

RICHLAND COUNTY BOARD OF ZONING APPEALS



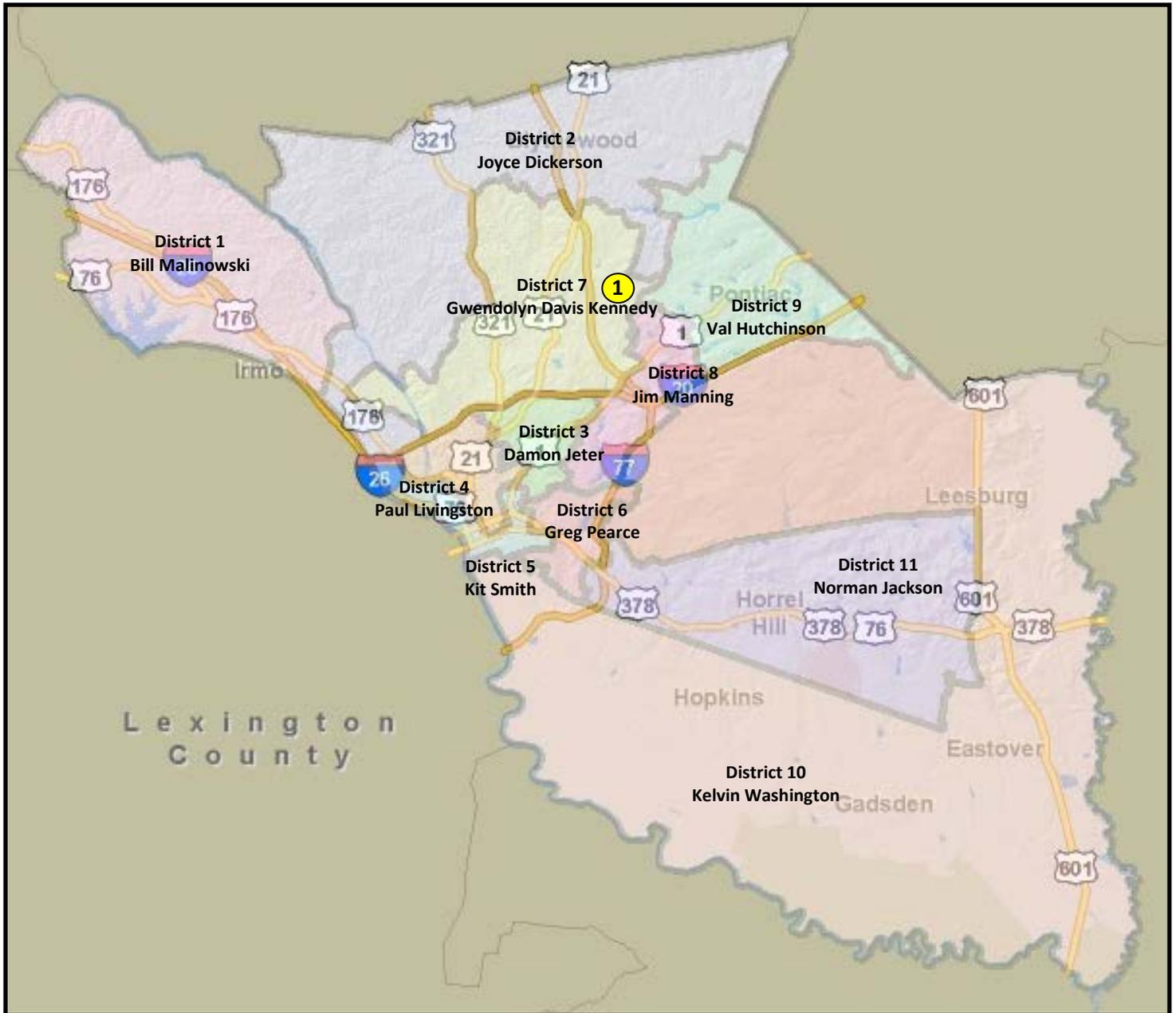
Wednesday, 5 September 2012

1:00 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

September 5, 2012



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 12-06 SE	Dr. Sheldon Hudson	01415-02-15	3416 Hardscrabble Road Columbia, SC 29223	Kennedy



**Richland County
Board of Zoning Appeals
Wednesday, September 5, 2012
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. PUBLIC HEARING

