

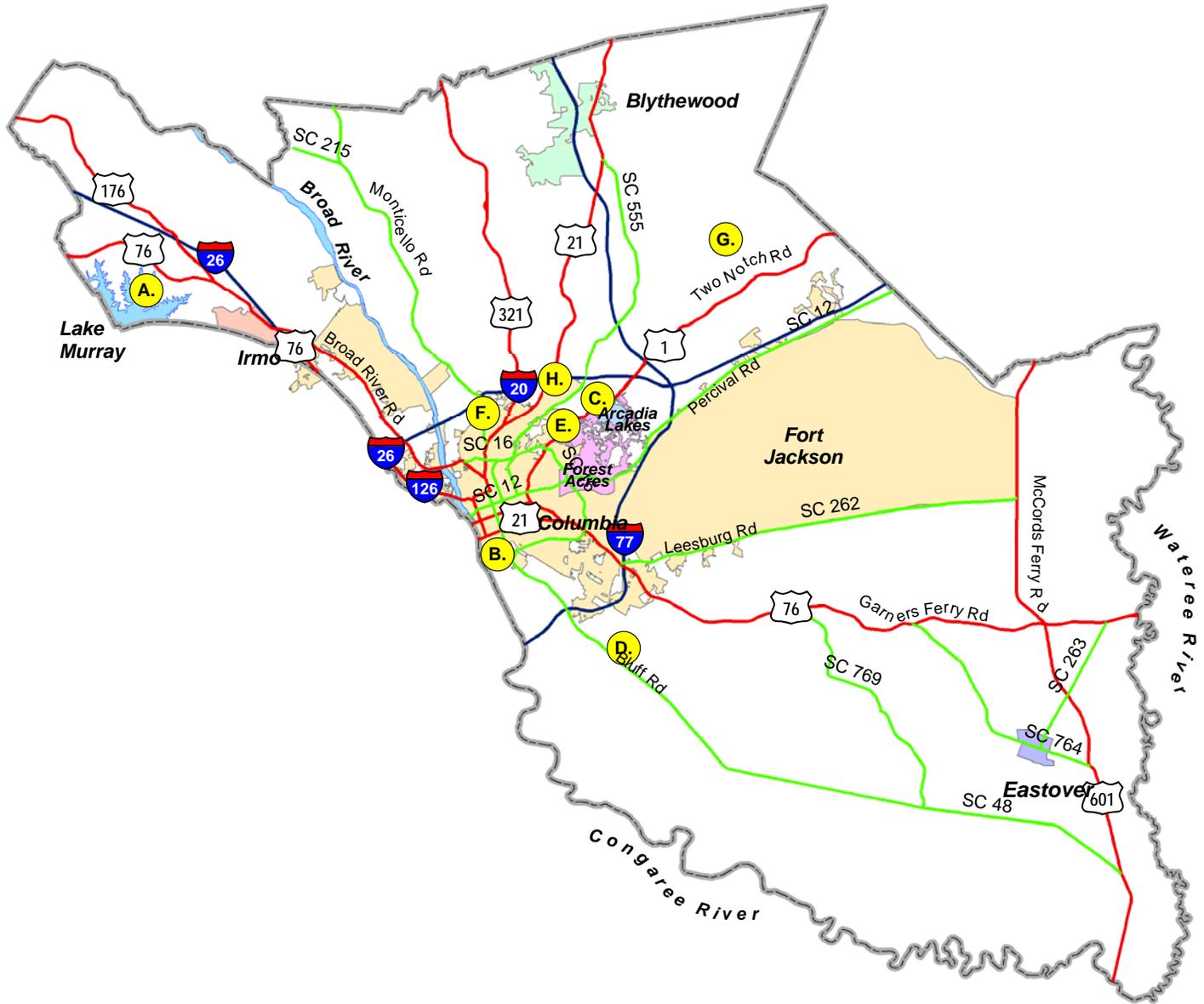
RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
PUBLIC HEARING



OCTOBER 6, 2004



# RICHLAND COUNTY BOARD OF ZONING APPEALS PUBLIC HEARING OCTOBER 6, 2004



CASE NO.	APPLICANT	TMS NO.	ADDRESS	DISTRICT
A. 04-106 V	Jeanie Duncan	02401-01-21	13 Island Drive	Corley
B. 04-109 SE	David Welford	08816-02-19	1101 Olympia Avenue	Scott
C. 05-08 SE	Charles Baker	14211-02-44	3801 Westmore Drive	Tillis
D. 05-09 SE	Bonnie Norma House	16104-03-02	1208 Pineview Drive	Scott
E. 05-10 SE	James Blanding	14104-04-23	Blue Bird Ln. #PR K-62	Tillis
F. 05-11 SE	Margaret Hollis	09310-05-14	5318 Ridgeway Street	Livingston
G. 05-12 SE	Tammi Williams	23000-02-31	5 Keswick Court	Brill
H. 05-13 SE	Pepsi Bottling Group	11814-01-04/05	6925 N. Main Street	Tillis



**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
PUBLIC HEARING  
OCTOBER 6, 2004, 1:00 P.M.**

**2020 HAMPTON STREET  
2<sup>nd</sup> FLOOR COUNTY COUNCIL CHAMBER**

**AGENDA**

- |             |                                       |   |
|-------------|---------------------------------------|---|
| <b>I.</b>   | CALL TO ORDER & RECOGNITION OF QUORUM | NAPOLEON TOLBERT,<br>CHAIRMAN                       |
| <b>II.</b>  | RULES OF ORDER                        | BRAD FARRAR,<br>DEPUTY COUNTY<br>ATTORNEY           |
| <b>III.</b> | PUBLIC HEARING                        | GEONARD PRICE,<br>ASSISTANT ZONING<br>ADMINISTRATOR |

**OPEN PUBLIC HEARING**

**Page**

**A** 04-106 V  
**00** Jeanie Duncan  
13 Island Drive  
02401-01-21

**Deferred**

**B** 04-109 SE  
**00** David Welford  
1101 Olympia  
08816-02-19

Requests special exception for the establishment of a boarding house in a general residential zoned district (RG-2)

**C** 05-08 SE  
**00** Charles Baker  
3801 Westmore Dr.  
14211-02-44

Requests special exception for the reduction of parking space by 50% for industrial use in a light industrial zoning district (M-1)

**D** 05-09 SE  
**00** Bonnie Norma House  
1208 Pineview Dr.  
16104-03-02

Requests special exception to place a manufactured home on property zoned light industrial (M-1)

**E** 05-10 SE  
**00** James Blanding  
Blue Bird Ln. #PR K-62  
14104-04-23

Requests special exception to place 3 manufactured homes on property zoned general residential (RG-2)

**F** 05-11 SE  
**00** Margaret Hollis  
5318 Rigdeway St.  
09310-05-14

Requests special exception for the establishment of a family day care on property zoned general residential (RG-1)

**G** 05-12 SE  
**00** Tammi Williams  
5 Keswick Ct.  
2300-02-31

Requests special exception for the establishment of a family day care for six children on property zoned single family residential (RS-3)

**H** 05-13 SE  
Pepsi Bottling Group  
Jeff Stevens  
6925 N. Main St.  
11814-01-04/05

**Deferred**

**IV. OTHER BUSINESS**

**Page 00**

**V. APPROVAL OF MINUTES**  
September 1, 2004

**VI. ADJOURNMENT**



6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

04-109 Special Exception

### REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a boarding house on property zoned RG-2 (general residential).

### GENERAL INFORMATION

**Applicant**

David Welsford

**Tax Map Number**

08816-02-19

**Location**

1101 Olympia Avenue

**Existing Zoning**

RG-2 (General Residential)

**Parcel Size**

.17 acre tract

**Existing Land Use**

Residential

**Existing Status of the Property**

The subjected property has a two-story, 3240 square foot residential structure. The structure was constructed in 1900.

**Proposed Status of the Property**

The applicant proposes to establish a rooming and boarding house for up to nine (9) residents.

**Immediate Adjacent Zoning and Land Use**

- North - RG-2; residential
- South - RG-2; residential
- East - RG-2; residential
- West - RG-2; residential

**Character of the Area**

The surrounding area is a mixture of single and two family dwellings. Diagonally from the subject property are Olympia and Granby Mills, which are currently being renovated for multi-family use.

