

RICHLAND COUNTY BOARD OF ZONING APPEALS



Wednesday, 1 May 2019

3 p.m.

Council Chambers



**Richland County
Board of Zoning Appeals
Wednesday, May 1, 2019
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Mike Spearman, Chairman**
- II. PUBLIC NOTICE ANNOUNCEMENT**
- III. ADOPTION OF AGENDA**
- IV. RULES OF ORDER** **Chairman**
- V. APPROVAL OF MINUTES – April 2019**
- VI. PUBLIC HEARING** **Geonard Price,
Zoning Administrator**

OPEN PUBLIC HEARING [ACTION]

- 1. Case 19-004 SE** **Special exception to establish a place of** **District 10**
First Spanish Baptist Church **worship on property zoned Residential** **Dalhi Myers**
7915 Old Percival Road **Single-Family, Low Density (RS-LD)**
Columbia, SC 29223
TMS: 19712-05-10

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



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

19-004 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: First Spanish Baptist Church

TMS: 19712-05-10

Location: 7915 Old Percival Road, Columbia, SC 29223

Parcel Size: 3.15 acres

Existing Land Use: The parcel is currently institutionally developed (First Spanish Baptist Church).

Proposed Land Use: The applicant proposes to a 5,348 square foot place addition to the existing place of worship.

Character of Area: The area is comprised primarily with residentially developed 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 a 5,348 square foot addition to the existing 3,642 square foot place of worship. The Board of Zoning Appeals approved the special exception request (94-025 SE) for the establishment of the existing sanctuary.

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.

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

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:

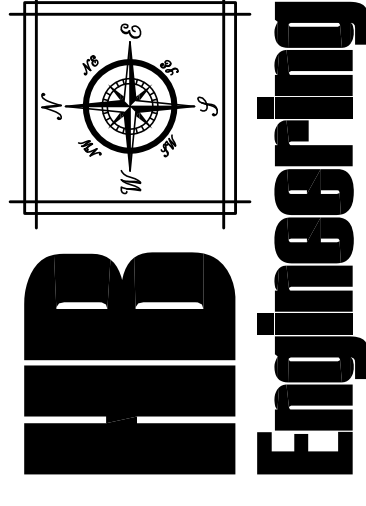
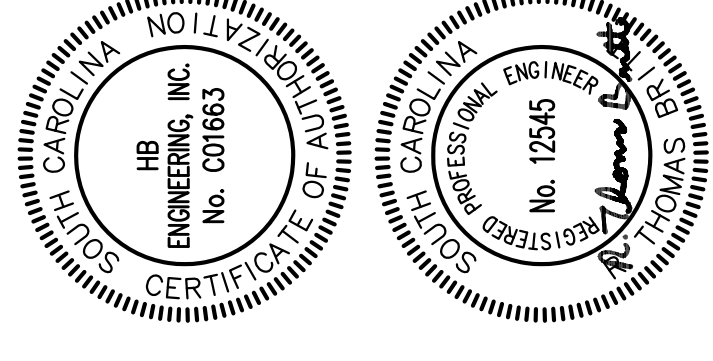
94-025 SE

ATTACHMENTS:

- Site plan
- Application

Case 19-004 SE
First Spanish Baptist Church
7915 Old Percival Road
Columbia, SC 29223
TMS: 19712-05-10





SITE DEVELOPMENT CONSULTANTS
 720 OLD CHEROKEE ROAD
 LEXINGTON, SOUTH CAROLINA 29072
 803-957-7027 FAX 877-728-0808

**PRIMERA CHURCH
 BUILDING ADDITION
 RICHLAND COUNTY
 SOUTH CAROLINA**

No.	Date	Revision
1.	2/28/19	COUNTY COMMENTS 2-15-2019

SITE PLAN

Drawn By:	TB
Checked By:	TB
Scale:	1"=30'
Project No.:	18159
Date:	3/12/2019
Sheet:	5

