

RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 3 October 2018

3 p.m.

Council Chambers



**Richland County
Board of Zoning Appeals
Wednesday, October 3, 2018
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Mike Spearman, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Mike Spearman, Chairman**
- V. APPROVAL OF MINUTES - July 2018**
- VI. PUBLIC HEARING** **Geonard Price,
Zoning Administrator**

OPEN PUBLIC HEARING

**18-007 SE
Rolanda L. Goodwin
2009 Smith Street
Columbia, SC 29209
TMS# 24300-01-26
Page 1**

**A special exception to establish a nursing
and convalescent home on property zoned
Rural (RU)
Deferred**

**District 10
Dalhi Myers**

**18-008 SE
Ashley Miller
1141 St. Andrews Road
Columbia, SC 29210
TMS# 06012-02-22
Page 3**

**A special exception to establish a rooming
and boarding house on property zoned
Office and Institutional (OI)**

**District 2
Joyce Dickerson**

- VII. OTHER BUSINESS**
- VIII. ADJOURNMENT**

**18-007 SE
Rolanda L. Goodwin
2009 Smith Street
Columbia, SC 29209
TMS# 24300-01-26**

A special exception to establish a nursing and convalescent home on property zoned Rural (RU)

**District 10
Dalhi Myers**

Deferred



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

18-008 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a rooming and boarding house on property zoned office and institutional (OI) district.

GENERAL INFORMATION:

Applicant: Ashley Miller
Elevate Columbia

TMS: 06109-01-22

Location: 1141 Saint Andrews Road, Columbia, SC 29210

Parcel Size: .42-acre tract

Existing Land Use: The parcel is currently occupied by a 1,586 (1,283 heated) square foot structure.

Proposed Land Use: The applicant proposes to establish a rooming and boarding house within the existing structure.

Character of Area: The general area consists of residentially and commercially developed parcels.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize rooming and boarding house, subject to the provisions of section 26-152 (d) (23).

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) (23)):

(23) *Rooming and boarding houses.*

- a. Use districts: Residential, Multi-Family, High Density; Office Institutional; Neighborhood Commercial; Rural Commercial.
- b. The owner or the manager of the boarding house shall reside on the premises.
- c. Not over fifty percent (50%) of the heated floor area of the rooming or boarding house shall be used for sleeping quarters.
- d. Parking shall be provided as required in Section 26-173 of this chapter. Parking shall be located on the same lot on which the boardinghouse is located, at the rear of the lot and screened from the adjacent properties with vegetation.

DISCUSSION:

Staff visited the site.

The applicant proposes to establish a non-profit residential recovery program for seven (7) women and two (2) full time staff. According to the applicant, “All transportation will be via one vehicle ...” This should elevate traffic impact. 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

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 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;
2. 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