## ZONING ORDINANCE CITATION

Section 26-64.4(4) of the Zoning Ordinance authorizes the Board of Zoning Appeals to permit rooming and boarding houses.

## CRITERIA FOR SPECIAL EXCEPTIONS

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The average weekday trips per day for a single-family residential structure is approximately 9.5 (based on the Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993).

The establishment of a nine (9) resident boarding house will generate approximately 85.5 trips per day.

**2. Vehicle and pedestrian safety.**

The inability of the applicant to meet the required parking for a rooming and boarding house could present vehicle and pedestrian safety issues.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

There should be a minimal, if any, impact of noise, lights, fumes or obstruction of airflow by the establishment of a rooming and boarding house.

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs in such a manner that screening would be required.

However, a rooming and boarding house use is required to provide a buffer from abutting residential properties.

**5. Orientation and spacing of improvements or buildings.**

The size of the lot and the location of the existing structure precludes the need for changes in orientation and spacing of improvements or buildings.

## DISCUSSION

Staff visited the site.

The applicant proposes to establish a rooming and boarding home for up to nine (9) residents in an existing residential structure.

The establishment of a rooming and boarding house changes the use of the structure from a one- and /or two-family dwelling unit. This would subject the use to the parking requirements of section 26-78 (off-street parking requirements) of the Richland County Zoning Ordinance. Staff believes that the requirements of this section, particularly subsection 26-78.4, cannot be adequately met.

Staff recommends that this request be denied.

However, if the Board feels that this application has merit, it is suggested by staff that the case be deferred until a feasible parking solution is found.

## CONDITIONS

### 26-602.2(d)

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall be deemed a violation of this chapter, punishable under penalties established herein;
- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

## RECOMMENDATION

Recommend denial of this Special Exception for the following reasons:

- A. The proposed project cannot meet other applicable requirements of the zoning ordinance.

## OTHER RELEVANT SECTIONS

### [Sec. 26-86. Manufactured homes on individual lots.](#)

Manufactured homes placed on individual lots shall comply with the following requirements.

a. *Manufactured home stands:* The manufactured home stand shall be improved to provide adequate support for the placement and tie down of the manufactured home. The stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs, such as cast-in-place concrete "dead-men," eyelets imbedded in concrete, screw augers or arrowhead anchors shall be placed in each corner of the manufactured home stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.

b. *Skirting:* In order to receive a release for electricity, any manufactured home placed on or after January 1, 1990, shall be skirted, entirely enclosing the bottom section. Such skirting shall be fire resistant or an equal substitute.

However, any manufactured home in place prior to January 1, 1990, shall not be required to be skirted, unless such manufactured home is moved to a new location.

c. *[Nonconforming use permits:]* Temporary nonconforming use permits, relieving the property owner from complying with this section 26-86 may be granted, pursuant to section 26-51.5, of the county Code of Ordinances, but such permits may not exceed thirty (30) days. The county administrator, however, may grant an additional extension for a period not to exceed eleven (11) months.

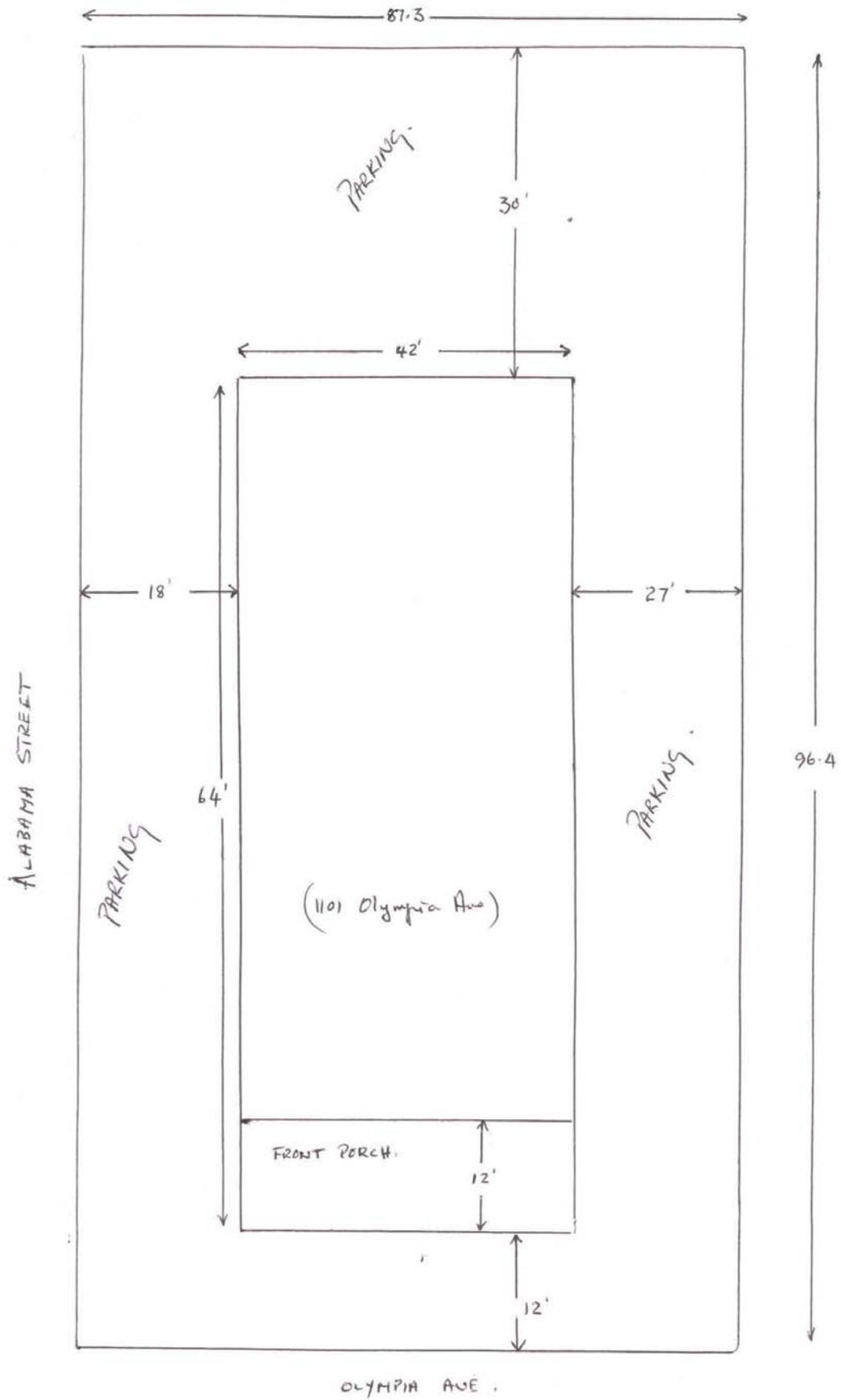
(Ord. No. 1967-90, § I, 4-3-90; Ord. No. 054-00HR, § IV, 10-3-00)

## **ATTACHMENTS**

- Plat (drawn)
- Pictures

## **CASE HISTORY**

A special exception request for the continuance of a halfway house was denied (89-073).







**B. CASE 04-109 SE**  
**1101 Olympia Avenue**  
**TMS 08816-02-19**





6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

05-08 Special Exception

### REQUEST

The applicant is requesting the Board of Appeals to grant a special exception to reduce the number of required parking spaces in a M-1 (Light Industrial) zoned district.

### GENERAL INFORMATION

**Applicant**

Charles Baker

**Tax Map Number**

14211-02-44

**Location**

3801 Westmore Drive

**Existing Zoning**

M-1 (Light Industrial)

**Parcel Size**

19.6± acre tract

**Existing Land Use**

Industrial

**Existing Status of the Property**

The subject property has an existing 113,000 square foot building.

**Proposed Status of the Property**

The applicant proposes to construct a 7,208± square foot addition to the existing building that is dedicated to office space. The proposed addition will require an additional 24 parking spaces.

