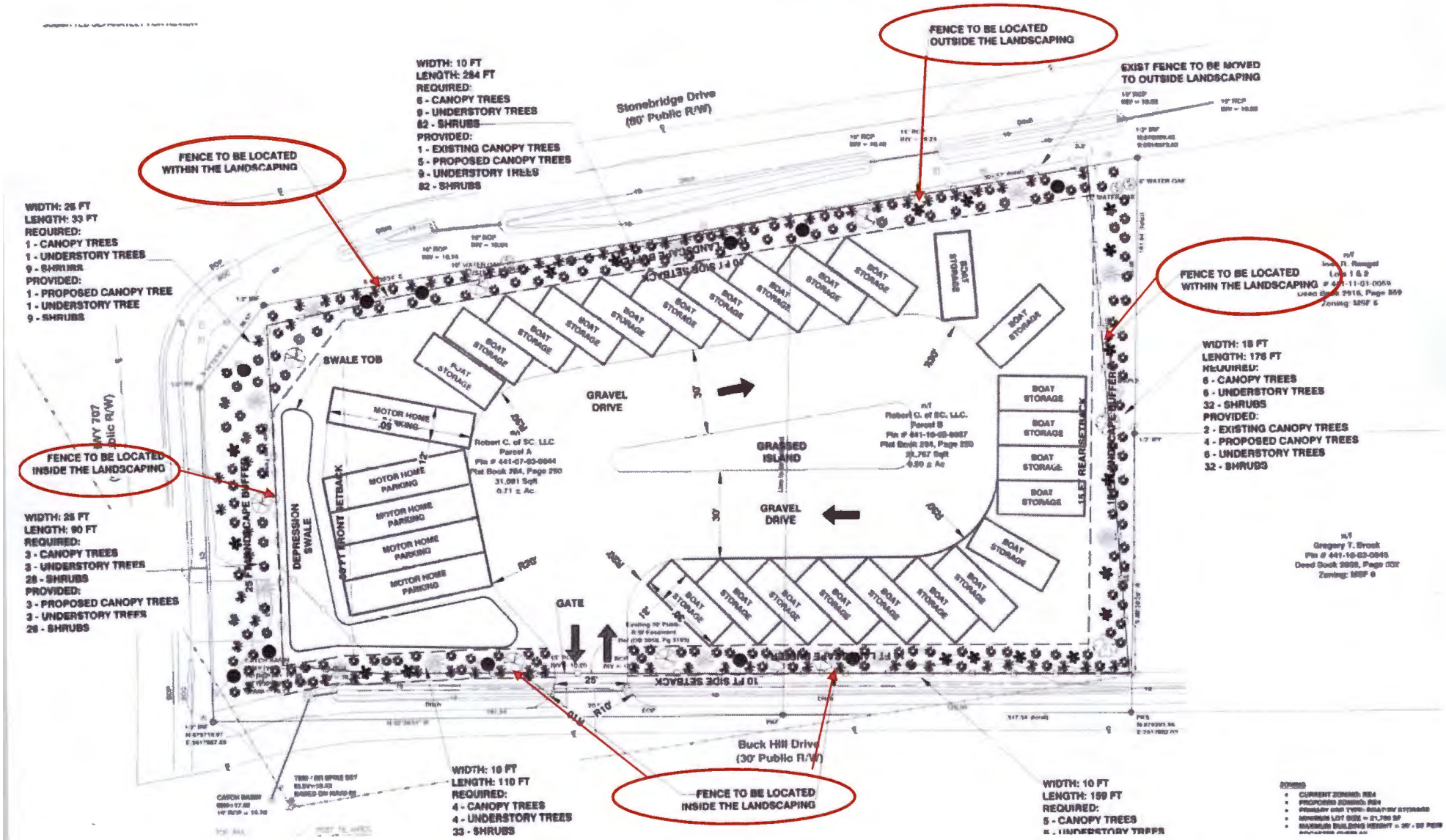
I, Robert C.Harrison, as owner of Robert C of S.C., LLC

Am authorized to sign on behalf for the said company.

- Robert C.Harrison

Robert C. Harrison

Site Plan


FENCE TO BE LOCATED OUTSIDE THE LANDSCAPING
EXIST FENCE TO BE MOVED TO OUTSIDE LANDSCAPING
WIDTH: 10 FT
LENGTH: 284 FT
REQUIRED:
6 - CANOPY TREES
9 - UNDERSTORY TREES
82 - SHRUBS
PROVIDED:
1 - EXISTING CANOPY TREES
5 - PROPOSED CANOPY TREES
9 - UNDERSTORY TREES
82 - SHRUBS
Stonebridge Drive
(60' Public R/W)
FENCE TO BE LOCATED WITHIN THE LANDSCAPING
WIDTH: 25 FT
LENGTH: 33 FT
REQUIRED:
1 - CANOPY TREES
1 - UNDERSTORY TREES
9 - SHRUBS
PROVIDED:
1 - PROPOSED CANOPY TREE
1 - UNDERSTORY TREE
9 - SHRUBS
FENCE TO BE LOCATED WITHIN THE LANDSCAPING
WIDTH: 15 FT
LENGTH: 176 FT
REQUIRED:
6 - CANOPY TREES
6 - UNDERSTORY TREES
32 - SHRUBS
PROVIDED:
2 - EXISTING CANOPY TREES
4 - PROPOSED CANOPY TREES
6 - UNDERSTORY TREES
32 - SHRUBS
FENCE TO BE LOCATED INSIDE THE LANDSCAPING
WIDTH: 25 FT
LENGTH: 90 FT
REQUIRED:
3 - CANOPY TREES
3 - UNDERSTORY TREES
28 - SHRUBS
PROVIDED:
3 - PROPOSED CANOPY TREES
3 - UNDERSTORY TREES
28 - SHRUBS
SWALE TOB
GRAVEL DRIVE
GRASSED ISLAND
GRAVEL DRIVE
GATE
BOAT STORAGE
FLAT STORAGE
MOTOR HOME PARKING
DEPRESSION SWALE
25 FT LANDSCAPE BUFFER
10 FT SIDE SETBACK
REAR SETBACK
Buck Hill Drive
(30' Public R/W)
FENCE TO BE LOCATED INSIDE THE LANDSCAPING
WIDTH: 10 FT
LENGTH: 110 FT
REQUIRED:
4 - CANOPY TREES
4 - UNDERSTORY TREES
33 - SHRUBS
WIDTH: 10 FT
LENGTH: 159 FT
REQUIRED:
5 - CANOPY TREES

Case # 2020-08-011

VARIANCE REVIEW SHEET

Property Information

Variance Request #	2020-08-011
Applicant	Steve Powell, agent
Parcel Identification (PIN) #	311-08-01-0026
Site Location	4309 Mineola Avenue, Little River
Property Owner	Ralph Pandure
County Council District #	1 - Worley

Zoning Information

Zoning District	HC
Parcel Size	23,966 Sq. Ft.
Proposed Use	Commercial

Requested Variance(s)

The applicant has requested a variance from Article V, Sections 527.2 E 4 and 527.2 B 3 regarding landscape buffer requirements in the Highway Commercial (HC) zoning district.

	Requirement	Requested	Variance Needed	Percentage
Art. V, Section 527.2 E 3 - Foundation planting strips along front/right side of restaurant	7'	0'	7'	100%
Art. V, Section 527.2 E 3 - Foundation planting strips along left/right side of existing office bldg.	7'	0'	7'	100%
Art. V, Section 527.2 B 3 - Landscape strip along right side of existing bldg.	5'	3'	2'	40%

Background/Site Conditions

The applicants are proposing to construct a restaurant on this site. There is an existing office building located on the right side of the property that has been there since 1970. The parcel is located within the boundaries of the Little River overlay. The applicant is requesting to reduce the foundation planting strip along the front and right side of the proposed restaurant building to 0' instead of the required 7' for a variance of 7'. This is in the location of the ADA sidewalk is located. The foundation planting strip on the left and right side of the existing office building is 0' instead of the required 7' for a 7' variance. The right side of the existing office building has a 3' landscape strip instead of the required 5' for a variance of 2'.

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 commercial properties.

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.

