

RICHLAND COUNTY
BOARD OF
ZONING APPEALS

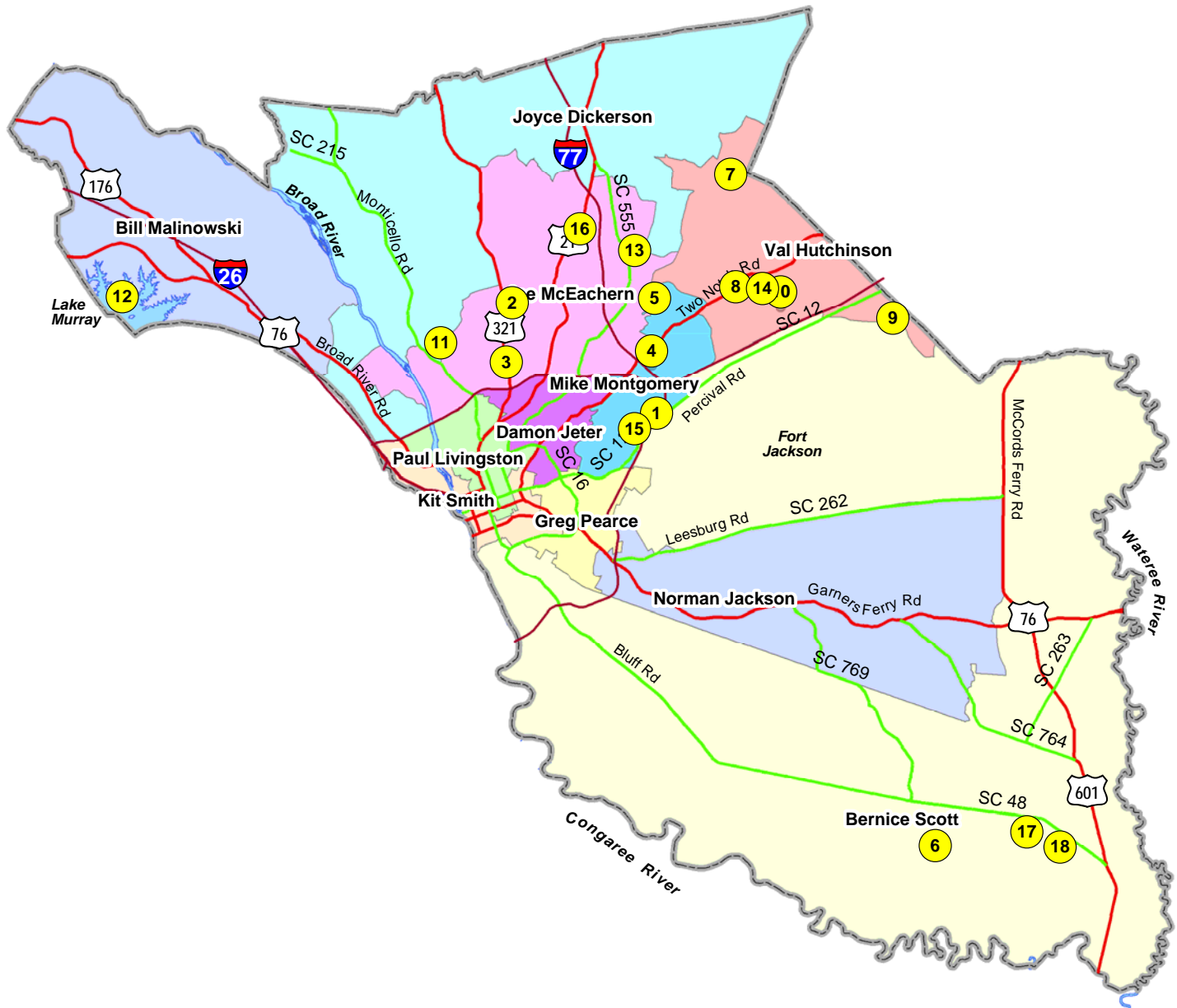


Wednesday, 9 January 2008

1:00 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS JANUARY 9, 2008



| CASE NO. | APPLICANT | TMS NO. | ADDRESS | DISTRICT |
|--------------|-----------------------|------------------|---------------------------------------|------------|
| 1. 07-45 SE | Lavoris Dameron | 19701-08-11 | 2309 Omega Dr., Columbia | Montgomery |
| 2. 07-53 SE | Carolyn Hunt | 12008-06-24 | 309 Nelson Rd., Columbia | McEachern |
| 3. 07-54 SE | Bernard Doctor | 11808-01-10 & 11 | 700 Old Fairfield Rd., Columbia | McEachern |
| 4. 07-55 SE | Kimecco Lewis | 19804-01-15 | 100 Barnyard Ct., Columbia | Montgomery |
| 5. 07-56 SE | A. Sloan Emerson | 20004-01-02 | Brickyard Rd., Columbia | Montgomery |
| 6. 07-38 SE | Johnny Carpenter | 32300-02-04 | Blackberry Rd., Gadsden | Scott |
| 7. 07-57 V | George Nicholson | 23309-05-22 | 17 Granbury Ct., Columbia | Hutchinson |
| 8. 07-58 V | George Kreese | 22910-02-01 | 10223 Two Notch Rd., Columbia | Hutchinson |
| 9. 08-01 SE | Zane Ferris | 31600-02-09 | 1047 Highway Church Rd., Elgin | Hutchinson |
| 10. 08-02 SE | Sonya Davis-Kennedy | 25711-01-08 | 122 Tone St., Columbia | Hutchinson |
| 11. 08-03 V | Janet Leveque | 07714-01-01 | 716 Heyward Brockington Way, Columbia | Dickerson |
| 12. 08-04 V | Christopher Watson | 01312-03-06 | 112 Summer Haven Dr., Chapin | Malinowski |
| 13. 08-05 V | Herndon Columbia 2006 | 17400-05-28 & 40 | Clemson & Longtown Rd., Columbia | McEachern |
| 14. 08-06 V | Jimmy Herndon | 25800-04-01 | 550 Clemson Rd., Columbia | Hutchinson |
| 15. 08-07 V | Larry Fink | 16812-09-03 | 1007 Castle Pinkney Dr., Columbia | Montgomery |
| 16. 08-08 V | Freddy Walker | 14800-05-19 | 9933 Wilson Blvd., Blythewood | McEachern |
| 17. 08-09 V | Mt. Nebo Church | 36500-03-25 | 8801 Bluff Rd., Eastover | Scott |
| 18. 08-10 V | Mt. Nebo Church | 36500-03-25 | 8801 Bluff Rd., Eastover | Scott |



Richland County
Board of Zoning Appeals
Public Hearing
1:00 p.m.
Wednesday, 9 January 2008
2020 Hampton Street
2nd Floor, Council Chambers

Agenda

- | | | |
|------|---------------------------------------|--|
| I. | CALL TO ORDER & RECOGNITION OF QUORUM | Margaret Perkins, Chairman |
| II. | RULES OF ORDER | Brad Farrar, Deputy County Attorney |
| III. | PUBLIC HEARING | Geonard Price, Zoning Administrator |
| IV. | ELECTION OF OFFICERS | |

OPEN PUBLIC HEARING

07-38 SE
Johnny Carpenter
Blackberry Rd.
Gadsden, SC 29502
32300-02-04

Special Exception to construct a communication tower on property zoned RU. (Rural District)

Page 5

08-01 SE
Zane Ferris
1047 Highway Church Rd.
Elgin, SC 29045
31600-02-09

Special Exception to establish a municipal solid waste landfill on property zoned RU. (Rural)

Page 27

07-54 SE
Bernard Doctor
700 Old Fairfield Rd.
Columbia, SC 29203
11808-01-10,11

Special Exception to establish for an auto salvage yard on property zoned M-1. (Light Industrial)

Page 43

07-45 SE
Lavoris Dameron
2309 Omega Dr.
Columbia, SC 29223
19701-08-11

Special exception to establish a family day care on property zoned RS-MD. (Residential Medium Density)

Page 51

07-53 E
Carolyn Hunt
309 Nelson Rd.
Columbia, SC 29203
12008-06-24

Special Exception to establish a family day care on property zoned RU. (Rural)

Page 61

07-55 SE
Kimecco Lewis
100 Baynard Ct.
Columbia, SC 29223
19804-01-15

Special Exception to establish a family day care on property zoned RM-HD. (Residential Multi-Family High Density)

Page 69

08-02 SE
Sonya Davis-Kennedy
122 Tone St.
Columbia, SC 29229
25711-01-08

Special Exception to establish a family day care on property zoned MH. (Manufactured Home District)

Page 77

George Kreese
10223 Two Notch Rd.
Columbia, SC 29223
22910-02-01

Variance for a sidewalk waiver on property zoned M-1. (Light Industrial)

Page 85

08-05 V
Hendon Columbia 2006
Clemson & Longtown Rd.
Columbia, SC 29229
17400-05-28 & 40

Variance for a sidewalk waiver on property zoned M-1. (Light Industrial)

Page 93

08-06 V
Jimmy Herndon
550 Clemson Rd.
Columbia, SC 29229
25800-04-01

Variance for a sidewalk waiver on property zoned M-1. (Light Industrial)

Page 105

08-07 V
Larry Fink
1007 Castle Pinkney Dr.
Columbia, SC 29223
16812-09-03

Variance for a sidewalk waiver on property zoned GC. (General Commercial)

Page 115

07-57 V
George Nicholson
17 Granbury Ct.
Columbia, SC 29229
23309-05-22

Variance to encroach into the required rear yard setback on property zoned PDD. (Planned Development District)

Page 123

08-04 V
Christopher Watson
112 Summer Haven Dr.
Chapin, SC 29036
01312-03-06

Variance to encroach into the required side yard setbacks on property zoned RU. (Rural)

Page 133

08-08 V
Freddy Walker
9933 Wilson Blvd.
Blythewood, SC 29016
14800-05-19

Variance to exceed the allowed square footage for an
accessory building on property zoned RU. (Rural
District)

V. OTHER BUSINESS

VI. APPROVAL OF MINUTES
November Minutes

VII. ADJOURNMENT



5 September 2007
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-38 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 in a RU (Rural) district.

GENERAL INFORMATION

Applicant

John Carpenter(Alltel Communication, Inc.)

Tax Map Number

32300-02-04

Location

Blackberry Road

Existing Zoning

RU

Parcel Size

364± acre tract

Existing Land Use

Undeveloped

Existing Status of the Property

The subject parcel is heavily wooded and undeveloped.

Proposed Status of the Property

The applicant proposes to erect a 275-foot telecommunications tower, within a 10,000 (100 x 100) square foot leased area.

Immediate Adjacent Zoning and Land Use

North - RU – undeveloped

South - RU - undeveloped

East - RU - undeveloped

West - RU - undeveloped

Character of the Area

The surrounding area consists of predominately large tracts that are heavily wooded and undeveloped.

Table 20-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) (24).

CRITERIA FOR SPECIAL EXCEPTIONS

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

1. **Traffic impact.**
N/A
2. **Vehicle and pedestrian safety.**
N/A
3. **Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**
The potential additional impact of noise, lights, fumes or obstruction of airflow should be no greater than that already found in the area.
4. **Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**
The aesthetic impact of the communication tower on the environs should be minimal.
5. **Orientation and spacing of improvements or buildings.**
The submitted site plan does not seem to necessitate any changes.

Special exception requirements (as found in section 26-152 (d) (24)):

(24) 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 certain uses shall be as follows:
 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- 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 Sec. 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 275-foot telecommunications tower, within a 10,000 square foot leased compound.

Staff visited the site.

The proposed location of the tower is a heavily wooded, undeveloped area that primarily used for hunting.

Meeting the criteria for a special exception in section 26-152 (d) (24) (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) (24) (d).

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

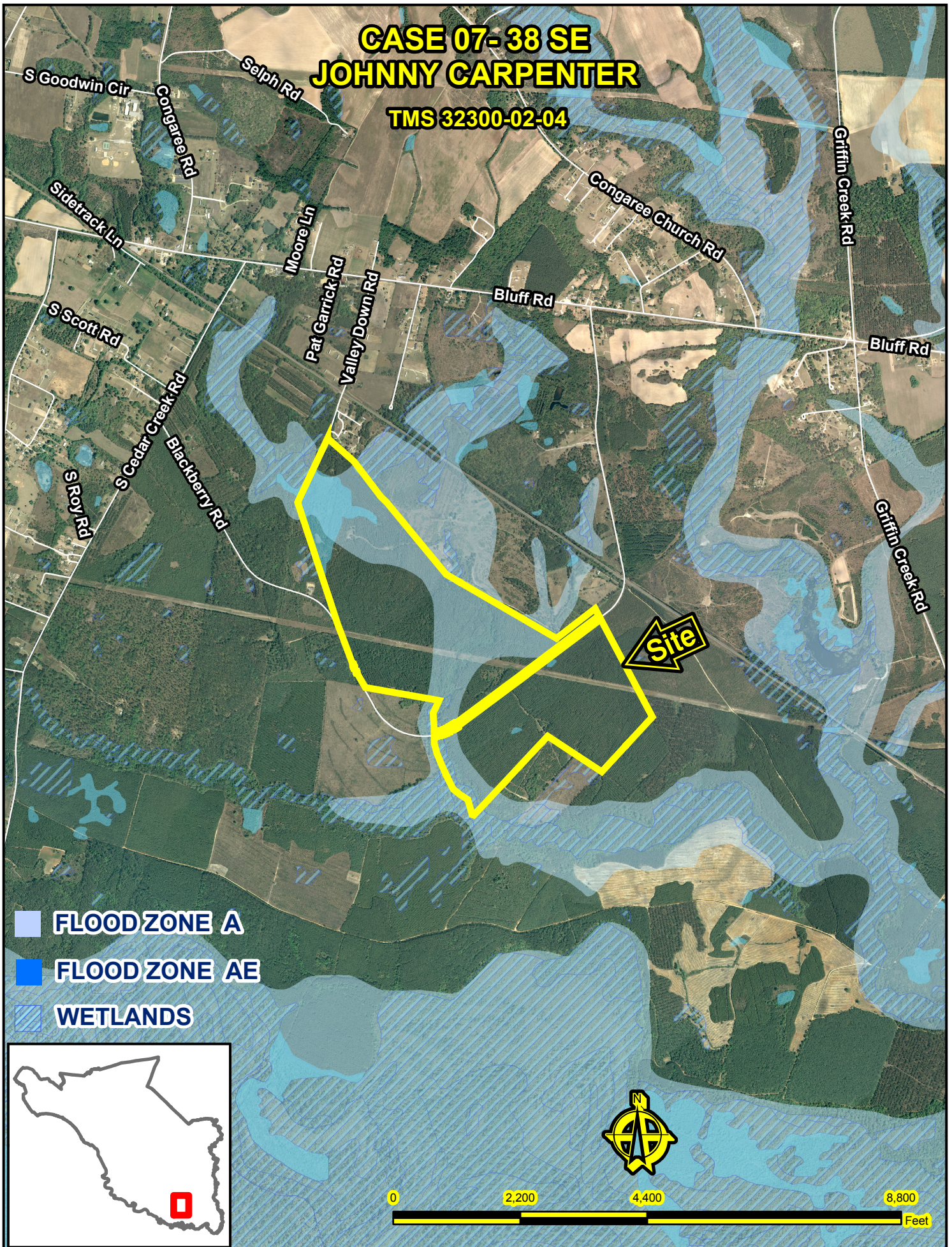
- Site plan

CASE HISTORY

No record of previous special exception or variance request.

CASE 07-38 SE JOHNNY CARPENTER

TMS 32300-02-04





Rcpt# _____

Application# _____

Paid \$ _____

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

Filed _____

1. Location: Blackberry Road, Gadsden, SC
TMS #: Page _____ Block _____ Lot _____ Zoning District RU

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting:
new telecommunications facility

3. The Board of Zoning Appeals is authorized to grant or deny a special exception of this specific nature in Section 24/210-84 Zoning Ordinance.

