

RICHLAND COUNTY BOARD OF ZONING APPEALS



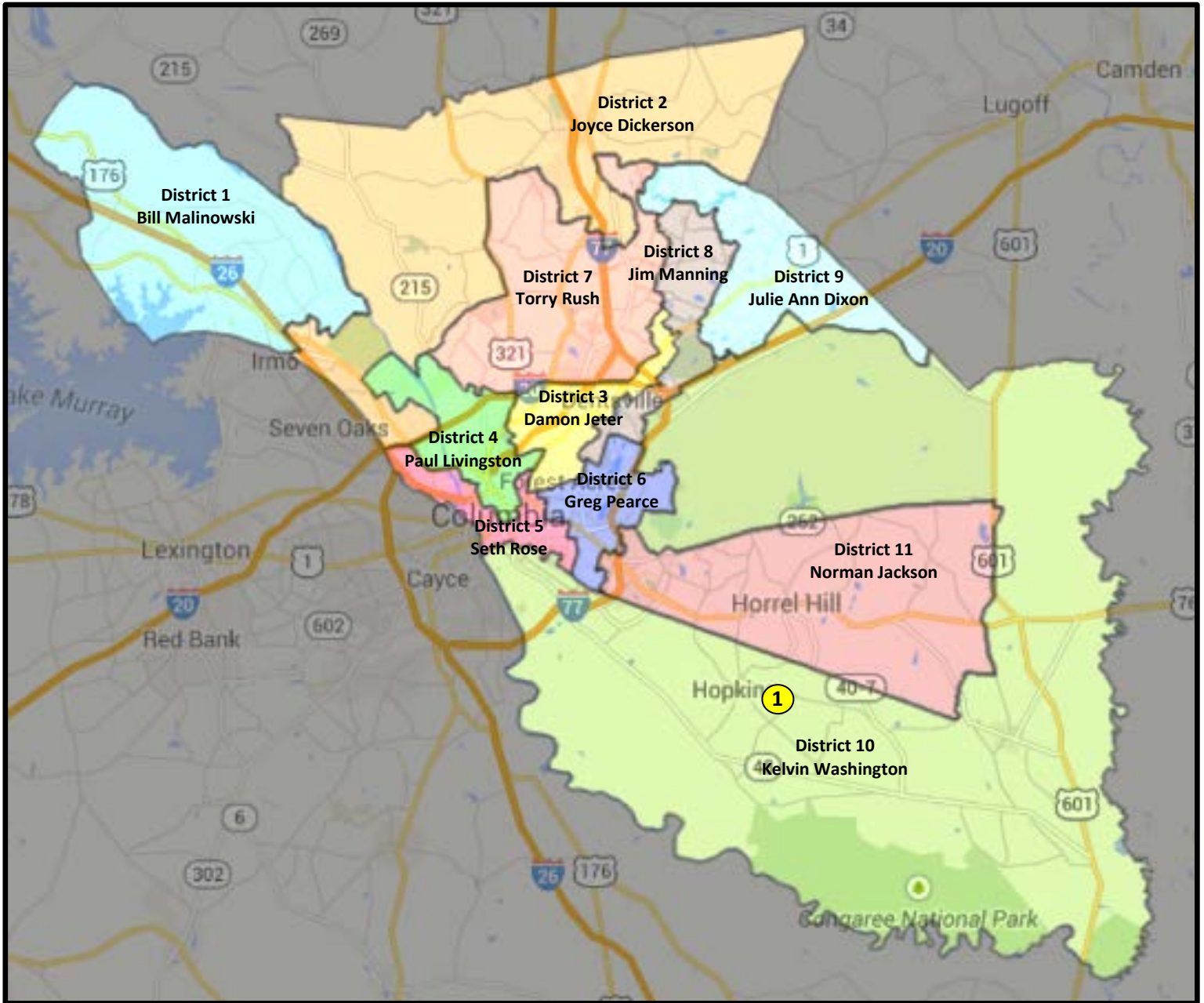
Wednesday, 1 April 2015

3 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

April 1, 2015



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 15-06 SE	Dr. Barbara Oliver Sonlight Resources Institute	20600-08-09	870 Langford Rd. Blythewood, SC 29016	Dickerson



**Richland County
Board of Zoning Appeals
Wednesday, April 1, 2015
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** William Smith, Vice-Chairman
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. ELECTION OF OFFICERS**
- V. RULES OF ORDER** Amelia Linder, Attorney
- VI. APPROVAL OF MINUTES – March, 2015**
- VII. PUBLIC HEARING** Geonard Price,
Deputy Planning Director/ Zoning Adm.