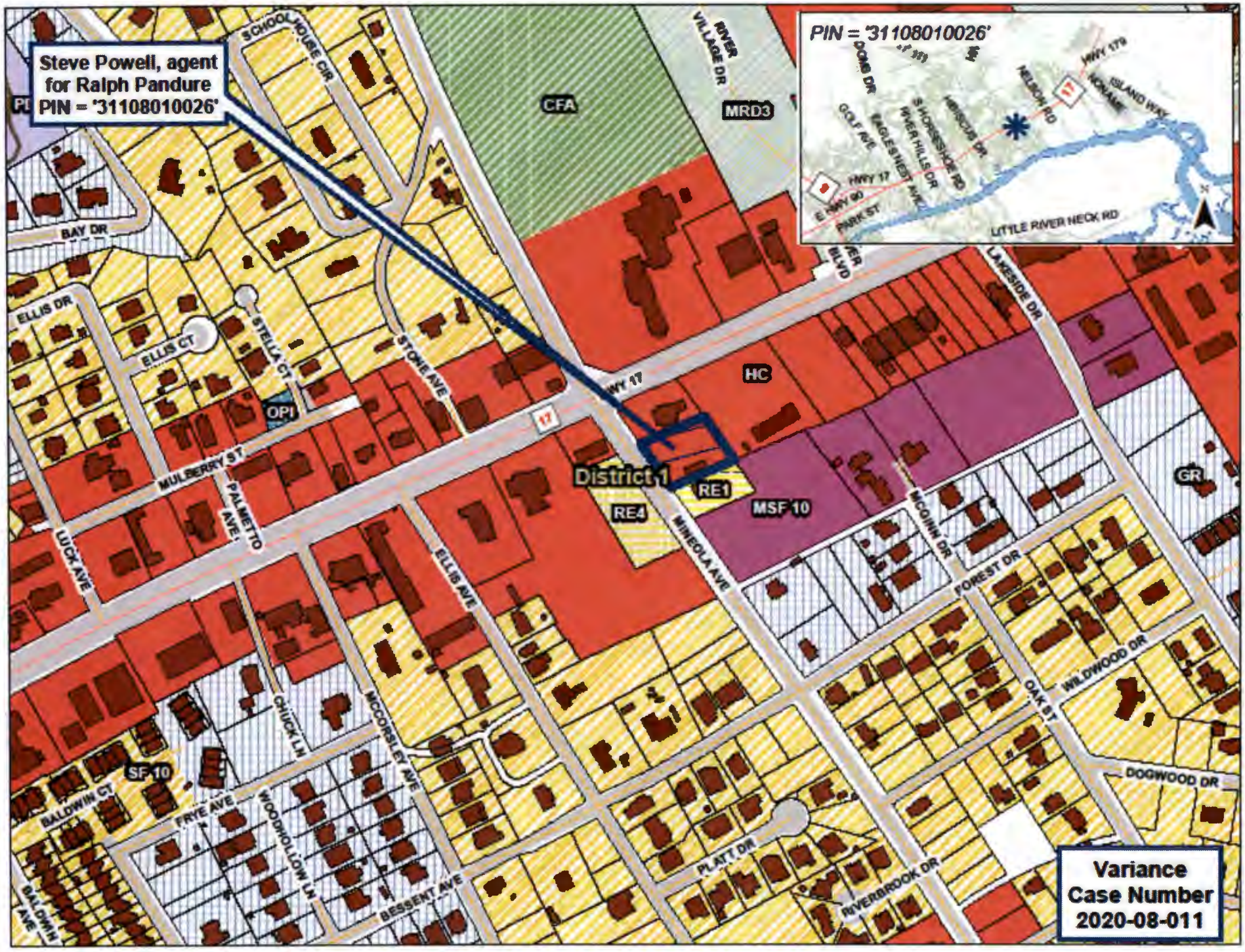
4. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. (Does this request serve the public good, or harm neighbors?)

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.


Steve Powell, agent
for Ralph Pandure
PIN = '31108010026'
PIN = '31108010026'
Variance
Case Number
2020-08-011
District 1
CFA
MRD3
HC
RE1
RE4
MSF 10
OPI
SF 10
GR
SCHOOLHOUSE CIR
RIVER VILLAGE DR
BAY DR
ELLIS DR
ELLIS CT
STELLA CT
STONE AVE
HWY 17
MULBERRY ST
PALMETTO AVE
LUCK AVE
ELLIS AVE
MINEOLA AVE
LAKESIDE DR
MCGINN DR
FOREST DR
WILDWOOD DR
OAK ST
DOGWOOD DR
CHUCK LN
MCCORSLEY AVE
BALDWIN CT
FRYE AVE
WOODHOLLOW LN
BESSENT AVE
BALDWIN AVE
PLATT DR
RIVERBROOK DR
DOME DR
GOLF AVE
EAGLESNEST AVE
RIVER HILLS DR
S HORSESHOE RD
HIBISCUS DR
NELSON RD
HWY 179
ISLAND WAY
E HWY 90
PARK ST
LITTLE RIVER NECK RD

Steve Powell, agent
for Ralph Pandure
PIN = '31108010026'
011 Aerial
HWY 17
MINEOLA AVE
PIN = '31108010026'
DOME DR
GOLF AVE
EAGLES NEST AVE
RIVER HILLS DR
S HORSESHOE RD
HIBISCUS DR
NELSON RD
HWY 179
NONAME
ISLAND WAY
HWY 17
E HWY 90
PARK ST
LITTLE RIVER NECK RD
Variance
Case Number
2020-08-011

Site – Left side

Site – Right side

Rear

Applicant Submittal

VARIANCE REQUEST

Applicant hereby appeals for a variance from the requirements of the following provisions of the Zoning Ordinance:
Article(s) V; VII Section(s) 527.2 - E; 723.3 - C

Description of Request: Reduction of the foundation planting strips width from 7 to 4 feet wide along the front of the proposed building and foundation planting strips exemption where the ADA sidewalk is located. Reduction of landscape Type C (Spatial) width from 5 to 3 feet wide along the right side of the existing building and foundation planting strips exemption.

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)

Because of these conditions, the application of the ordinance to the particular piece of property would unreasonably restrict the utilization of the property for the construction of the proposed restaurant, the permanence of the existing office building and compliance with the parking guidelines. The authorization of a variance will not be of substantial detriment to adjacent property since both properties belong to the same owner, or to the public good, and the character of the district will not be harmed by the granting of the variance.

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

8/4/2020
Date

LETTER OF AGENCY

To: Horry County Planning & Zoning, SCDHEC, SCDOT, G.S.W.S.A., Horry County Code Enforcement, City of Conway

Re: Rezoning, Permitting & Applications: PIN: 31108010026 (0.55ac)
TMS: 1181508037

Property Location: LOT 1-C, MINEOLA AVENUE, LITTLE RIVER, SC

Property Owner (s): RALPH PANDURE
(Please Print Full Name)

In connection with the referenced property, I hereby appoint the person/agency shown below as my agent for the purpose of filing such application for project approval as they shall deem necessary and proper.

Authorized Agent:	Venture Engineering, Inc.
(Please Print Full Name)	Steve Powell; Kimberly Taylor Malcolm;
Reason For Agency:	City/County/Water & Sewer Application & Permitting DHEC Applications & Permitting Horry County Planning & Zoning Rezoning, Review & Permitting City of Conway Planning & Zoning Review, Annexation & Permitting SCDOT Encroachment Permitting, Rezoning & Variance
Business License #:	175917
Agent's Address:	209 Hwy 544, Conway, SC 29526
Agent's Telephone Number:	(843) 347-5851

Jodi D. Pandure
Witness

Ralph Pandure
Property Owner (Please print full name)

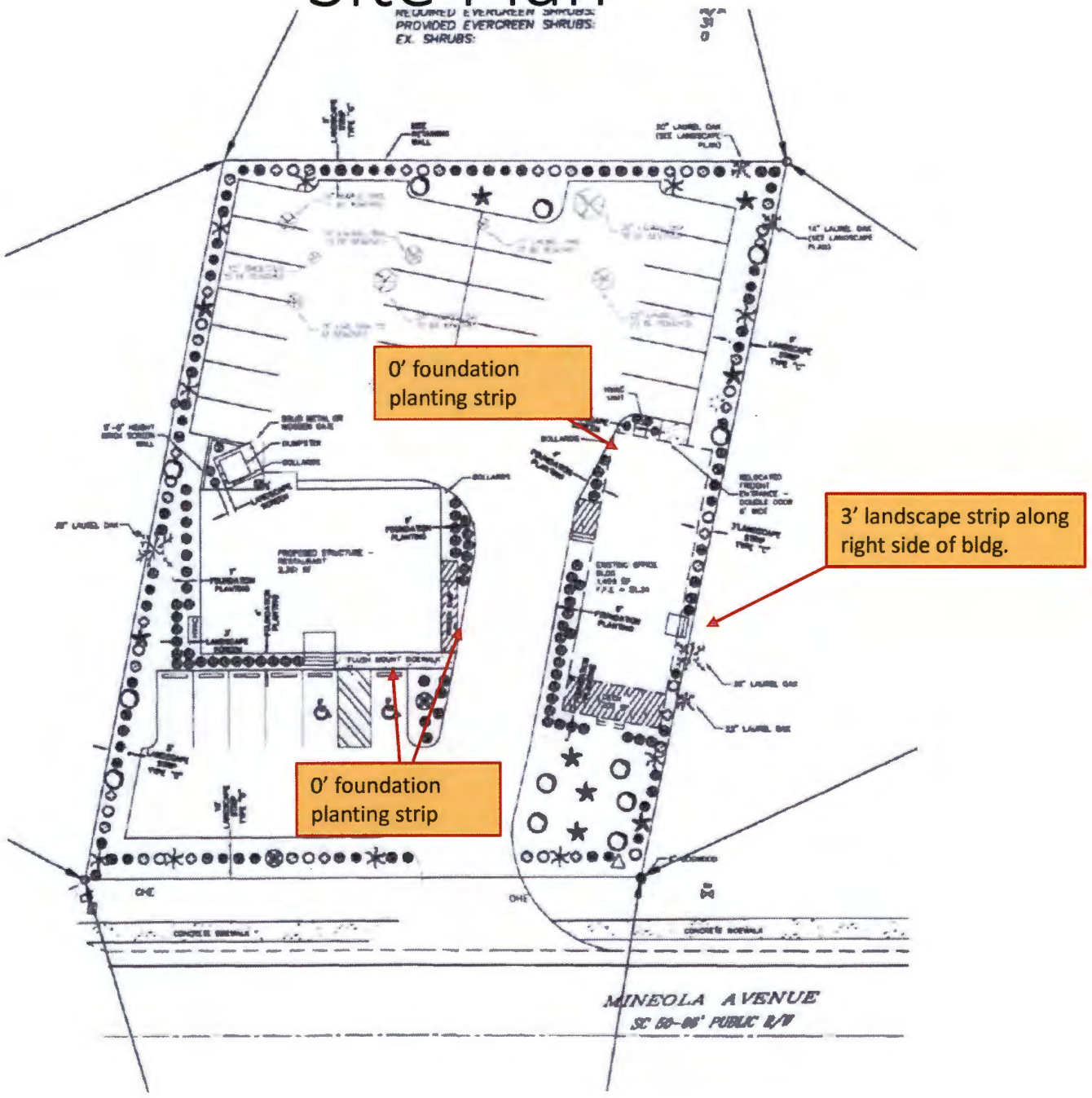
Property Owner
Title

Ralph Pandure
Signature of property owner

7/29/2020
Date

Letter of agency submitted must be original. No copies accepted.

