



**ZONING BOARD OF APPEALS
SUBMITTAL REQUIREMENTS**

RURAL TOURISM PERMIT

FEES

A **\$200 fee** is required for each variance, appeal or special exception application; payable by cash or check upon submittal of the application. Please refer to the attached meeting schedule for submittal times and meeting dates.

HEARING PROCEDURES

1. The Zoning Administrator will summarize the request being brought before the Board and give a staff analysis of the request.
2. The applicant or their attorney will present their case to the Board and answer any questions the Board might have.
3. Any members of the public will be allowed to speak for the request, provided repetition is discouraged. Questions may be asked by the Board members.
4. Any party with a valid interest in opposing the request shall be allowed to present their case to the Board and shall answer any questions the Board might have.
5. Any members of the public will be allowed to speak against the request, provided repetition is discouraged. Questions may be asked by the Board members.
6. The Board may then deliberate and make motions, asking staff questions as needed.
7. Upon request by any interested party or his or her attorney, or at such other time as the Chairman in his or her discretion may allow, cross-examination of any witness may be conducted regarding evidence which is relevant to the issues before the Board.

Each agent or attorney presenting evidence will identify himself/herself and the parties they represent upon addressing the Board. Each member of the public who is recognized by the Chairman for comments will identify themselves prior to making comment. Any witness testifying before the Board who is not an attorney representing a client before the Board shall first be placed under oath.

NOTIFICATION OF DECISION

The Board's decision will be transmitted to the appellant and the Zoning Administrator.

ZONING BOARD OF APPEALS APPLICATION

Date Filed _____ Request # _____ Energov # _____

1. Complete the application in its entirety (incomplete applications **will not** be processed);
2. 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;
3. 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: _____

PROPERTY ADDRESS: _____

PIN(S): _____

Acreage: _____ Zoning District: _____

Subdivision: _____ Project: _____

PROPERTY OWNER(S) NAME(S) _____

Address: _____

Telephone: (H) _____ (W) _____ (E-MAIL) _____

X _____

X _____

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: _____

Address: _____

Telephone: (H) _____ (W) _____ (E-MAIL) _____

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 _____

PROPERTY OWNER(S) SIGNATURE _____ DATE _____

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 _____			Commercial Review Sheet (if applicable)	Y	N
Future Land Use Area _____					

Signature of Zoning Administrator/Asst. Z.A./Deputy Planning Director

Date

**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: _____

Type of Events/Uses: _____

Total Acres: _____ Zoning: _____

Hours of Operation: _____ (AM/PM) until _____ (AM/PM)

Days of the Week: _____

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.

<i>Activities</i>	<i>Definition</i>	✓
Agricultural Activities	These activities can include, but are not limited to: rent-a-row, you-pick operations, harvest market	
Education Classes/ Tours	Classes/ tours focused on rural or agricultural education. (i.e. bird watching, flora and fauna identification, farm / rural tours, farm / rural museum, fishing instruction, kayak or paddle board instruction)	
Food Service, including, Food Trucks	On-site consumption of food, to include Farm to Table events	
Rural Activities	These activities can include, but are not limited to: zip lines, motorized and non-motorized trail rides (does not include racing activities), horseback riding, kayaking, fishing and petting zoos.	
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 (If yes a special exception may also be required)

2. Will vendors or food trucks be on site during any of these events? Yes No
Temporary vendors are required to obtain a vendor permit from the Code Enforcement Dept. and pay any fees associated with the permit

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

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)

Date

Horry County Code Enforcement Rural Tourism Permitting Requirements

A. New Structures

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

B. Existing Structures

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

C. Use and Occupancy

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

D. Fire Protection

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

E. Accessory Structures

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

Amusement Activities not allowed in Rural Tourism

AM1 - Indoor Amusement Commercial District

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

733.1 Permitted Uses.

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

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

AM2 - Outdoor Amusement Commercial District

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

734.1 Permitted Uses.

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

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

**HORRY COUNTY
ZONING BOARD OF APPEALS**



2021 MEETING SCHEDULE

APPLICATION DEADLINE

MEETING DATE

DECEMBER 3, 2020.....	JANUARY 11, 2021
DECEMBER 31, 2021.....	FEBRUARY 8, 2021
JANUARY 28, 2021.....	MARCH 8, 2021
MARCH 4, 2021.....	APRIL 12, 2021
APRIL 1, 2021.....	MAY 10, 2021
MAY 6, 2021.....	JUNE 14, 2021
JUNE 3, 2021.....	JULY 12, 2021
JULY 1, 2021.....	AUGUST 9, 2021
AUGUST 5, 2021.....	SEPTEMBER 13, 2021
SEPTEMBER 2, 2021.....	OCTOBER 11, 2021
SEPTEMBER 30, 2021.....	NOVEMBER 8, 2021
NOVEMBER 4, 2021.....	DECEMBER 13, 2021
DECEMBER 2, 2021.....	JANUARY 10, 2022

Meetings are held at 5:30 p.m. at the Horry County Government Center, Conference Room B, located at 1301 Second Avenue in Conway, South Carolina