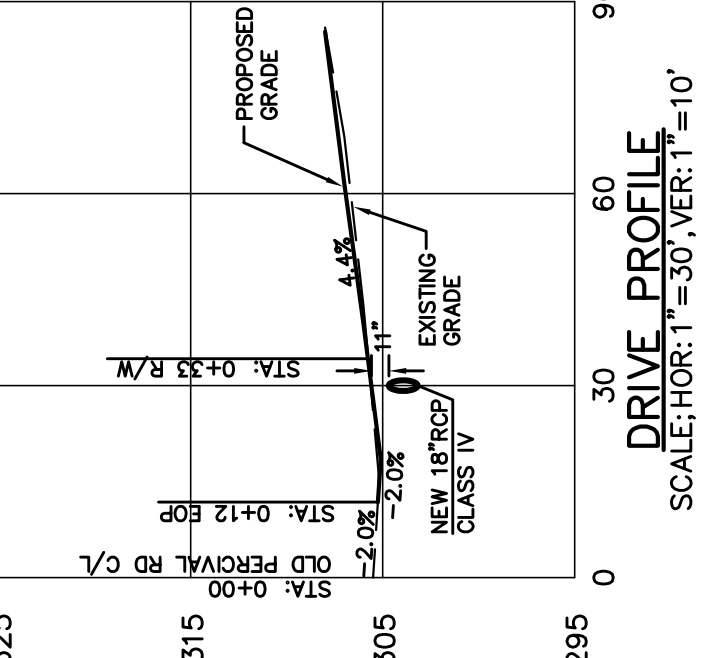


Know what's below.
 Call before you dig.

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP NUMBER 45079C0258L, DATED DECEMBER 21, 2017, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AND IS NOT WITHIN A DESIGNATED FLOOD PRONE AREA.

SCODD DETAILS:	REF. #
2 LANE FLAGGING:	610-005-10
FLAGGING NOTES:	610-005-00
PIPE CULVERT:	714-203-01
RCP END TREATMENT:	719-610-00

