

RICHLAND COUNTY BOARD OF ZONING APPEALS



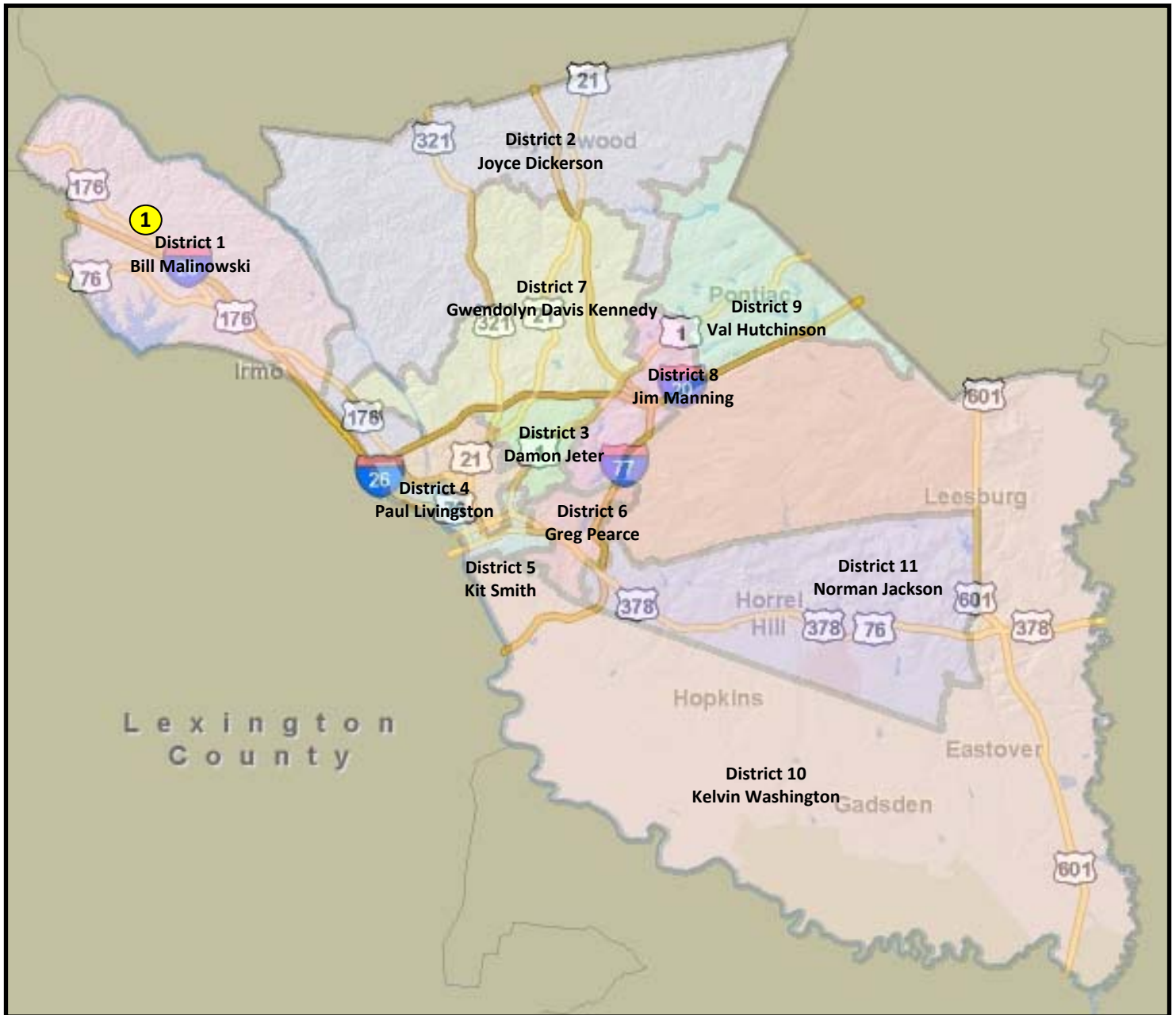
Wednesday, 7 December 2011

1:00 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

December 7, 2011



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 11-12 SE	City of Columbia	01700-07-15	Broad River Road, Chapin, SC 29036	Malinowski