**Immediate Adjacent Zoning and Land Use**

North - RS-2; residential

South - M-1; industrial

East - RS-2; residential

West - RS-3; residential

**Character of the Area**

The surrounding area is primarily residential, with commercial and industrial zonings and uses along Shakespeare Road.

### ZONING ORDINANCE CITATION

Section 26-78.3(2) of the Zoning Ordinance authorizes the Board of Zoning Appeals to grant the reduction of off-street parking for industrial, processing, storage, warehousing,

distribution, or wholesaling uses of not more than seventy-five (75) percent of the required parking, subject to appropriate safeguards and conditions, if such action appears to be reasonably justified as based upon employment levels and characteristics of operation of such uses.

### **CRITERIA FOR SPECIAL EXCEPTIONS**

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The reduction of parking should have minimal impact on the traffic. The number of employees on a single shift, as indicated on the application, is less than the requested number of parking spaces. Also, the site plan review by staff and the fire marshal should ensure that the parking design meets all safety standards.

**2. Vehicle and pedestrian safety.**

There were no obstacles or conditions present that seem to present vehicle or pedestrian safety.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

N/A

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs and does not require screening.

**5. Orientation and spacing of improvements or buildings.**

N/A

### **DISCUSSION**

Staff visited the site.

The current parking for the existing building does not meet current code. The existing use was established before zoning. The granting of the special exception will serve to bring the nonconformance into conformity.

The applicant is requesting a special exception to reduce the required number of parking spaces from 256 spaces to 128.

Staff recommends that this request be approved.

### **CONDITIONS**

N/A

**26-602.2(d)**

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall

be deemed a violation of this chapter, punishable under penalties established herein;

- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

### RECOMMENDATION

Recommend **approval** of this Special Exception for the following reasons:

- A. Based on the criteria for special exceptions, the project has demonstrated that it will not have an adverse affect on the surrounding area.

### OTHER RELEVANT SECTIONS

### ATTACHMENTS

- Plat

### CASE HISTORY

No record of previous special exception or variance request.

Rcpt # 367863  
Paid \$ 50.00

**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPEAL**

Application # \_\_\_\_\_  
Filed 8-18-04

**NOTICE TO APPLICANTS**

No application for special exception will be processed unless the following conditions are met no later than the first (1<sup>st</sup>) day of the month prior to the date of the Board meeting, which is held the first Wednesday of each month:

- a. All questions on this application have been fully answered;
- b. The application has been signed by the owner or his agent with the written authorization of the owner;
- c. A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and location on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted on an 8 1/2" X 11" size pieces of paper.

1. Location: 3801 WESTMORE DRIVE, COLUMBIA, SC 29223  
TMS #: Page R14211 Block 02 Lot 44 Zoning District M-1
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: (nature of special exception) REDUCTION OF REQUIRED PARKING FOR INDUSTRIAL USE BY 50%
3. The Board of Zoning Appeals is authorized to grant or deny special exception of this specific nature in Section 26-78.3(2) of the Zoning Ordinance.

**PROPOSED NEW CONSTRUCTION**

1. Free Standing Structure ( ) Addition to an existing building
2. Use OFFICE Number of square footage 7,200
3. Answer only if a commercial or manufacturing use:
  - a. Total number of parking spaces on lot 161
  - b. Number of trucks 12 size 12' x 60'
  - c. Number of proposed and existing signs N/A  
Size of proposed or existing signs N/A
  - d. Number of employees working on premises 125 SINGLE SHIFT

**EXISTING USES AND STRUCTURES ON LOT**

1. Number of existing uses / structures ONE STRUCTURE / TWO USES
2. Size and use:
  - a. Square footage 87,000 Use MANUFACTURING 145 spaces
  - b. Square footage 26,000 Use OFFICE 87 spaces
  - c. Square footage \_\_\_\_\_ Use \_\_\_\_\_

Charles Baker  
Appellant's Signature  
CHARLES BAKER  
Print Name

101 FLINTHURST ROAD  
COLUMBIA, SC 29203  
Address, City, State & Zip Code

803-227-1265  
Telephone Number



**C. CASE 05-08 SE**  
**3801 Westmore Drive**  
**TMS 14211-02-44**

**Site**





6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

05-09 Special Exception

### REQUEST

The applicant is requesting the Board of Appeals to grant a special exception to permit a residential structure in a M-1 (Light Industrial) district.

### GENERAL INFORMATION

**Applicant**

Bonnie Norma House

**Tax Map Number**

16104-03-02

**Location**

1208 Pineview Road

**Existing Zoning**

M-1 (Light Industrial)

**Parcel Size**

6.3 acre tract

**Existing Land Use**

Residential

**Existing Status of the Property**

The subject property has an existing residential structure and numerous accessory structures. The property is fenced.

**Proposed Status of the Property**

The applicant proposes to place a 980 square foot manufactured home on the subject property.

**Immediate Adjacent Zoning and Land Use**

- North - M-1; residential (occupied and abandoned)
- South - M-1; recreational
- East - M-1; residential (occupied and abandoned) / undeveloped
- West - M-1; residential / industrial

**Character of the Area**

The surrounding area is a mixture of single-family residential structures (some vacant) and businesses dedicated towards industrial use.

## ZONING ORDINANCE CITATION

Section 26-68.5(1) of the Zoning Ordinance authorizes the Board of Zoning Appeals to permit manufactured homes that are compatible with the character of the surrounding area, subject to the requirements of section 26-86.

## CRITERIA FOR SPECIAL EXCEPTIONS

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The average weekday trips per day for a single-family residential structure is approximately 9.5 (based on the Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993).

**2. Vehicle and pedestrian safety.**

There were no obstacles or conditions present that seem to present vehicle or pedestrian safety.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

There should be a minimal impact of noise, lights, fumes or obstruction of airflow by the establishment of a residential use.

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs and does not require screening.

**5. Orientation and spacing of improvements or buildings.**

The size of the lot and the location of the existing structures and the proposed location precludes the need for changes in orientation and spacing of improvements or buildings.

## DISCUSSION

Staff visited the site.

The applicant is proposing to place a manufactured home on the subject property to assist with the daily health care of the applicant's mother.

In addition to a residential structure, there exist a garage, tool shop, playhouse, storage building, and two (2) barns.

Staff believes that this request will not adversely impact the dwellings or properties in the surrounding area.

Staff recommends that this request be approved.

## CONDITIONS

### **26-602.2(d)**

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall be deemed a violation of this chapter, punishable under penalties established herein;
- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

## RECOMMENDATION

Recommend **approval** of this Special Exception for the following reasons:

- A. Based on the criteria for special exceptions, the project has demonstrated that it will not have an adverse affect on the surrounding area.

## OTHER RELEVANT SECTIONS

## ATTACHMENTS

- Plat

## CASE HISTORY

No record of previous special exception or variance request.

Rcpt # 367844

Application # \_\_\_\_\_

Paid \$ 50.00

**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPEAL**

Filed 8-16-04

**NOTICE TO APPLICANTS**

No application for special exception will be processed unless the following conditions are met no later than the first (1<sup>st</sup>) day of the month prior to the date of the Board meeting, which is held the first Wednesday of each month:

- a. All questions on this application have been fully answered;
- b. The application has been signed by the owner or his agent with the written authorization of the owner;
- c. A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and location on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted on an 8 1/2" X 11" size pieces of paper.

1. Location: 1208 Pineview Dr. Columbia S.C. 29209

TMS #: Page 16104 Block 03 Lot 02 Zoning District M-1

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting : (nature of special exception) Daughter's trailer be moved on my property to assist with my daily health care.

3. The Board of Zoning Appeals is authorized to grant or deny special exception of this specific nature in Section 26-68 of the Zoning Ordinance.