PROPOSED NEW CONSTRUCTION

- 1. Free standing structure Addition to an existing structure
- 2. Use Cell tower Number of square footage 10,000 sq. ft. + access
- 3. Answer only if a commercial or manufacturing use:
 - a. Total number of parking spaces on parcel: N/A; ample space for vehicular turnaround
 - b. Number of trucks: 0 size(s): 0
 - c. Number of signs: proposed identification only existing _____
 - d. Number of employees working of premises: 0

EXISTING USES AND STRUCTURES ON LOT

- 1. Number of existing uses/structures: _____
- 2. Size and use:

| | |
|--------------|----------------------|
| a. Use _____ | square footage _____ |
| b. Use _____ | square footage _____ |
| c. Use _____ | square footage _____ |
| d. Use _____ | square footage _____ |

[Signature]
Appellant's Signature

10005 Monroe Rd.
Address

704-849-1785
Telephone Number

Johnny Carpenter
Printed (typed) Name

Matthews, NC 28105
City, State, Zip Code

843-760-4170
Alternate Number

July 6, 2007

Mr. Geo Price
Richland County
2020 Hampton Street
Columbia, SC 29202

Re: SPECIAL EXCEPTION APPLICATION
Proposed Alltel Communications Tower (Congaree Swamp)
Tax Parcel Number: R32300-02-04

Dear Mr. Price:

Please find enclosed application documentation for the telecommunications tower proposed by Alltel Communications (hereafter "Alltel") on Blackberry Road in Gadsden, NC. In addition to the special exception fee of \$50.00, specifically enclosed for your review are the following:

- Board of Zoning Appeals Special Exception, Application Checklist and Notice of Appeals information sheet signed by Alltel, the applicant;
- Separate letter from property owner, FBSC LLC, authorizing Alltel's application;
- Statement from RF Engineer with current and proposed coverage maps;
- Air space study and evidence of FAA filing;
- One full signed and sealed set of Alltel's project drawings and 9 copies of pages 1-8 (site plans). A PDF version of the complete drawings was sent to your attention via e-mail 7/6/07.

Alltel has found a need for wireless communications in this area and is requesting approval for a 250' self-support tower to improve service in southeast Richland County and along Hwy. 48; areas currently generating a high volume of dropped calls.

The new facility will be constructed on a parcel over 364 acres in size (see Assessor's Data View attached) owned by FBSC LLC and zoned RU (rural). The proposed tower is well below the maximum tower height of 300' but will be designed to accommodate four (4) service providers, including Alltel. Alltel plans to install an 11'-5" x 20' equipment shelter at the base of the proposed tower within a 70' x 70' fenced area. The leased area will be 100' x 100'.

Per section 26-152 (24)d. of the Richland County Code of Ordinances, "[t]he proposed user must show proof of an attempt to collocate...". Prior to proposing new facilities, Alltel first examines the ability to use existing structures including telecommunication towers, water tanks, rooftops, etc. As shown by the RF documentation, the closest tower is approximately 2 miles from the center of the search ring and there are no other facilities that provide the required height for Alltel's equipment within this service area. The Richland County Infrastructure map (attached; from the County GIS website) confirms that the closest wireless facilities are north of the Norfolk Southern railroad, just west of the intersection of the railroad and SR 48.

In addition, we have the following responses to the Special Exception Standards per Sec. 26-56 (f) (2):

a. Traffic Impact-

Following construction of the new telecommunications facility there will be no impact on traffic as the site is unmanned and will have infrequent site visits.

b. Vehicle and pedestrian safety-

This facility will comply with all applicable local, state and federal codes including FAA and FCC guidelines to protect public safety. The tower will be set back from property lines a distance equal to or greater than the tower height and there are no residential structures in this area. There will also be a fence with barbed wire around the perimeter of the compound.

c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjacent properties-

Following construction of the tower the facility will not generate noise or fumes. There will be no obstruction of air flow and the tower lighting will be as required per the FAA.

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

e. Orientation and spacing of improvements or buildings-

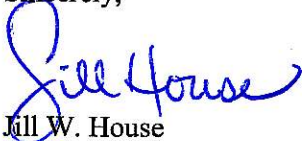
Alltel has chosen a rural zone, which allows communication towers as a special exception, and a parcel with the size and characteristics to prevent a potential negative influence on the area. The proposed tower is on the interior of the parcel thereby buffering and screening it from surrounding properties, and the property is over 364 acres with mature tree cover. There are no deed restrictions on this parcel per the title report.

In conclusion, the proposed telecommunications facility will be mutually beneficial in that it will allow Alltel to continue building out their network while increasing the service options to residents and visitors of the Richland County area.

With this submittal we respectfully request placement on the August 1, 2007 agenda of the Board of Zoning Appeals.

Thank you for your consideration of Alltel's application. Do not hesitate to contact me at 919-466-5163 or jill.house@americantower.com should you have any questions or require additional information.

Sincerely,



Jill W. House

Agent for Alltel Communications, Inc.

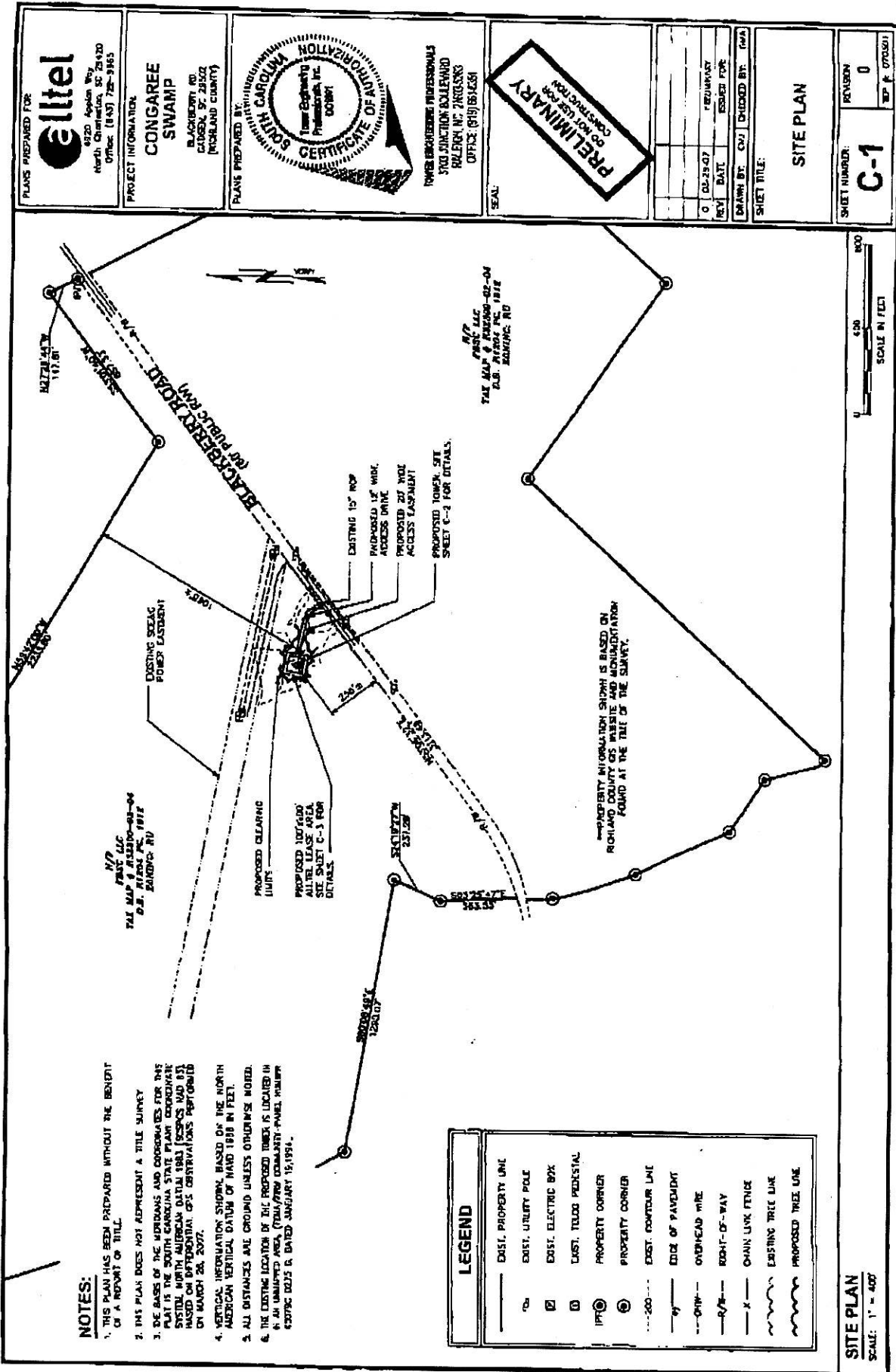


ALLTEL SITE NAME: CONGAREE SWAMP

**BLACKBERRY ROAD
GADSEN, SC 29502
(RICHLAND COUNTY)**

**N33 49 31.63
W80 44 48.48**

PROPOSED 275' SELF SUPPORT TOWER



- NOTES:**
1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY OF TITLE.
 2. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
 3. THE BASES OF THE MORGANS AND COORDINATES FOR THIS PLAN IS THE SOUTH CAROLINA STATE PLAIN COORDINATE SYSTEM (NAD 83). THE MORGAN COORDINATES WERE BASED ON DEFENSITIVE GPS CONTROLS PERFORMED ON MARCH 26, 2007.
 4. VERTICAL INFORMATION SHOWN BASED ON THE NORTH AMERICAN VERTICAL DATUM OF MARCH 1989 IN FEET.
 5. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
 6. THE EXISTING LOCATION OF THE PROPOSED TOWER IS LOCATED IN AN UNMAPPED AREA. (TOWER/POLE COORDINATE: PAMEL HUNTER 82036 0225 E. DATED JANUARY 15, 1994).

| LEGEND | |
|--------|-----------------------|
| --- | EXIST. PROPERTY LINE |
| ⊙ | EXIST. UTILITY POLE |
| ⊠ | EXIST. ELECTRIC BOX |
| ⊚ | EXIST. TOWER PEDestal |
| ⊙ | PROPERTY CORNER |
| ⊙ | PROPERTY CORNER |
| --- | EXIST. ROW/TOUR LINE |
| --- | EDGE OF PAVED/DRIVE |
| --- | OVERHEAD WIRE |
| --- | RIGHT-OF-WAY |
| --- | CHAIN LINK FENCE |
| --- | EXISTING TREE LINE |
| --- | PROPOSED TREE USE |

PLANS PREPARED FOR

9720 Appleton Way
North Charleston, SC 29420
Office (843) 748-9165

PROJECT INFORMATION

CONGAREE SWAMP

BLACKBERRY RD
CLOSED BY 2007
(RICHLAND COUNTY)

PLANS PREPARED BY:

James E. Williams
Professional Engineer
License No. 60189

TOWER ENGINEERING PROFESSIONALS
3700 SUTTON BLVD
RALEIGH, NC 27603
OFFICE (919) 816-1581

SEAL:

| | | |
|-----|----------|-------------|
| REV | DATE | ISSUED FOR |
| 0 | 02-28-07 | PRELIMINARY |

DRAWN BY: CJJ
CHECKED BY: JWA

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

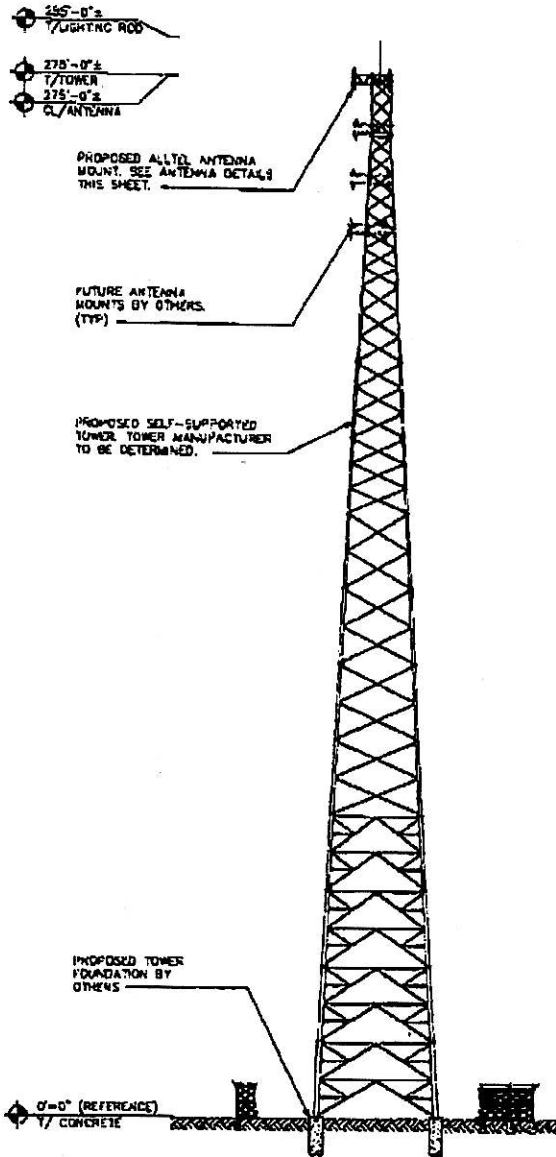
REVISION: 0

DATE: 07/09/07

SITE PLAN
SCALE: 1" = 40'

TOWER NOTES:

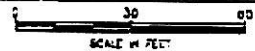
1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT IN ACCORDANCE WITH THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX MOUNTED TO WAVEGUIDE LADDER (FURNISHED BY TOWER MANUFACTURER) SEE SHEET C-3 FOR PROPOSED SHELTER LOCATION COORDINATE WAVEGUIDE LOCATION WITH SHELTER.



| ANTENNA/COAX SCHEDULE | | | | | | | | | |
|-----------------------|---------|------------------------|---------|-----------------|-----------|--------------|-------------|-----------|--|
| ANTENNA | SECTION | MANUFACTURER (MODEL #) | AZIMUTH | MOUNTING HEIGHT | COAX SIZE | COLOR CODE | COAX LENGTH | MECH TILT | |
| ALPHA (A1) | 1 | FEA-8001RLS-3-25 | 80° | CL @ 775' | 1 1/2" | RED/YELLOW | 100' ± | 0° | |
| ALPHA (A2) | 1 | FWA-8001RLS-3-25 | 60° | CL @ 775' | 1 1/2" | RED/BROWN | 100' ± | 0° | |
| BETA (B1) | 2 | FWA-8001RLS-3-25 | 200° | CL @ 775' | 1 1/2" | WHITE/YELLOW | 100' ± | 0° | |
| BETA (B2) | 2 | FWA-8001RLS-3-25 | 200° | CL @ 225' | 1 1/2" | WHITE/BROWN | 100' ± | 0° | |
| GAMMA (C1) | 3 | FWA-8001RLS-3-25 | 300° | CL @ 275' | 1 1/2" | WHITE/YELLOW | 100' ± | 0° | |
| GAMMA (C2) | 3 | FWA-8001RLS-3-25 | 300° | CL @ 775' | 1 1/2" | BLUE/BROWN | 100' ± | 0° | |

TOWER ELEVATION

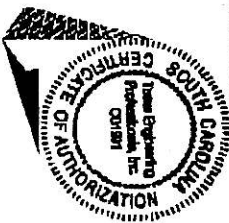
SCALE: 1" = 30'



| | | |
|-------------------------------------|------------------------------|-----------------------|
| SHEET NUMBER: C-2 | | REVISION: 0 |
| DRAWN BY: CS | | CHECKED BY: VT |
| DATE: 05-23-07 | ISSUED FOR: PERMANENT | |
| SHEET TITLE: TOWER ELEVATION | | |

PRELIMINARY
Do not use for construction

SCALE:
TOWER ENGINEERING PROFESSIONALS
3703 LINDEN HIGHLAND
VALETON, NC 27058
OFFICE: (919) 841-4311



PLANS PREPARED BY:
THOMAS ENGSTROM
Professional Engineer
License No. 40181
State of North Carolina

PLANS PREPARED FOR:
alltel
4970 Appleton Way
North Charleston, SC 29405
Office: (843) 728-9983

PROJECT INFORMATION:
CONGAREE SWAMP
BLADENBORO RD.
COLUMBIA, SC 29902
(PINELAND COUNTY)



One Allied Drive
Little Rock, AR 72202
Jared Greenwalt
(501) 905-1803

June 25, 2007

Mr. Geo Price
Richland County
2020 Hampton Street
Columbia, SC 29202

Re: Proposed Alltel Communications Tower (Congaree Swamp)
Tax Parcel Number: R32300-02-04

Dear Mr. Price:

In my capacity as a Radio Frequency Engineer for Alltel Communications, Inc. (hereinafter "Alltel"), I am writing to you for and on behalf of Alltel in support of Alltel's application to construct a 250' wireless telecommunications facility on Blackberry Road in Richland County/ Gadsden, SC. My responsibilities for Alltel include, but are not limited to, the design and improvement of Alltel's wireless communications network in and around the Carolinas.