PAYEMENT LEGEND	
	SCODD ASPHALT
	LIGHT DUTY ASPHALT
	GRAVEL



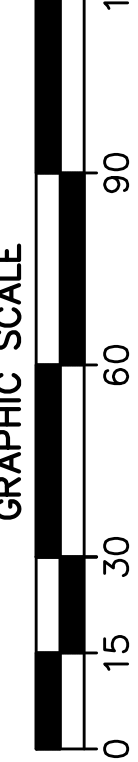
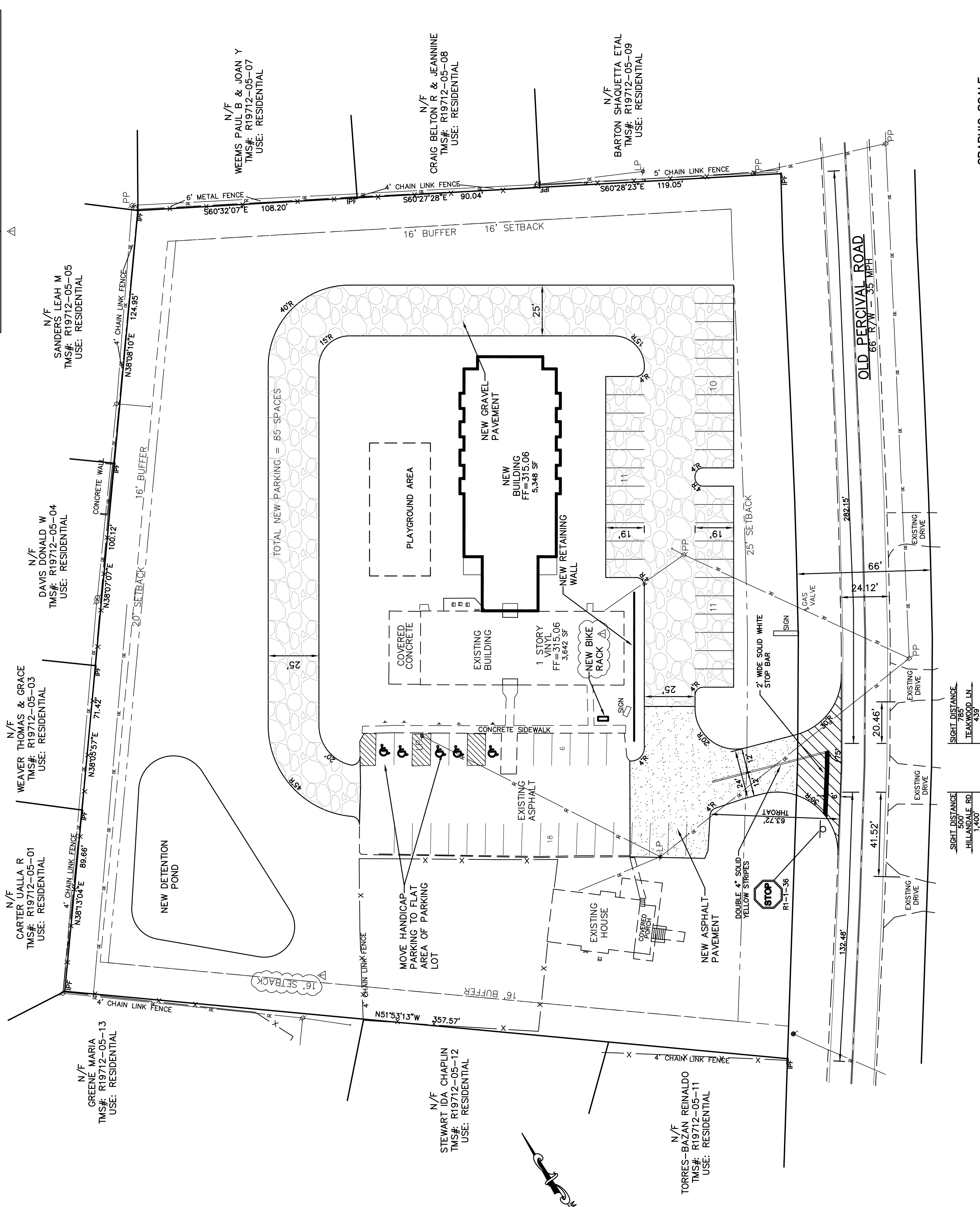
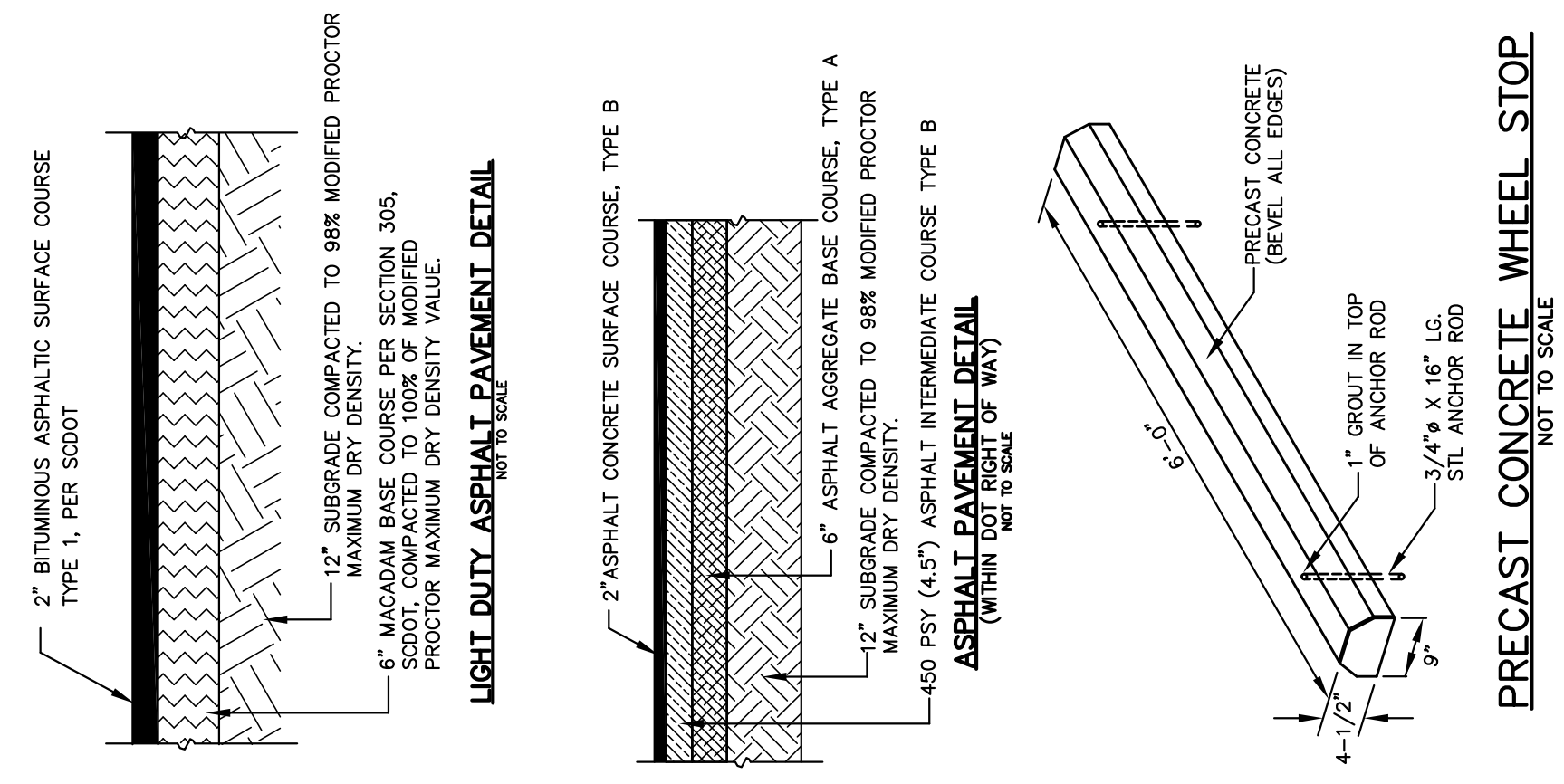
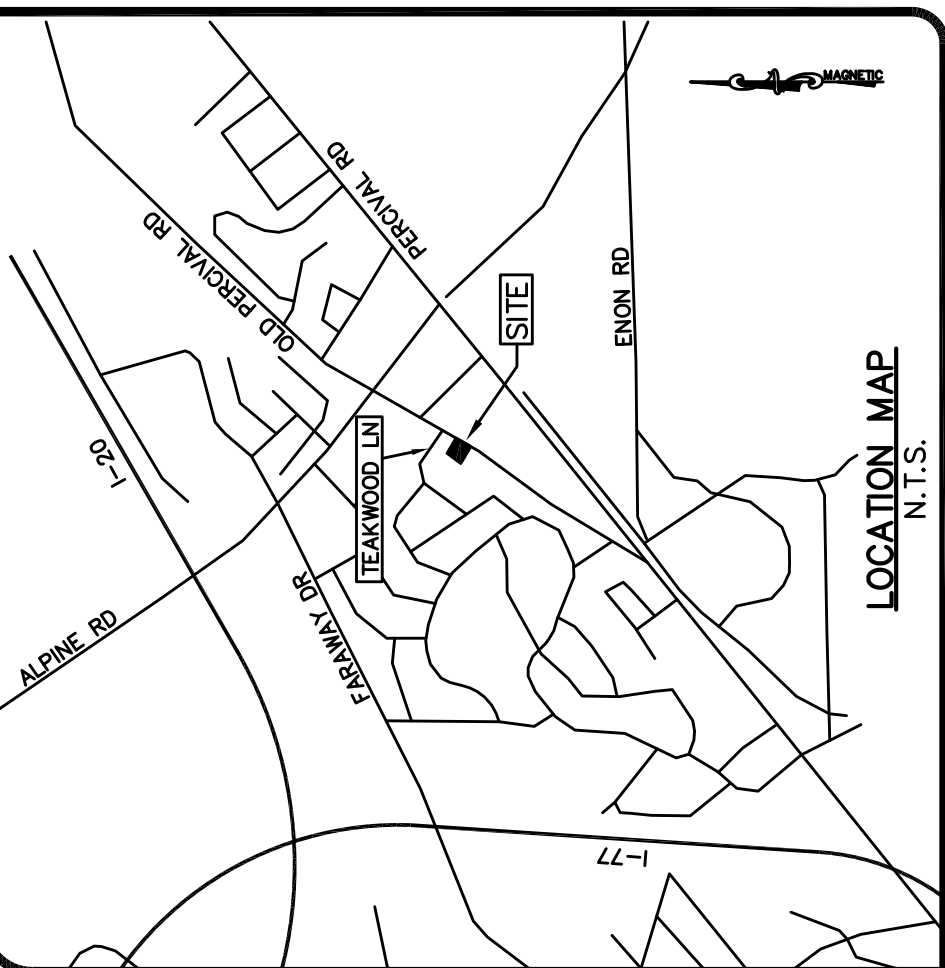
NOTE: UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIPES, CATCH BASIN, AND DITCHES ALONG FRONTAGE AND DOWNSTREAM AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE AND CURRENT SCODD STANDARD DRAWINGS, INCLUDING, BUT NOT LIMITED TO, THE DRAWINGS INCLUDED WITHIN THESE PLANS AND THE APPROVED PERMIT PACKAGE.

SCODD SIGNAGE NOTE: CONTRACTOR SHALL ADJUST OR REPLACE ALL EXISTING SIGNAGE AS NECESSARY.

SIDEWALK NOTE: ALL SIDEWALKS, STRIPING AND SIGNAGE TO BE ADA AND MUTCD COMPLIANT.

NOTE: ALL DRIVEWAY PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.





Richland County Government
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Columbia, SC 29204

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