**Richland County
Board of Zoning Appeals
Wednesday, December 7, 2011
2020 Hampton Street
2nd Floor, Council Chambers**

Agenda

I. CALL TO ORDER & RECOGNITION OF QUORUM

**Joshua McDuffie,
Chairman**

II. PUBLIC NOTICE ANNOUNCEMENT

III. RULES OF ORDER

**Amelia Linder,
Attorney**

IV. APPROVAL OF MINUTES – October 2011

V. PUBLIC HEARING

**Geonard Price,
Deputy Planning Director/ Zoning
Administrator**

OPEN PUBLIC HEARING

**11-12 SE
City of Columbia
Broad River Road
Chapin, SC 29063
01700-07-15**

**Request a special exception to establish
communication tower on property zoned RU. (Rural
District)**

VI. OTHER BUSINESS

Adoption of the 2012 Calendar

VII. ADJOURNMENT



7 December 2011
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

11-12 Special Exception

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the construction of a communication tower on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

City of Columbia

Tax Map Number

01700-07-15

Location

1020 Dutch Fork Road

Parcel Size

120+ acre tract

Existing Land Use

Institutional

Existing Status of the Property

The subject parcel is proposed for a high school and a proposed pump station.

Proposed Status of the Property

The applicant proposes to erect a 60-foot communication tower.

Character of the Area

The surrounding area consists of large residential and undeveloped parcels.

ZONING ORDINANCE CITATION

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize radio, television and all other types of communications towers subject to the provisions of section 26-152 (d) (22).

CRITERIA FOR SPECIAL EXCEPTIONS

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) (22)):

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; LI Light Industrial; Heavy Industrial.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows: (Ord. No. 040-09HR; 7-21-09)
 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet. (Ord. No. 040-09HR; 7-21-09)
 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet. (Ord. No. 040-09HR; 7-21-09)
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located. (Ord. No. 040-09HR; 7-21-09)
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

DISCUSSION

The applicant proposes to erect a 60-foot telecommunications tower within a 28,000± square foot leased area.

Staff visited the site.

According to the provisions of subsection 26-152 (d) (22) (c) (1), towers must have a setback, from the property line which abuts a residentially zoned parcel, that is equal to the height of the tower, in this case 60 feet. The tower is proposed to be located at least 60' feet from each property line.

Meeting the criteria for a special exception in section 26-152 (d) (22) (c) may indicate that the applicant has taken necessary measures to minimize the impact of a communication tower on the surrounding area. Staff believes that this request will not impair the properties in the immediate or surrounding area.

The applicant must address, before the Board, the special exception requirements of section 26-152 (d) (22) (d).

Staff recommends approval for this request.

CONDITIONS

Section 26-56 (f) (3)