Alltel targeted coordinates of 33-50-05.28 / 80-45-14.40 (NAD 83) as the center of their search ring with a radius of one mile. As you can see from the map attached to this statement, there are no existing towers within this ring. In addition, there are no other structures to which Alltel could mount their antennas providing the height needed for Alltel to hand off to their "International Paper", "Eastover", and "Horrell Hill" sites to the north.

The wireless coverage Alltel is able to provide its customers from the existing communication sites is shown on the first radio frequency propagation plot attached to this statement (plot labeled "Current Alltel Coverage - Congaree Swamp"). As depicted in that plot, there is a noticeable gap of indoor network service coverage where the tower is to be located.

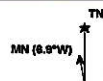
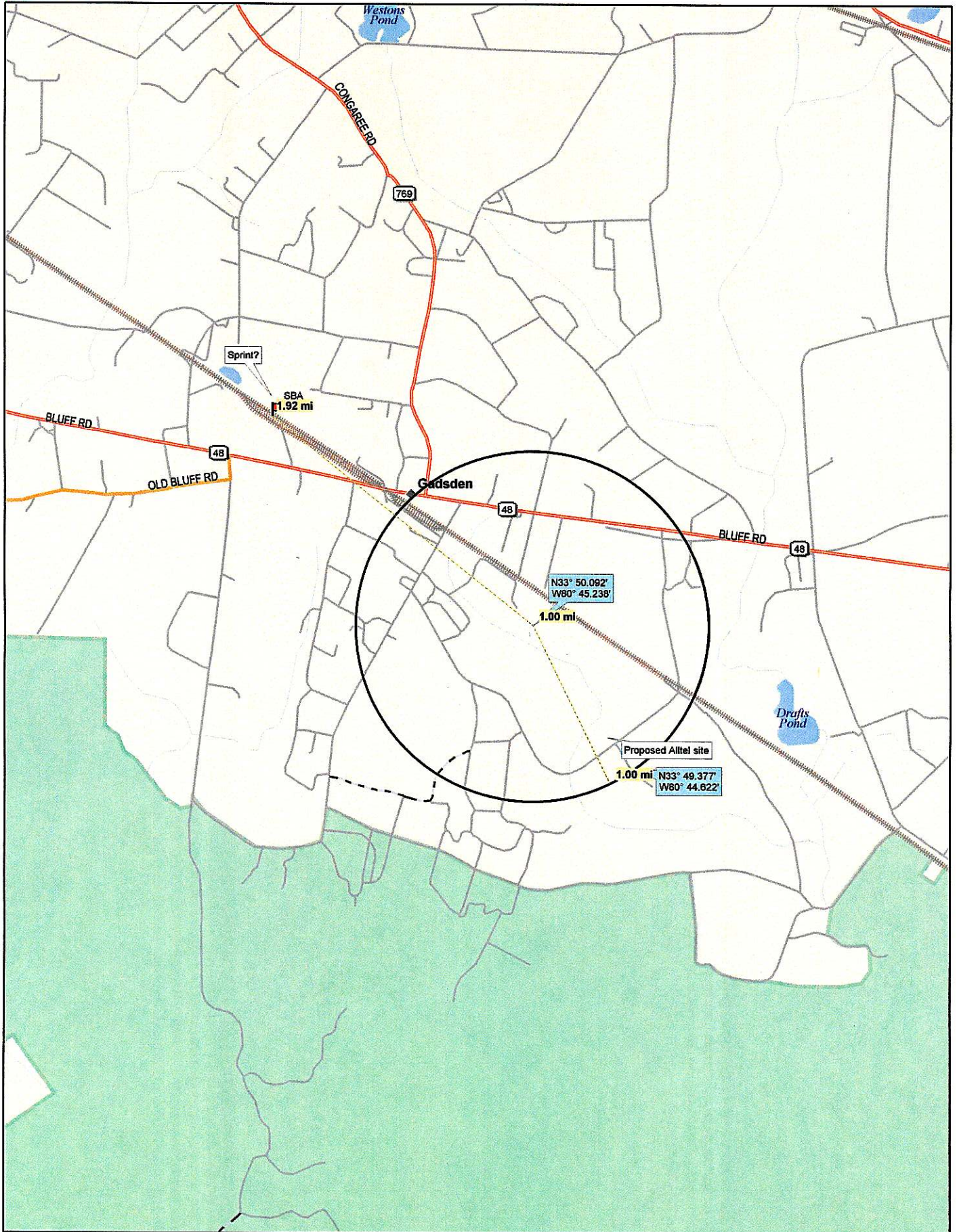
The proposed 250' self-support tower on Blackberry Road is designed to fill in this gap of indoor coverage. The proposed coverage of the "Congaree Swamp" site is shown on the second radio frequency propagation plot attached to this statement (plot labeled "Proposed Alltel Site Coverage - Congaree Swamp") and the third plot shows the proposed site combined with the existing area coverage (plot labeled "Current and Proposed Alltel Coverage - Congaree Swamp").

For reasons detailed in this statement, I certify that the proposed tower on Blackberry Road is reasonably necessary to enable Alltel to extend and improve its wireless coverage into the areas that lie adjacent to the proposed site. Those reasons are the limitations of coverage that can be provided from Alltel's adjacent sites and the absence of any useable existing privately-owned towers or alternative support structures that could provide Alltel with the capacity, location and height necessary to accomplish its coverage needs.

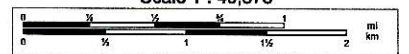
Thank you for your consideration of Alltel's application.

Sincerely,

Jared Greenwalt
Alltel RF Engineer - Carolinas

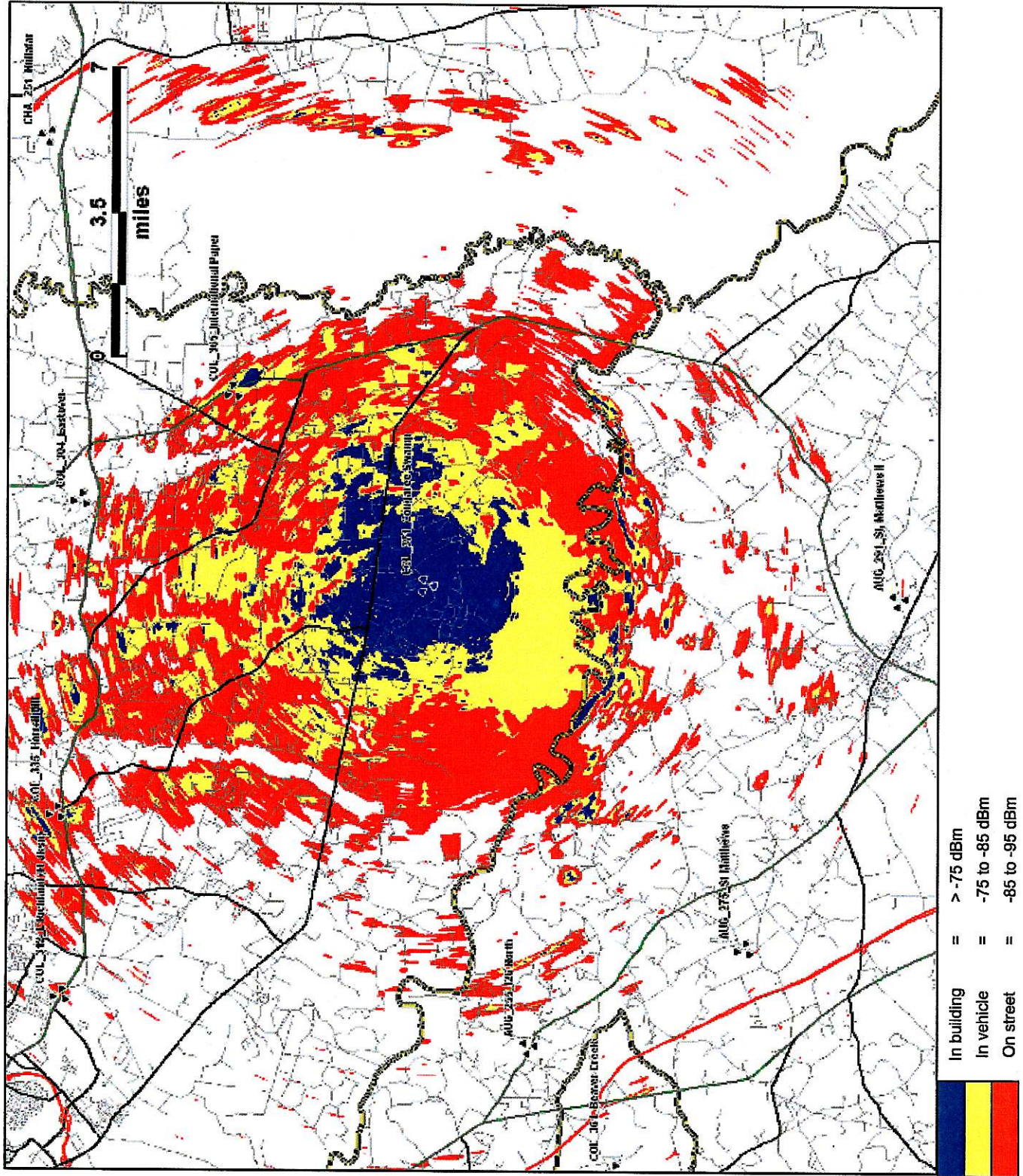


Scale 1 : 46,875

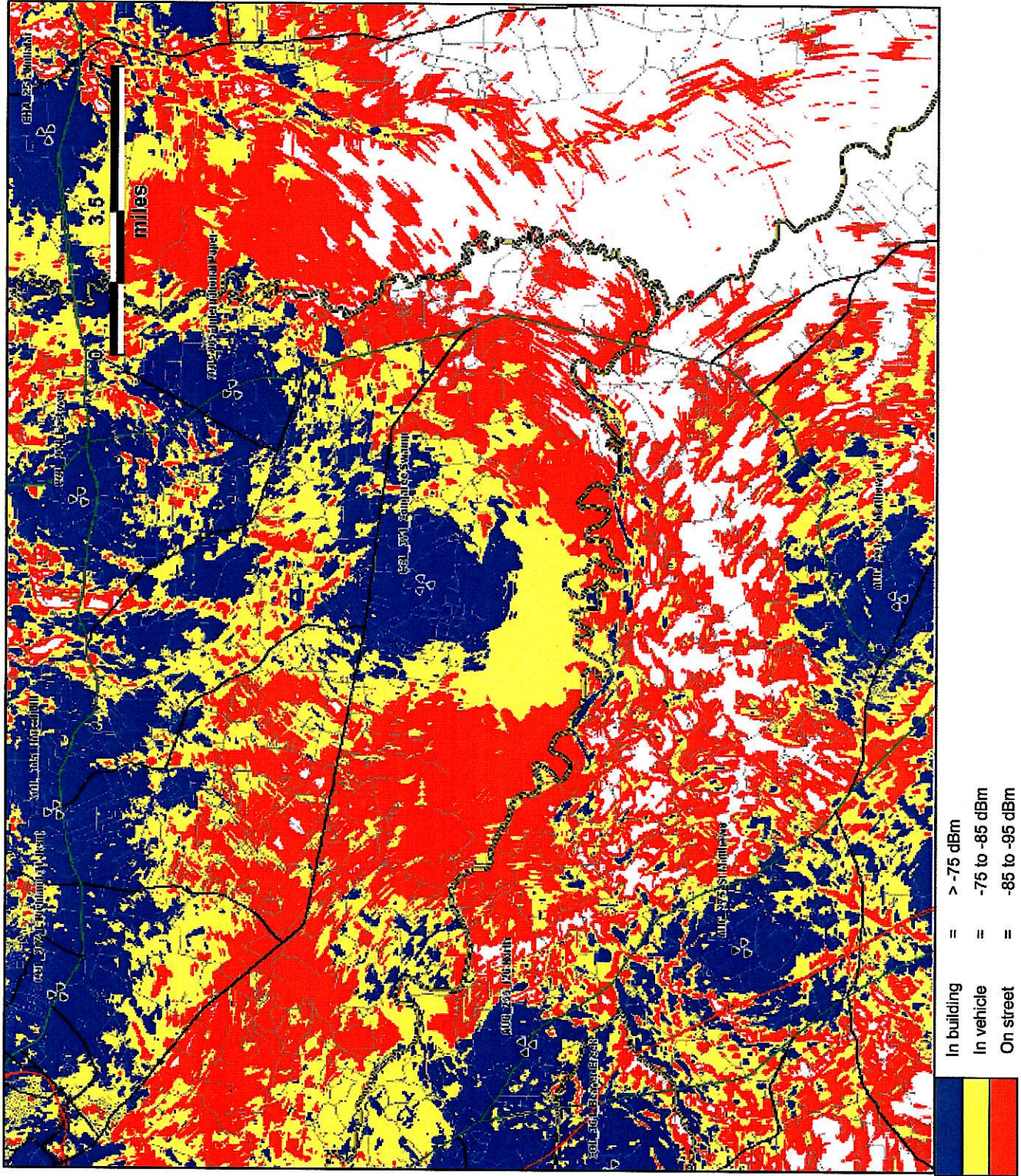


1" = 3,906.3 ft Data Zoom 12-1

Proposed Alltel Site Coverage – Congaree Swamp



Current and Proposed Alltel Coverage – Congaree Swamp



Ken Patterson

Airspace Consulting, Inc.

www.airspace-ken.com

Study prepared for ALLTEL

January 5, 2007

Congaree Swamp Area Study
East Over, South Carolina

1 NM Search Ring centered at Latitude: 33° 50' 05.28" Longitude: 80° 45' 14.40"

Site Elevation varies between 110' to 159' AMSL

Proposed Structure: 300' AGL

Part 77 of the Federal Air Regulations and Part 17 of the FCC Rules and Regulations were used as the primary reference for this study.

The closest public use or military landing surface is Runway 32 at McEntire ANGS. The distance from the search area center to the runway is 29,504' or 4.86 NM on a true bearing of 158.17° from the runway.

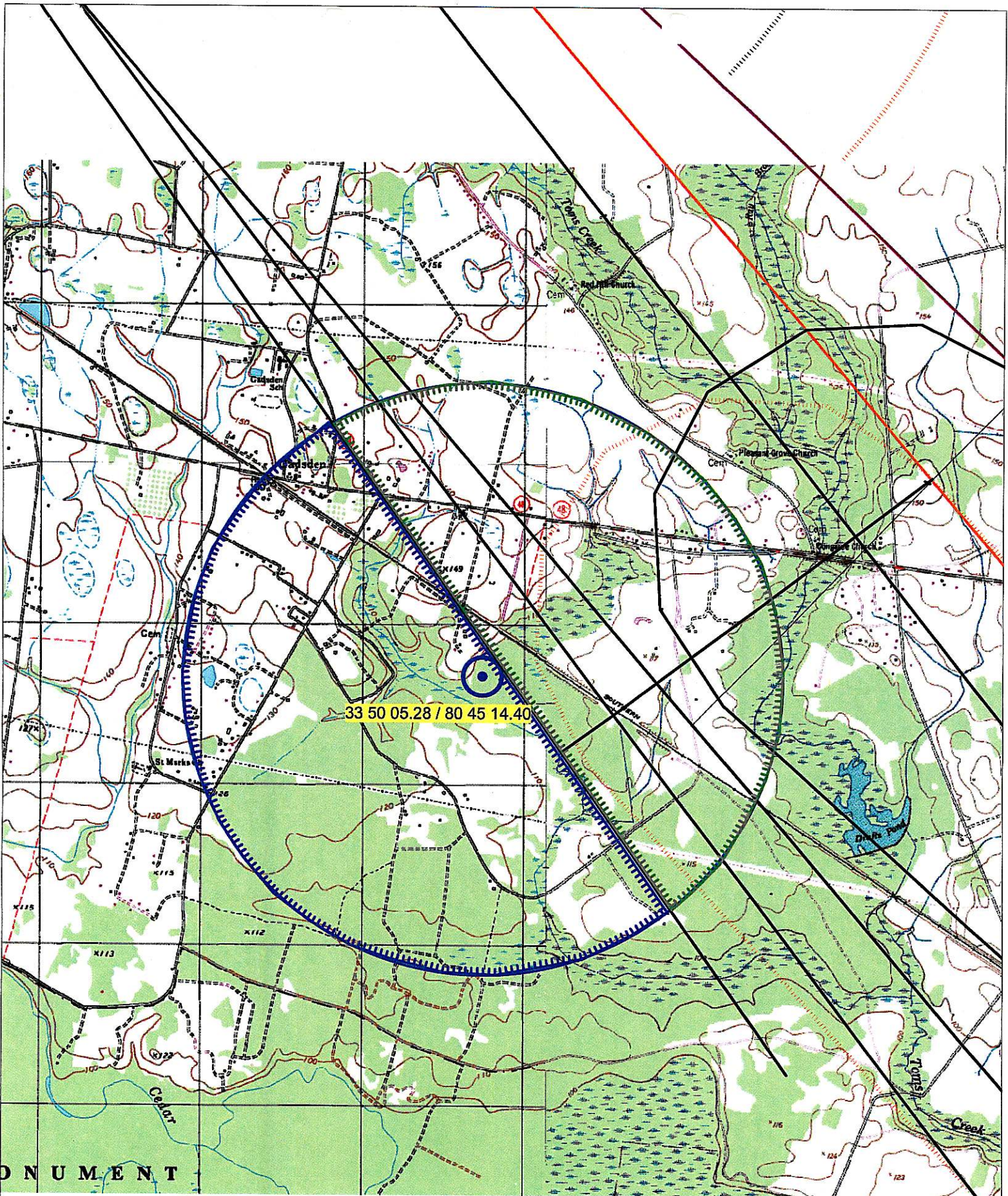
Notice Requirement: Notice to the FAA would be required for any structure exceeding 200' AGL.