Site Plan


PROVIDED EVERGREEN SHRUBS:
EX. SHRUBS:
0' foundation planting strip
3' landscape strip along right side of bldg.
0' foundation planting strip
MINEOLA AVENUE

Case # 2020-08-010

SPECIAL EXCEPTION REVIEW SHEET

Property Information

Special Exception Request #	2020-08-010
Applicant	Rustic Ventures LLC, agent
Parcel Identification (PIN) #	383-15-02-0012
Site Location	182 Waccamaw Medical Park Court, Conway
Property Owner	Keenan Mitchell
County Council District #	8 - Vaught

Zoning Information

Zoning District	HC
Parcel Size	2,804 Sq. Ft.
Proposed Use	Restaurant

Distance from Residential

174 ft. from the closes residential zoning district/structure located across Singleton Ridge Rd

Requested Special Exception

The applicants are requesting special exception approval from Article V, Section 534 regarding on site consumption of alcohol for a Restaurant/ Bar in the Highway Commercial (HC) zoning district.

Background/Site Conditions

The applicants are requesting special exception approval to allow on premise consumption of alcohol for Rustic Roast located at the Waccamaw Medical Park Plaza. This parcel is located 174 feet from the Coastal Heights subdivision zoned Residential (SF10) located across Singleton Ridge Rd. The proposed hours of operation are Monday thru Thursday from 6:00 AM until 9:00 PM, Friday from 6:00 AM until 10:00 PM, Saturday from 8:00 AM until 10:00 PM. The applicant would also like to continue using two (2) outdoor dining tables. Any additional outdoor dining will require a commercial review to ensure parking requirements are met.

Ordinance and Analysis

Article V, Section 534 (B) of the Zoning Ordinance states: Owning to their potential negative impact on the community, the following uses may be approved as special exceptions by the Board of Zoning Appeals: bar, restaurant, nightclub or business establishment meeting the definition of a bar is subject to the following conditions:

1. That the special exception complies with all applicable development standards, including off-street parking and dimensional requirements.

This building was constructed in 1986 as a bank and met development standards at that time.

2. That the special exception will be in substantial harmony with the area in which it is to be located.

The site is located in a medical center near the Conway Hospital which is a heavily traveled corridor.

3. That the special exception will not be injurious to adjoining properties.

There has been a restaurant at this location since 2015.

4. That the special exception will contribute to the economic vitality and promote the general welfare of the community.
The restaurant will provide services to the community.

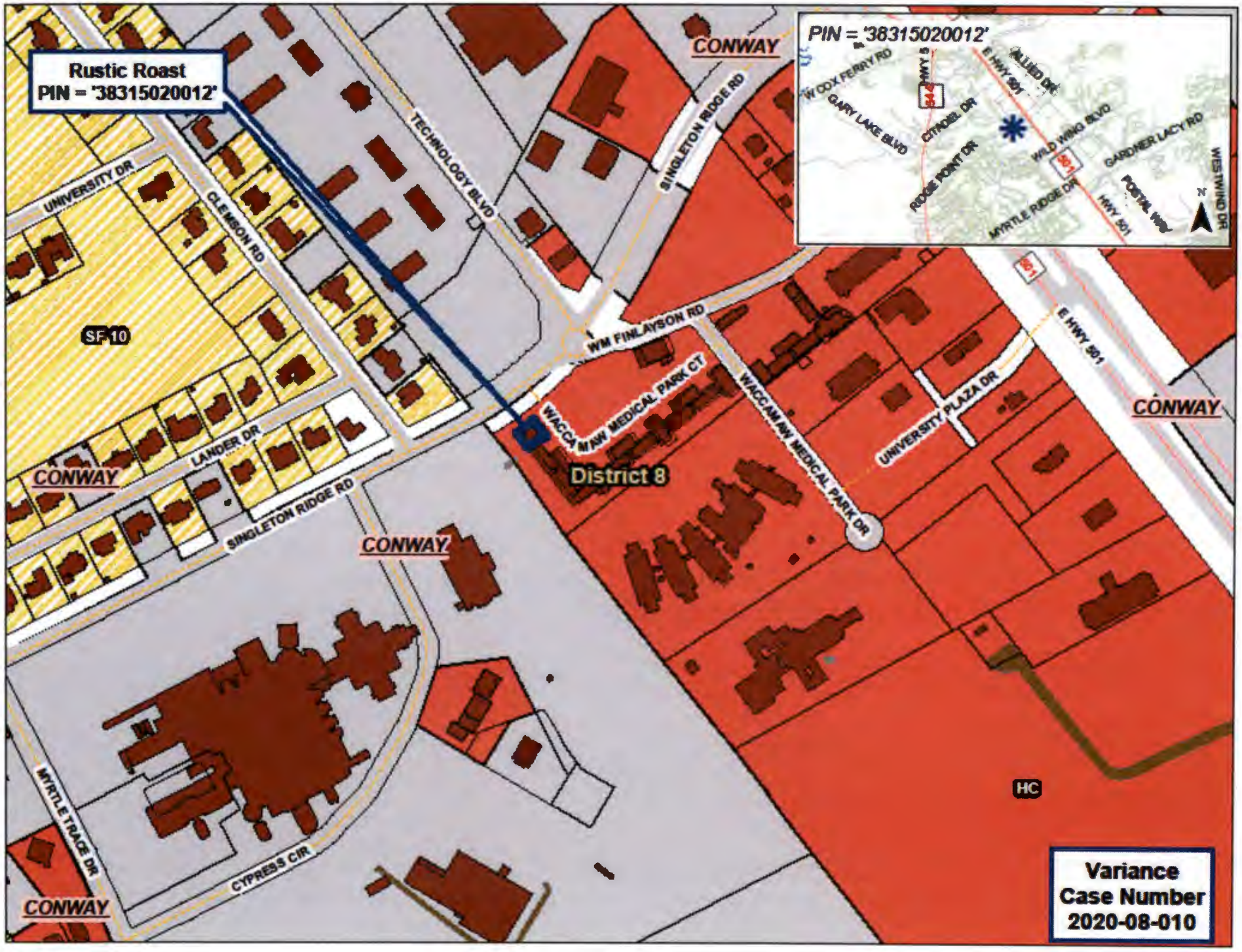
5. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.
The applicant has submitted a letter of approval from the Waccamaw Medical Park ARC for the wine and craft beer sales with extended hours of operation.

6. In granting a special exception, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment, will enhance the citing or reduce any negative impacts of the proposed special exception.