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

OPEN PUBLIC HEARING

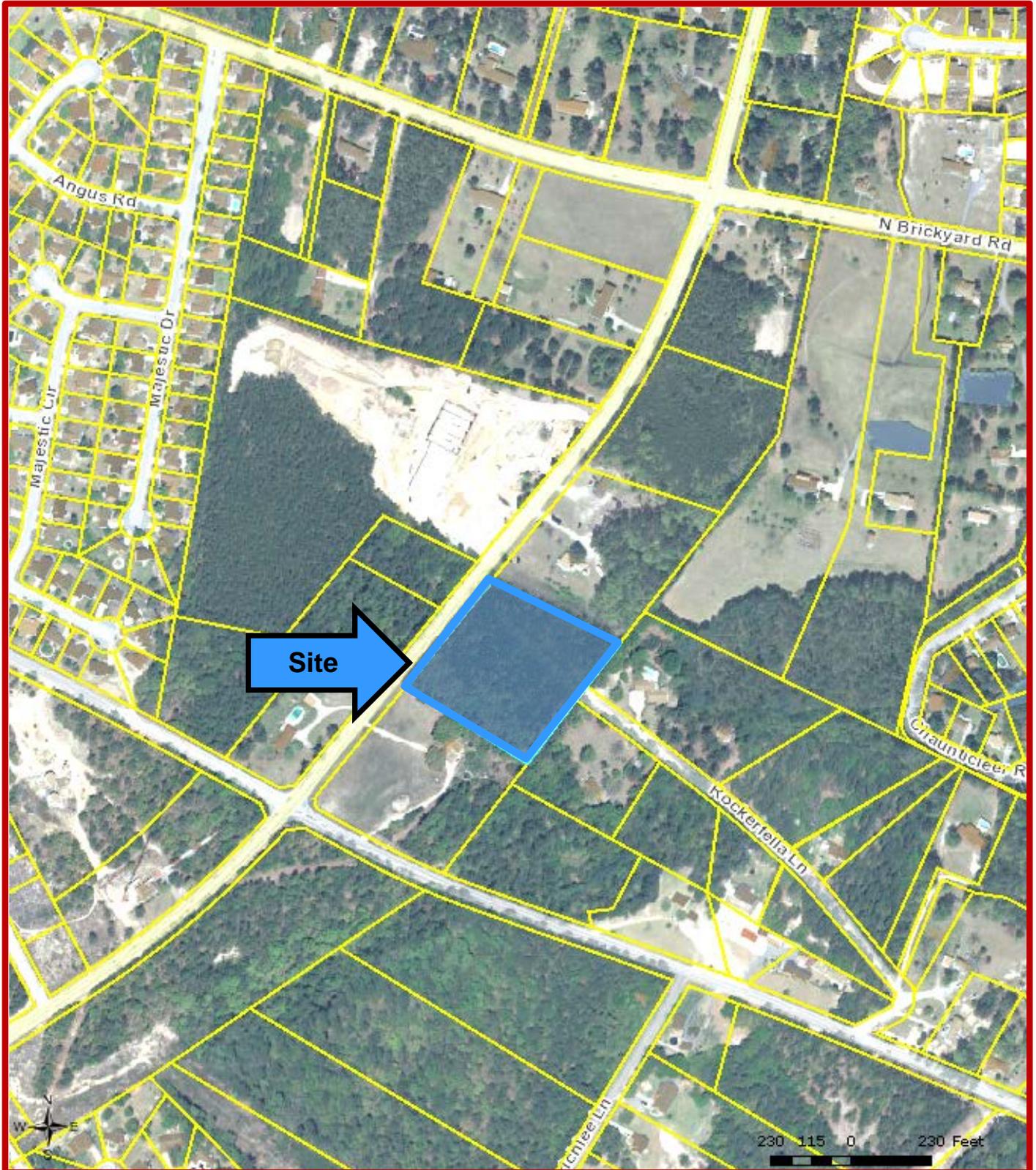
**12-06 SE
Dr. Sheldon Hudson
3416 Hardscrabble Rd.
Columbia, SC 29223
20100-04-07**

**Requests a special exception to place a church in the
Residential Low Density District (RS-LD).**

V. OTHER BUSINESS

VI. ADJOURNMENT

12-06 SE
SHELDON HUDSON
3416 HARDSCRABBLE RD.
COLUMBIA, SC 29223
20100-04-07



*12-06 SE
SHELDON HUDSON
3416 HARDSCRABBLE RD.
COLUMBIA, SC 29223
20100-04-07*





5 September 2012
Board of Zoning Appeals

REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

12-06 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a place of worship in a RS-LD (Residential, Single-Family, Low Density) district.

GENERAL INFORMATION:

Applicant: Dr. Sheldon Hudson

Across All Boundaries Christian Church and Outreach Ministries

TMS: 20100-04-07

Location: 3416 Hardscrabble Road, Columbia, SC 29223

Parcel Size: 4.18 acres

Existing Land Use: The parcel is currently undeveloped.

Proposed Land Use: The applicant proposes to establish a 7,500 square foot place of worship.

Character of Area: The area is comprised primarily with residentially developed lots and large, undeveloped parcels.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize places of worship subject to the provisions of section 26-152 (d) (20).

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) (20)):

(20) *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector or thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- 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 thirty (30) feet.

DISCUSSION:

Staff visited the site.

The applicant proposes to construct a 7,500 square foot place of worship. Approximately 5,500 square feet of the structure is designated to be used as the sanctuary/gym. The remaining portions of the structure will be used for offices and classrooms. The proposed development will encompass a 4.18 acre tract, which is located approximately a one-fourth (1/4) mile from North Brickyard Road and .10± miles from Sloan Road.

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.

An adjacent parcel was previously granted a special exception (07-41 SE) to construct a 26,000 square foot place of worship.

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

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

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

CASE HISTORY:

No record of previous special exception or variance request.

ATTACHMENTS:

- Proposed church layout
- Application
- Aerial



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