

# RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 1 July 2015

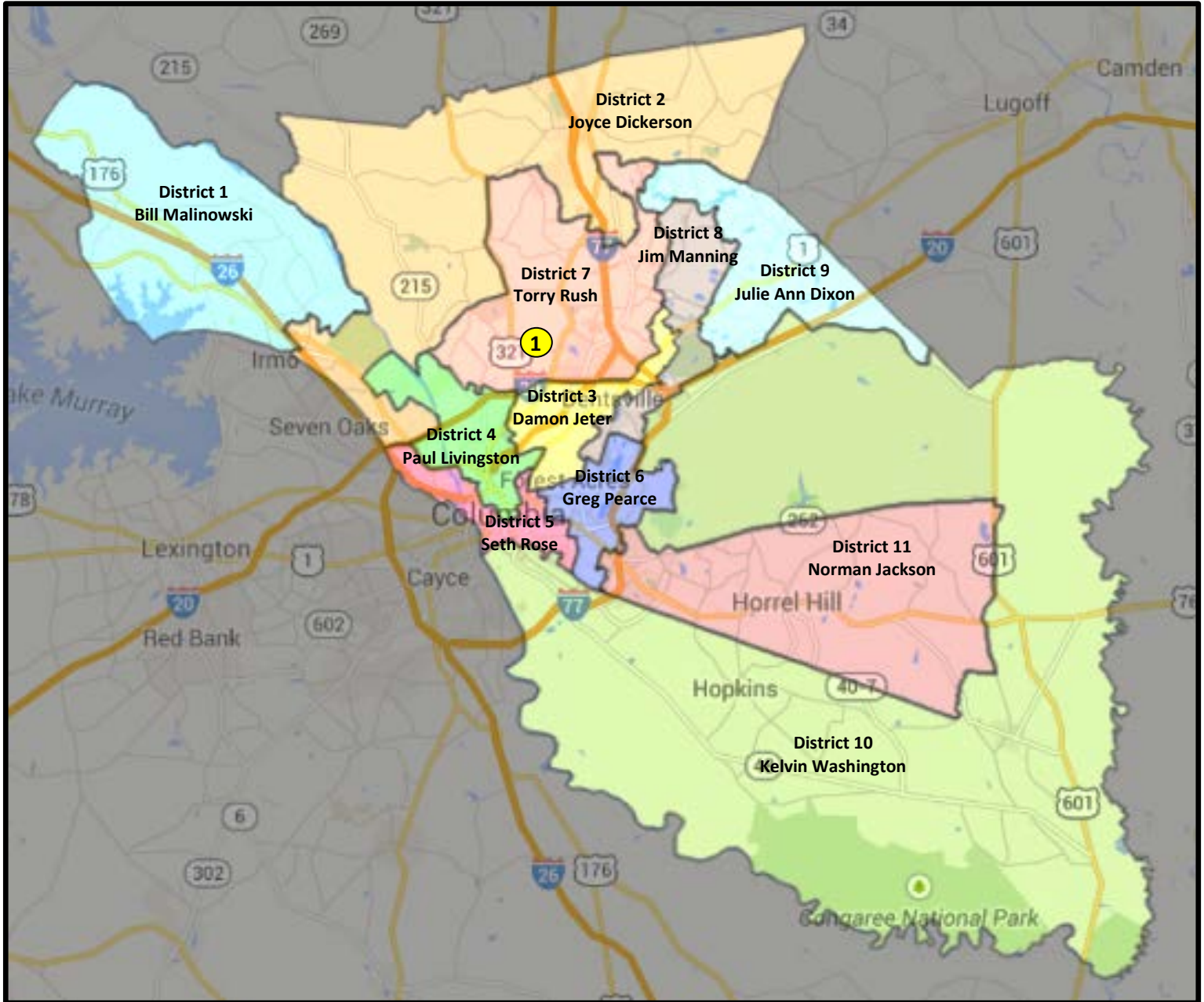
3 p.m.