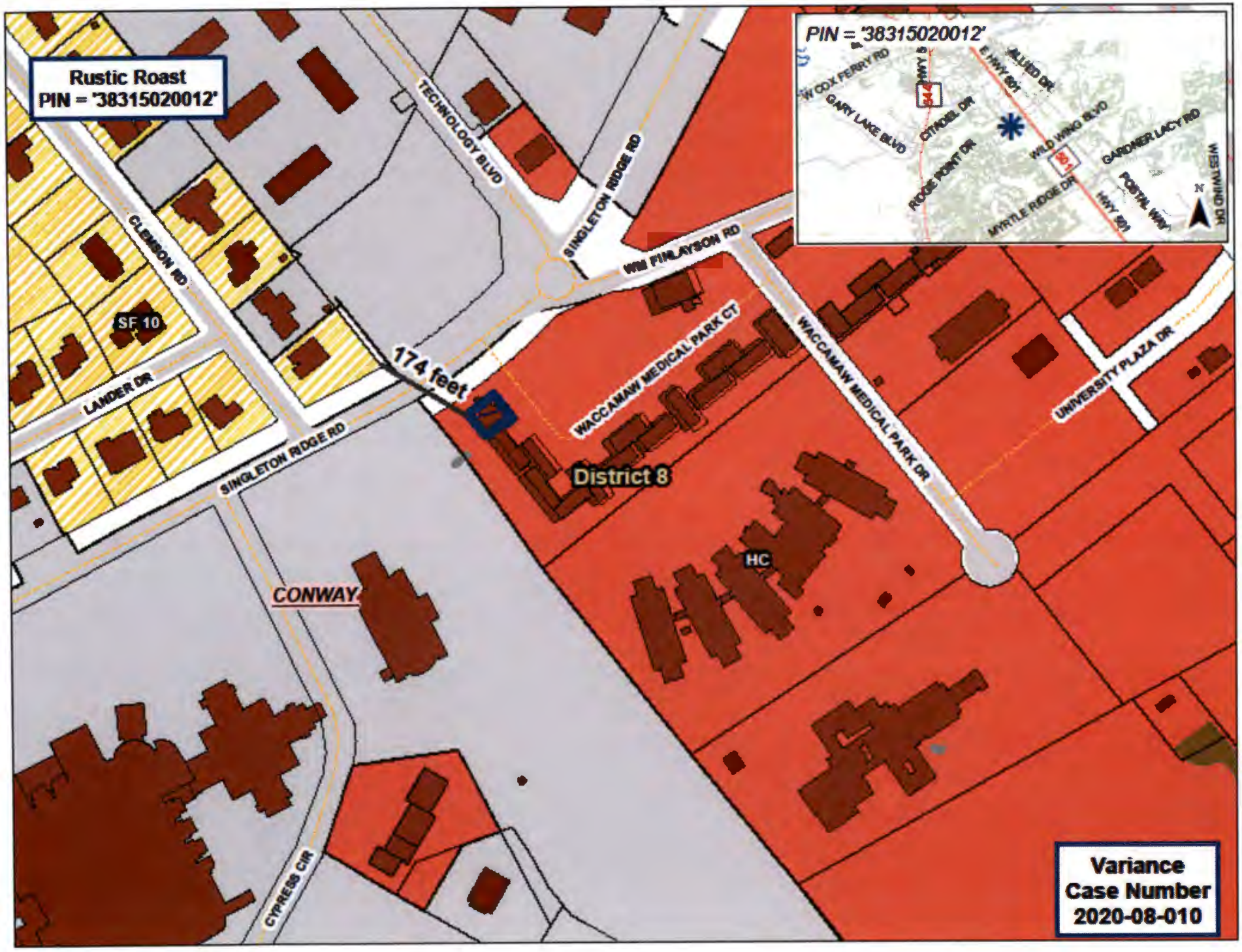
Proposed Order/Conditions

Should the Board find that the special exception request for **Rustic Roast** meets the required conditions of Section 534, the standard conditions imposed by the Board are:

1. No outdoor entertainment or amplified outdoor speakers unless a special event permit has been obtained from Public Safety;
2. No hosting of vendors during spring and fall bike rallies;
3. No burnout pits;
4. No outdoor displays or tents on the property;
5. No temporary banners or signs on the property;
6. No spotlight advertising;
7. No adult entertainment, or temporary adult entertainment permits;
8. Outdoor dining will be allowed on two (2) tables only;
9. No sweepstakes and/or internet gaming permitted at any ;
10. Hours of operation - **Monday thru Thursday from 6:00 AM until 9:00 PM, Friday from 6:00 AM until 10:00 PM, Saturday from 8:00 AM until 10:00 PM**;
11. Applicant will comply with all State and local laws;
12. All future buildings and building additions must conform to Horry County regulations;
13. Any changes in character or hours shall result in the suspension of this approval and a rehearing of the Zoning Board of Appeals shall be required;


Rustic Roast
PIN = '38315020012'
PIN = '38315020012'
CONWAY
CONWAY
CONWAY
CONWAY
CONWAY
SF 10
HC
District 8
UNIVERSITY DR
CLEMSON RD
TECHNOLOGY BLVD
SINGLETON RIDGE RD
WM FINLAYSON RD
WACCAMAW MEDICAL PARK CT
WACCAMAW MEDICAL PARK DR
UNIVERSITY PLAZA DR
E HWY 501
LANDER DR
MYRTLE TRACE DR
CYPRESS CIR
W COX FERRY RD
GARY LAKE BLVD
CITADEL DR
RIDGE POINT DR
ALLIED DR
WILD WING BLVD
GARDNER LACY RD
MYRTLE RIDGE DR
POSTAL WAY
WESTWIND DR
Variance
Case Number
2020-08-010

Rustic Roast
PIN = '38315020012'
010 Aerial
PIN = '38315020012'
TECHNOLOGY BLVD
SINGLETON RIDGE RD
CLEMSON RD
LANDER DR
SINGLETON RIDGE RD
WACCAMAW MEDICAL PARK CT
CYPRESS CIR
W COX FERRY RD
HWY 5
E HWY 501
ALLIED DR
GARY LAKE BLVD
CITADEL DR
RIDGE POINT DR
WILD WING BLVD
GARDNER LACY RD
MYRTLE RIDGE DR
HWY 501
PORTAL WAY
WESTWIND DR
N
Variance
Case Number
2020-08-010


Rustic Roast
PIN = '38315020012'
PIN = '38315020012'
TECHNOLOGY BLVD
SINGLETON RIDGE RD
CLEMSON RD
SF 10
LANDER DR
SINGLETON RIDGE RD
174 feet
WM FINLAYSON RD
WACCAMAW MEDICAL PARK CT
WACCAMAW MEDICAL PARK DR
UNIVERSITY PLAZA DR
District 8
HC
CONWAY
CYPRESS CIR
Variance
Case Number
2020-08-010

Site

2 outdoor tables
for dining

Applicant Submittal

SPECIAL EXCEPTION REQUEST

Owing to their potential negative impact on the community, the following uses may be approved as a special exception by the Board of Zoning Appeals.

Applicant hereby appeals for a special exception from the requirements of the following provisions of the Zoning Ordinance: Article(s): 5 Section(s): 534

Please check the one that applies to your request: *(see attachments for conditions on each use)*

- X On-Premises Consumption of Alcohol
- ___ Bed & Breakfast Establishment
- ___ Outpatient Treatment Facility
- ___ Casino Boat
- ___ Community Storage Lots for Recreation Equipment and Boats

Name of Business: Rustic Ventures LLC DBA: Rustic Roast

Type of Business: Coffee Shop / Restaurant

Hours of Operation: 6 (AM/PM) until 9 (AM/PM) Fri - 6am - 10pm Sat - 8am - 10pm Sun - Closed

Days of the Week: Mon-Thurs.

•If this is a Restaurant/Bar please include a copy of your menu and a floor plan.

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):

please see attachments

Special exception approvals are subject to conditional requirements as stated in the applicable section of the Zoning Ordinance. In granting a special exception, the Board of Zoning Appeals may impose such reasonable and additional stipulations, conditions or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

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.

Kimberly J Brasch — 7/24/2020

Applicant/Agent's Signature — Date

(If in LLC or Corp. name please provide authorization to sign)

Zoning Special Exceptions Criteria for Rustic Roast

1. Traffic Impact- Rustic Roast is located inside the Waccamaw Medical Park plaza which is an easy turn off from Singleton Ridge. The spacious parking lot gives the ability to turn off of Singleton Ridge quickly and not impede on traffic flow.

2. Vehicle and Pedestrian Safety- The Waccamaw Medical Park plaza is a large parking lot with over 80 spaces. This allows ample space for vehicles to maneuver safely. In addition several offices in the plaza are medical offices that close at 5pm; the availability of parking spaces increases into the evening when more parking would be needed. Pedestrian safety is ensured with a sidewalk that goes the length of the plaza as well as plenty of sight lines to observe moving vehicles.

3. Noise, lights, fumes and air flow - There are no plans on adding any features that pertain to these concerns. Noise would be minimal as it'd be contained inside the building. No additional lighting would be added. There are already some parking lot lights and one that lights the American flag at night. The plaza and building are well lit for safety as is, and therefore not needing anything additional.
   No additional equipment will be added so therefore fumes and air flow will not be affected by the addition of alcohol sales.

4. Adverse impact of aesthetics- as mentioned above, no additional equipment will be needed so the character of the current aesthetics will not be affected. Additionally no screening will be needed.

5. No improvements will be made to the building.

Waccamaw Medical Park
PO Box 769
North Myrtle Beach, SC 29597
Phone: 843-272-2695
Fax: 843-272-2564

Kenan Mitchell
2469 Hunters Trail
Myrtle Beach, SC 29588

RE: Architectural Submittal for 182 Waccamaw Medical Park Ct. 01
Account#: 16679

July 23, 2020

Dear Kenan Mitchell,

The Architectural Review Committee for Waccamaw Medical Park has reviewed and **APPROVED** your architectural submittal for the installation of a wine and craft beer section inside the restaurant as well as extend the hours of operation. per the plans submitted based on the following condition:

The Board of Directors have agreed by majority vote (2-1) to allow this change, as per the meeting with Mr. Jordan.

If the conditions require additional information, paperwork or permits, they must be re-submitted within ten (10) days from the date of this correspondence or you will have to resubmit a new Architectural Request.

ARC approval of plans shall not constitute a representation, warranty, or guarantee that such plans and specifications comply with engineering design practices or zoning and building ordinances, or other governmental agency regulations or restrictions. The ARC shall not be responsible for reviewing, nor shall its approval of any plans or design, be deemed approved from the standpoint of structural safety or conformance with building or other codes. By approving such plans and specifications, neither the ARC, the Members thereof, the Association, any Member thereof, their Board of Directors, any Members thereof, or the Declarant assumes any liability or responsibility therefore or for any defect in the construction or improvement from such plans or specifications. As provided in the CC&R's neither the ARC, the Association, the Board of Directors or the Association or any Members thereof, not the Declarant or Developer shall be liable to any Member, Owner, Occupant, or other person or entity for any damage, loss or prejudice suffered or claimed on account of (1) the approval or disapproval of any plans, drawings, or specifications, whether or not defective, or (2) the construction or performance of any work whether or not pursuant to the approved plans, drawings, or specifications.

Your patience and cooperation with the architectural review process is appreciated. If you have any questions or concerns, please send them in writing to our office so we can confer with the Board of Directors.