**PROPOSED NEW CONSTRUCTION**

1. Free Standing Structure  Addition to an existing building ( )

2. Use Mobile Home Number of square footage 14' X 70'

3. Answer only if a commercial or manufacturing use :

- a. Total number of parking spaces on lot \_\_\_\_\_
- b. Number of trucks \_\_\_\_\_ size \_\_\_\_\_
- c. Number of proposed and existing signs \_\_\_\_\_  
Size of proposed or existing signs \_\_\_\_\_
- d. Number of employees working on premises \_\_\_\_\_

**EXISTING USES AND STRUCTURES ON LOT**

1. Number of existing uses / structures 8

2. Size and use:

- a. Square footage \_\_\_\_\_ Use House
- b. Square footage \_\_\_\_\_ Use GARAGE / CARPORT
- c. Square footage \_\_\_\_\_ Use Tool Shop, Play House  
BARRACKS - storage  
Chicken House  
2 BARNs

Mazzie E. Nicholson  
Appellant's Signature  
Mazzie E. Nicholson  
Print Name

1208 Pineview DR  
Columbia SC 29209  
Address, City, State & Zip Code

776-5918  
Telephone Number





## PERMIT TO CONSTRUCT - CERTIFICATE OF FINAL APPROVAL Onsite Sewage Treatment and Disposal System

Permit No.: Q3-IV 40-33591 Type Facility: MORNING HOME TMS#: 16104-03-02  
 Name: Bonnie Norma House Address: 337 Gatlin Drive Sys. Category: 210  
1200 Pineview Drive  
 Subdivision: \_\_\_\_\_ Street: \_\_\_\_\_ Section/Lot: \_\_\_\_\_ Type Water Supply: PUBLIC

**SYSTEM SPECIFICATIONS**

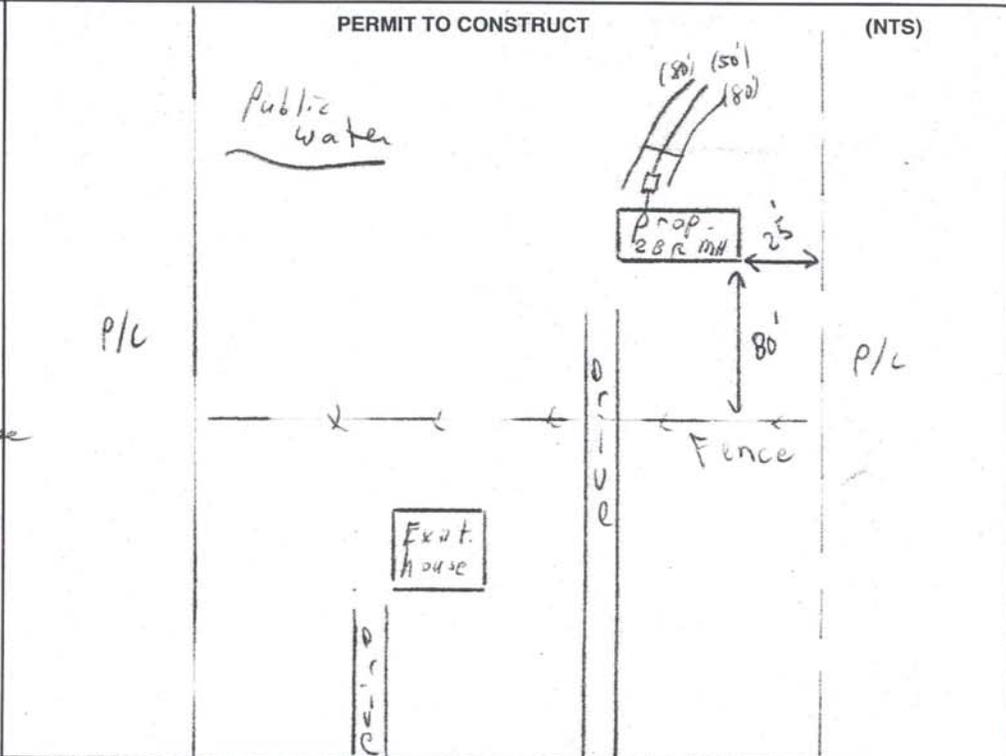
Max. Est. Daily Flow: 240 gpd  
 Loading Rate: 0.5  
 Tank Size(s): 1000 gal.  
 Trenches: Length: 210 ft.  
 Width: 36 in.  
 Max. Bottom Depth: 18 in.  
 Aggregate Depth: 9 in.  
 Min. Pump Capacity: \_\_\_\_\_ gpm  
 at \_\_\_\_\_ ft. of Head

**SPECIAL INSTRUCTIONS/CONDITIONS**

SIGN: Bonnie Norma House  
 DATE: August 16, 2004

**PERMIT TO CONSTRUCT**

(NTS)



**ACTUAL INSTALLATION**

Installer: \_\_\_\_\_  
 Tank(s) Mfg.: \_\_\_\_\_  
 Aggregate Type: \_\_\_\_\_  
 Well Installed: Yes No  
 Nearest Actual Distance to:  
 Well: \_\_\_\_\_  
 Building: \_\_\_\_\_  
 Property Line: \_\_\_\_\_  
 Stream/Impoundment: \_\_\_\_\_

Line No. Elevation Readings  
 Stubout: \_\_\_\_\_  
 S/T Inlet: \_\_\_\_\_  
 S/T Outlet: \_\_\_\_\_

Pineview Road

ANY CHANGES TO SYSTEM MUST BE AUTHORIZED BY THE HEALTH DEPARTMENT PRIOR TO INSTALLATION.

**CERTIFICATE OF FINAL APPROVAL**

(NST)

THIS CERTIFICATE OF FINAL APPROVAL IN NO WAY GUARANTEES THE LIFE OF THE SYSTEM OR THAT IT WILL FUNCTION PROPERLY UNDER ANY OR ALL CONDITIONS.

Issued By: Harold McCall Date: 8/11/04 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

**D. CASE 05-09 SE**  
**1208 Pineview Drive**  
**TMS 16104-03-02**

**Site**







6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

05-10 Special Exception

### REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of three (3) manufactured home on property zoned RG-2 (general residential).

### GENERAL INFORMATION

**Applicant**

James Blanding

**Tax Map Number**

14104-04-23

**Location**

Bluebird Lane

**Existing Zoning**

RG-2 (General Residential)

**Parcel Size**

2.57 acre tract

**Existing Land Use**

Undeveloped

**Existing Status of the Property**

The subjected property is heavily wooded and undeveloped.

**Proposed Status of the Property**

The applicant proposes to locate three (3) manufactured homes on the subject property.

**Immediate Adjacent Zoning and Land Use**

- North - RG-2; residential
- South - RG-2; residential / undeveloped
- East - M-1; commercial / industrial
- West - RG-2; residential

**Character of the Area**

The surrounding area is a mixture of single-family dwellings, manufactured/mobile homes and commercial uses.

### ZONING ORDINANCE CITATION

Section 26-63.4(3) of the Zoning Ordinance authorizes the Board of Zoning Appeals to permit manufactured home subject to the requirements of section 26-86.

## CRITERIA FOR SPECIAL EXCEPTIONS

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The average weekday trips per day for a single-family residential structure is approximately 9.5 (based on the Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993).

**2. Vehicle and pedestrian safety.**

There were no obstacles or conditions present that seem to present vehicle or pedestrian safety.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

There should be a minimal, if any, impact of noise, lights, fumes or obstruction of airflow by the establishment of a residential structure.

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs and does not require screening.

**5. Orientation and spacing of improvements or buildings.**

The size of the lot and the location of the existing structure precludes the need for changes in orientation and spacing of improvements or buildings.

## DISCUSSION

Staff visited the site.

The applicant proposes to establish three (3) manufactured homes on the subject parcel.

Staff believes that this project will not adversely impact the dwellings or properties in the surrounding area.

Staff recommends that this request be approved.

## CONDITIONS

N/A

**26-602.2(d)**

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall be deemed a violation of this chapter, punishable under penalties established herein;
- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

## RECOMMENDATION

Recommend **approval** of this Special Exception for the following reasons:

- A. Based on the criteria for special exceptions, the project has demonstrated that it will not have an adverse affect on the surrounding area.
- B. The proposed project is compatible with the surrounding uses.