Council Chambers



# RICHLAND COUNTY BOARD OF ZONING APPEALS

## July 1, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-10 SE	Dr. Barbara Oliver Sonlight Resources Institute	11915-06-28	653 Sharpe Rd. Columbia, SC 29203	Rush





**Richland County  
Board of Zoning Appeals  
Wednesday, July 1, 2015  
2020 Hampton Street  
2<sup>nd</sup> Floor, Council Chambers**

**3:00 p.m.**

## **Agenda**

**I. CALL TO ORDER & RECOGNITION OF QUORUM**      **Joshua McDuffie, Chairman**

**II. ADOPTION OF AGENDA**

**III. PUBLIC NOTICE ANNOUNCEMENT**

**IV. RULES OF ORDER**

**Amelia Linder, Attorney**

**V. APPROVAL OF MINUTES – June 2015**

**VI. PUBLIC HEARING**

**Geonard Price,  
Deputy Planning Director/ Zoning Adm.**

### **OPEN PUBLIC HEARING**

**15-10 SE  
Sonlight Resources Institute  
653 Sharpe Rd.  
Columbia, SC 29203  
TMS# 11915-06-28**

**Requests a special exception for a continued care retirement  
community on property zoned Rural (RU)**

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**





## REQUEST, DISCUSSION AND RECOMMENDATION

### **CASE:**

15-10 Special Exception

### **REQUEST:**

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a continued care retirement community on property zoned Rural (RU) district.

### **GENERAL INFORMATION:**

*Applicant:* Dr. Barbara J. Oliver  
Sonlight Resources Institute

*TMS:* 11915-06-28

*Location:* 653 Sharpe Road, Columbia, SC 29203

*Parcel Size:* 7.53 acre tract

*Existing Land Use:* The parcel is currently occupied by an 3,942 square foot structure.

*Proposed Land Use:* The applicant proposes to establish a continued care retirement community within the existing structure.

*Character of Area:* The general area consists of residentially developed large lots, a manufactured home park and a few commercially developed parcels.

### **ZONING ORDINANCE CITATION:**

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize continued care retirement communities, subject to the provisions of section 26-152 (d) (6).

### **CRITERIA FOR SPECIAL EXCEPTION:**

In addition to definitive standards in this chapter, the Board shall consider the following:

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

---

### **Special exception requirements (as found in section 26-152 (d) (6)):**

- (6) Continued care retirement communities.
  - a. Use districts: Rural; Rural Residential.
  - b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
  - c. No parking space or drive aisle shall be located closer than twenty (20) feet to any other residence not a part of the community.
  - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be as set forth for the district.
  - e. All facilities shall be solely for the use of the residents and their guests.

**DISCUSSION:**

Staff visited the site.

The applicant is proposing to establish a continued care retirement community within an existing residential structure. The facility is designed to accommodate twelve (12) residents. The applicant proposes to have a maximum of two (2) employees on the shift of greatest employment.

The proposed development is primarily intended for veteran residents.

Staff did not observe any conditions or factors that would negatively impact the properties in the surrounding area by the establishment of this type of development.

Staff recommends **approval**.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Public Works
- Fire Marshall
- Soil and Water

The applicant is required to obtain a driveway permit from the SCDOT. The permit should address the appropriateness of any access points.

If an approval is granted, it is recommended the BOZA review the proposed development schedule to determine if conditions should be applied. It is staff's recommendation that an approval stipulate the following:

1. The applicant must provide a barrier at the end of the driveway to prevent access onto the abutting parcel (TMS: 11915-06-29).
2. The stipulation of item #1 must remain until the parcels are combined or a legal agreement providing ingress/egress is executed.
3. The submitted site plan is considered to be a conceptual layout for the proposed development. The special exception approval by the Board of Zoning Appeals does not constitute an official site and building plan review and approval;
4. Major changes to the site plan, such as an increase in square footage, height, and/or orientation of the buildings, will require an additional review and approval by the Board of Zoning Appeals; and
5. The Zoning Administrator shall determine if any requested changes to the Special Exception are major changes.