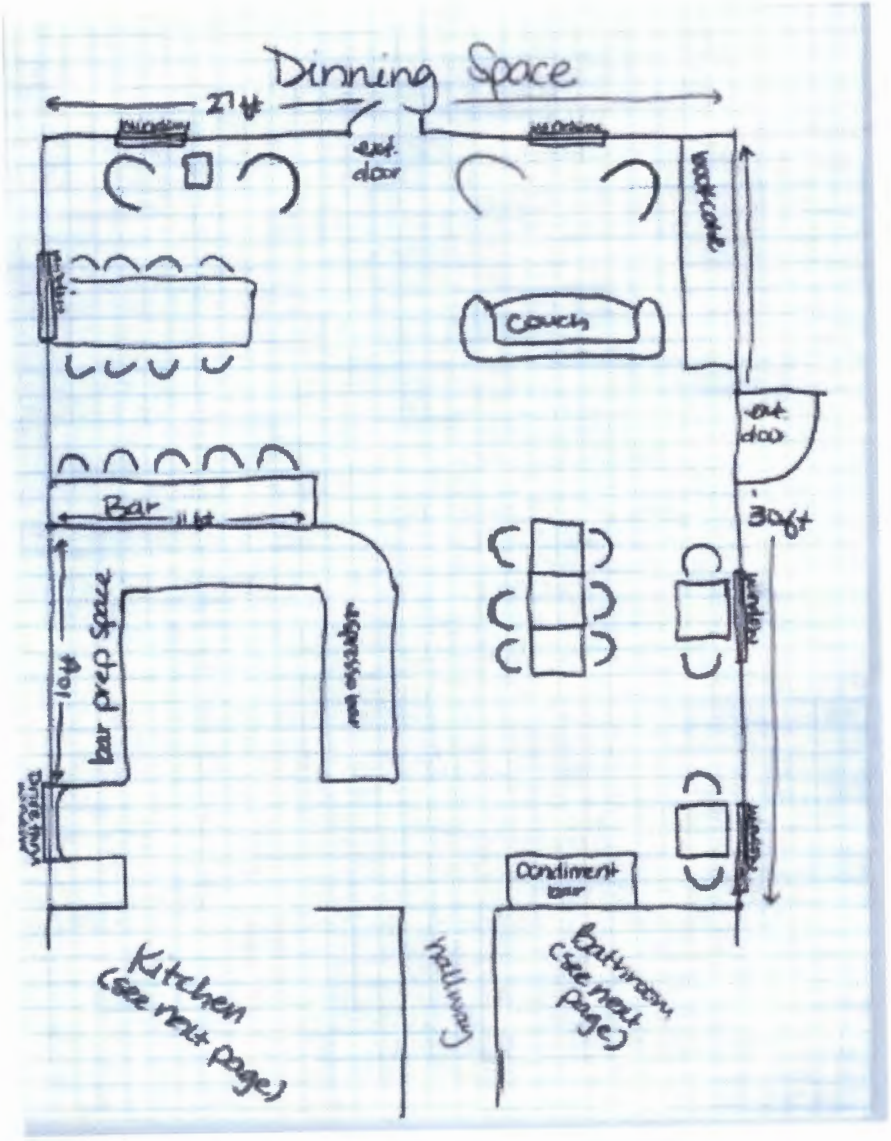
Sincerely yours,
FOR THE BOARD OF DIRECTORS

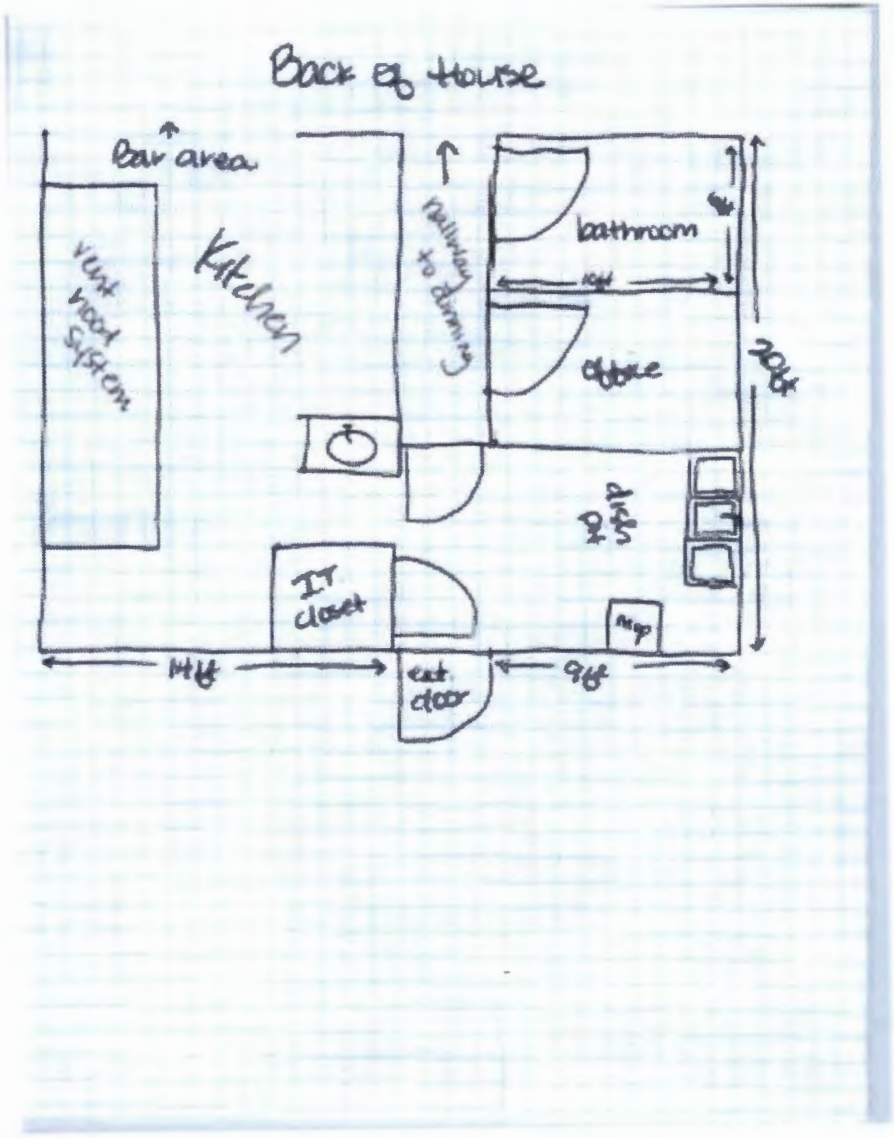
Gina Pelliccio
Administrative Coordinator
Atalaya Property Management

EXIT
CLOSED

EXIT
EXIT

Floor Plan


Dinning Space
21ft
ext. door
bookcase
couch
ext. door
30ft
Bar
11ft
bar prep space
10ft
refrigerator
Condiment bar
Kitchen (see next page)
hallway
Bathroom (see next page)


Back of House
Bar area
vent hood system
Kitchen
hallway to dinning
bathroom
10ft
office
20ft
dish pit
IT closet
sink
14ft
ext. door
9ft

Case # 2020-08-007

SPECIAL EXCEPTION REVIEW SHEET

Property Information

Special Exception Request #	2020-08-007
Applicant	Anthony & Megan Simmons
Parcel Identification (PIN) #	184-13-02-0007 & 183-00-00-0042
Site Location	280 Liberty Church Road, Loris
Property Owner	Anthony & Megan Simmons
County Council District #	9 - Prince

Zoning Information

Zoning District	FA
Parcel Size	65.50 Acres
Proposed Use	Rural Tourism
Future Land Use Area	Rural Communities

Distance from Residential

Adjoining residential parcels on the right.

Requested Special Exception

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

Background/Site Conditions

The applicants are requesting special exception approval to establish rural tourism activities on two parcels that total 65 acres. Tract 2 is 10.55 acres and Tract 3 is 54.95 acres in size. The proposed venue name is Beachwoods Estate. The proposed hours of operation are Monday thru Sunday from 9:00 am until 10:00 pm. The Operation Plan lists weddings, birthday parties and corporate events. They would like to allow vendors and food trucks at these events. The applicant would allow outdoor weddings at other locations on these two parcels. There are future plans to establish a winery on the 54 acre parcel. The winery will need to be permitted and meet all county requirements. Once the state issues a Winery Permit they will be able to conduct wine tastings. The business is not considered a bar/restaurant under Section 534 and will not have a SC Liquor License; therefore they will not need a special exception to have on premise consumption of alcohol. There is an existing 39' x 40' barn on the site that will be used for events and a 20' x 11' concrete slab that will be the future location for restroom facilities. Portable toilets can be permitted until permanent restrooms are constructed.