OPEN PUBLIC HEARING

15-01 V Charles Bradley Spehl 326 Amberwood Cir. Irmo, SC 29063 TMS#04108-02-23	A variance to encroach into the setbacks on property zoned Residential Low Density. (RS-LD). ADMINISTRATIVELY DEFERRED
15-05 SE Verizon Lorick Rd. Blythewood, SC 29016 TMS# 12200-03-19	A special exception to establish a communication tower on property zoned Rural (RU). ADMINISTRATIVELY DEFERRED
15-06 SE Sonlight Resources Institute 870 Langford Rd. Blythewood, SC 29016 TMS# 20600-08-09	Requests a special exception for a Continued Care Facility on property zoned Rural (RU)
15-07 SE Jonathan Yates 561 W. Killian Rd. Columbia, SC 29229 TMS# 17400-02-13	A special exception to establish a communication tower on property zoned General Commercial (GC). ADMINISTRATIVELY DEFERRED

VIII. OTHER BUSINESS

IX. ADJOURNMENT



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

15-06 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: 20600-08-09

Location: 870 Langford Road, Blythewood, SC 29016

Parcel Size: 9.10 acre tract

Existing Land Use: The parcel is currently occupied by two structures totaling 6,949 square feet.

Proposed Land Use: The applicant proposes to establish a three (3) structure, 49,500 square foot continued care retirement community.

Character of Area: The general area is consists of large lot subdivisions 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 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 construct and operate a three (3) structure continued care retirement community which will total 49,500± square feet. The development will consist of a 15,500 square foot and two (2) 17,000 square foot residential facilities. The facilities are designed to accommodate seventy-two (72) residents. The applicant proposes to have a maximum of eight (8) employees on the shift of greatest employment.

The proposed development is primarily intended for veteran residents.

According to the applicant, the two existing structures will be utilized for the continued care retirement community until the facilities are completed.

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. Plans for the development of the site must be submitted for official review by Richland County within one (1) year of the approval of the special exception;
2. Construction of the project must be initiated within eighteen (18) months of the approval of the special exception;
3. If the stipulations of items #1 and #2 are not met, the use of the existing structures for the continued care retirement community is prohibited;
4. 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;
5. 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
6. 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