**CONDITIONS:****Section 26-56 (f) (3)**

*Conditions:* In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

**OTHER RELEVANT SECTIONS:**

N/A



**CASE HISTORY:**

N/A

**ATTACHMENTS:**

- Site plan
- Zoning Application Packet

*15-10 SE  
SONLIGHT RESOURCES INSTITUTE  
653 SHARPE RD.  
COLUMBIA, SC 29203  
TMS# 11915-06-28*





# BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION



1. Location: 653 SHARPE ROAD

TMS Page: R11915-06-28 Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zoning District: RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: RETIREMENT FACILITY & CONTINUED CARE RETIREMENT COMMUNITY

3. Describe the proposal in detail: UTILIZATION OF EXISTING STRUCTURE FOR LIVING FACILITIES WITH A PRIMARY FOCUS ON VETERAN RESIDENTS

4. Area attributed to the proposal (square feet): 3700

5. Are other uses located upon the subject property?  No  Yes (if Yes, list each use and the square footage attributed to each use):

a. Use \_\_\_\_\_ square footage \_\_\_\_\_

b. Use \_\_\_\_\_ square footage \_\_\_\_\_

c. Use \_\_\_\_\_ square footage \_\_\_\_\_

6. Total number of parking spaces on the subject property: 10 6 MR

7. Total number of employees on shift of greatest employment: 2 2 MR

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

a. Traffic impact: NONE TRANSPORTATION PROVIDED BY FACILITY VAN

b. Vehicle and pedestrian safety: NONE OFFSITE NEEDS PROVIDED BY ONSITE TRANSPORTATION AS PER 8a ABOVE

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: NONE

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: NONE

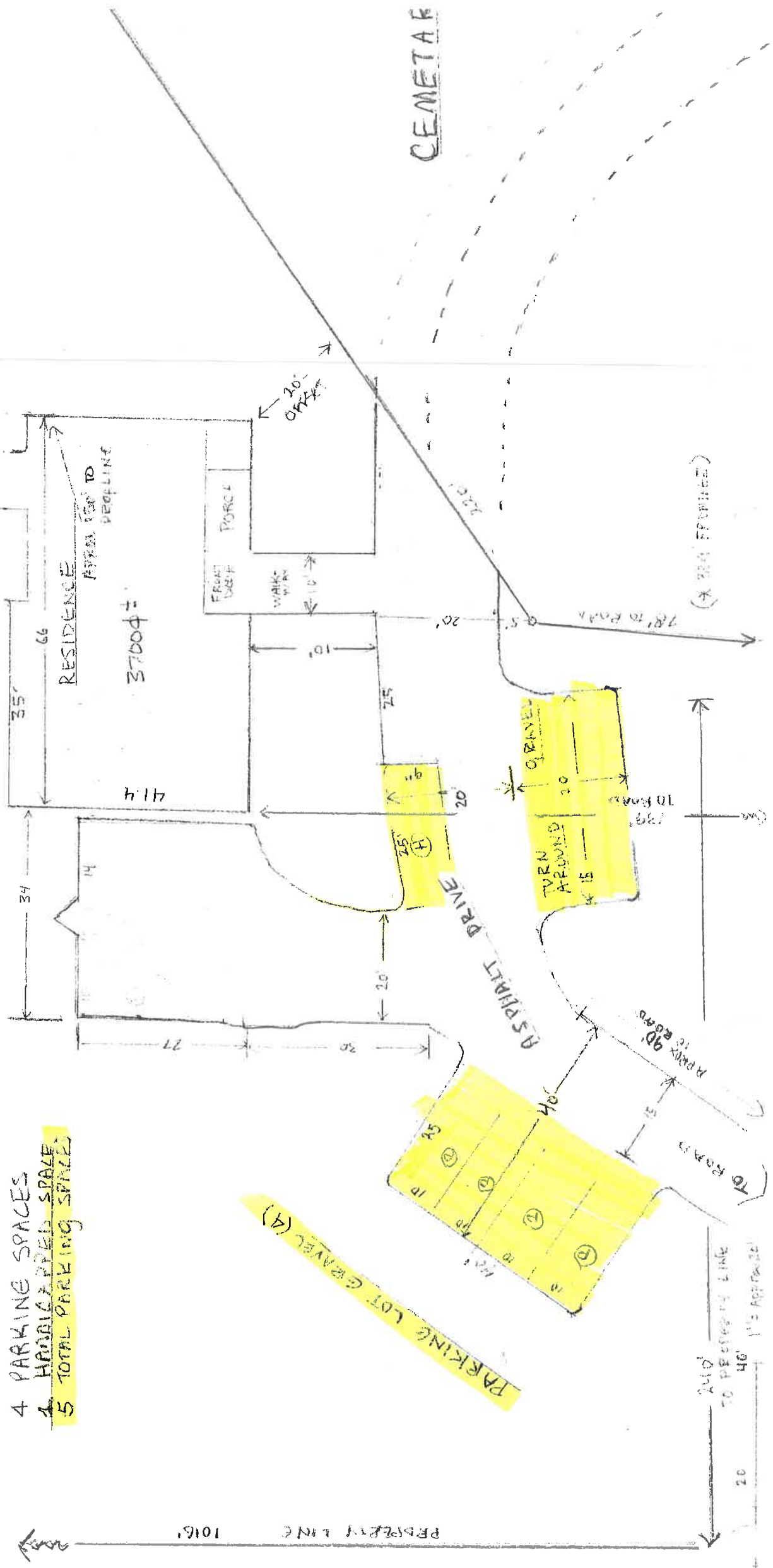
e. Orientation and spacing of improvements or buildings: PLATE WITH STRUCTURES ATTACHED ALONG WITH AERIAL VIEW OF SUBJECT PROPERTY AND PHOTO OF ENTRANCE DRIVE OF PROPERTY AND RICHLAND CITY GIS ELEVATIONS & CONTOUR MAP