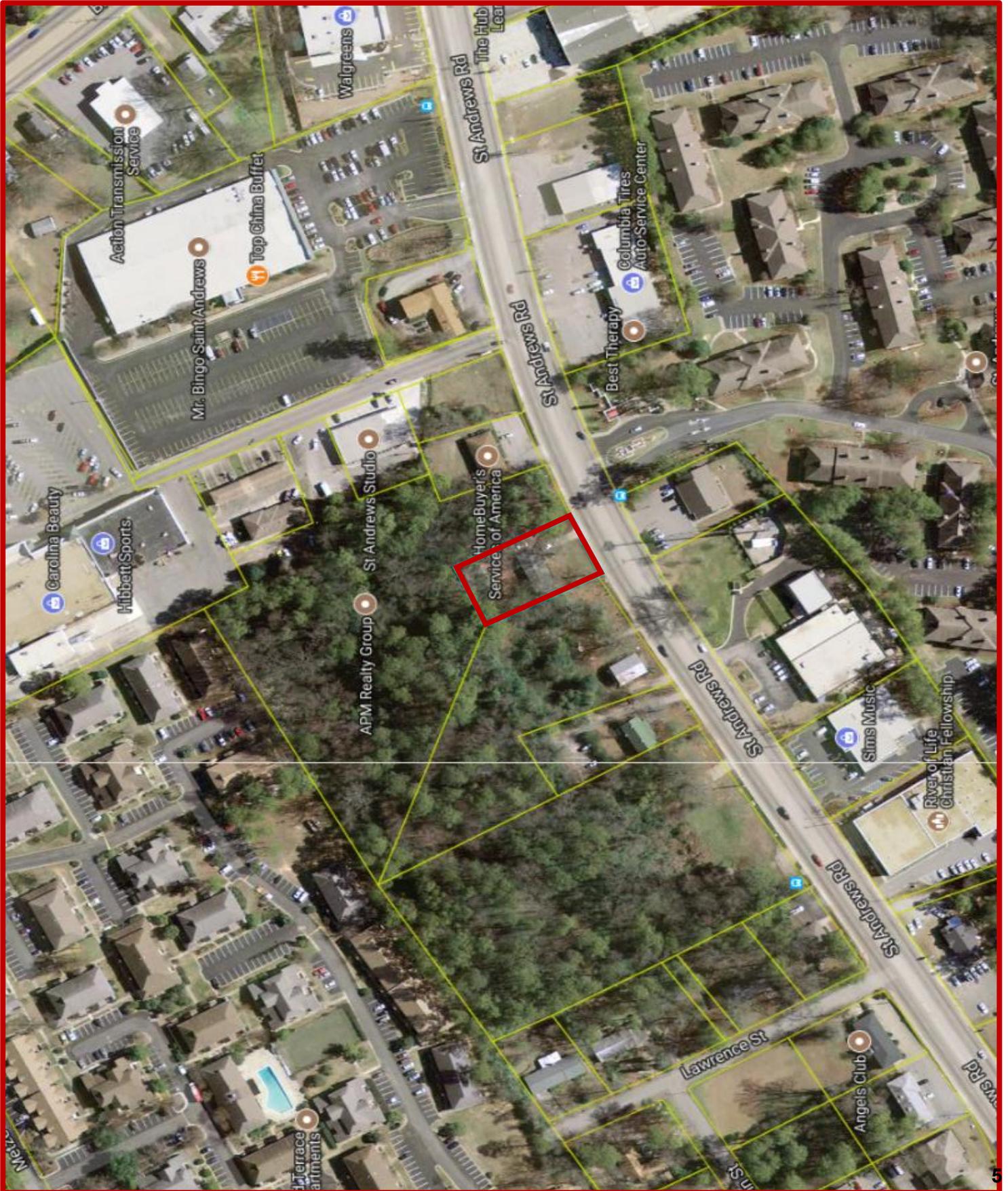
CASE HISTORY:

N/A

ATTACHMENTS:

- Plat
- Application

18-008 SE
Ashley Miller
1141 St. Andrews Road
Columbia, SC 29210
TMS# 06012-02-22



**18-008 SE
Ashley Miller
1141 St. Andrews Road
Columbia, SC 29210
TMS# 06012-02-22**





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: 1141 St. Andrews Road, Columbia, SC, 29210
 TMS Page: 06012 Block: 02 Lot: 22 Zoning District: 1UR

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:

A Room and Boarding House

3. Describe the proposal in detail: A non-profit house to accommodate 7 women and 2 full-time staff. The house will be used for a residential recovery program for women.

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

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: 2- HC, 3 other spaces

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

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: Minimal impact, as the programming for women will take place at a local church facility within 1 mile of the home. All transportation will be via one vehicle and the house will be minimally used during the day.

b. Vehicle and pedestrian safety: There is a current sidewalk along St. Andrews Road. Travel to and from this site will be very limited

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, the addition will be compatible with the existing

structure. The yard and property have been abandoned for some time and will now be well maintained.

e. Orientation and spacing of improvements or buildings: One small addition to the left side and a handicapped ramp added to the front entrance.

this is to certify that I have consulted the federal insurance administration flood hazard boundary map and found that the described property (is not) located in a flood hazard area