Recommendations: Propose a 300' AGL structure at any site in the area depicted in blue on the attached chart. Do not exceed 370' AMSL in the green area. Marking and/or lighting would be required for any structure exceeding 200' AGL.

Private use airports and AM broadcast stations are not a factor for this search ring. For additional information or questions about this study, contact my office anytime.

KP13804

141 Massengale Road, Brooks, GA 30205
(770) 461-0563 FAX (501) 638-5264 kpac@mindspring.com



MONUMENT



- [Obstruction Evaluation Home](#)
- [FAA OE/AAA Offices View Determined Cases \(Form 7460-1\)](#)
- [View Proposed Cases \(Form 7460-1\)](#)
- [View Supplemental Notices \(Form 7460-2\)](#)
- [View Circularized Cases](#)
- [Search Archives](#)
- [Circle Search](#)
- [Discretionary Review](#)
- [FAQs](#)
- [No Notice Required Tool](#)
- [Long Range Radar Tool](#)
- [Distance Calculation Tool](#)

- [OE/AAA Account Portal Page](#)
- [My Cases](#)
- [My Sponsors](#)
- [Add New Case \(7460-1\)](#)
- [Update User Account](#)
- [Change Password](#)
- [Logout](#)

- [Information Resources](#)
- [FAA Acronyms](#)
- [Forms](#)
- [Regulatory Policy](#)
- [Relevant Advisory](#)
- [Circulars](#)
- [Air Traffic Areas of Responsibility](#)

Notice of Proposed Construction or Alteration (7460-1)

faa.gov Tools: Print this page

Project Name: ALLTE-000070386-07 Sponsor: Alltel Communications MP

Details for Case : Congaree Swamp 196479959

[Show Project Summary](#)

Case Status
ASN: 2007-ASO-3302-OE
Status: Accepted

Date Accepted: 06/26/2007
Date Determined:
Letters: None

Construction / Alteration Information

Notice Of: Construction
Duration: Permanent
if Temporary: Months: Days:
Work Schedule - Start: Work Schedule - End:
State Filing:

Structure Summary

Structure Type: Antenna Tower
Structure Name: Congaree Swamp 196479959
FCC Number:
Prior ASN:

Structure Details

Latitude: 33° 49' 31.63" N
Longitude: 80° 44' 48.48" W
Horizontal Datum: NAD83
Site Elevation (SE): 113 (nearest foot)
Structure Height (AGL): 285 (nearest foot)
Marking/Lighting: Dual-red and medium

Common Frequency Bands


| Low Freq | High Freq | Freq Unit | ERP | ERP Unit |
|----------|-----------|-----------|------|----------|
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |

| | | | | | | |
|--------------------------|---|----------------------|------|-----|------|---|
| | intensity | 935 | 940 | MHz | 1000 | W |
| | <i>Other :</i> | 940 | 941 | MHz | 3500 | W |
| Nearest City: | Gadson | 1850 | 1910 | MHz | 1640 | W |
| Nearest State: | South Carolina | 1930 | 1990 | MHz | 1640 | W |
| Traverseway: | No | 2305 | 2310 | MHz | 2000 | W |
| | Traverseway | 2345 | 2360 | MHz | 2000 | W |
| Description of Location: | Blackberry Road | Specific Frequencies | | | | |
| Description of Proposal: | Propose new self-support tower at the listed coordinates and heights. 2C Survey attached. | | | | | |

Close



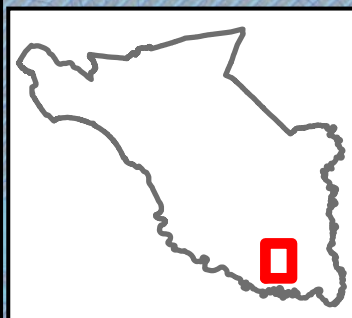
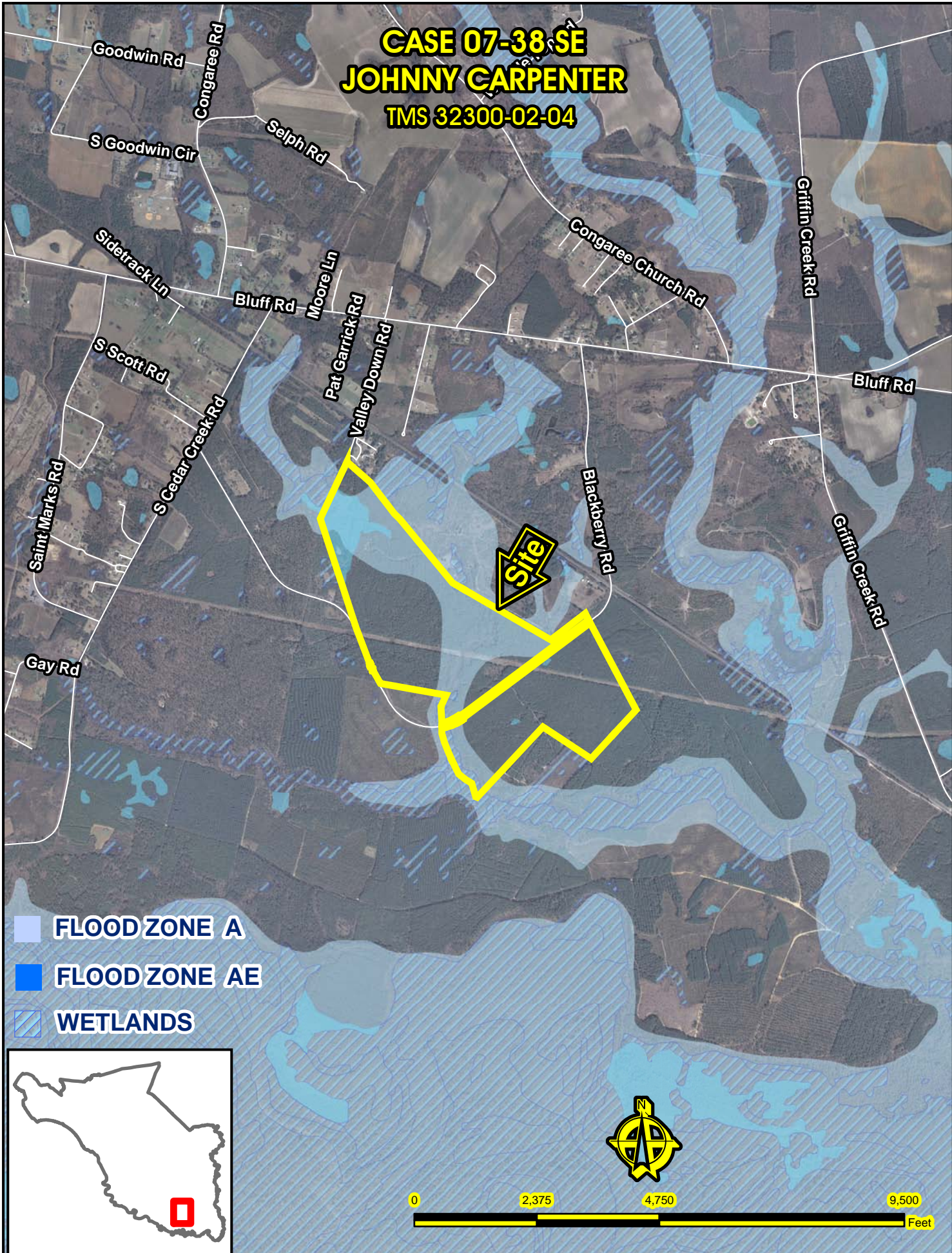
U.S. Department of Transportation

 Department of Transportation
 Federal Aviation Administration
 800 Independence Avenue, SW
 Washington, DC 20591
 1-866-TELL-FAA (1-866-835-5322)

Readers & Viewers: [PDF Reader](#) | [MS Word Viewer](#) | [MS PowerPoint Viewer](#) | [MS Excel Viewer](#) | [Zip](#)

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CASE 07-38 SE
JOHNNY CARPENTER
TMS 32300-02-04





9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-01 Special Exception

REQUEST

The applicant is requesting the Board of Zoning Appeals to establish a landfill on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

Zane Ferris (Waste Management)

Tax Map Number

31600-02-09

Location

Hwy Ch. Rd and Screaming Eagle Rd

Parcel Size

208± -acre tract

Existing Land Use

undeveloped

Existing Status of the Property

The subject parcel is a wooded, 208 acre tract which is located between a landfill and a borrow pit.

Proposed Status of the Property

The applicant proposes to establish a landfill.

Character of the Area

The subject property is located amongst a mixture of scattered residential structures, undeveloped parcels, landfills and borrows pits and Fort Jackson Military Base.

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize sanitary and inert landfills, subject to the standards of section 26-152 (d) (17).

CRITERIA FOR SPECIAL EXCEPTIONS

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

1. Traffic impact.

The Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993 does not contain a traffic study for landfills.

2. Vehicle and pedestrian safety.

The design of the landfill should safely accommodate the flow of traffic. Also, the establishment of the use should have minimal impact on vehicular and pedestrian safety in this area.

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

Staff is unable to determine what the impact of noise, lights, fumes or obstruction of airflow will have on adjoining properties. The establishment of the hours of operation and a better understanding of the how this use will be operated would allow for a better determination.

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

Due to its location the proposed use does not impose an adverse impact on the aesthetic character of the environs.

5. Orientation and spacing of improvements or buildings.

The size of the lot may preclude the need for changes in orientation and spacing of improvements or buildings.

DISCUSSION

Staff visited the site.

The applicant is proposing to establish a landfill on a 208 plus acre tract. Adjacent to the proposed site is a 179 plus acre landfill and a borrow pit. Across the street is Fort Jackson Military Base.

If granted approval, the South Carolina Department of Health and Environmental Control will impose strict regulations on the operation of the landfill. These requirements should assist in minimizing the impact of a landfill on the surrounding area.

Staff believes that this request will not impair the properties in the immediate or surrounding area.

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.

(17) *Landfill, sanitary and inert dump sites.*

- a. Use districts: Rural; Heavy Industrial.
- b. All required local, state, and federal permits must be obtained.
- c. Ingress and egress to the site must be from a thoroughfare or collector road.

OTHER RELEVANT SECTIONS

N/A

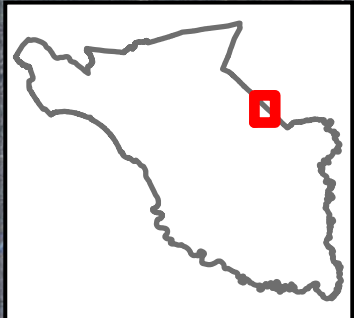
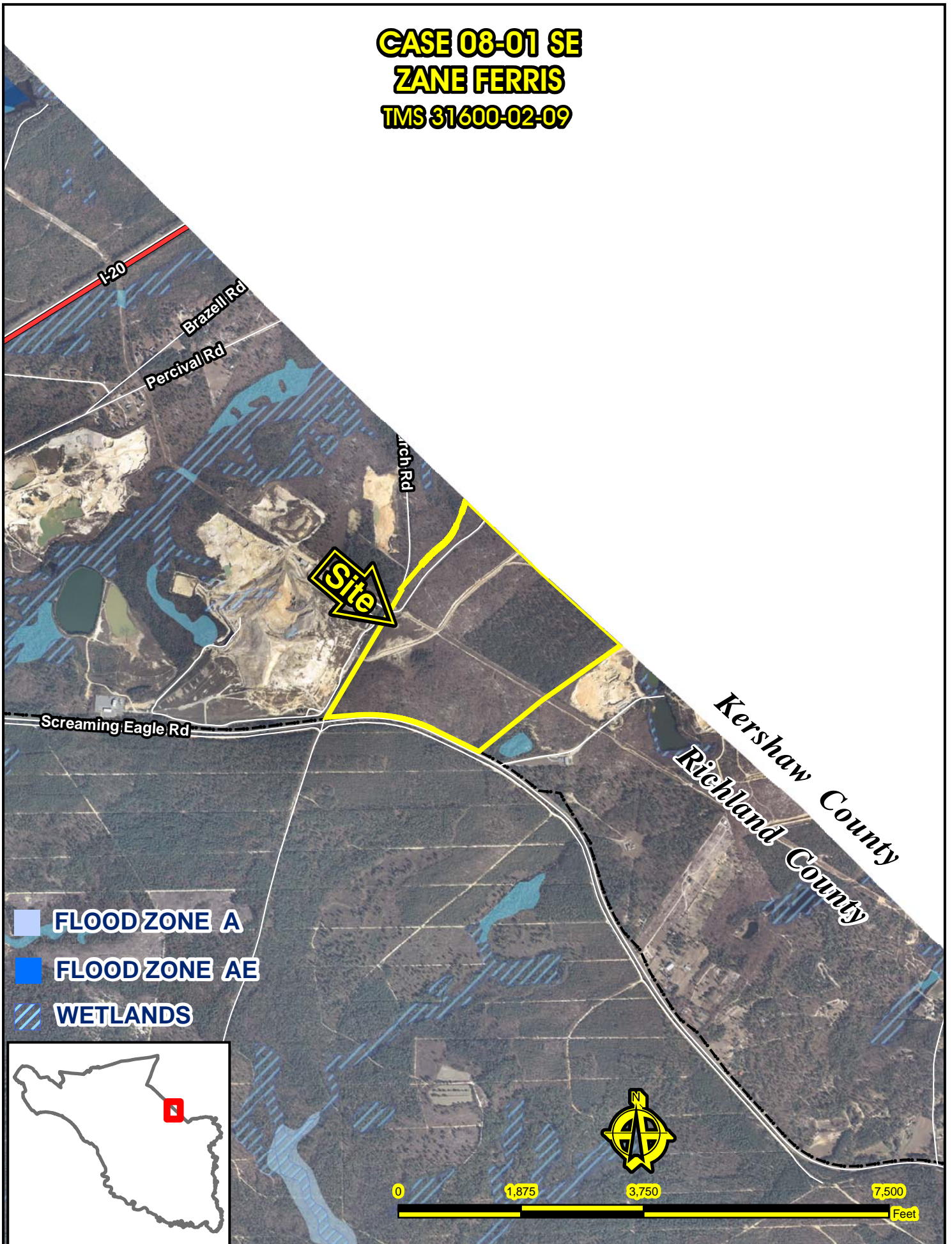
ATTACHMENTS

- Site plan
- Additional Information

CASE HISTORY

No record of previous special exception or variance request.