## OTHER RELEVANT SECTIONS

### Sec. 26-86. Manufactured homes on individual lots.

Manufactured homes placed on individual lots shall comply with the following requirements.

a. *Manufactured home stands:* The manufactured home stand shall be improved to provide adequate support for the placement and tiedown of the manufactured home. The stand shall not heave, shift or settle unevenly under the weight of the manufactured home due to frost action, inadequate drainage, vibration, wind or other forces acting on the structure. Anchors or tie-downs, such as cast-in-place concrete "dead-men," eyelets imbedded in concrete, screw augers or arrowhead anchors shall be placed in each corner of the manufactured home stand and at intervals of at least 20 feet. Each device shall be able to sustain a minimum load of 4,800 pounds.

b. *Skirting:* In order to receive a release for electricity, any manufactured home placed on or after January 1, 1990, shall be skirted, entirely enclosing the bottom section. Such skirting shall be fire resistant or an equal substitute.

However, any manufactured home in place prior to January 1, 1990, shall not be required to be skirted, unless such manufactured home is moved to a new location.

c. *[Nonconforming use permits:]* Temporary nonconforming use permits, relieving the property owner from complying with this section 26-86 may be granted, pursuant to section 26-51.5, of the county Code of Ordinances, but such permits may not exceed thirty (30) days. The county administrator, however, may grant an additional extension for a period not to exceed eleven (11) months.

(Ord. No. 1967-90, § I, 4-3-90; Ord. No. 054-00HR, § IV, 10-3-00)

## ATTACHMENTS

- Plat (drawn)

## CASE HISTORY

No record of previous special exception or variance request.

Paid \$ 367924  
50.00

**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPEAL**

Application # \_\_\_\_\_  
Filed 08-26-04

**NOTICE TO APPLICANTS**

No application for special exception will be processed unless the following conditions are met no later than the first (1<sup>st</sup>) day of the month prior to the date of the Board meeting, which is held the first Wednesday of each month:

- a. All questions on this application have been fully answered;
- b. The application has been signed by the owner or his agent with the written authorization of the owner;
- c. A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and location on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted on an 8 1/2" X 11" size pieces of paper.

1. Location: Blue Bird Ln # PR K-62  
TMS #: Page B14104 Block 04 Lot 23 Zoning District RG-2
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting : (nature of special exception) I will like to Put 3 Trailers on this land
3. The Board of Zoning Appeals is authorized to grant or deny special exception of this specific nature in Section \_\_\_\_\_ of the Zoning Ordinance.

**PROPOSED NEW CONSTRUCTION**

1. Free Standing Structure ( )                      Addition to an existing building ( )
2. Use To Put 3 Trailers on                      Number of square footage 2,5700
3. Answer only if a commercial or manufacturing use :
  - a. Total number of parking spaces on lot \_\_\_\_\_
  - b. Number of trucks \_\_\_\_\_ size \_\_\_\_\_
  - c. Number of proposed and existing signs \_\_\_\_\_  
Size of proposed or existing signs \_\_\_\_\_
  - d. Number of employees working on premises \_\_\_\_\_

**EXISTING USES AND STRUCTURES ON LOT**

1. Number of existing uses / structures \_\_\_\_\_
2. Size and use:
 

a.	Square footage _____	Use _____
b.	Square footage _____	Use _____
c.	Square footage _____	Use _____

X James Blanding  
Appellant's Signature  
X James Blanding  
Print Name

1374 Mandella Rd  
Bonney 29431  
Address, City, State & Zip Code

843-825-4350  
Telephone Number

#3

289.5

#3 MANUFACTURED HOME

378.5

#2 MANUFACTURED HOME

457.5

#1 MANUFACTURED HOME

280

**D. CASE 05-10 SE**  
**Blue Bird Ln. #PR K-62**  
**TMS 14104-04-23**

**Site** →





6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

05-11 Special Exception

### REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of family daycare on property zoned RG-1 (general residential).

### GENERAL INFORMATION

**Applicant**

Margaret Hollis

**Tax Map Number**

09310-05-14

**Location**

5318 Ridgeway Street

**Existing Zoning**

RG-1 (General Residential)

**Parcel Size**

.23± acre tract

**Existing Land Use**

Residential

**Existing Status of the Property**

The subject property has an existing two-story, single-family residential structure. Immediately behind the house is a detached garage. The site is abutted on the left by a single-family residential structure and on the right by an undeveloped lot. Diagonally from the site is a community center.

**Proposed Status of the Property**

The applicant proposes to establish a family daycare for a maximum of six (6) children. The ages of the children would range from one (1) to three (3) years of age. The proposed hours of operation are 7:00am to 6:00pm.

There is no fencing currently provided on the property.

**Immediate Adjacent Zoning and Land Use**

- North - RG-1; residential
- South - RG-1; undeveloped
- East - RG-1; wooded, undeveloped
- West - RG-1; commercial/community center

**Character of the Area**

The surrounding area is a mixture residential, community, religious and commercial uses.

## ZONING ORDINANCE CITATION

Section 26-63.4(5) authorizes the Board to permit day nurseries and kindergartens as special exception subject to the provisions of Section 26-84. Section 26-84 requires that, before granting such a special exception, the Board will ensure that the Department of Special Services has approved the daycare facility. The applicant has submitted a letter from DSS.

## CRITERIA FOR SPECIAL EXCEPTIONS

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The average weekday trips per day for a single-family residential structure is approximately 9.5 (based on the Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993). The establishment of this daycare would generate approximately twelve (12) additional trips per day.

**2. Vehicle and pedestrian safety.**

There were no obstacles or conditions present that seem to present vehicle or pedestrian safety. The adjacent property provides an adequate area for the loading and unloading requirements.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

There should be a minimal, if any, impact of noise, lights, fumes or obstruction of airflow by the establishment of a family daycare.

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs and does not require screening.

**5. Orientation and spacing of improvements or buildings.**

The size of the lot and the location of the existing structure negates the need for changes in orientation and spacing of improvements or buildings.

## DISCUSSION

Staff visited the site.

The applicant is proposing to operate a daycare for six (6) children. Staff did not observe any conditions or factors that would negatively impact this community by the establishment of a family daycare.

The applicant is required to provide loading and unloading in an area other than the right-of-way. Staff believes that the adjacent parcel will sufficiently provide the means to meet this requirement.

Staff recommends that this request be approved with the following conditions.

## CONDITIONS

1. Vacancy, abandonment or discontinuance for any period of twelve (12) months (as verified by a business license) will void the special exception.
2. A fenced area be provided within four (4) months of the approval of the request.

### **26-602.2(d)**

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall be deemed a violation of this chapter, punishable under penalties established herein;
- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

## RECOMMENDATION

Recommend **approval** of this Special Exception for the following reasons:

- A. Based on the criteria for special exceptions, the project has demonstrated that it will not have an adverse affect on the surrounding area.

## OTHER RELEVANT SECTIONS

### **Sec. 26-84. Child day care facilities.**

Child day care facilities are permitted as special exceptions in RS-1, RS-1A, RS-2, RS-3, RR, RG-1, RG-2, MH-1, MH-2 and MH-3 districts, and as permitted uses in C-1, C-2, C-3, D-1 and RU districts subject to the following provisions:

#### *26-84.1 General requirements.*

a. Permitted Uses--Before granting a zoning permit for the establishment of a child day- care center or a group day-care home, the zoning administrator will ensure that the applicant has applied to the South Carolina Department of Social Services (DSS) for a license to operate the facility and has received a letter from the regulatory agency (DSS) that the facility in question is suitable to accommodate the maximum number of children to be cared for. Prior to issuing a zoning permit for the establishment of a family day-care home, the zoning administrator will ensure that the applicant has applied to DSS for registration of the day-care home.

b. Special Exceptions--Before granting a special exception for the establishment of a child day-care facility, the board of adjustment will ensure that the action outlined in paragraph a. above has been accomplished.

#### *26-84.2 Fencing.*

Fencing shall be as prescribed by DSS, but in no case less than 4 feet in height, cyclone type or equivalent.

#### *26-84.3 Play equipment.*

No play equipment shall be closer than 20 feet to any residential lot line.

*26-84.4 Loading and unloading.*

An adequate area to accommodate the loading and unloading of children shall be provided and such area shall not be located within any public right-of-way.

*26-84.5 Space.*

Indoor and outdoor space shall be as prescribed by relation for child day-care facilities published by DSS.