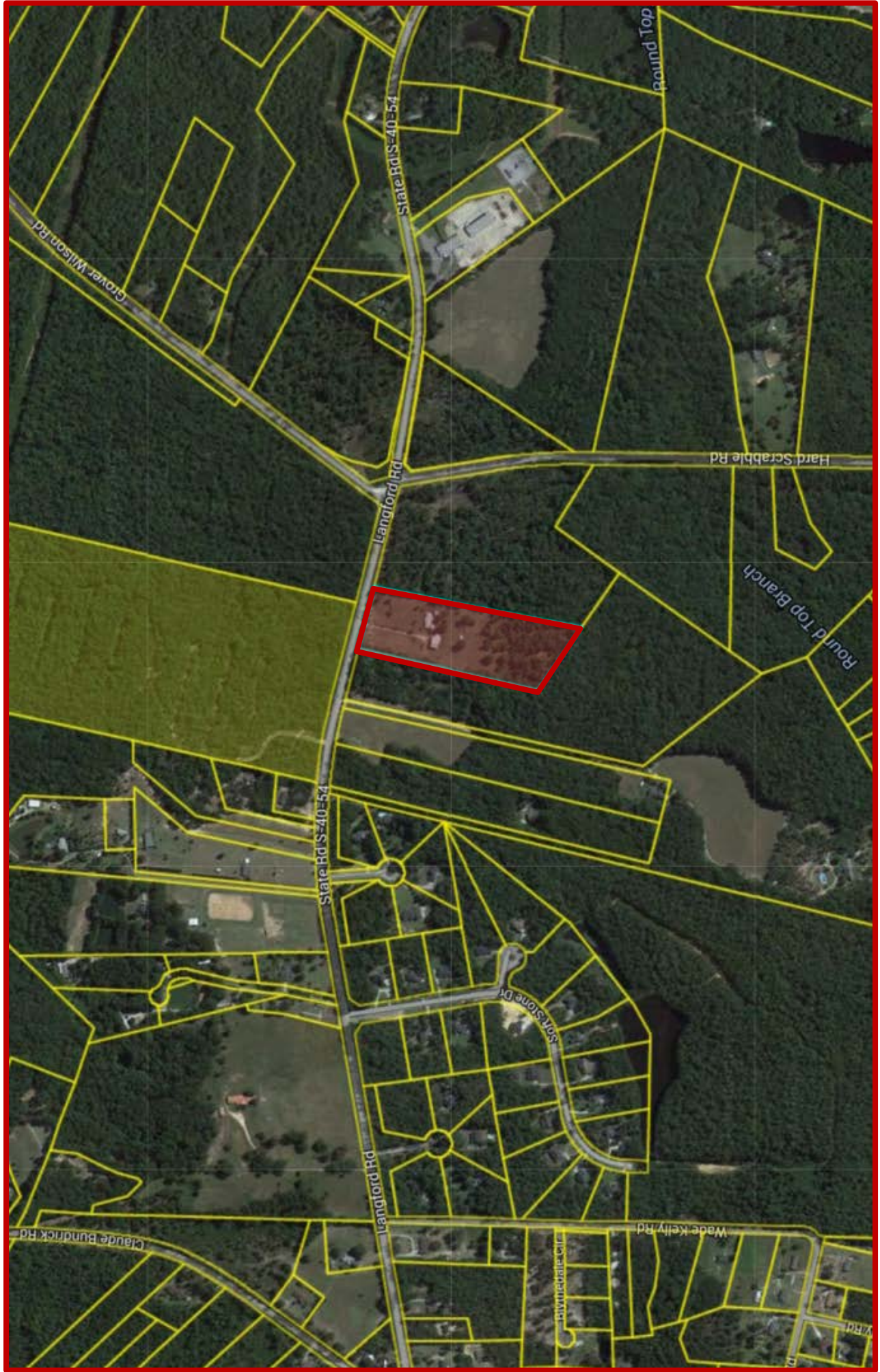
CASE HISTORY:

N/A

ATTACHMENTS:

- Site plan
- Zoning Application Packet

15-06 SE
Sonlight Resources Institute
870 Langford Rd.
Blythewood, SC 29016
TMS# 20600-08-09