Ordinance and Analysis

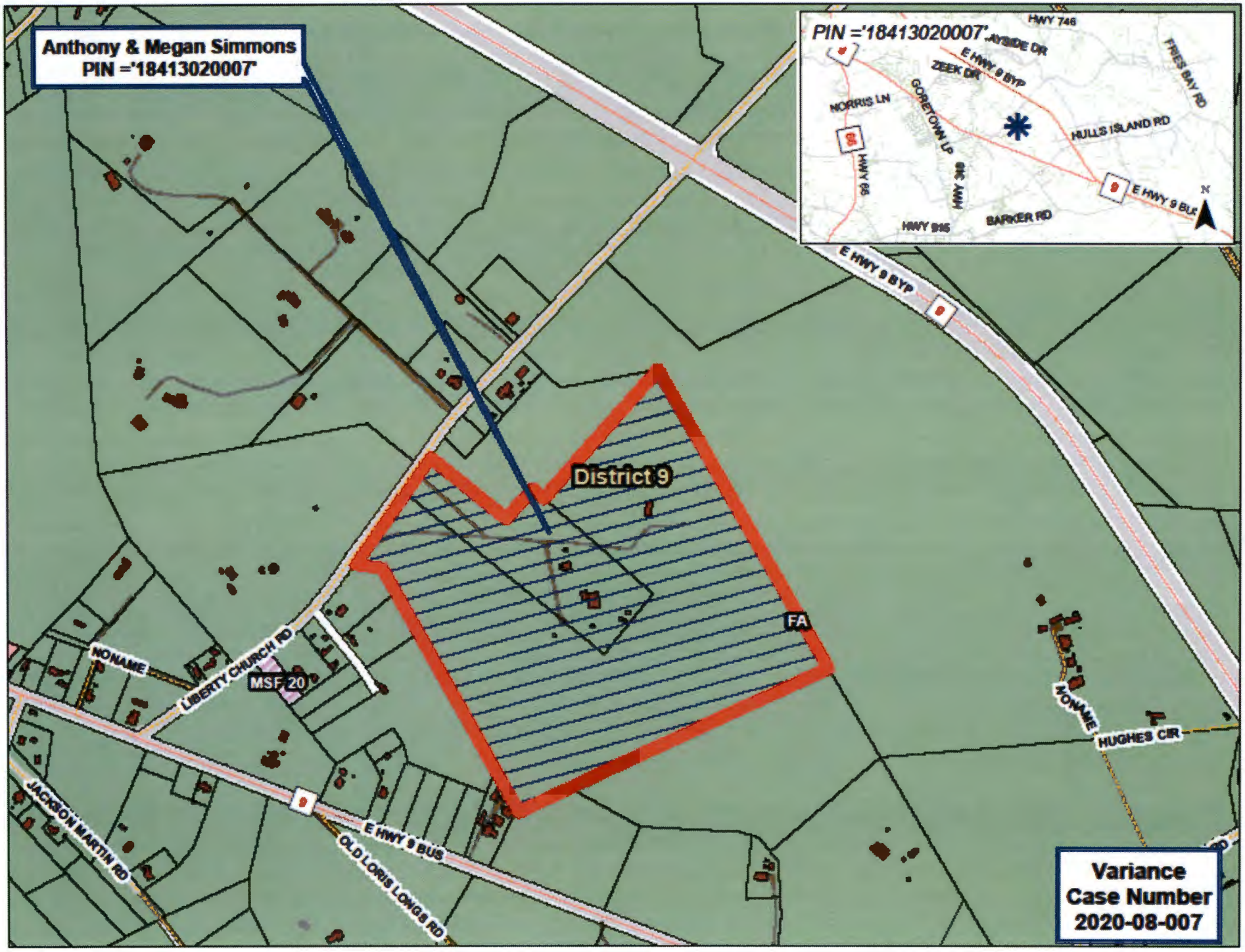
In granting a special exception for a rural tourism permit, the Board of Zoning Appeals shall consider the following factors as set forth in Section 1404 D of the Zoning Ordinance, determine the allowed activities of the venue and set hours of operation. The Board may also attach such conditions as it 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.

Proposed Order/Conditions

Should the Board find that the special exception request for **Beachwoods Estate** 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 Operation Plan submitted with this application;
2. Hours of Operation - Monday thru Sunday, 9:00 AM until 10:00 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. Any outdoor amplified sound must be in compliance with the County Noise Ordinance, specifically Section 13-33;
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. Wine tastings will be allowed under a Winery Permit issued by the SC State Dept. of Revenue - Alcohol Beverage Licensing;
12. Applicant will comply with all state and local laws;
13. All other applicable County requirements shall be met;
14. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained;
15. Any change in activities, events and hours of operation shall result in the suspension of this approval and a rehearing of the Zoning Board of Appeals shall be required.


Anthony & Megan Simmons
PIN ='18413020007'
PIN ='18413020007'
HWY 746
JAYSIDE DR
E HWY 9 BYP
ZEEK DR
FRIES BAY RD
NORRIS LN
GORETOWN LP
HULLS ISLAND RD
HWY 66
HWY 316
E HWY 9 BUS
HWY 915
BARKER RD
N
E HWY 9 BYP
District 9
FA
NONAME
LIBERTY CHURCH RD
MSF 20
NONAME
HUGHES CIR
JACKSON MARTIN RD
E HWY 9 BUS
OLD LORIS LONGS RD
Variance
Case Number
2020-08-007

Anthony & Megan Simmons
PIN ='18413020007'
LIBERTY CHURCH RD
E HWY 9 BUS
PIN ='18413020007'
HWY 746
AYSIDE DR
E HWY 9 BYP
ZEEK DR
NORRIS LN
GORETOWN LP
HULLS ISLAND RD
HWY 96
BK AWH
HWY 915
BARKER RD
E HWY 9 BUS
N
Variance
Case Number
2020-08-007

House & outdoor patio
- Event area

Event Barn

Future
Restrooms

Outside areas

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: Beachwoods Estate

Type of Events/Uses: weddings, birthdays, corporate events

Total Acres: 65.49 Zoning: Farm/Ag

Hours of Operation: 9:00 (AM/PM) until 10:00 (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):

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.

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, 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.	
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:

APS MNS 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)
Megan N. Simmons

8-5-2020
Date
8-5-2020

Operation Plan

1. Planned event days: Monday-Sunday
2. Types of activity: Weddings, birthdays, corporate events
3. Hours of operation: 9:00 a.m.-10:00 p.m.
4. Alcoholic beverages will possibly be sold at these events. This will be up to the discretion of the leasee. As such, it will be leasee's responsibility to obtain proper permits.
5. Vendors and/or food trucks will possibly be on site at these events. This will be up to the discretion of the leasee. As such, it will be leasee's responsibility to obtain proper permits.

6. BARN Will Be Used For Event Space
7. BARN Will Acquire a Wine Lic To Do Wine Tastings + Sell Wine on Certain hrs of week
8. hrs of Operation For Wine Barn:
= Mon - SAT 11 - 6 pm

Note: Even Though Lic Will Permitte Sell of Wine Mon - SAT
We speculate hrs of operation Monday, Friday + SAT 11 - 6 pm, 3 days A Week

Master Plan

LIBERTY CHURCH RD
Restroom
Event Barn
Vineyard
Parking Area
House/Patio and
Event Area
Pool

Case # 2020-08-009

SPECIAL EXCEPTION REVIEW SHEET

Property Information

Special Exception Request #	2020-08-009
Applicant	Angelia R. Miller
Parcel Identification (PIN) #	258-00-00-0020
Site Location	856 Highway 9 W., Longs
Property Owner	Angelia R. Miller Trustee
County Council District #	9 - Prince

Zoning Information

Zoning District	FA & CFA
Parcel Size	70.33 Acres
Proposed Use	Event Venue
Future Land Use Area	Suburban and Scenic & Conservation

Distance from Residential

Adjoining residential properties on both sides.

Requested Special Exception

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

Background/Site Conditions

The applicant is requesting special exception approval to establish rural tourism activities on this 70 acre parcel. The proposed venue name is Magnolia Bloom Estate. The proposed hours of operation are Monday thru Sunday from 9:00 AM until 10:00 PM. The Operation Plan events list instructional presentations in beekeeping, fishing, farm animals, organic farming, floral arrangements, candling and gardening. Complimentary veteran/community support days. Seasonal agricultural activities including harvest market/organic produce stand, Christmas tree and pumpkin stand, U-pick and a sunflower field. They would like to allow vendors, food trucks and mini photo sessions. They will have a horse barn and petting zoo with farm animals on site. They would like to support local schools providing a safe field trip location. Other events to include weddings, birthdays, and parties. A tent/pavilion will be utilized for events and portable restrooms will be provided. There will be a produce/market stand located at the front of the property on Hwy. 9 which will need to be permitted and meet all zoning requirements. The Master Plan designates areas for parking, farm animals, garden, greenhouse, bee apiary and a horse barn.