**CASE 08-01 SE
ZANE FERRIS
TMS 31600-02-09**



January 2, 2008

Ms. Suzie Haynes
Richland County Planning Department
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202

Re: Request for Special Exception
TMS #31600-02-09

Dear Ms. Haynes:

We are submitting this additional information in support of our request for a Special Exception to construct and operate a landfill as an expansion onto a parcel (TMS #31600-02-09) adjacent to our existing landfill, both of which are located along Highway Church Road at the intersection of Screaming Eagle Road (SITE).

The current landfill across Highway Church Road has been in operation continuously since 1970. Richland County Landfill, Inc. (RCL) has been a long-standing member of the business community for over twenty (20) years. It has maintained an active presence in the local neighborhood, involving a large Citizens' Advisory Committee on which local residents, business leaders, elected officials, and state regulatory officials routinely meet at the existing facility to review on-going operations plans as well as community involvement activities. Members of the Citizens' Advisory Committee have already been apprised of this request and this request is supported by the community members. As a result of the input from the Citizens' Advisory Committee, RCL continues to provide volunteer and monetary support for local civic projects. A summary of RCL's sponsorships and activities is attached as **Attachment 1**.

This planned use is consistent with the County's Solid Waste Management Plan as recently revised, which acknowledges the need for an expansion of our existing landfill facility. See **Attachment 2**. In addition, Richland County Landfill, Inc. is the County's designated vendor for solid waste disposal services pursuant to a long-term contract dated September 25, 1995. This contract also acknowledges that the County will cooperate in our efforts to expand RCL's existing facility.

As provided in the County's ordinance, we would like to offer information describing our planned use in connection with the appropriate standards of review. Initially, we will address the general criterion to be considered by the Board of Zoning Adjustments and Appeals:

Traffic impacts

Based upon information available from County records, the current traffic counts from SCDOT in May 2007 reflected Annual Average Daily Trips (ADT) for 2006. The nearest count station is #307 located on Screaming Eagle Road west of the site and the most recent traffic volume was 5,800 ADT, representing Level-of-Service "B." No residences are located along Highway Church Road. Although

the planned access is expected to continue from Screaming Eagle Road onto Highway Church Road, since the proposed use for the requested Special Exception is for replacement capacity of the existing landfill, no impact on current traffic from this request.

Vehicle and pedestrian safety

Since the planned ingress/egress is expected to continue from Screaming Eagle Road onto Highway Church Road utilizing a left-turn lane constructed by SCDOT for this purpose at the request of the Citizens' Advisory Committee, no impact on current traffic from this request.

Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining properties

Since the proposed use for the requested Special Exception is for replacement capacity of the existing landfill, no additional impact on noise, lights, fumes, or obstruction of air flow on adjoining properties is expected.

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

RCL intends to meet or exceed all buffers required by SCDHEC in connection with the construction and operation of the additional landfill cells. A buffer of existing vegetation will be maintained to minimize adverse impact on aesthetics.

Orientation and spacing of improvements or buildings

A site map is enclosed as **Attachment 3**. This site map depicts the orientation of the landfill footprint and planned accessory uses on the Site as allowed by SCDHEC landfill regulations.

This Site is heavily wooded. The current Use District for the Site is Rural. The existing zoning of the property to the **West** across Highway Church Road is RU and used as a landfill. The existing zoning of the property to the **East** is RU and also used as a borrow pit and landfill. The property to the **North** is located in Kershaw County and used as a landfill and waste collection facility owned and operated by an RCL affiliate. The property to the **South** across Screaming Eagle Road is owned by the United States and operated as Fort Jackson Military Reservation. As stated above, ingress and egress to the existing landfill is from Screaming Eagle Road onto Highway Church Road. Use of this access is expected to continue with the use of the Site.

Since the intended use of the Site is for the construction and operation of a landfill, such activities are intensely regulated by SCDHEC and will require the issuance of a revision to the existing permit to include the Site within the scope of the existing permit. These requirements are extensive and include buffers, setbacks, and design and operation parameters. This permit process also includes public participation. Thus, RCL recognizes that all permits associated with the proposed landfill on the Site must be obtained prior to construction.

RCL and its affiliates boast a Richland County work force of 41 employees with an annual payroll of \$2.1 million. RCL pays ad valorem taxes to Richland County of approximately \$120,000

annually, in addition to solid waste host fees to Richland County of approximately \$500,000 annually.

It should also be noted that landfills are a source of clean, renewable energy that is generated continuously through the decomposition of waste in landfills, which creates methane gas. RCL, in a partnership with Santee Cooper, operates a landfill gas to energy facility just off of Screaming Eagle Road. The facility receives methane gas produced through the decomposition of landfill waste and currently generates approximately 4 MW of electricity - enough to power over 3,500 homes per year.

We hope that this information will be sufficient for the Board to favorably consider our request. Should you need any additional information, please do not hesitate to contact me.

Sincerely,

Zane Ferris
Director of Landfill Operations

ZF/bh

Attachments - Summary of Sponsorships
Solid Waste Management Plan revision (12/07)
Site plan



Waste Management Richland Landfill Community Participation Achievements

Partnership with Pontiac Elementary PTA –

Waste Management has established a partnership with the Pontiac Elementary PTA. As a part of the Sponsorship, Waste Management provides financial assistance with several events that the PTA organizes. These events are Springfest, Fallfest, Valentine Flowers, Blue Ribbon Celebrations, etc. Additionally, support is given for food assistance on regularly scheduled meetings. Waste Management has also participated in some of the events as volunteers for pumpkin contests etc. Most recently, we gave a donation for the school to use for needy students during the holiday season.

Land Donation Project for Richland County Sheriff's Substation –

Waste Management has offered to Richland County the opportunity to take ownership of a 2-acre tract of land that is currently owned by Waste Management. Richland County will utilize this land parcel as a Sheriff's Substation in our local community. The land was donated and Richland County took ownership in December 2004. Use of this land in the fashion it was proposed will provide our community with better security and safer roadways. Richland County took ownership of this land parcel in the winter 2004. The County is working to have the new substation open late 2008.

Annual Pick up the Trash Bash –

Waste Management has had the opportunity to host an annual Pick up the Trash Bash. The "Bash" is a volunteer oriented program where up to 7 Northeast area high schools and their students join the employees of Waste Management, our local community and most of all our Citizen's Advisory Committee, to clean up our community roads of litter. During our last two events we have joined together and cleaned over 40 miles of road and several tons of litter was collected. Food, fun, and gifts have been solicited by Waste Management and given to our participants during this annual event.

Involvement in Kid's Day at Finley Park (Earth Day Alleyway) –

Every year Waste Management participates at Kid's Day in Finley Park. We participate in a partnership with SCDHEC in Earthday Alleyway. As a participant our employees volunteer their time to discuss landfill activities and teach our youth the importance of recycling. A game has been designed and is utilized to help children understand the differences between waste and recyclables. All participants are given a gift for their efforts.

Monthly contribution of \$350.00 to Citizen's Advisory Committee –

The Citizen's Advisory Committee has partnered with Waste Management to develop a program where families in need in our area are considered to receive financial assistance during a crisis situation. Two committee members have taken the honor of becoming the Treasurer and Co-treasurer and disperse funds from our CAC account when found to be plausible and necessary to help one of our fellow community residents. Waste Management assists with the account balance by making a monthly contribution to this fund to help with maintaining a positive balance, in addition to any fund-raisers or other donations.

\$500.00 contribution to needy families in memory of Delmar Brown to Spears Creek Baptist Church –

Through our partnership with the Citizen's Advisory Committee, we have participated in an annual Christmas donation in the amount of \$500.00 made payable to Spears Creek Baptist Church, in memory of one of our previous distinguished committee members Mr. Delmar Brown. The funds are distributed by the Church to families selected by the Church congregation during the holiday season.

\$500.00 contribution to needy families in memory of Delmar Brown to Salem United Methodist Church –

Through our partnership with the Citizen's Advisory Committee, we have participated in an annual Christmas donation in the amount of \$500.00 made payable to Salem United Methodist Church, in memory of one of our previous distinguished committee members Mr. Delmar Brown. The funds are distributed by the Church to families selected by the Church congregation during the holiday season.

Annual Donation of over 350 pairs of socks to the Chris Rollings Prison Ministry –

In addition to the Christmas donations noted above, Waste Management has assisted the Chris Rollings prison ministry for the past two years. As requested by our Citizen's Advisory Committee the opportunity to have a positive impact with our area rehabilitation facilities and their tenants is endless if we help these people through the rehabilitation process. We assist Mr. Chris Rollings by donating several hundred pairs of socks that he can distribute through his prison ministry endeavors during the holiday season to the inmates that he has the opportunity to share his time with.

Columbia assistance in sponsorship to the Special Olympics organization –

Annually, Waste Management assists the Special Olympics with a financial contribution to support the Olympic Games held in our area. The opportunities for such a sponsorship gives the athletes an opportunity to compete within the Special Olympics system and promote fellowship, learning, and friendly competition.

Pontiac Elementary Environmental Action Team assistance –

We work with the students of the Pontiac Elementary Environmental Action Team. Our partnership teaches the students the proper classifications of waste streams, recyclables, and gives them a hands on opportunity to learn the “cradle to grave” processes of waste disposal.

Repairs and Maintenance to road intersection of Brazell and Percival roads –

As requested by one of our former committee members, the Citizen’s Advisory Committee has elected to maintain the road way intersection of Percival and Highway Church (gravel). Approximately two years ago Waste Management assisted in placing asphalt millings in this area to decrease the potential of erosion and degradation of Percival Road at this intersection. Since that time dust from traffic has been reduced in that area as well as erosion. The last completed repair occurred in January 2005.

Facility Tours and education for various school groups annually –

Waste Management conducts tours for various students of all ages. The purpose of the tour is to promote an understanding with the students on landfill activities, recycling, and exactly what happens to their waste once it leaves their house. Tours have been conducted with some of the following school groups; Spring Valley High School, Pontiac Elementary School, Clemson Exchange University, University of South Carolina, Dreher High School, Keenan Elementary School, Heathwood Hall etc. (This list is not all inclusive).

Annual participation and sponsorship with Child Abuse Prevention Association –

Every year Waste Management participates and is the major sponsor for the Child Abuse Prevention Association annual golf tournament and oyster roast in Beaufort, SC. This particular chapter is organized out of the Beaufort area but is a part of the State affiliation of CAPA. The CAPA group provides support both financially and through counseling and legal matters to reduce the potential of child abuse throughout our state.

Annual participation and sponsorship with Pontiac Elementary Golf Tournament –

Waste Management participates as an “Eagle” sponsor in the Pontiac Elementary Golf Tournament held at Woodcreek Golf Course. With this sponsorship, the children of Pontiac Elementary are able to receive financial assistance to purchase school items like computers, tables, desks, chairs, bulletin boards etc. and allows them to stay on the cutting edge when it comes to educating our youth.

Annual participation and sponsorship with Big Thursday Golf Tournament –

Waste Management assists with sponsorship and participation to the Big Thursday Golf Tournament. This tournament was designed to promote scholarships to students in need of financial assistance to pursue a college opportunity and move on to a career they desire.

Board Membership and assistance with Keep America Beautiful of the Midlands –

Waste Management's District Manager is a board member with the Keep America Beautiful of the Midlands. As a member, assistance is provided with area clean-up activities, assistance with organization of activities, and coordination of functions that allows this organization to benefit our community and keep our streets clean and free of litter.

Scheduled cleaning of area roads –

In partnership with the community and our Citizen's Advisory Committee, Waste Management has taken the responsibility of cleaning several of our area roadways on a scheduled basis. In 1999, Waste Management adopted 4 miles of road through the Keep America Beautiful of the Midlands. Currently, in addition to the adopted roads, Waste Management controls litter and schedules consistent clean-ups to an additional 4 miles of roads to include Percival, Screaming Eagle, and the intersection of I-20 and Spears Creek Church Road.

Sponsorship with Spring Valley Education Foundation "Step up to the Plate" auction –

Every Year, Waste Management participates with the Spring Valley Education Foundation and their annual "Step up to the Plate" auction. This auction provides the school with financial assistance for all aspects of daily operations and facilitates student activities and learning.

Sponsorship and donation to build the Announcement Tower at the Columbia BMX bicycle track –

In April of 2001, Waste Management elected to assist the Columbia BMX Bicycle Track by donating funds to build the announcement tower located at the track. Our management team felt that participation would be an opportunity to provide our youth with the ability to learn responsibility, competition, and to reduce the potential for them to participate in activities that would be construed as troublesome or less than desirable. It gives them a structured competitive environment to learn the values they will cherish, as they become young adults.

Pontiac Elementary donation for activity and planner books for students –

Annually, Waste Management provides sponsorship and assistance in creating planner and schedule books for the students of Pontiac Elementary. This participation helps to print these books distributed to the students to document homework assignments, activities, and allows the parents to be actively involved with their child's school activities.

Governor's Litter Task Force –

Waste Management has participated actively with the Governor's Litter Task Force for several years. Upon the inception of this program we became a founding member of this task force and assisted with starting several of their programs. The task force has been developed to reduce litter in our state through the use of advertisements, information, and enforcement. We are proud to have assisted with this cause.

Upgrades / Turn Lane for Screaming Eagle Road -

Waste Management has facilitated with the assistance of Representative Jimmy Bales at the request of the committee to widen the area of Screaming Eagle Road near the intersection of Highway Church Road. The widening of the road will result in a Turn Lane being installed to assist with traffic and increase the safety of local traffic. This project has been approved by SCDOT in late 2004 and Richland Landfill Donated additional land to accommodate for the project (approximately ½ acres). The construction for the project is set to begin in 2005 according to the DOT representative.

Local Neighborhood Contributions -

Waste Management and the Citizen's Advisory Committee have partnered in donating 3 to 5 complete HoneyBaked Ham Dinners to the needy families in our community. The families are selected by our local CAC members during meetings prior to Thanksgiving and Christmas. The families are recommended through personal relationships with our board members in addition to families that are recognized by the local churches. The needy families receive a full course meal on behalf of Waste Management's Citizen's Advisory Committee so that they do not need to spend the money for a decent meal during the holiday season.

Landfill Gas-to-Energy Project -

Waste Management has partnered with Santee Cooper to design and build a Landfill Gas-to-Energy plant on our facility. The plant will eventually generate 7-megawatts of electricity and feed into a nearby power grid. The project is going to reduce emissions from the landfill gas flare and create an additional source of electricity to the nearby communities. The project has begun and is anticipated to open in January 2006.

Solid Waste Association of North America -

Waste Management's District Manager has been an active participant in the South Carolina's Chapter of the Solid Waste Association. During the past two years he has been the treasurer of the board and has recently been elected as Vice President. The chapter works with local and state governments on environmental issues, municipalities and private corporations on solid waste issues in the state. Additionally, training courses are offered during conferences throughout the year to solid waste professionals.

Palmetto Pride Waste Haulers Association -

Waste Management has taken an active approach in the partnership with Palmetto Pride and the North American Solid Waste Management Association through the Waste Haulers Association. Two of Waste Management's professionals (local DM and Marketing Manager in Spartanburg) have been actively involved in the boards decisions and progress to eliminate litter on our state roads as a result of waste hauling activities. The board has recently drafted a "Statewide Litter Control Plan" to that effect which has been adopted and is currently used by many solid waste professionals throughout the state of South Carolina.

Donation to Malachi Beauchamp -

Waste Management's Citizens Advisory Committee donated \$1000.00 in December 2008 to the Malachi Beauchamp fundraiser. Malachi is a local child that lost both of his kidneys to cancer at 9 months old. Needing a transplant, his grandfather donated one of his kidneys to Malachi and he is currently recovering from the surgery as well as other illnesses.

Donation to Doby's Elementary School -

Waste Management's Citizens Advisory Committee donated \$5000.00 in December 2008 to Doby's Elementary School to use for needy children during the holiday season.

Headline Sponsor of the City of Columbia's "Green Is Good For Business" Conference-

Waste Management's was one of two headline sponsors for the First Annual Green is Good For Business Conference put on by the City of Columbia. The conference brought together citizens, business leaders and elected officials to learn more about how "going green" can be good for business as well as the environment.

DRAFT AMENDMENT TO THE RICHLAND COUNTY SOLID WASTE MANAGEMENT PLAN

Page 43, Paragraph E -

E. MSW Landfills

The County's municipal solid waste is currently managed through a disposal contract with Waste Management of South Carolina. At the end of the existing fifteen-year contract term with Waste Management, the County plans to engage in a similar disposal contract to manage its municipal solid waste through the twenty-year planning period.