*26-84.6 Signs.*

Signs are permitted in accordance with Article 8, "Regulation of Signs" as applied to the district in which the child day-care facility is located.

(Ord. No. 1027-83, § 1, 4-5-83; Ord. No. 1191-44, § IV, 9-4-84; Ord. No. 055-00HR, § XI, 10-3-00)

<b>ATTACHMENTS</b>
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- DSS letter
- Plat
- Day nursery information sheet
- Pictures of subject property

<b>CASE HISTORY</b>
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No record of previous special exception or variance request.

Rcpt # 367981

Application # \_\_\_\_\_

Paid \$ 50.00

**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPEAL**

Filed 09-01-04

**NOTICE TO APPLICANTS**

No application for special exception will be processed unless the following conditions are met no later than the first (1<sup>st</sup>) day of the month prior to the date of the Board meeting, which is held the first Wednesday of each month:

- a. All questions on this application have been fully answered;
- b. The application has been signed by the owner or his agent with the written authorization of the owner;
- c. A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and location on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted on an 8 1/2" X 11" size pieces of paper.

1. Location: 5318 Ridgeway St Columbia SC  
TMS #: Page 09310 Block 05 Lot 14 Zoning District PG-1
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting : (nature of special exception) Day Care
3. The Board of Zoning Appeals is authorized to grant or deny special exception of this specific nature in Section 26-64.4(5) of the Zoning Ordinance.

**PROPOSED NEW CONSTRUCTION**

1. Free Standing Structure ( )                      Addition to an existing building ( )
2. Use \_\_\_\_\_                      Number of square footage \_\_\_\_\_
3. Answer only if a commercial or manufacturing use :
  - a. Total number of parking spaces on lot \_\_\_\_\_
  - b. Number of trucks \_\_\_\_\_ size \_\_\_\_\_
  - c. Number of proposed and existing signs \_\_\_\_\_  
Size of proposed or existing signs \_\_\_\_\_
  - d. Number of employees working on premises \_\_\_\_\_

**EXISTING USES AND STRUCTURES ON LOT**

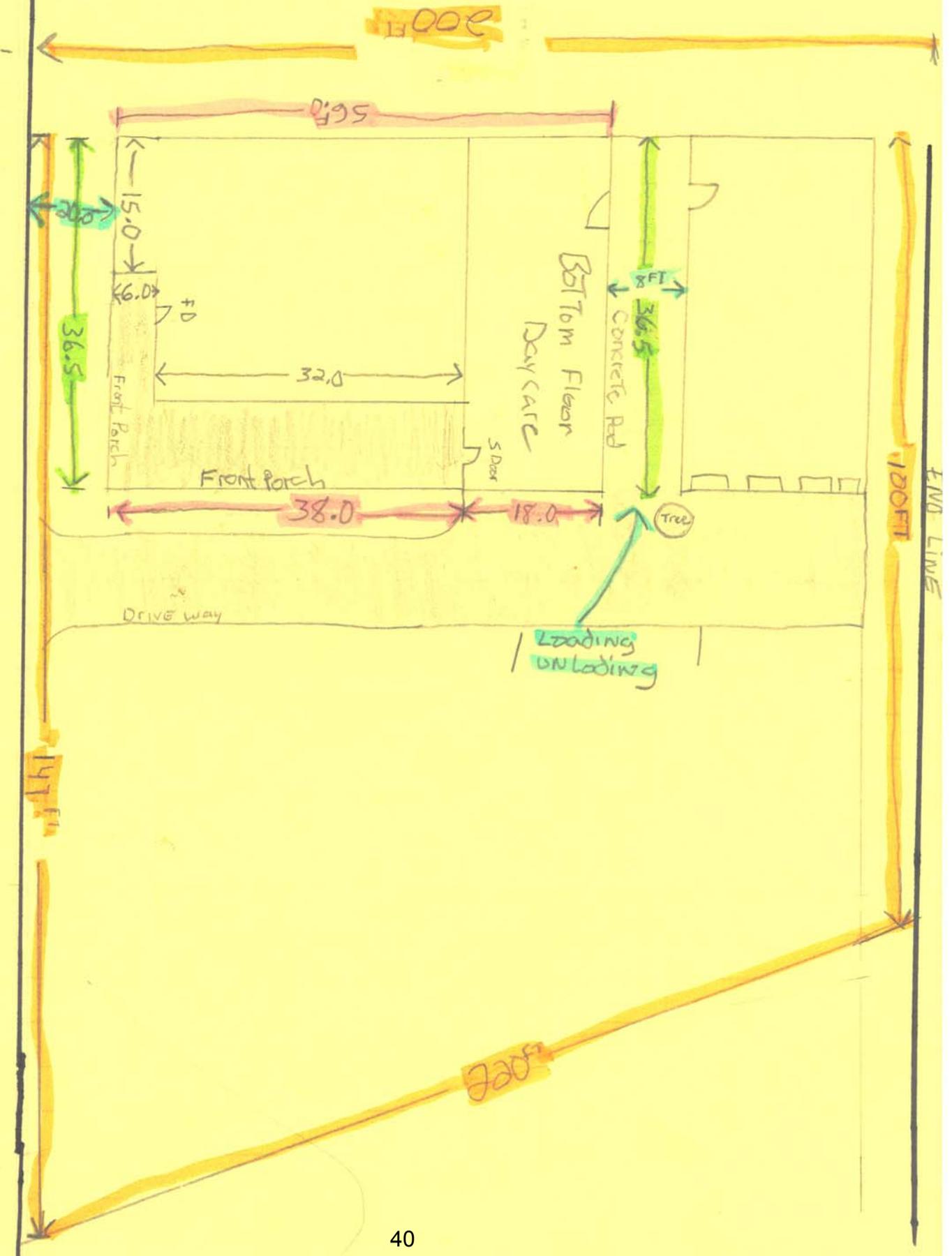
1. Number of existing uses / structures 1
2. Size and use:
  - a. Square footage 28000                      Use home
  - b. Square footage \_\_\_\_\_                      Use \_\_\_\_\_
  - c. Square footage \_\_\_\_\_                      Use \_\_\_\_\_

Margaret Hollis  
Appellant's Signature  
Margaret Hollis  
Print Name

Columbia SC 29203  
5318 Ridgeway St  
Address, City, State & Zip Code

333-9577  
Telephone Number

Ridgeway ST





**RICHLAND COUNTY, SOUTH CAROLINA  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

Zoning & Land Development Division

2020 Hampton Street

Columbia, SC 29202

Ph. 803-576-2178

Fax 803-576-2182

DAY NURSERIES

How many children? 6

What ages would the children be? 1 year + @ 3 years

What would the hours of operation be? 7am to 6pm

How many employees would there be? 1

Is the rear yard fenced?  Yes  No (If no, what provisions are being made?)  
Yard Can be Fenced if Needed

Are there provisions for the loading and unloading of children off of the public right-of-way?  
 Yes (if yes, please describe)  
Parents pull down in yard To Rear of House and unload at door

No (if no, what provisions are being made?)

# DSS

*Serving Children and Families*

KIM S. AYDLETTE, STATE DIRECTOR

August 20, 2004

Mr. John Hicks  
Richland County Zoning Division  
Post Office Box 192  
2020 Hampton Street  
Columbia, SC. 29202

Re: Ms. Margaret Hollis  
5318 Ridgeway Street  
Columbia, SC. 29203

Dear Mr. Hicks:

The Division of Child Day Care Licensing and Regulatory Services of the South Carolina Department of Social Services has received an application for the above-named individual to operate a Family Day Care Home, providing daycare for a maximum of 6 children. In order to complete the application process, we require verification from your office that zoning requirements have been met. If additional information is needed, please contact me at 929-2740. Thank you for your assistance in this matter.

Sincerely,



Michelle Jordan  
Senior Day Care Regulatory Specialist, Region V

/mj







6 October 2004  
Board of Zoning Appeals

## REQUEST, ANALYSIS AND RECOMMENDATION

05-12 Special Exception

### REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a family daycare in a RS-3 (Single-Family Residential) district.