(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

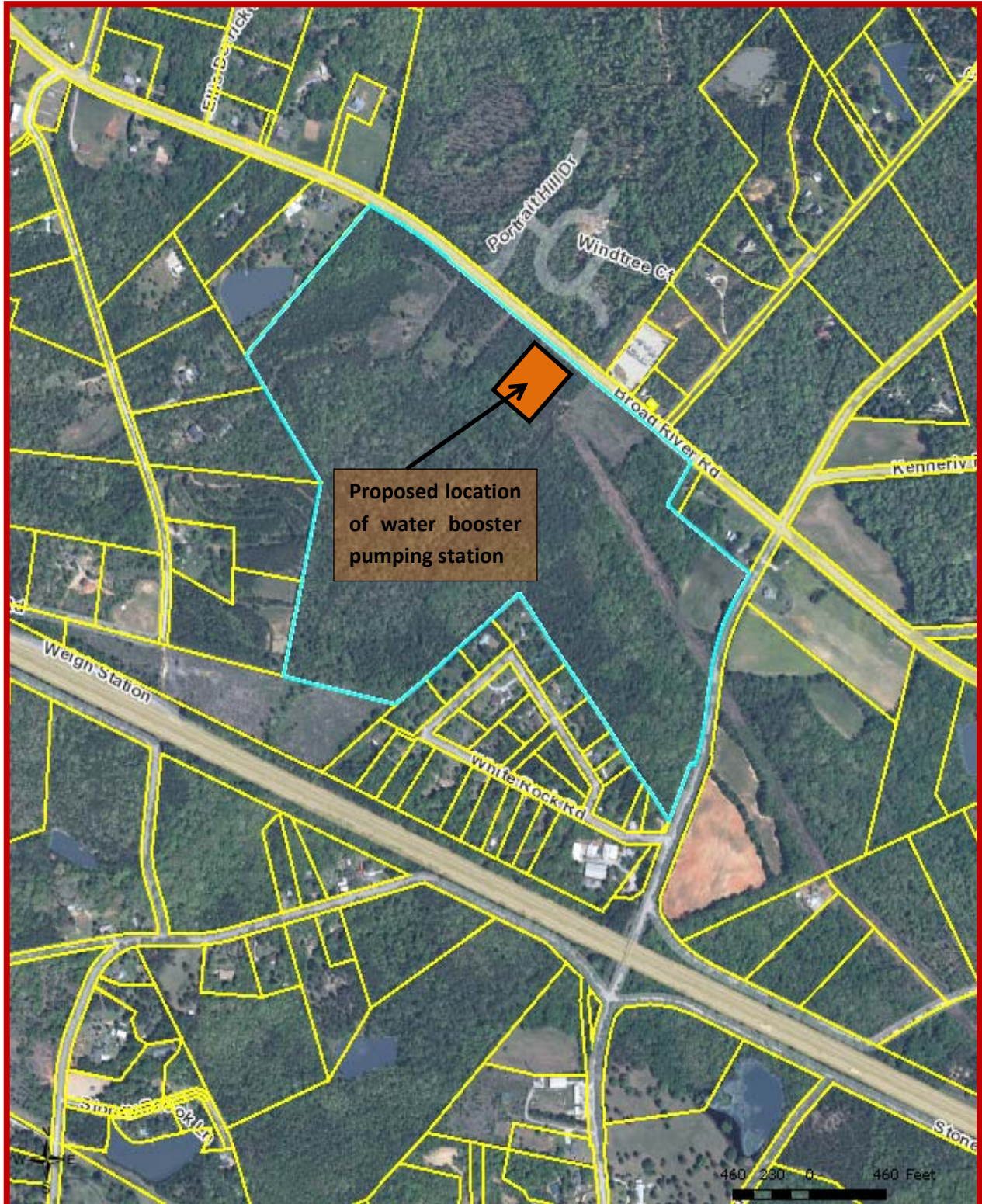
ATTACHMENTS

- Site plans

CASE HISTORY

No record of previous special exception or variance request.

11-12 SE
CITY OF COLUMBIA
BROAD RIVER ROAD
CHAPIN, SC 29036
01700-07-15





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION



1. Location: Broad River Road (Northwest of the intersection of Canterfiled Road and Broad River Road)

TMS Page: R017000 Block: 07 Lot: 15 Zoning District: RU ▼

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
Placement of transmission antenna for the new Chapin Water Booster Pumping Station.

3. Describe the proposal in detail: A 60-ft radio antenna is required for the proposed City of Columbia Chapin Booster Pump Station to properly operate and monitor the pumping system contained within the station.
The Chapin Pump Station will convey water to Chapin and surrounding areas.

4. Area attributed to the proposal (square feet): 36 SF

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 Water Booster Pumping Station (Utility) square footage 2,600 SF

b. Use _____ square footage _____

c. Use _____ square footage _____

6. Total number of parking spaces on the subject property: 0

7. Total number of employees on shift of greatest employment: 0

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.