The two (2) operating municipal solid waste landfills in the County, Richland Landfill and Northeast Sanitary Landfill, are both an integral part of the County's solid waste management planning considerations due to their ability to provide the community with long-term, cost-effective and environmentally protective solid waste disposal. Within an estimated six to eight years, the Richland Landfill, owned and operated by Waste Management of South Carolina, will consume its permitted capacity; in less than two years, Northeast Landfill, owned and operated by Allied Waste, will consume its permitted capacity. Expansions at Northeast Landfill and Richland Landfill are needed to assure that adequate capacity exists consistently throughout this Plan's twenty-year planning period. No other replacements, expansions, facilities, or new Subtitle D MSW Landfills will be needed to accommodate MSW waste generated in Richland County during the twenty-year planning period. In accordance with the County's authority under the South Carolina Solid Waste Policy and Management Act, at or near the conclusion of the twenty-year planning period, Richland County will reassess its capacity needs and determine whether additional capacity is needed. The County's conclusions concerning capacity needs during this twenty-year period shall not give rise to any presumption that any further capacity will be needed during the next twenty-year planning period.

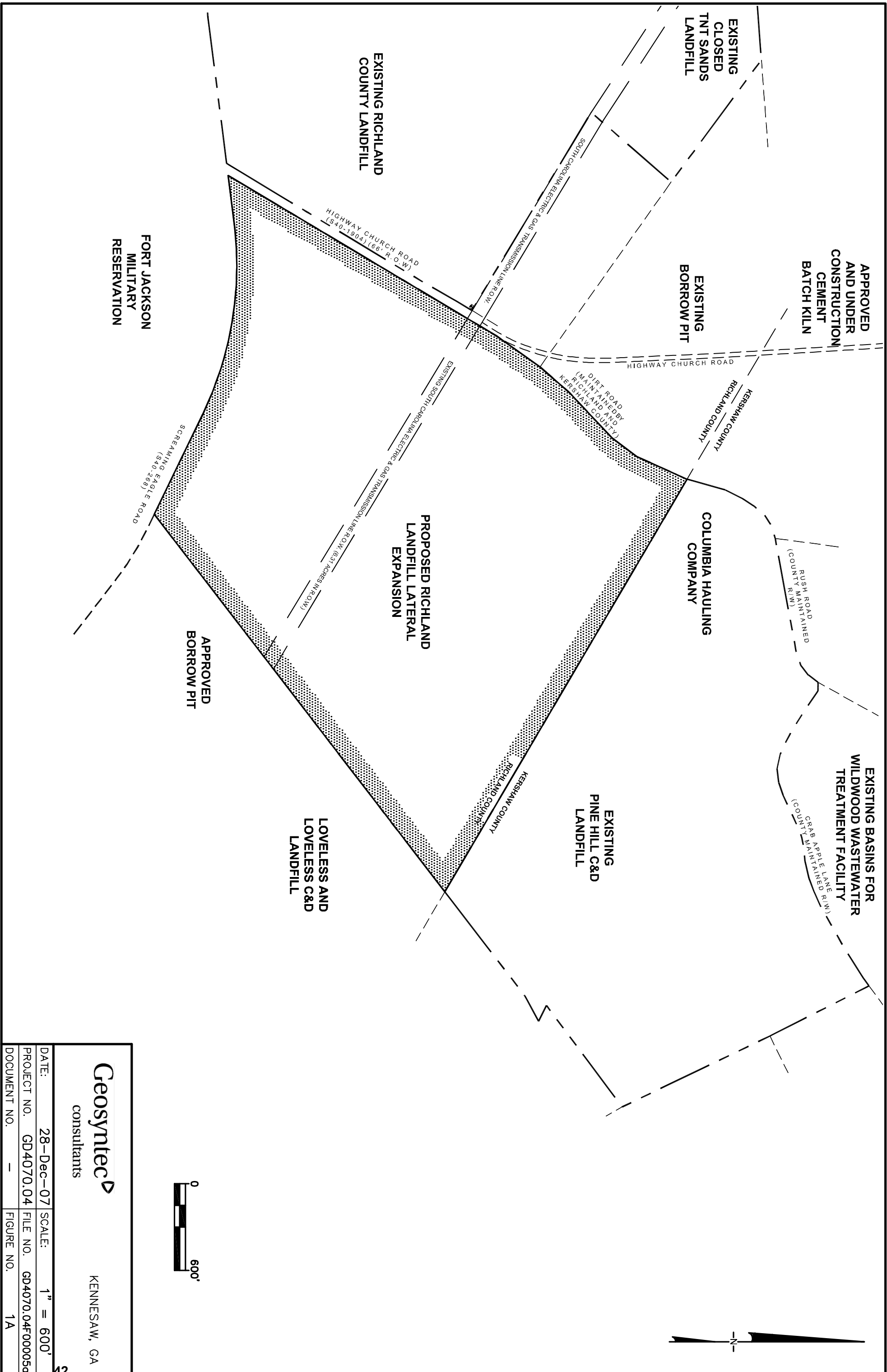
Additionally, pending SCDHEC approval to expand, replace, or increase its annual capacity limit, each landfill may increase its annual tonnage limit; however, increases in annual tonnage limits that exceed a total of one million tons per year for each landfill during the twenty-year planning period are not needed.



Geosyntec
consultants

KENNESAW, GA

| | | | |
|--------------|-----------|------------|-----------------|
| DATE: | 31-Dec-07 | SCALE: | 1" = 600' |
| PROJECT NO. | GD4070.04 | FILE NO. | GD4070.04F00005 |
| DOCUMENT NO. | - | FIGURE NO. | 1 |



| | | | |
|---------------------------------|-----------|--------------|------------------|
| Geosyntec consultants | | KENNESAW, GA | |
| DATE: | 28-Dec-07 | SCALE: | 1" = 600' |
| PROJECT NO. | GD4070.04 | FILE NO. | GD4070.04F00005d |
| DOCUMENT NO. | - | FIGURE NO. | 1A |



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-54 SE

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of an auto salvage yard on property zoned M-1 (Light Industrial).

GENERAL INFORMATION

Applicant

Bernard Doctor

Tax Map Number

01808-01-10

Location

700 Old Fairfield Road

Parcel Size

1 .16± acre tract

Existing Land Use

undeveloped

Existing Status of the Property

The subject property is heavily wooded and undeveloped.

Proposed Status of the Property

The applicant proposes to establish an auto salvage yard.

Character of the Area

The subject property is located on the backside of Fairfield Road. The SCDOT maintenance shop is located north of the subject parcel.

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize scrap and recyclable materials subject to the standards of section 26-152 (d) (26).

CRITERIA FOR SPECIAL EXCEPTIONS

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

1. Traffic impact.

The Addendum to the Long Range Major Street Plan for Richland County – adopted by the Richland County Planning Commission - Oct.1993 does not contain a traffic study for auto salvage yards.

2. Vehicle and pedestrian safety.

N/A

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

Staff is unable to determine what the impact of noise, lights, fumes or obstruction of airflow will have on adjoining properties. The establishment of the hours of operation and a better understanding of the how this use will be operated would allow for a better determination.

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

Due to its location the proposed use does not impose an adverse impact on the aesthetic character of the environs.

5. Orientation and spacing of improvements or buildings.

The size of the lot may preclude the need for changes in orientation and spacing of improvements or buildings.

DISCUSSION

Staff visited the site.

The applicant is proposing to operate an auto salvage yard. The surrounding area is heavily wooded and currently undeveloped. This should assist in isolating the proposed use, thus reducing the impact it may have on abutting and adjacent properties.

This area is comprised primarily of commercial and industrial uses along Fairfield Road.

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

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.

Staff recommends that the following condition(s) be applied with the approval of this request:

1. Vacancy, abandonment or discontinuance for any period of twelve (12) months (as verified by a business license) will void the special exception.
2. Any violation(s) to the conditions placed on this approval will require a rehearing of the case by the Board of Zoning Appeals.

OTHER RELEVANT SECTIONS

Sec. 26-152 (d) (26)

(26) Scrap and recyclable materials.

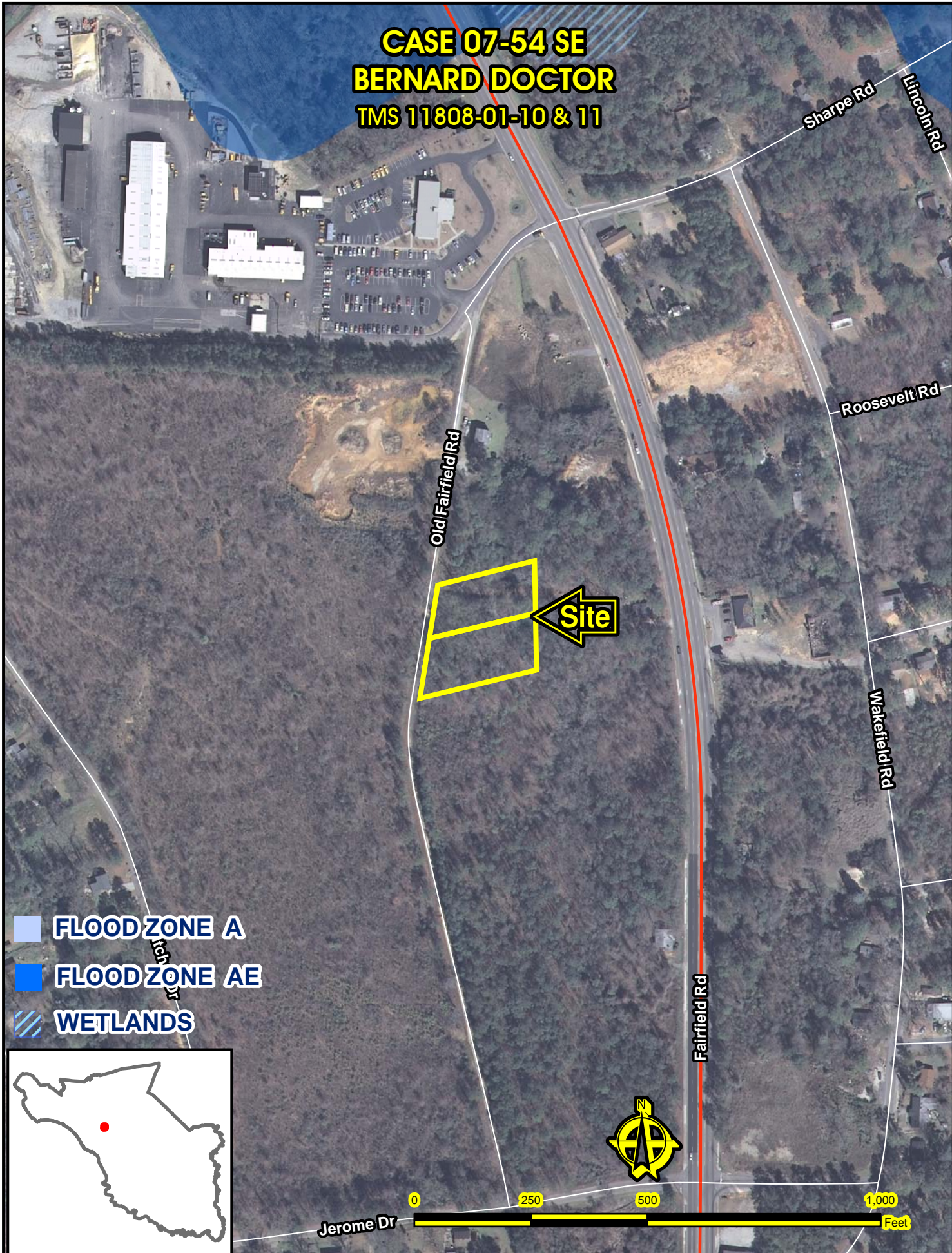
- a. Use district: M-1 and LI Light Industrial; Heavy Industrial.
- b. Stocks and supplies shall be either stored inside enclosed structures or screened by solid walls, opaque fences, dense evergreen shrubbery or the like so that they are not visible from any public road or from the ground level of adjacent property used for residential or office purposes.
- c. Any required front or secondary front yard shall not be used for storage.
- d. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least twenty-five (25) feet.
- e. The wholesale business shall be conducted in such a manner as to prevent tracking and spillage of debris onto adjacent properties or roads.

ATTACHMENTS

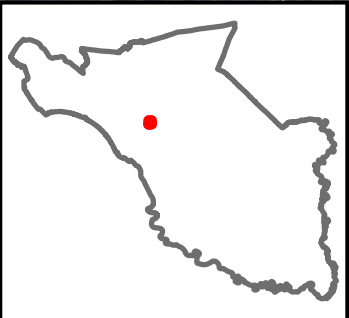
- Development plan

CASE HISTORY

**CASE 07-54 SE
BERNARD DOCTOR
TMS 11808-01-10 & 11**



- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS



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



Rcpt# _____

Application# _____

Paid \$ _____ Filed _____

1. Location: 700 Old FAIRFIELD Rd (Lots 42 + 43) Zoning District M-1

TMS #: Page 11000-01-10, 11 Block _____ Lot 42 + 43

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: AUTO SALVAGE YARD

3. The Board of Zoning Appeals is authorized to grant or deny a special exception of this specific nature in Section _____ Zoning Ordinance.

PROPOSED NEW CONSTRUCTION

1. Free standing structure () Addition to an existing structure ()

2. Use office + storage (one unit) Number of square footage UNKNOWN

3. Answer only if a commercial or manufacturing use:

a. Total number of parking spaces on parcel: _____

b. Number of trucks: _____ size(s): _____

c. Number of signs: proposed _____ existing _____

d. Number of employees working of premises: 2

EXISTING USES AND STRUCTURES ON LOT

1. Number of existing uses/structures: NONE

2. Size and use:

a. Use NONE square footage _____

b. Use _____ square footage _____

c. Use _____ square footage _____

d. Use _____ square footage _____

2.0 Company Summary

Doctor's Salvage and used parts is a new company, which upon commencement of operations will provide quality used parts with affordable rates and quality service.

2.1 Company Ownership

Doctor's salvage and used parts will be owned entirely by Roosevelt and Bernard Doctor.

2.2 Start-up Summary

Major costs include \$1,500 for computer, software and setup support; 500 for a telephone set-up, approximately \$3,000 for temporary office and furniture, approximately \$2,000 for parts shelving and other warehouse equipment and \$8,000 for a company roll back or tow truck.

The company will start out by towing old unwanted vehicles from people's homes and businesses as well as buying vehicles damaged in accidents from auctions. These vehicles will be towed back to the lot and stripped of usable parts for sale and the remainder of the vehicle will be taken to the scrap metal yard for recycling.

Later as we build up capital we would like to start a towing service towing for garages, insurance companies and state and city law enforcement. Prior to performing any disassembly of any vehicles all oils and fluids will be drained from them and stored in 55 gallon drums to be recycled this will also keep from damaging the environment.

Start-up

2.3 Company Locations and Facilities

Doctor's Salvage and used auto parts will be located at 700 Old Fairfield RD. Columbia S.C. 29203 (lots 42 and 43). This location will afford us convenient access and by being on a side road eliminates the possibility of hindering traffic.

Another advantage of this location is that the Mid-Carolina Steel & Recycling co. Is less than 2 miles away making trips to the recycle company close saving on fuel cost.

Another benefit of the area is that it is centrally located on the East Coast. The Carolinas and parts of Virginia and Georgia will have the benefit of overnight UPS ground service. A large portion of the East Coast and Southeastern United States would be serviced in two days by UPS ground service.

2.4 Company Facility

We have approx. 73,000 sq. ft. of space. We will install a 6ft high chain link fence around the parameter. Close to the gate we will install a 30x14 ft building to serve as an office and a place to disassemble vehicles when the weather does not permit outside work. We will also build a shed 240x12 ft with shelves to serve as storage for parts removed for sale.

This location will consist of a showroom, office space, and warehousing. All deliveries and shipments will be serviced at this location. We will also have ample parking available.

3.0 Products

Doctors Salvage and used auto parts to people that at the time cannot afford to buy new parts thus providing a well needed service to the community. We will also be providing a service to the community by removing unsightly vehicles from people's yards for free or paying them a small amount for the vehicle.

3.1 Product Description

We will assist our customers in selecting the best parts for their application at a price that meets or exceeds their expectations. In the event of a problem, we will be there to assist the customer I am a master ASE certified mechanic with an associate degree in automotive and have worked in the automotive field for over 15 years...