653 SHARPE RD

# SITE PLAN - PARKING

(7.53AC)

- 4 PARKING SPACES
- 1 HANDICAPPED SPACE
- 5 TOTAL PARKING SPACES



CEMETARY

RESIDENCE  
AREA FOR TO  
PROFILE

3700 sq ft

FRONT DECK

20' OFFSET

PORCH

10'

PARKING LOT GENREL (4)

TURN AROUND

GRAVEL

ASPHALT DRIVE

90' APPROX

TO ROAD

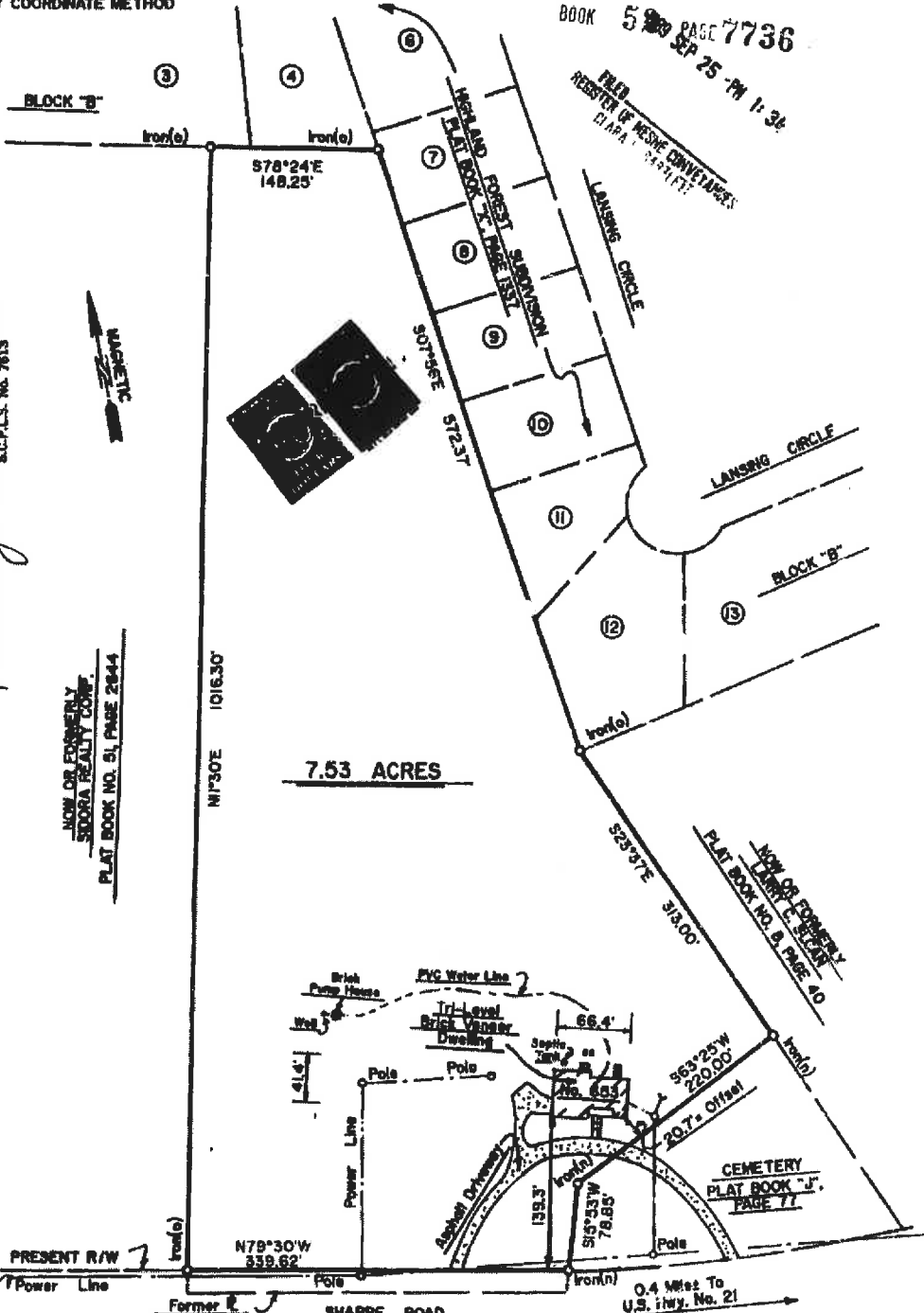
20' TO PROPERTY LINE  
40' 1 1/2' APPROACH

