

RICHLAND COUNTY BOARD OF ZONING APPEALS



**Wednesday, 6 October 2021
3 p.m.
Council Chambers**



**Richland County
Board of Zoning Appeals
Wednesday, October 6, 2021
3:00 p.m.**

Chairman - Jason McLees

Co-Chairman – Lonnie Daniels

Mike Spearman • Robert T Reese • Cody Pressley

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** Jason McLees
- II. PUBLIC NOTICE ANNOUNCEMENT**
- III. ADOPTION OF AGENDA**
- IV. RULES OF ORDER** Chairman
- V. PUBLIC HEARING** Geonard Price,
Zoning Administrator

OPEN PUBLIC HEARING [ACTION]

- 1. SE21-002** Request a special exception to establish a manufactured home on property zoned Light Industrial (M-1) **District 10**
Doris Brown Cheryl English
1309 Pineview Drive
Columbia, SC 29209
TMS# R16104-02-06
Page 1

VI. OTHER BUSINESS

VII. ADJOURNMENT



6 October 2021
Board of Zoning Appeals

REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

21-002 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the placement of a manufactured home on property zoned Light Industrial (M-1) district.

GENERAL INFORMATION:

Applicant: Leonard and Doris Brown

TMS: 16104-02-06

Location: 1309 Pineview Drive, Columbia, SC 29209

Parcel Size: .56 acre tract

Existing Land Use: The parcel is currently undeveloped.

Proposed Land Use: The applicant proposes to establish a manufactured home on the subject site.

Character of Area: The general area consists primarily of industrial developed parcels with a scattering of residentially developed parcels.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to permit manufactured homes on property zoned Light Industrial (M-1), subject to the provisions of section 26-152 (d) (11).

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) (11)):

(11) *Dwellings, Manufactured Homes on Individual Lots.*

- a. Use districts: M-1 Light Industrial.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

DISCUSSION:

Staff visited the site.

The applicant is proposing to establish a 27 x 52 manufactured home on the subject site.

The surrounding area consists primarily of industrially developed parcels with a few single-family detached structures and manufactured homes. The subject parcel is abutted on the west and north by residential structures and on the east by an industrial use.

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

Staff recommends **approval**.

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:

- Application

SE21-002
Doris Brown
1309 Pineview Drive
Columbia, SC 29209
TMS# R16104-02-06



NOTES

REFERENCES

1) THIS PLAT RECOMBINES EXISTING LOTS OF RECORD BY REMOVING THE DIVIDING LINE BETWEEN THEM AS SHOWN HEREON. ALL MEASUREMENTS SHOWN WERE MADE IN PREPARATION OF THE NOV. 17 PLAT, NO ADDITIONAL MEASUREMENTS BEING MADE FOR THIS PLAT.

1) PROPERTY SURVEY PREPARED FOR LEONARD AND DORIS M. BROWN BY MICHAEL F. MORGAN, P.L.S., DATED NOV. 17, 2014.

2) UTILITY EASEMENT WIDTHS ARE UNKNOWN.

2) PLAT OF PROPERTY SURVEYED FOR JAMES M. WALKER BY W. FRANK McAULAY, JR., DATED JULY 10, 1982, AND RECORDED IN PLAT BOOK Z AT PAGE 2697.

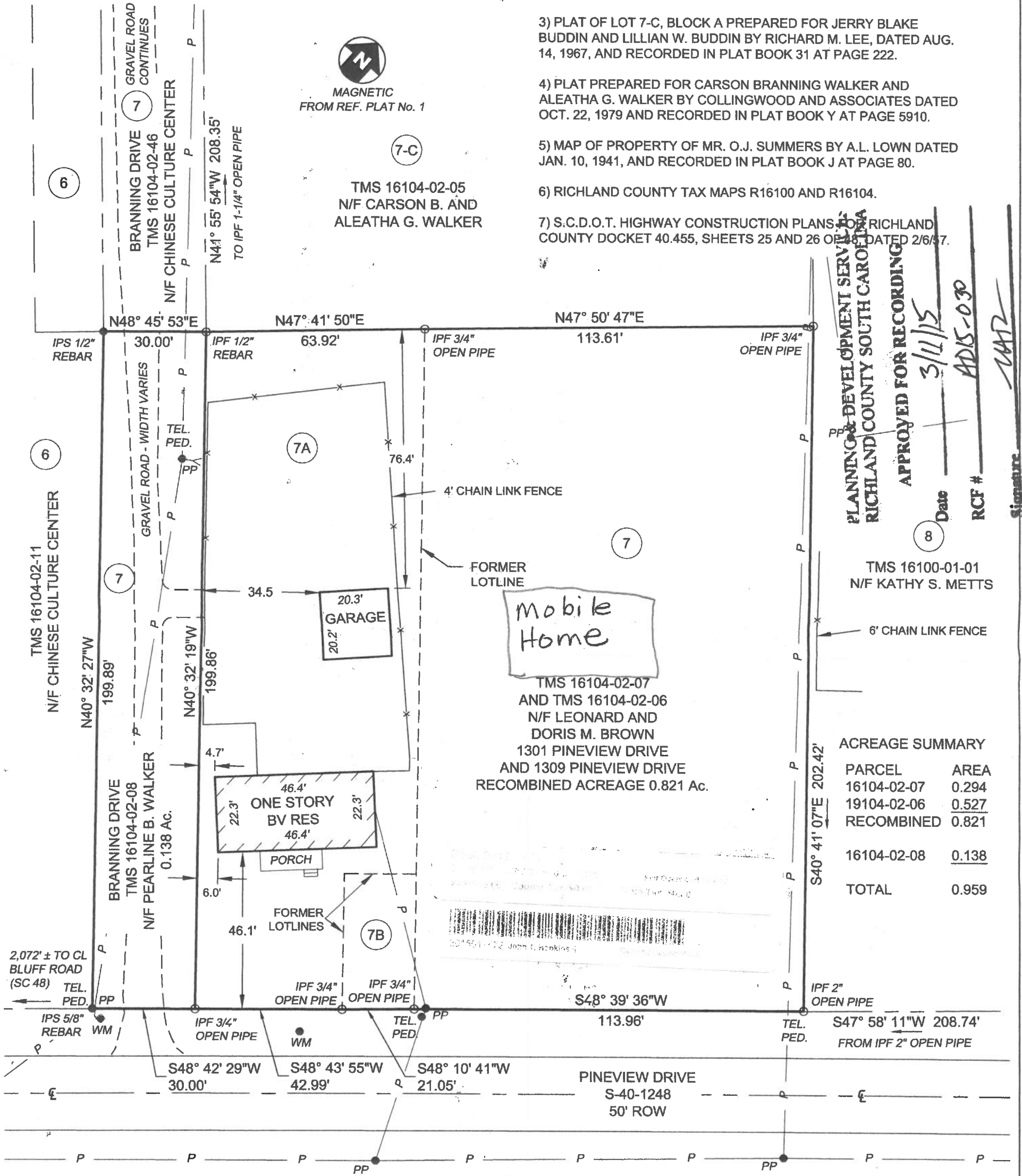
3) PLAT OF LOT 7-C, BLOCK A PREPARED FOR JERRY BLAKE BUDDIN AND LILLIAN W. BUDDIN BY RICHARD M. LEE, DATED AUG. 14, 1967, AND RECORDED IN PLAT BOOK 31 AT PAGE 222.