3.3.1 Catalog Distribution

Following are planned means of catalog distribution:

1. Enclose in mail order shipments.
2. Personal hand outs.
3. Distribute at local trade shows and auctions.
4. Upon the release of a new catalog, we would need to check into the financial feasibility of utilizing direct mail as a means of bulk distribution.

3.5 Technology

We will be using the best diagnostic equipment to test the used parts prior to selling them all parts such as starters will be tested to ensure they meet the minimum spec's or they will be repaired or sent out to the recycle company. All engines will be tested for emissions if they don't meet the minimum standards for emission output they will be salvaged.

3.6 Future Products

We in the future look to have a 24 hour towing service towing for police departments. And towing for people that are stranded on the road ways

5.1.1 Pricing Strategy

Our customers are especially sensitive to value. We must ensure that our price and service are perceived to be a go them. However, in the over fifteen years of experience that we have accumulated in the automotive industry, one me true: someone can always beat you on price.

Therefore, our pricing strategy is to be competitive within the various product categories, but not to rely on the selling overshadow the other advantages of doing business with our company. We will sell ourselves on the basis of a diver quality products, which are readily available, reasonably priced, and backed up by our extraordinary customer servic products will be checked prior to sale and all promised prices will be met.

5.1.3 Distribution Strategy

Our customers will buy our products at our location. However, we anticipate a significant amount of mail c order to meet or exceed our Sales Forecast. We will receive orders by mail, phone, or fax, process them im and ship the goods via United Parcel Service.



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-45 SE

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a family day care on property zoned RS-MD (single family residential, medium density).

GENERAL INFORMATION

Applicant

Thomas Dameron

Tax Map Number

19701-08-11

Location

2309 Omega Drive

Parcel Size

.32± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing single-family residential with a two-point access driveway that leads to the home. A fence encloses rear portion of the property.

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 newborn to ten (10) years of age. The proposed hours of operation are 7:00 am – to – 5:30 pm.

Character of the Area

The subject property is located within a community of single-family residential structures (Woodfield Park).

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize group daycares (child) as a home occupation subject to the standards of section 26-152 (d) (10).

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 are 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.

N/A

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 precludes 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 that will not obstruct traffic flow on adjacent public roads. Staff believes that an area that will sufficiently meet this requirement is available. Improvements to the driveway were made to meet the stipulations of a previous special exception request.

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.

Staff recommends that the following condition(s) be applied with the approval of this request:

1. Vacancy, abandonment or discontinuance for any period of twelve (12) months (as verified by a business license) will void the special exception.
2. Any violation(s) to the conditions placed on this approval will require a rehearing of the case by the Board of Zoning Appeals.

OTHER RELEVANT SECTIONS

Sec. 26-152 (d) (10). Child day care facilities.

- 10) *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*
 - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. A child group day care home occupation must be operated in an occupied residence.
 - c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
 - d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - f. All other state and federal regulations shall be met.

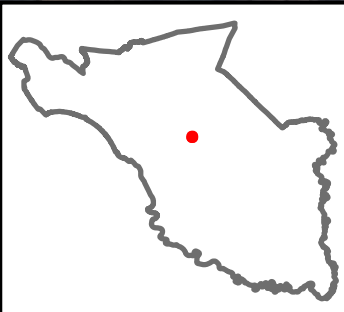
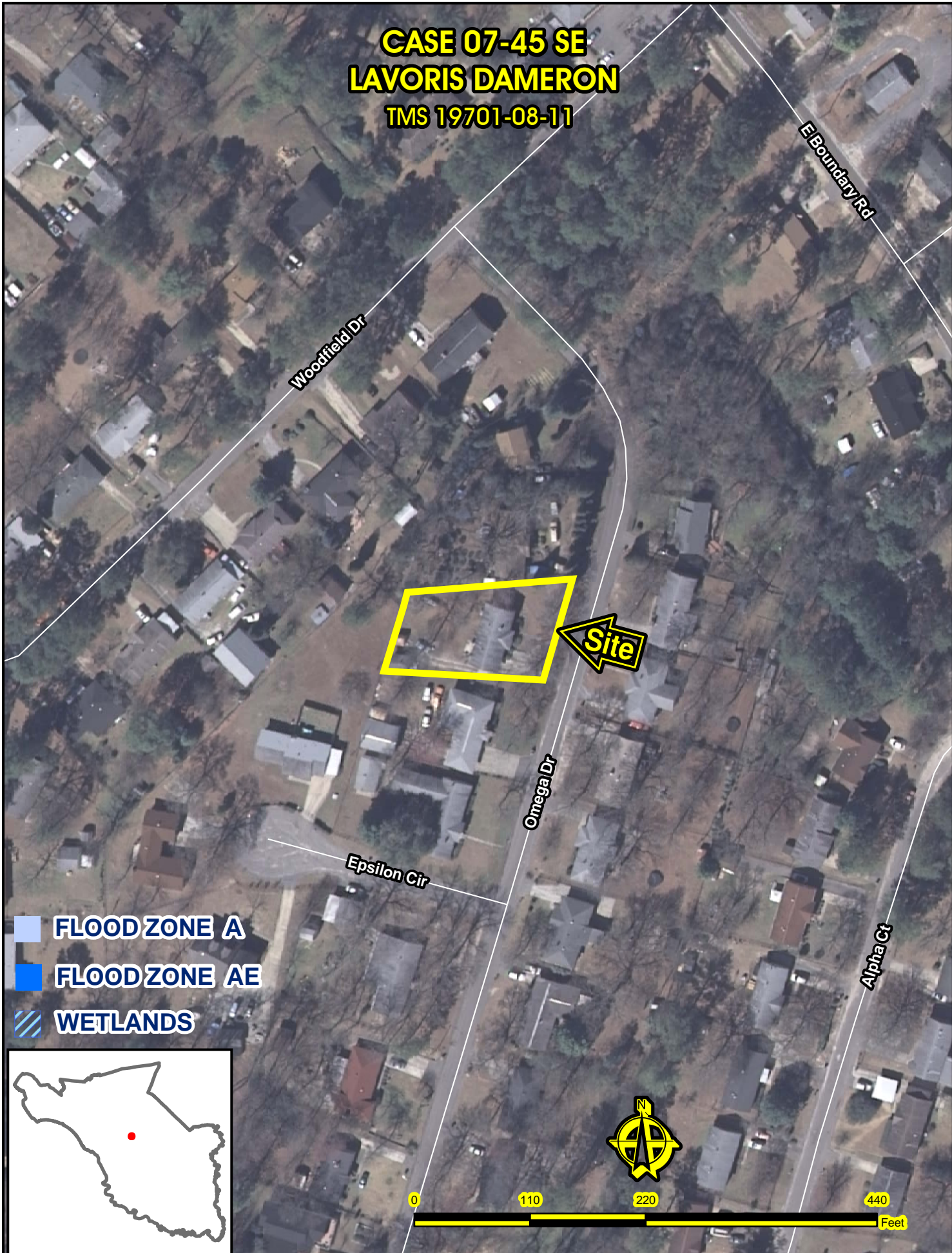
ATTACHMENTS

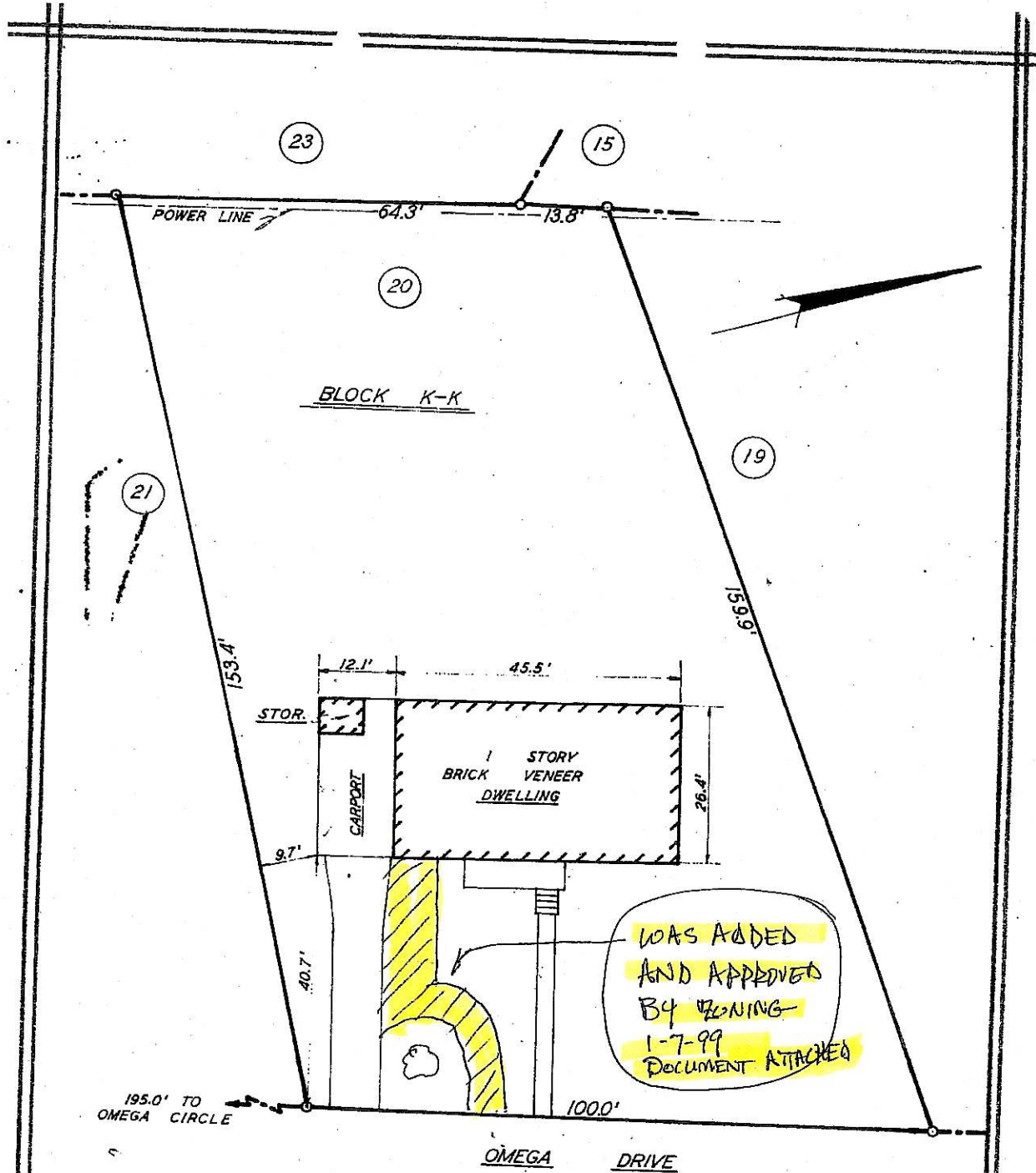
- Plat
- Day nursery information sheet
- Pictures of subject property

CASE HISTORY

A special exception for the same request was previously approved by the Board of Zoning Appeals (case 98-006 SE).

**CASE 07-45 SE
LAVORIS DAMERON
TMS 19701-08-11**





WAS ADDED
 AND APPROVED
 BY ZONING
 1-7-99
 DOCUMENT ATTACHED

PLAT PREPARED FOR
GEORGE C. LEE, SR. & LOUISE W. LEE

NEAR COLUMBIA, S.C.

THE SAME BEING ALSO SHOWN AS LOT 20 BLOCK K-K ON MAP OF WOODFIELD PARK
 BY MCMILLAN ENGINEERING COMPANY DATED NOV. 3, 1958 REVISED AUG. 23, 1961 AND RECORDED IN
 THE OFFICE OF THE CLERK OF COURT FOR RICHLAND COUNTY IN PLAT BOOK 5 AT PAGES 64 AND 65.

SCALE 1" = 20'

JUNE 22, 1964

IRON PIPE CORNERS

MCMILLAN ENGINEERING COMPANY

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THIS PLAT ARE CORRECT AND
 THERE ARE NO ENCRAGEMENTS OR PROJECTIONS OTHER THAN SHOWN.

Claude R. McMillan Jr.
 REG. ENGINEER AND LAND SURVEYOR NO. 1034



**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 - (six)

What ages would the children be? ~~5-6 yrs~~ 1/2 - 10 yrs

What would the hours of operation be? 7 - 5:30

How many employees would there be? Self (LAVORIS RENA DAMERON)

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

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

Yes (if yes, please describe)

CIRCULAR INSTALLED AND VERIFIED BY ZONING
LETTER DATED (1-7-99)

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

DSS

Serving Children and Families

KATHLEEN M. HAYES, PH.D.
STATE DIRECTOR

MARK SANFORD
GOVERNOR

August 31, 2007

Mr. Geo Price
Richland County Zoning Division
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202

Re: Thomas W. Dameron, Jr. & Lavoris Rena Dameron
2309 Omega Drive
Columbia, SC 29223

Dear Mr. Price:

The Division of Child Care Licensing and Regulatory Services of the South Carolina Department of Social Services has received an inquiry from the above-named individual to operate a Family Child Care Home, providing childcare 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 (803) 898-9005. Thank you for your assistance in this matter.

Sincerely,



Ms. Medea O. Galloway
Sr. Child Care Regulatory Specialist



**RICHLAND COUNTY
SOUTH CAROLINA
PLANNING DEPARTMENT**
P.O. Box 192
2020 Hampton Street
Columbia, South Carolina 29202

DIVISIONS:
BUILDING 256-0862
PERMITS 256-0862
PLANNING 256-0862
ZONING 748-4969

8 January 1998

Mr. Thomas W. Dameron, Jr.
2309 Omega Drive
Columbia, SC 29223

REQUEST FOR SPECIAL EXCEPTION 98-006 SE TO PERMIT THE OPERATION OF A DAY NURSERY IN THE RS-2 ZONING DISTRICT. PROPERTY LOCATED ON TMS 19701-08-11. 2309 OMEGA DRIVE. ZONED RS-2 (SINGLE FAMILY RESIDENTIAL).

Dear Mr. Dameron:

The Richland County Zoning Board of Adjustment, at its meeting on Wednesday, January 7, 1998, **APPROVED** your above-referenced request.

1. A circular driveway be installed.
2. This will be a family oriented day nursery with the limitation of six children.

Please contact this office for information regarding the procedure you should follow to obtain necessary permits to allow you to utilize the property as authorized by the Board and in accordance with other applicable zoning and building regulations. Please bring this letter with you when you come for any assistance. Pursuant to Article VI, Section 6 of the By-Laws of the Richland County Zoning Board of Adjustment any order or decision of the Board granting a variance or special exception expires if a building permit or certificate of occupancy for such use is not obtained within 12 months from the date of the decision.

If this office can be of further assistance, please do not hesitate to contact us, at the above-named address and telephone number.

Sincerely,


TERRY W. BROWN
Zoning Administrator

TWB/rbj







9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-53 SE

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a family day care on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

Carolyn Hunt

Tax Map Number

12008-06-24

Location

309 Nelson Road

Parcel Size

1± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing single-family residence with a driveway that leads to the rear of the property. A fence does not enclose the rear portion of the property.

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 newborn to four (4) years of age. The proposed hours of operation are 7:00 am – to – 6:00 pm.

Character of the Area

The subject property is located within a community of single-family residential structures.

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize group daycares (child) as a home occupation subject to the standards of section 26-152 (d) (10).

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 are 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.

N/A

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 precludes 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 that will not obstruct traffic flow on adjacent public roads. Staff believes that an area that will sufficiently meet this requirement is available.

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.

Staff recommends that the following condition(s) be applied with the approval of this request:

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

2. Any violation(s) to the conditions placed on this approval will require a rehearing of the case by the Board of Zoning Appeals.

OTHER RELEVANT SECTIONS

Sec. 26-152 (d) (10). Child day care facilities.