78' TO ROAD  
(X 224' SPURVE)

PROPERTY LINE 1016'

SCALE OF PRECISION: 1/17,500  
 AREA COMPUTED BY COORDINATE METHOD

BOOK 52 PAGE 7736  
 FILED REGISTER OF MESSE CONVEYANCES  
 CLARK COUNTY



I HEREBY CERTIFY THAT THIS PLAT DEPICTS ONLY EXISTING PARCELS OF LAND WHICH WERE PLATTED AND RECORDED IN THE OFFICE OF MESSE CONVEYANCE PRIOR TO THE SURVEY UPON WHICH THIS PLAT IS BASED, HAVING THE SAME SHAPE AND DIMENSIONS AS SHOWN HEREON, AND THAT NO NEW DIVISIONS CREATING NEW OR DIFFERENT LOTS OR TRACTS WERE MADE IN PREPARING THIS PLAT OR APPEAR HEREON.

*Rosser W. Baxter, Jr.*  
 REGISTERED LAND SURVEYOR  
 MD. 7613

NOW OR FORMERLY  
 SODORA REALTY CORP.  
 PLAT BOOK NO. 81, PAGE 2844

I hereby certify that I have consulted the Federal Insurance Administration Flood Insurance Rate Map and to the best of my knowledge and belief, the subject property is not located in special flood hazard zone A, B or V.

7.53 ACRES

PRESENT R/W 7  
 Former R/W  
 SHARPE ROAD  
 S.C. HWY. NO. 940-130  
 (66' R/W)  
 PLAT PREPARED FOR  
 LUTHER E. CUMBO & BESSIE E. CUMBO

BOOK 52 PAGE 7736

LUTHER E. CUMBO & BESSIE E. CUMBO

RICHLAND COUNTY, NEAR COLUMBIA, SOUTH CAROLINA

THE SAME BEING SHOWN ON PLAT PREPARED FOR WALTER F. BROOK BY BARBER, KEELS & ASSOCIATES, DATED MARCH 14, 1950, AND RECORDED IN THE OFFICE OF REGISTER OF MESSE CONVEYANCE FOR RICHLAND COUNTY IN PLAT BOOK NO. 1, PAGE 149.



1" = 100'  
 SEPTEMBER 18, 1989

BAKTER LAND SURVEYING CO., INC.

3209 MILLWOOD AVENUE  
 COLUMBIA, S.C. 29205  
 803-252-8364

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THE ABOVE PLAT ARE CORRECT AND THAT THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

*Rosser W. Baxter, Jr.*  
 REGISTERED LAND SURVEYOR  
 MD. 7613







Richland County Government  
2020 Hampton Street  
Columbia, SC 29204

Phone (803) 576-2180  
Fax (803) 576-2182

---