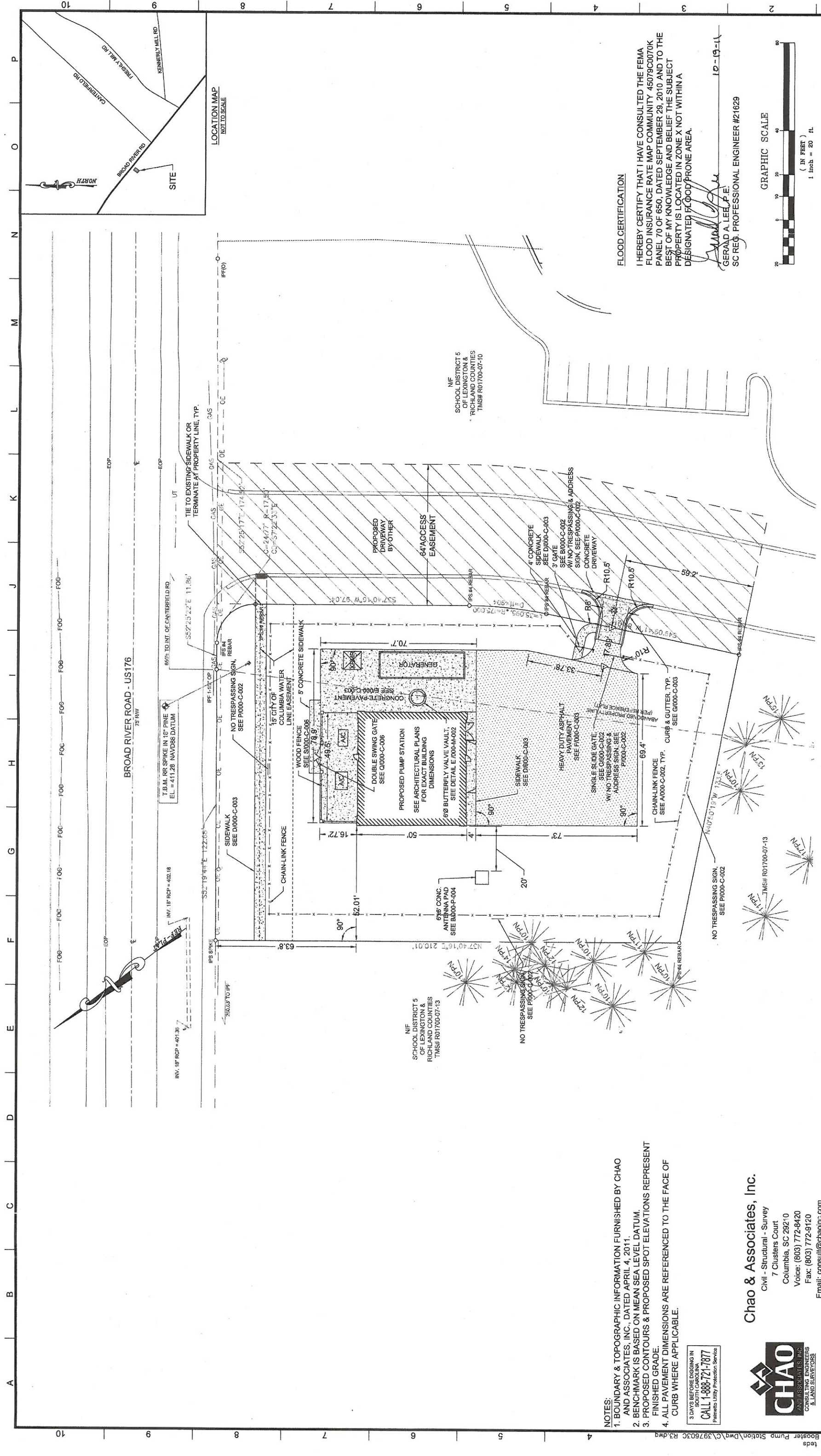
a. Traffic impact: There will be no impact to traffic.

b. Vehicle and pedestrian safety: There will be no impact to vehicle and pedestrian safety.

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: _____
There will be no impact of noise, lights, fumes or obstruction of airflow on adjoining properties.

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: There will be no adverse impact of the proposed use.

e. Orientation and spacing of improvements or buildings: Antenna is located on the west side of the proposed pumping station approx. 20-ft from the building. It is bordered on the west side by existing pine trees.



EXTERNAL REFERENCES	REVISIONS	REV.	DESCRIPTION	BY	DATE	APP.
		A	PER OWNER REVIEW	TKS	8-09-11	LEE

FILE NAME 397603C-R3.DWG
BC PROJECT NUMBER
SCALE SEE PLAN
DRAWING NUMBER 100-C-002
SHEET NUMBER 13 OF 43

CIVIL SITE PLAN
CHAPIN BOOSTER PUMP STATION
(CITY CIP# WM4139)

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