BOARD OF ZONING APPEALS

SPECIAL EXCEPTION

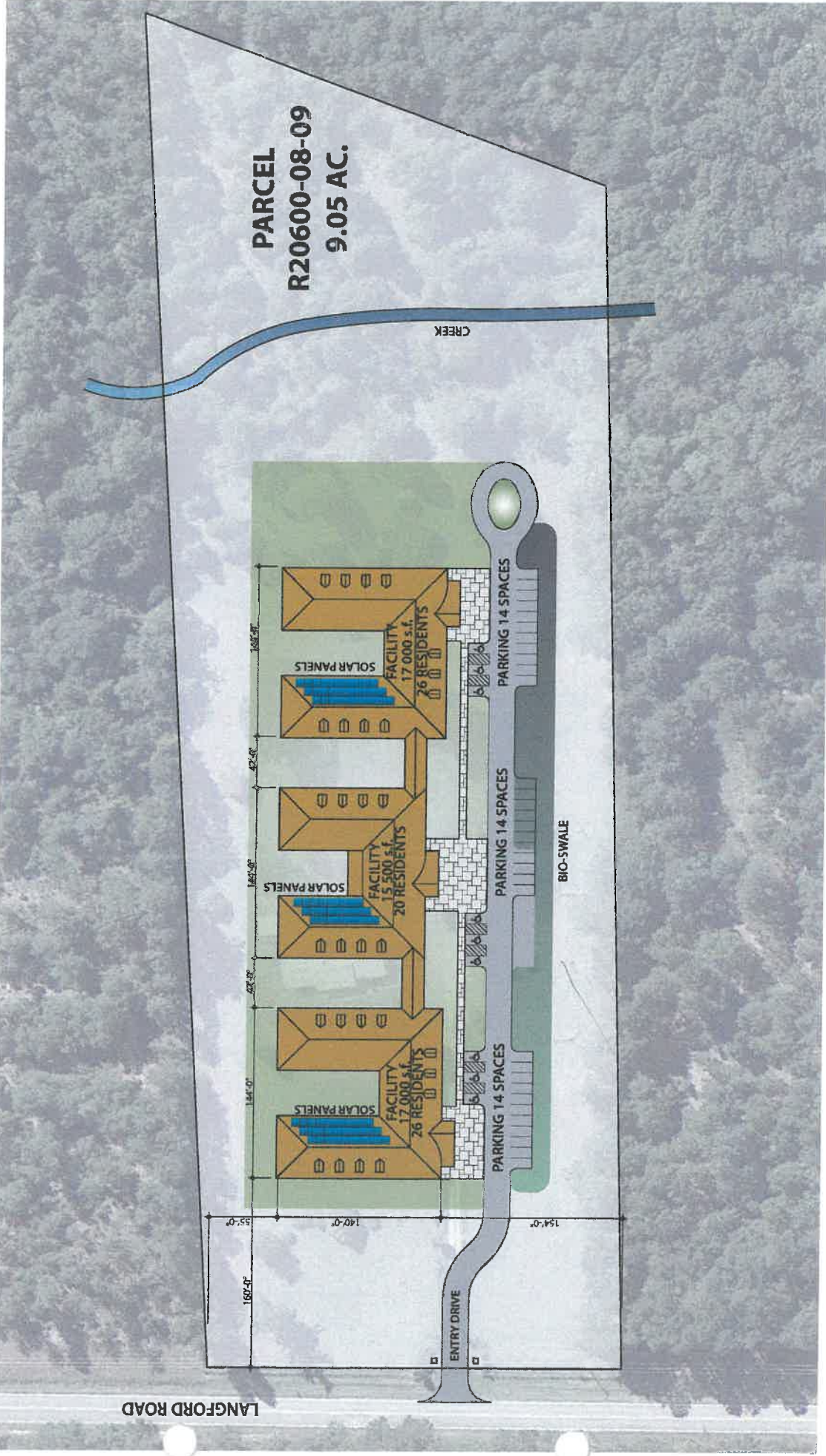


1. Location: 870 LANGFORD ROAD
 TMS Page: R20600-08-09 Block: _____ Lot: _____ Zoning District: RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: RETIREMENT FACILITY & CONTROVERSIAL CARE RETIREMENT COMMUNITY
3. Describe the proposal in detail: UTILIZATION OF EXISTING 2 STRUCTURES ^(5000 SQ FT) UNTIL THE COMPLETION OF 2 17000 SQ FT AND 1 15000 SQ FT NEW STRUCTURES FOR LIVING FACILITIES WITH A PRIMARY FOCUS ON VETERAN RESIDENTS
4. Area attributed to the proposal (square feet): 49,000
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: 42
7. Total number of employees on shift of greatest employment: 8
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 SHUTTLE VAN
 - b. Vehicle and pedestrian safety: NONE OFFSITE NEEDS PROVIDED BY ON SITE TRANSPORTATION
 - 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: FRONT ELEVATION DRAWINGS ORIENTATION & SPACING PROVIDED BY ARCHITECTS PROPOSER'S PLAN ATTACHED PLAT WITH DIMENSIONS & ELEVATIONS ATTACHED