APPROVED FOR RECORDING

51 PAGE 3570

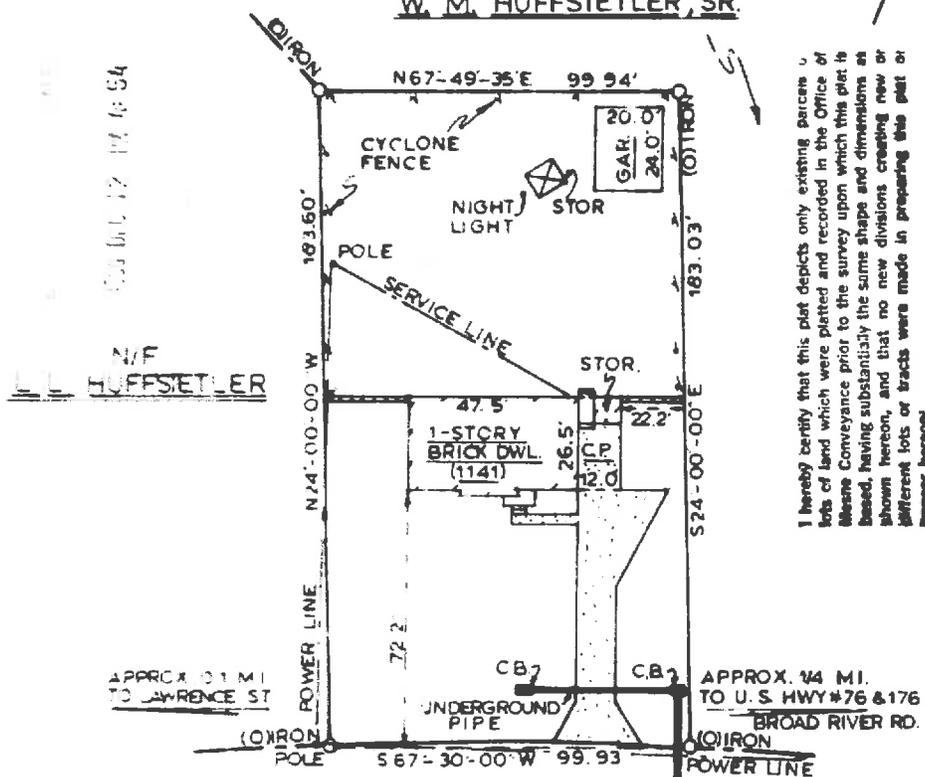
DATE 12 Dec. 86

Judith A. Barber
NAME TITLE
Planning Surveyor



Douglas E. Platt, Sr.
Registered Land Surveyor

N/F
W. M. HUFFSTETLER, SR.



I hereby certify that this plat depicts only existing parcels or lots of land which were platted and recorded in the Office of Mesne Conveyance prior to the survey upon which this plat is based, having substantially 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 hereon.

N/F
HUFFSTETLER

APPROX. 0.1 MI. TO LAWRENCE ST.
APPROX. 1/4 MI. TO U.S. HWY #76 & 176 BROAD RIVER RD.

ST. ANDREWS RD.
S.C. RD #42 (75' R/W)
PLAT PREPARED FOR

NOTE
SEE RECORDS FOR EASEMENTS.
LOT MAY BE SUBJECT TO ESM'T
NOT FOUND BY ME

51 PAGE 3570
ARLENE L. DERRICK

RICHLAND COUNTY, NEAR COLUMBIA, S.C.
THE SAME BEING SHOWN AS 0.42 AC LOT ON PLAT FOR LEONARD D. METZE
BY R. P. BARBER & ASSOC. DATED JUNE 12, 1957 AND RECORDED
IN THE OFFICE OF THE REGISTER OF MESNE CONVEYANCE FOR RICHLAND
COUNTY IN PLAT BOOK ? AT PAGE NO. ?

I HEREBY CERTIFY THAT THE MEASUREMENT AS SHOWN ON THIS PLAT ARE CORRECT AND THERE ARE NO ENCROACHMENT OR PROJECTIONS OTHER THAN SHOWN

I HEREBY CERTIFY THAT THE RATIO OF FIELD PRECISION OF FIELD SURVEY IS NOT LESS THAN ONE FOOT IN 8,000 FEET ON THE AREA WAS DETERMINED BY D.M.D. METHOD

REFERENCE DEED RECORDED IN DEED BOOK 212 AT PAGE 538

OCT. 29, 1986

Douglas E. Platt, Sr.
DOUGLAS E. PLATT, SR.
REG. LAND SURVEYOR
NO. 8041
345 GLENN RD, W. COLA.,
S.C. PHONE NO. 796-0874

TMS 6012-2-22
SCALE 1" = 40' 563-1-12
DRAWN BY E.D. SAWYER



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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