Ordinance and Analysis

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

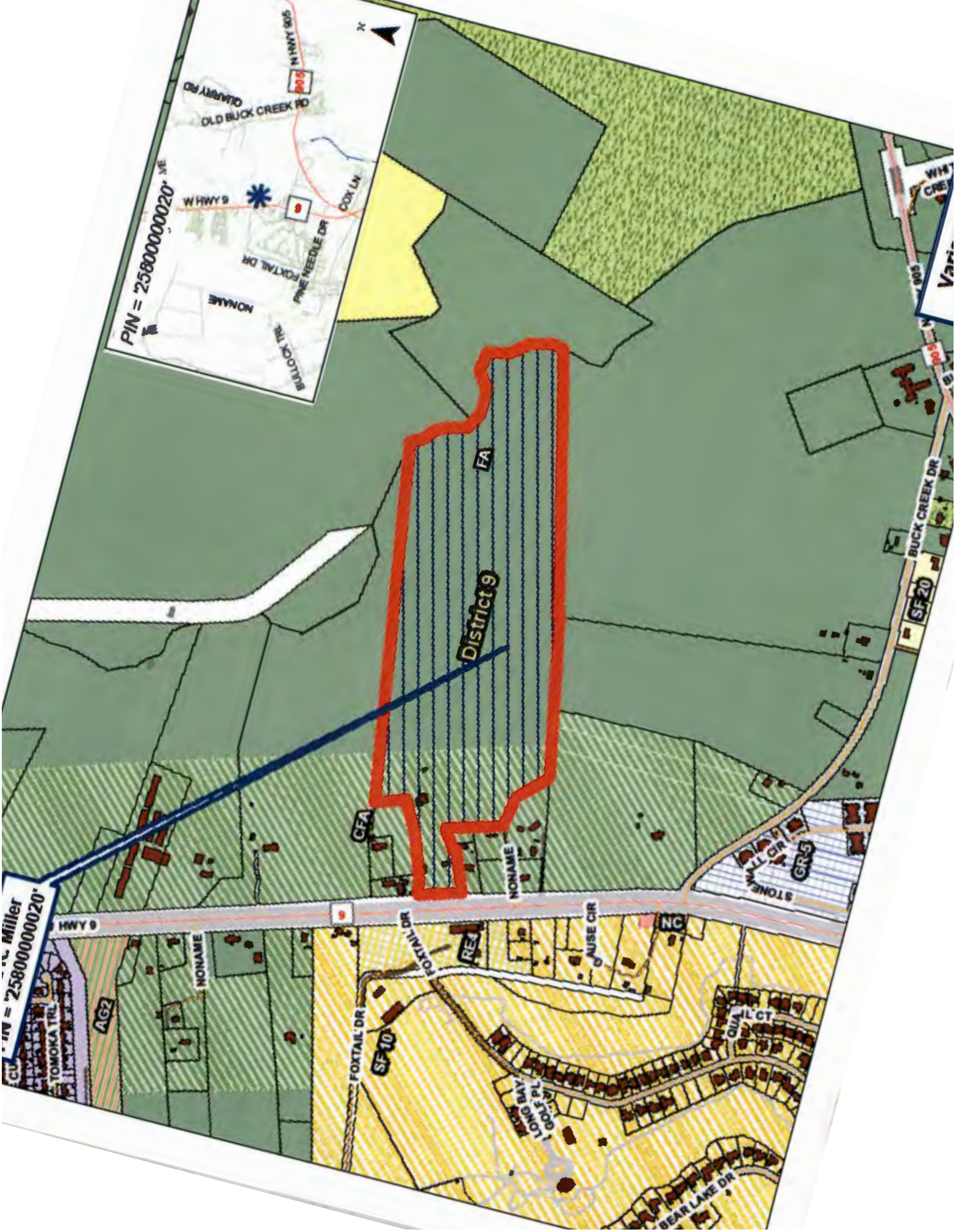
1 Traffic impact;
2. Vehicle and pedestrian safety;
3. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;
4. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view; and
5. Orientation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

SPECIAL EXCEPTION REVIEW SHEET

Proposed Order/Conditions

Should the Board find that the special exception request for **Magnolia Bloom Estate** 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 - **Monday thru Sunday from 9:00 AM until 10:00 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. Any outdoor amplified sound must be in compliance with the County Noise Ordinance, specifically Section 13-33;
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. On-site consumption of alcohol is not allowed unless a special exception is granted by the Zoning Board of Appeals;
12. Applicant will comply with all state and local laws;
13. All other applicable County requirements shall be met;
14. All required documents shall be submitted to the Horry County Code Enforcement Department for review and approval and required permits obtained;
15. Any change in activities, events and hours of operation shall result in the suspension of this approval and a rehearing of the Zoning Board of Appeals shall be required.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BULLOCK TRL
District 9
FA
CFA
NONAME
HWY 9
NC
REA
FOXTAIL DR
AUSE CIR
STONE
GR5
BUCK CREEK DR
SF 20
SF 10
AG2
TOMOKA TRL
LONG BAY
GOLF
BEAR LAKE DR

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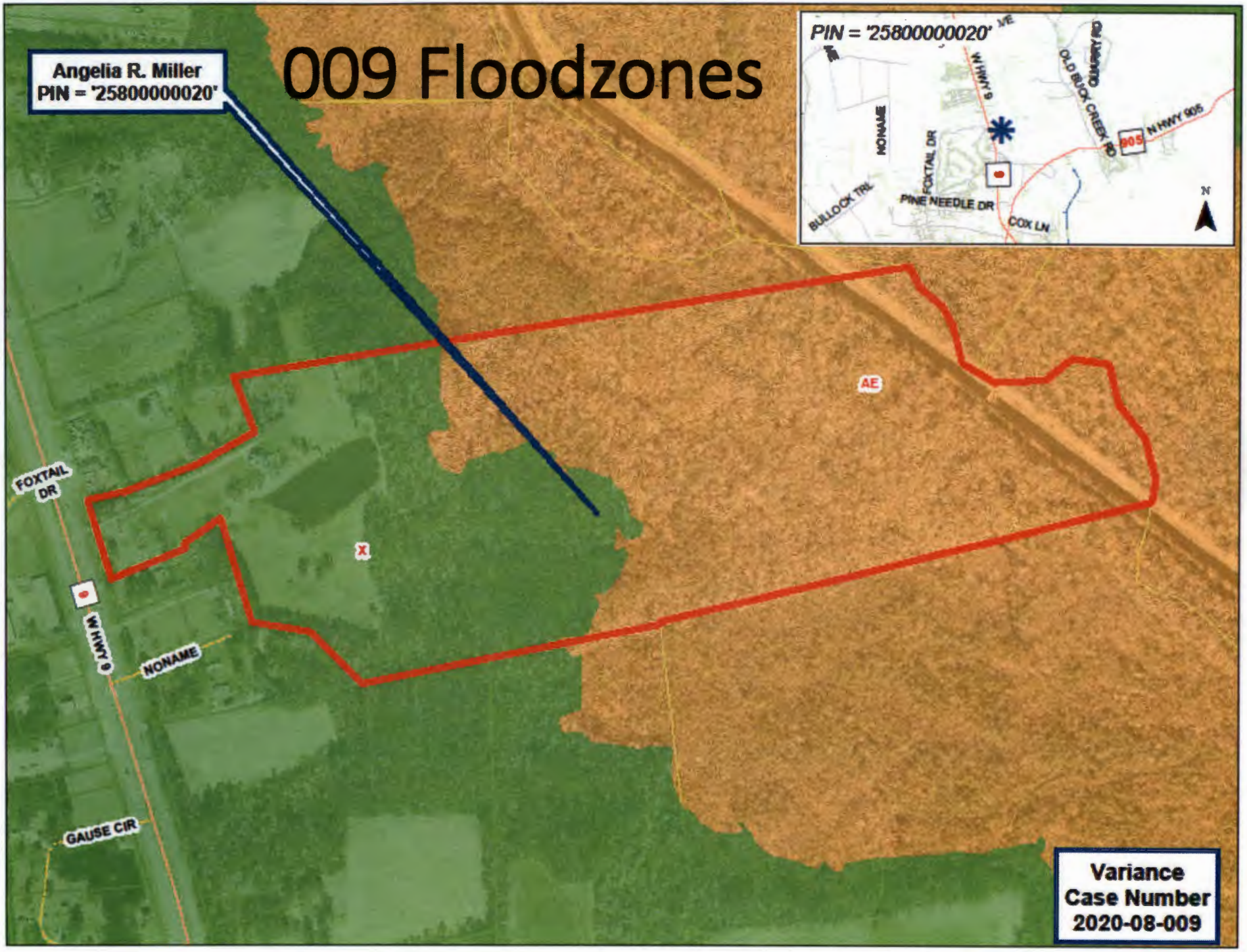
GAUSE CIR
Variance
Case Number
2020-08-009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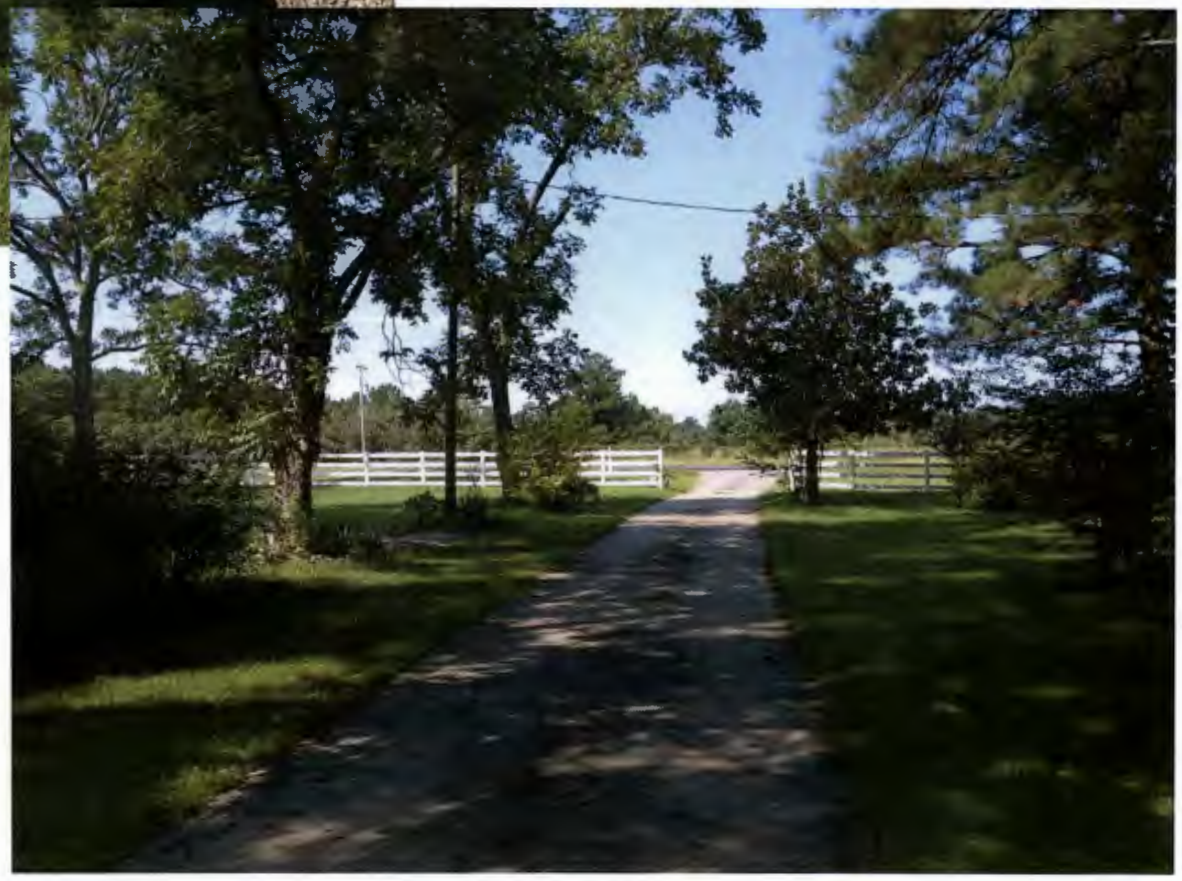
COX LN
OLD BUCK CREEK RD
QUARRY RD
N HWY 905
N
AE
X
FOXTAIL DR
W HWY 9
NONAME
GAUSE CIR
Variance
Case Number
2020-08-009