4) PLAT PREPARED FOR CARSON BRANNING WALKER AND ALEATHA G. WALKER BY COLLINGWOOD AND ASSOCIATES DATED OCT. 22, 1979 AND RECORDED IN PLAT BOOK Y AT PAGE 5910.

5) MAP OF PROPERTY OF MR. O.J. SUMMERS BY A.L. LOWN DATED JAN. 10, 1941, AND RECORDED IN PLAT BOOK J AT PAGE 80.

6) RICHLAND COUNTY TAX MAPS R16100 AND R16104.

7) S.C.D.O.T. HIGHWAY CONSTRUCTION PLANS OF RICHLAND COUNTY DOCKET 40.455, SHEETS 25 AND 26 OF 28 DATED 2/6/7.



PLANNING & DEVELOPMENT SERVICES
RICHLAND COUNTY SOUTH CAROLINA

APPROVED FOR RECORDING

Date: 3/11/15
RCF #: AD15-030
Signature: [Handwritten Signature]

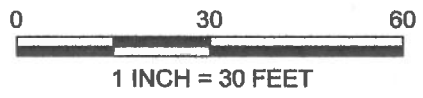
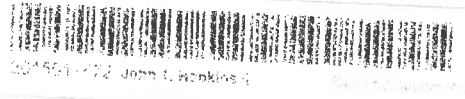
TMS 16100-01-01
N/F KATHY S. METTS

6' CHAIN LINK FENCE

ACREAGE SUMMARY

| PARCEL | AREA |
|-------------|-------|
| 16104-02-07 | 0.294 |
| 19104-02-06 | 0.527 |
| RECOMBINED | 0.821 |
| 16104-02-08 | 0.138 |
| TOTAL | 0.959 |

TMS 16104-02-07
AND TMS 16104-02-06
N/F LEONARD AND
DORIS M. BROWN
1301 PINEVIEW DRIVE
AND 1309 PINEVIEW DRIVE
RECOMBINED ACREAGE 0.821 Ac.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'B' SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Michael F. Morgan
MICHAEL F. MORGAN, S.C.P.L.S. No. 9061

PROPERTY SURVEY PREPARED FOR
LEONARD AND DORIS M. BROWN
1237, 1301, AND 1309 PINEVIEW DRIVE, LOCATED NEAR THE CITY OF COLUMBIA IN UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA

MICHAEL F. MORGAN, P.L.S.
2024 SHADOWOOD CT.
COLUMBIA, SC 29212
803.732.7906

Michael F. Morgan
2/27/2015

| | | |
|-------------------|-----------------------|-------------------------|
| SCALE 1" = 30' | DATE FEB. 27, 2015 | DRAWING No. 14112-02 |
|-------------------|-----------------------|-------------------------|



BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: B09 Pineview Dr Columbia SC 29209
 TMS Page: _____ Block: _____ Lot: _____ Zoning District: Richland

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

Double Wide Mobile Home

3. Describe the proposal in detail: My ^{DOB} daughter and her two children need a place to stay. The house that she is renting has a mold issue, ~~that~~ that is making her sick because she is pregnant.

4. Area attributed to the proposal (square feet): 27 wide x 52 long

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: N/A

7. Total number of employees on shift of greatest employment: N/A

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: N/A

b. Vehicle and pedestrian safety: N/A

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: NA

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: N/A

e. Orientation and spacing of improvements or buildings: N/A



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
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