1
Site
Plan

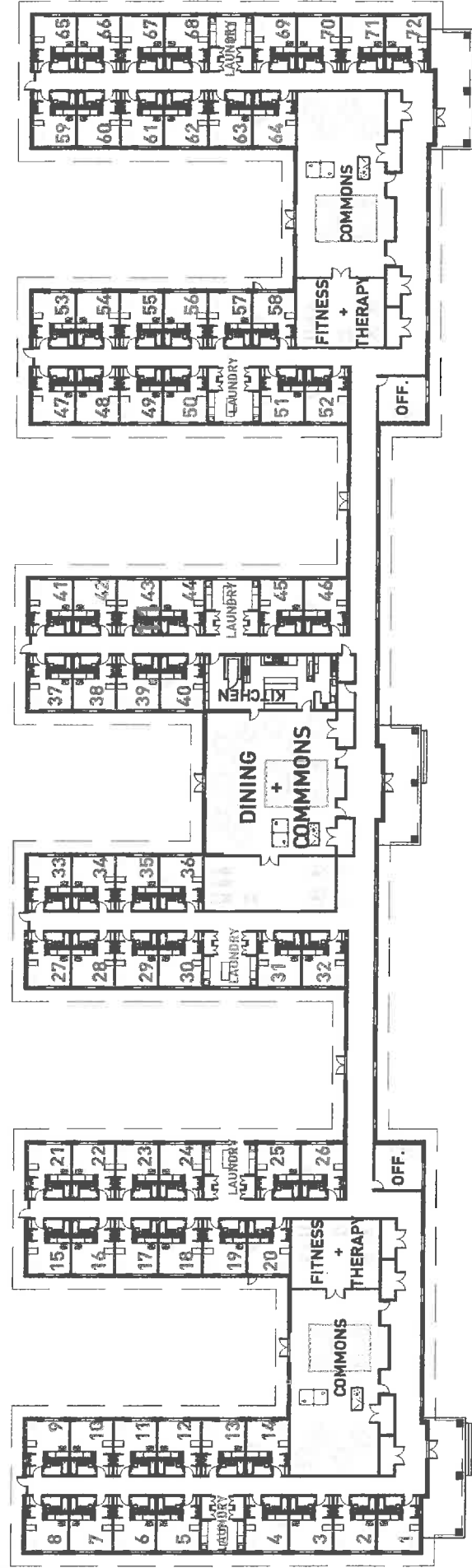
Veterans Assisted
LIVING FACILITY



2

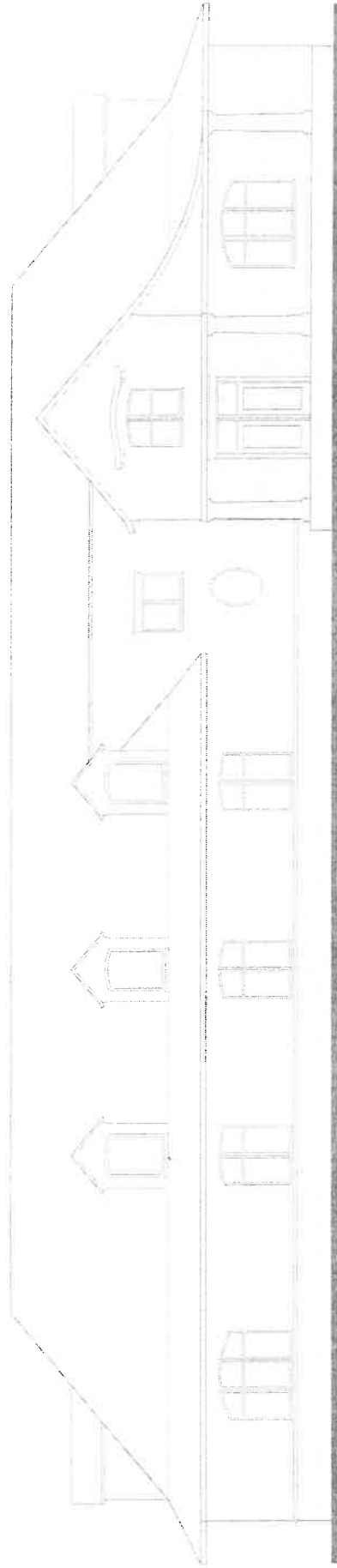
Floor
Plan

Veterans Assisted LIVING FACILITY



Front
Elevation

Veterans Assisted
LIVING FACILITY





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