Front of property -parking area & market stand



Right side/Pond – Area for tent - pavilion and horse barn

Dock house and pier on pond

Green house & garden area on rear

Dock house and pier on pond

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: Magnolia Blum Estate

Type of Events/Uses: harvest market, [redacted], Seasonal activities, events, Rural retail, instructional tours

Total Acres: ~~70~~ 72 Zoning: _____

Hours of Operation: 9 (AM/PM) until 10 (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):
Portable restrooms, minimal impact of noise and light, fumes obstruction as well as airflow. all events and sales to be held open air or under tent weather permitting. Easy traffic flow through drive with designated parking area. Operation hours will include scheduled classes during daylight hours, harvest market 9-5 weekdays and weekends. special events starting at 9am and shut down by 10pm. Seasonal activities from 11am-7pm on weekends. Restrooms to be provided via portapotty or restroom trailer

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.

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, 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.	✓
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:

ARM 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.

_____ 7/21/2020
Applicant/Agent's Signature Date
(If in LLC or Corp. name please provide authorization to sign)

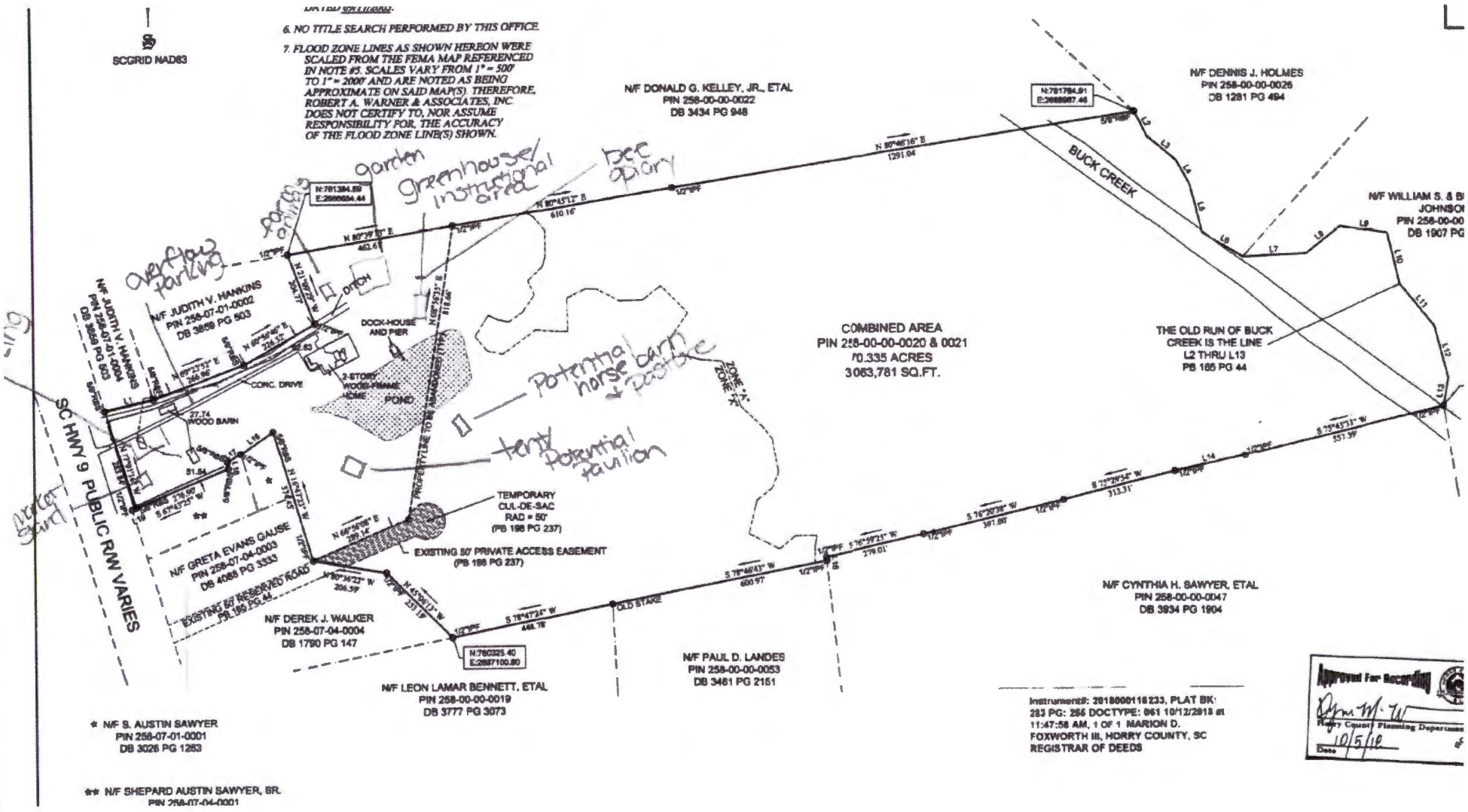
Operational Plan

Magnolia Bloom Estate

Planned Usage

- Beekeeping instructional presentations
- Fishing instructional presentations
- Complimentary Veteran support activities
- Farm animal instructional presentations
- Organic farming instructional presentations
- Organic produce stand
- Floral arrangement instructional presentations
- Special Events venue
- Christmas tree/ Pumpkin stand (Seasonal)
- Sunflower field
- Photography mini sessions venue
- Petting Zoo
- U Pick
- Candling instructional presentations
- Organic farm
- Gardening instructional presentations
- Supporting local schools providing a safe and complimentary field trip location

Master Plan


SCGRID NAD83
6. NO TITLE SEARCH PERFORMED BY THIS OFFICE.
7. FLOOD ZONE LINES AS SHOWN HEREON WERE SCALED FROM THE FEMA MAP REFERENCED IN NOTE #5. SCALES VARY FROM 1" = 500' TO 1" = 2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAP(S). THEREFORE, ROBERT A. WARNER & ASSOCIATES, INC. DOES NOT CERTIFY TO, NOR ASSUME RESPONSIBILITY FOR, THE ACCURACY OF THE FLOOD ZONE LINE(S) SHOWN.
N/F DONALD G. KELLEY, JR., ETAL
PIN 258-00-00-0022
DB 3434 PG 948
N/F DENNIS J. HOLMES
PIN 258-00-00-0026
DB 1281 PG 494
BUCK CREEK
N/F WILLIAM S. & B JOHNSO
PIN 258-00-00
DB 1907 PG
garden
greenhouse/ instructional area
bee apiary
parking
overflow parking
N/F JUDITH V. HANKINS
PIN 258-07-01-0002
DB 3859 PG 503
DITCH
DOCK-HOUSE AND PIER
2-STORY WOOD-FRAME HOME
POND
CONC. DRIVE
WOOD BARN
COMBINED AREA
PIN 258-00-00-0020 & 0021
70.335 ACRES
3063,781 SQ.FT.
THE OLD RUN OF BUCK CREEK IS THE LINE
L2 THRU L13
PB 165 PG 44
Potential horse barn + pasture
tent Potential pavilion
TEMPORARY CUL-DE-SAC
RAD = 50'
(PB 198 PG 237)
EXISTING 50' PRIVATE ACCESS EASEMENT
(PB 198 PG 237)
SC HWY 9 PUBLIC R/W VARIES
N/F GRETA EVANS GAUSE
PIN 258-07-04-0003
DB 4068 PG 3333
EXISTING 50' RESERVED ROAD
PB 165 PG 44
N/F DEREK J. WALKER
PIN 258-07-04-0004
DB 1790 PG 147
N/F LEON LAMAR BENNETT, ETAL
PIN 258-00-00-0019
DB 3777 PG 3073
N/F PAUL D. LANDES
PIN 258-00-00-0053
DB 3461 PG 2151
N/F CYNTHIA H. SAWYER, ETAL
PIN 258-00-00-0047
DB 3934 PG 1904
N/F S. AUSTIN SAWYER
PIN 258-07-01-0001
DB 3026 PG 1263
N/F SHEPARD AUSTIN SAWYER, SR.
PIN 258-07-04-0001
Instrument#: 2018000118233, PLAT BK: 283 PG: 256 DOCTYPE: 061 10/12/2018 at 11:47:58 AM, 1 OF 1 MARION D. FOXWORTH III, HORRY COUNTY, SC REGISTRAR OF DEEDS
Approved For Recording
Horry County Planning Department
10/5/18
Date