### GENERAL INFORMATION

**Applicant**

Tammi Williams

**Tax Map Number**

23008-02-31

**Location**

5 Keswick Court

**Existing Zoning**

RS-3 (Single-Family Residential)

**Parcel Size**

N/A

**Existing Land Use**

Residential

**Existing Status of the Property**

The subject property is a single-family residence located at the top of a cul-de-sac. There is an existing straight, double driveway, which leads to an enclosed section of the house. Within the fenced rear yard is a 12 x 16 storage building.

**Proposed Status of the Property**

The applicant proposes to establish a family daycare for a maximum of six (6) children. The ages of the children would range from one (1) to five (5) years of age. The proposed hours of operation are Monday-to-Friday, 5:00am to 6:00pm.

**Immediate Adjacent Zoning and Land Use**

- North - RS-3; residential
- South - RS-3; residential
- East - D-1; recreational
- West - RS-3; residential

**Character of the Area**

The subject property is located in the Carriage Oaks Subdivision, a community of single-family residences.

## ZONING ORDINANCE CITATION

Section 26-63.4(5) authorizes the Board to permit day nurseries and kindergartens as special exception subject to the provisions of Section 26-84. Section 26-84 requires that, before granting such a special exception, the Board will ensure that the Department of Special Services has approved the day care facility. The applicant has submitted a letter from DSS

## CRITERIA FOR SPECIAL EXCEPTIONS

In addition to definitive standards in this chapter, the Board shall consider the following:

**1. Traffic impact.**

The average weekday trips per day for a single-family residential structure is approximately 9.5 (based on the Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993). The establishment of this daycare would generate approximately twelve (12) additional trips per day.

This phase of Carriage Oaks Subdivision (Phase V – 80 lots) accounts for 760 trips per day.

**2. Vehicle and pedestrian safety.**

There were no obstacles or conditions present that seem to present vehicle or pedestrian safety. An island located within the cul-de-sac serves to guide traffic.

**3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

There should be a minimal, if any, impact of noise, lights, fumes or obstruction of airflow by the establishment of a family daycare.

**4. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**

The proposed use does not impose an adverse impact on the aesthetic character of the environs and does not require screening.

**5. Orientation and spacing of improvements or buildings.**

The size of the lot and the location of the existing structure negates the need for changes in orientation and spacing of improvements or buildings.

## DISCUSSION

Staff visited the site.

The applicant is proposing to operate a daycare for six (6) children. Staff did not observe any conditions or factors that would negatively impact this community by the establishment of a family daycare.

The applicant is required to provide loading and unloading in an area other than the right-of-way. Staff believes that the double car driveway will sufficiently provide the means to meet this requirement.

Staff recommends that this request be approved.

## CONDITIONS

1. Vacancy, abandonment or discontinuance for any period of twelve (12) months (as verified by a business license) will void the special exception.

### **26-602.2(d)**

- 1) Violation of conditions and safeguards prescribed in conformity with this chapter, when made a part of the terms under which the special exception is granted shall be deemed a violation of this chapter, punishable under penalties established herein;
- 2) Failure to begin or complete, or begin and complete, an action for which a special exception is required, within the time limit specified when such time limit is made a part of the terms under which the special exception is granted shall void the special exception.

## RECOMMENDATION

Recommend **approval** of this Special Exception for the following reasons:

- A. Based on the criteria for special exceptions, the project has demonstrated that it will not have an adverse affect on the surrounding area.

## OTHER RELEVANT SECTIONS

### **Sec. 26-84. Child day care facilities.**

Child day care facilities are permitted as special exceptions in RS-1, RS-1A, RS-2, RS-3, RR, RG-1, RG-2, MH-1, MH-2 and MH-3 districts, and as permitted uses in C-1, C-2, C-3, D-1 and RU districts subject to the following provisions:

#### *26-84.1 General requirements.*

a. Permitted Uses--Before granting a zoning permit for the establishment of a child day-care center or a group day-care home, the zoning administrator will ensure that the applicant has applied to the South Carolina Department of Social Services (DSS) for a license to operate the facility and has received a letter from the regulatory agency (DSS) that the facility in question is suitable to accommodate the maximum number of children to be cared for. Prior to issuing a zoning permit for the establishment of a family day-care home, the zoning administrator will ensure that the applicant has applied to DSS for registration of the day-care home.

b. Special Exceptions--Before granting a special exception for the establishment of a child day-care facility, the board of adjustment will ensure that the action outlined in paragraph a. above has been accomplished.

#### *26-84.2 Fencing.*

Fencing shall be as prescribed by DSS, but in no case less than 4 feet in height, cyclone type or equivalent.

#### *26-84.3 Play equipment.*

No play equipment shall be closer than 20 feet to any residential lot line.

#### *26-84.4 Loading and unloading.*

An adequate area to accommodate the loading and unloading of children shall be provided and such area shall not be located within any public right-of-way.

**26-84.5 Space.**

Indoor and outdoor space shall be as prescribed by relation for child day-care facilities published by DSS.

**26-84.6 Signs.**

Signs are permitted in accordance with Article 8, "Regulation of Signs" as applied to the district in which the child day-care facility is located.

(Ord. No. 1027-83, § 1, 4-5-83; Ord. No. 1191-44, § IV, 9-4-84; Ord. No. 055-00HR, § XI, 10-3-00)

<b>ATTACHMENTS</b>
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- DSS letter
- Plat
- Day nursery information sheet
- Pictures of subject property

<b>CASE HISTORY</b>
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Special exception request - case 03-51 SE – was denied on 4 June 2004.

Rcpt # 367973  
Paid \$ 50.00

**RICHLAND COUNTY  
BOARD OF ZONING APPEALS  
SPECIAL EXCEPTION APPEAL**

Application # \_\_\_\_\_  
Filed 09-01-04

**NOTICE TO APPLICANTS**

No application for special exception will be processed unless the following conditions are met no later than the first (1<sup>st</sup>) day of the month prior to the date of the Board meeting, which is held the first Wednesday of each month:

- All questions on this application have been fully answered;
- The application has been signed by the owner or his agent with the written authorization of the owner;
- A plot plan drawn to scale, showing the actual dimensions and shape of the lot, the exact size and location on the lot of all buildings and signs existing and proposed, and the location of all required parking spaces has been submitted on an 8 1/2" X 11" size pieces of paper.

- Location: 5 KESWICK CT COLUMBIA SC 29229 "CARRIAGE OAKS"  
TMS #: Page 23008 Block 02 Lot 31 Zoning District RS3
- The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: (nature of special exception) IN HOME FAMILY CHILD CARE FOR SIX CHILDREN
- The Board of Zoning Appeals is authorized to grant or deny special exception of this specific nature in Section \_\_\_\_\_ of the Zoning Ordinance.

**PROPOSED NEW CONSTRUCTION**

- Free Standing Structure ( )      Addition to an existing building ( )
- Use \_\_\_\_\_      Number of square footage \_\_\_\_\_
- Answer only if a commercial or manufacturing use :
  - Total number of parking spaces on lot \_\_\_\_\_
  - Number of trucks \_\_\_\_\_ size \_\_\_\_\_
  - Number of proposed and existing signs \_\_\_\_\_  
Size of proposed or existing signs \_\_\_\_\_
  - Number of employees working on premises \_\_\_\_\_

**EXISTING USES AND STRUCTURES ON LOT**

- Number of existing uses / structures 2
- Size and use:
  - Square footage 2308 ~~2200~~ Sg. FOOTAGE      Use HOME
  - Square footage 12 by 16      Use STORAGE HOME
  - Square footage \_\_\_\_\_      Use \_\_\_\_\_

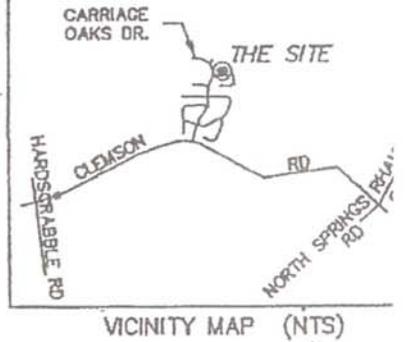
  
Appellant's Signature  
Tammi S. Williams  
Print Name

CARRIAGE OAKS  
5 KESWICK CT COLUMBIA S.C.  
Address, City, State & Zip Code      29229

8034195399  
Telephone Number

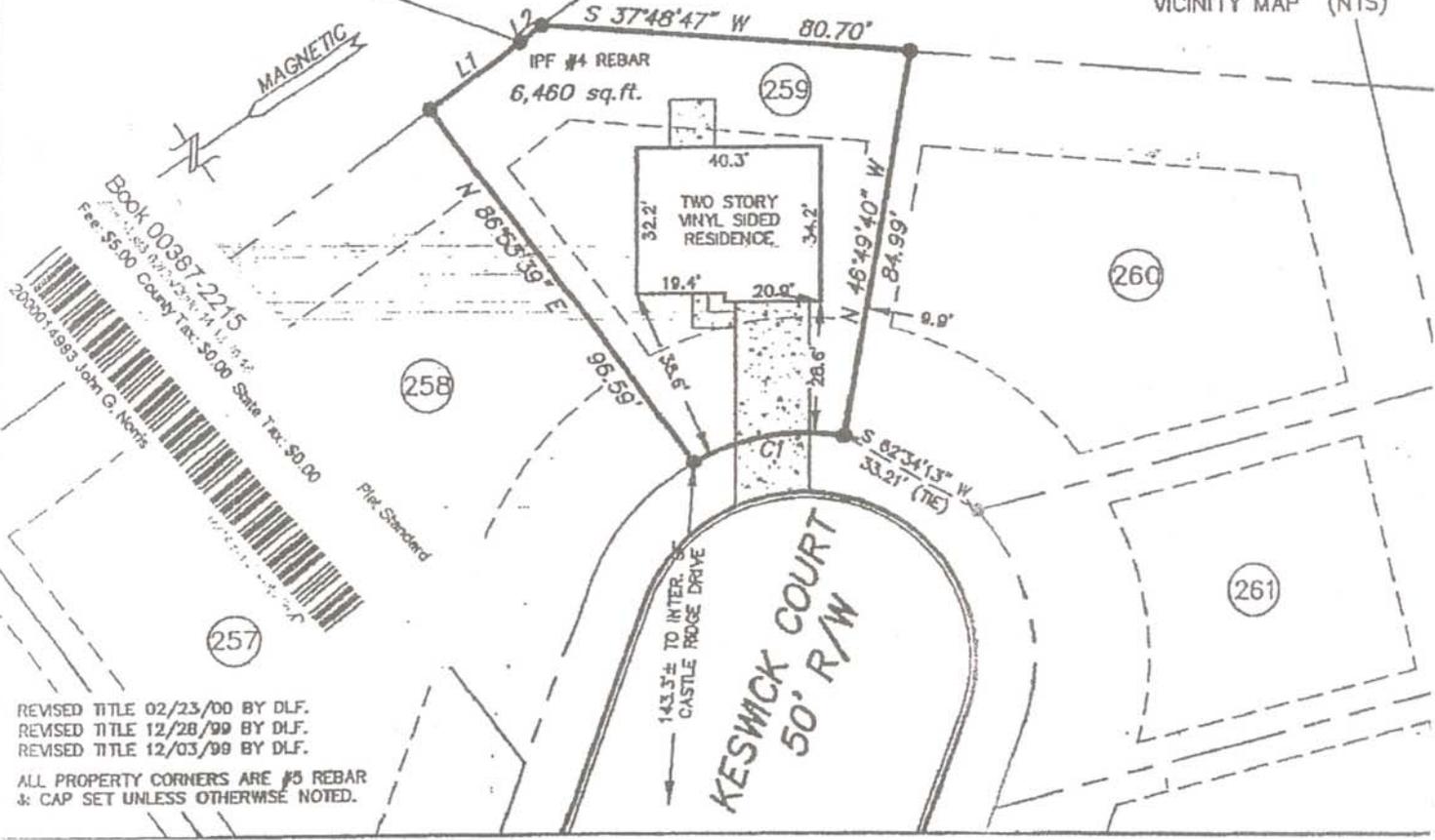
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	33.86	17.61	33.21	N 23°48'27" E	38°47'46"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.19	S 03°06'21" E
L2	5.88	S 03°04'25" E



N/F  
THE SUMMIT SUBDIVISION  
A PORTION OF  
TMS 23008-02-00

N/F  
THE LORICK LAND COMPANY,  
A LIMITED PARTNERSHIP  
A PORTION OF  
TMS 23000-03-01  
DB D494 PG 95



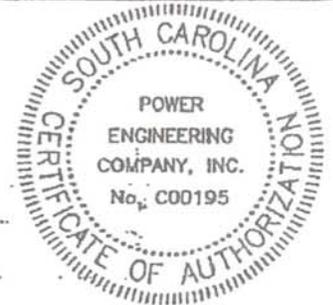
BOOK 00387-2215  
Fee: \$5.00 County Tax: \$0.00 State Tax: \$0.00  
2000014983 John G. Norris

REVISED TITLE 02/23/00 BY DLF.  
REVISED TITLE 12/28/99 BY DLF.  
REVISED TITLE 12/03/99 BY DLF.  
ALL PROPERTY CORNERS ARE #3 REBAR & CAP SET UNLESS OTHERWISE NOTED.

PLAT PREPARED FOR  
**WON HEE KANG**  
LOT 259, REMINGTON RIDGE AT CARRIAGE OAKS  
RICHLAND COUNTY NEAR COLUMBIA SOUTH CAROLINA



THE HEREON SHOWN IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.  
I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.  
I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE ABOVE DESCRIBED IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA PANEL #45079C0070 C DATED JANUARY 19, 1994.



DAVID L. FERGUSON, PLS 16493  
DATE: OCTOBER 8, 2000

POWER ENGINEERING COMPANY INC.



**RICHLAND COUNTY, SOUTH CAROLINA  
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

Zoning & Land Development Division  
2020 Hampton Street  
Columbia, SC 29202  
Ph. 803-576-2178 Fax 803-576-2182

DAY NURSERIES

How many children? 6

What ages would the children be? 1 YEAR - 5 YEARS OLD

What would the hours of operation be? 5:00am - 6:00pm

How many employees would there be? 1

Is the rear yard fenced?  Yes  No (If no, what provisions are being made?)

BACK YARD IS COMPLETELY FENCED IN

Are there provisions for the loading and unloading of children off of the public right-of-way?

Yes (if yes, please describe)

I HAVE A DOUBLE CAR DRIVEWAY (26.6' LONG) & (20.9' WIDE) CARS CAN ENTER AND EXIT SAFELY. CARS CAN ALSO PULL AROUND AT AN ANGLE WITHIN MY DRIVEWAY LOAD AND UNLOAD SAFELY AND DRIVE STRAIGHT OUT.

No (if no, what provisions are being made?)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







**DOUGLAS L. VAN SCHAIK**

501 Oak Brook Drive  
COLUMBIA, SC 29223-8123  
Residence: 803-788-4415  
Fax 803-736-1182

September 21, 2004

Geonard Price  
Interim Zoning Administrator  
2020 Hampton Street  
Columbia, SC 29201

RE: Douglas L. Van Schaik  
Case No. 05-06 SE  
Richland County Board of Zoning Appeals

Dear Mr. Price:

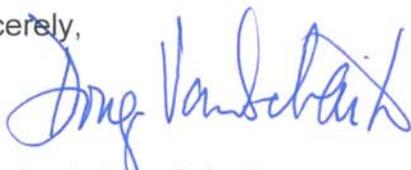
The undersigned, Douglas L. Van Schaik, does hereby respectfully request a re-consideration of the above referenced matter pursuant to your Rules of Procedure, Rule No. 3.8.

This request is being made for the following reasons:

- a. To allow the Petitioner to provide additional materials and information which more clearly set forth the layout and nature of the project, including a better delineation of wetlands, buffer areas, common areas and walking trails.
- b. To allow Petitioner to meet with objecting landowners and to more clearly address their concerns.
- c. To allow Petitioner time to prepare and to present to the Board additional drawings and schematics which more clearly reflect the concerns of the Board in regard to wetlands and the common areas of the project.

Your consideration to this matter is greatly appreciated.

Sincerely,



Douglas L. Van Schaik