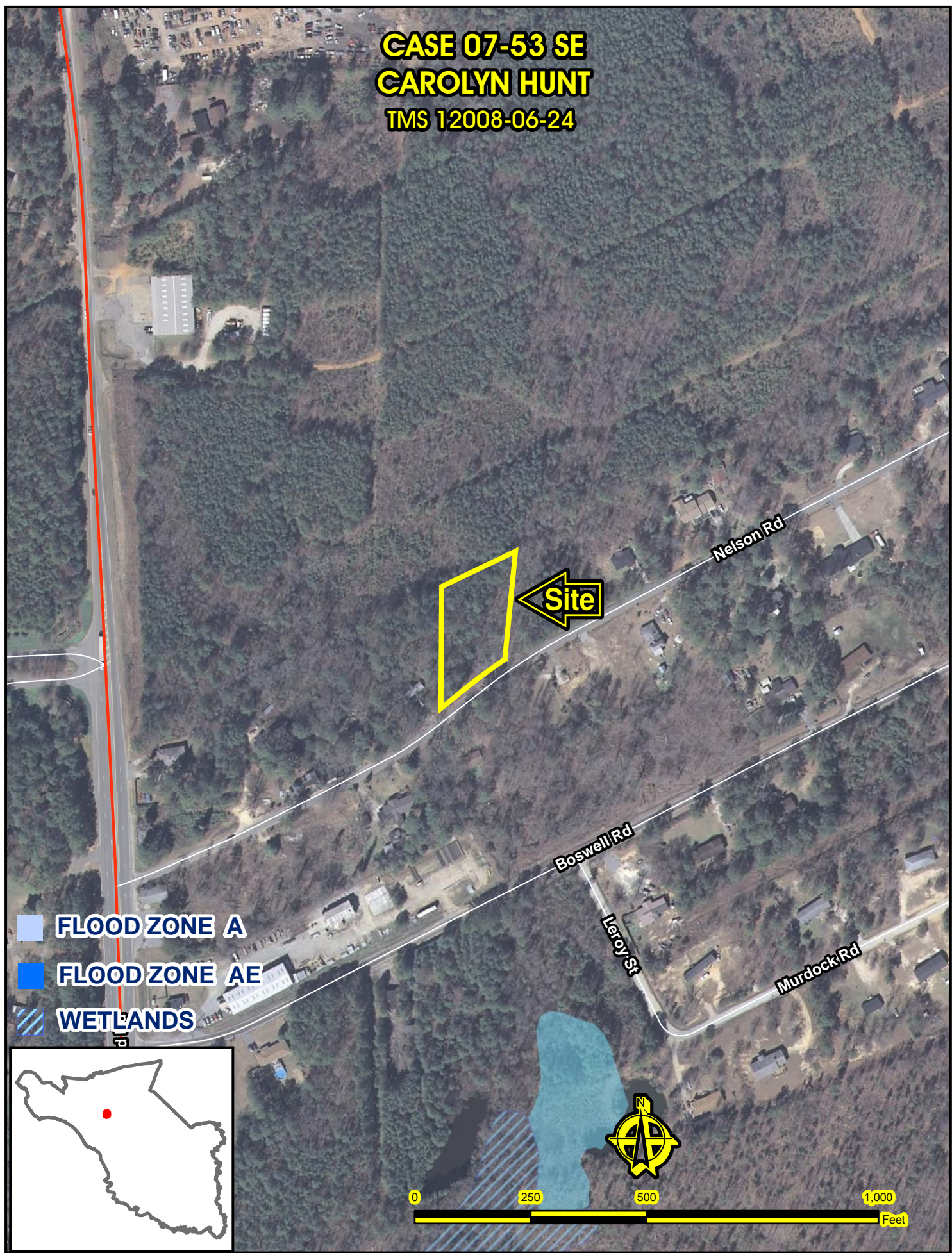
- 10) *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*
 - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. A child group day care home occupation must be operated in an occupied residence.
 - c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
 - d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - f. All other state and federal regulations shall be met.

ATTACHMENTS

- Plat
- Day nursery information sheet
- Pictures of subject property

CASE HISTORY

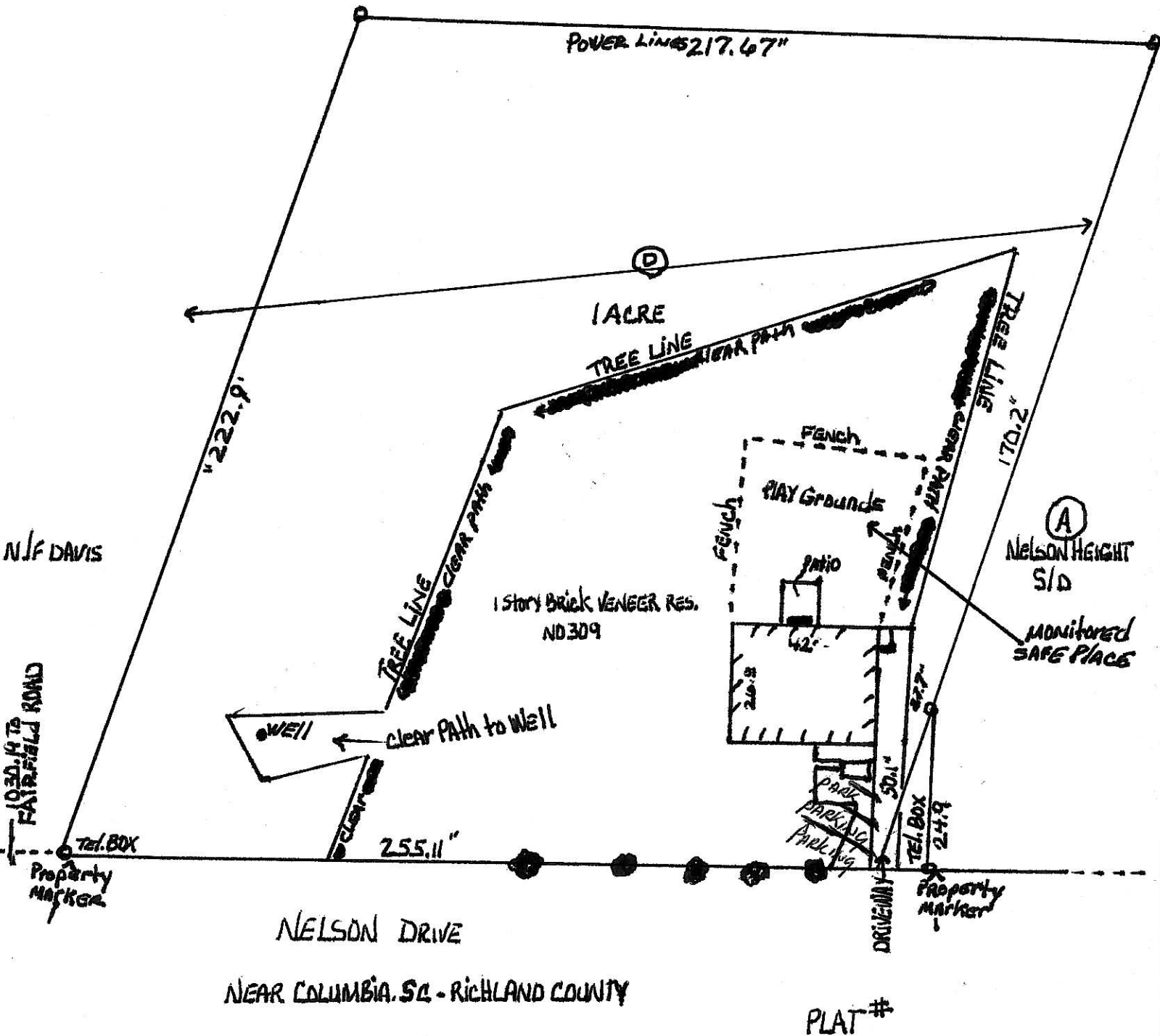
**CASE 07-53 SE
CAROLYN HUNT
TMS 12008-06-24**



Hand Copy by W.S. Hunt
FOR LAND SCRAPING

— BIRDS EYEVIEW —

N/E HOLLAND



NELSON DRIVE
NEAR COLUMBIA, SC - RICHLAND COUNTY

PLAT #

— FOR —

WAYMAN HUNT & CAROLYN HUNT - LAND OWNERS

HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ON THIS PLAT ARE CORRECT
AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN



**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? 60

What ages would the children be? infant / 3-4 yrs

What would the hours of operation be? 7:00^{AM}-6:00^{PM} M-F

How many employees would there be? 2

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

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

Yes (if yes, please describe)

To the left of entry way there will be three ^{Parking} spaces.

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

DSS

Serving Children and Families

Kathleen M. Hayes, PH.D. STATE DIRECTOR

June 13, 2007

Mr. Geo Price
Richland County Zoning Division
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202

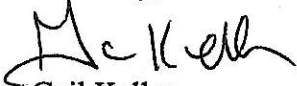
Re: Carolyn Hunt
309 Nelson Road
Columbia, SC 29203

Dear Mr. Price:

The Division of Child Day Care Licensing and Regulatory Services of the South Carolina Department of Social Services has received an inquiry from the above-named individual to operate a Family Child Care Home, providing childcare 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 you have any questions, please call our office at 803-898-9014 or 1-888-202-1469. Thank you.

Sincerely,



Gail Keller
Senior Child Care Regulatory Specialist
Region II





9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-55 SE

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a family day care on property zoned RM-HD (Residential, Multi-Family - Medium Density).

GENERAL INFORMATION

Applicant

Kimecco Lewis

Tax Map Number

19804-01-15

Location

100 Baynard Court

Parcel Size

.22± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing single-family residence with a driveway that leads to a carport and garage. A fence encloses the rear portion of the property.

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 newborn to two (2) years of age. The proposed hours of operation are 8:30 am – to – 5:30 pm.

Character of the Area

The subject property is located within a community of single-family residential structures. (Wedgewood)

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize group daycares (child) as a home occupation subject to the standards of section 26-152 (d) (10).

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 are 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.

N/A

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 precludes 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 that will not obstruct traffic flow on adjacent public roads. Staff believes that an area that will sufficiently meet this requirement is available.

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.

Staff recommends that the following condition(s) be applied with the approval of this request:

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

2. Any violation(s) to the conditions placed on this approval will require a rehearing of the case by the Board of Zoning Appeals.

OTHER RELEVANT SECTIONS

Sec. 26-152 (d) (10). Child day care facilities.

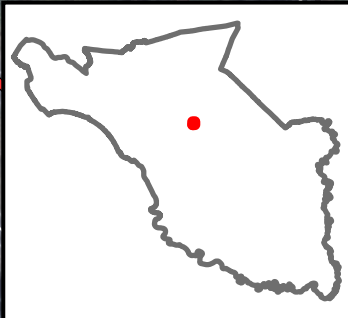
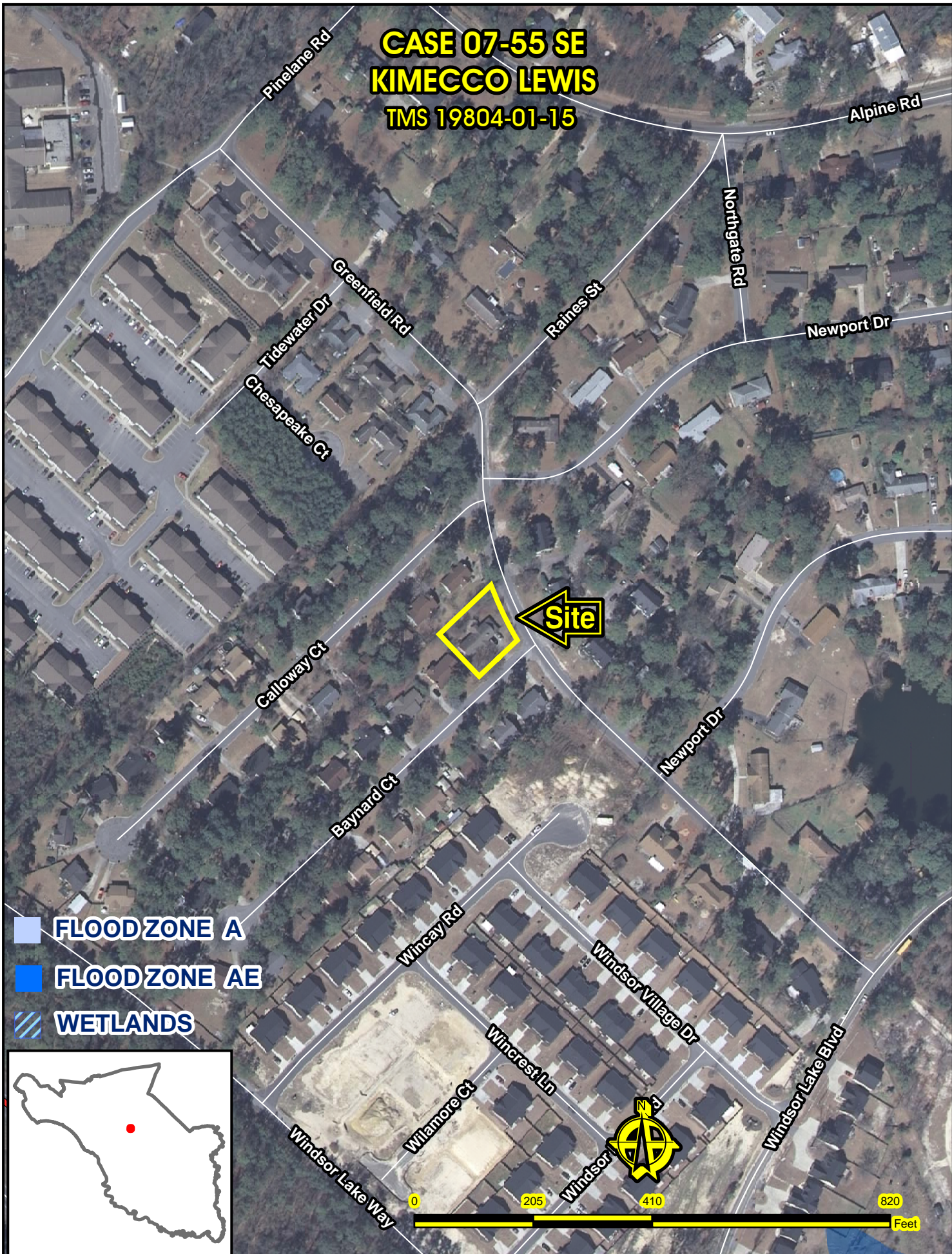
- 10) *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*
 - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. A child group day care home occupation must be operated in an occupied residence.
 - c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
 - d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - f. All other state and federal regulations shall be met.

ATTACHMENTS

- Day nursery information sheet
- Pictures of subject property

CASE HISTORY

**CASE 07-55 SE
KIMECCO LEWIS
TMS 19804-01-15**





**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? Six

What ages would the children be? 0-2 years of age

What would the hours of operation be? 8:30 am to 5:30 pm

How many employees would there be? One

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

I have a ^{tree} drive way. They would have ~~space~~ to pull in and back-out.

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

Yes (if yes, please describe)

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

DSS

Serving Children and Families

KATHLEEN M. HAYES, PH.D.
STATE DIRECTOR

MARK SANFORD
GOVERNOR

October 10, 2007

Mr. Geo Price
Richland County Zoning Division
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202

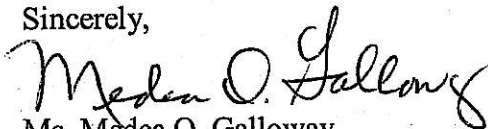
Re: Ms. Kimecco Lewis
100 Baynard Court
Columbia, SC 29223

Dear Mr. Price:

The Division of Child Day Care Licensing and Regulatory Services of the South Carolina Department of Social Services has received an inquiry from the above-named individual to operate a Family Child Care Home, providing childcare 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 898-9005. Thank you for your assistance in this matter.

Sincerely,


Ms. Medea O. Galloway
Sr. Child Care Regulatory Specialist
Region II





Side yard



Rear yard



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-02 SE

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a family day care on property zoned MH (Manufactured Home District).

GENERAL INFORMATION

Applicant

Sonya Davis-Kennedy

Tax Map Number

25711-01-08

Location

122 Tone Street

Parcel Size

.44± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing manufactured home. A fence encloses the portion of the property that serves as the front/side yard.

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 newborn to six (6) years of age. The proposed hours of operation are 6:30 am – to – 6:00 pm.

Character of the Area

The subject property is located within a community of residential structures (Royal Pines), both single-family and manufactured homes.

ZONING ORDINANCE CITATION

Table 20-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize group daycares (child) as a home occupation subject to the standards of section 26-152 (d) (10).

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 are 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.

N/A

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 precludes 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 that will not obstruct traffic flow on adjacent public roads. Staff believes that an area that will sufficiently meet this requirement is available.

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.

Staff recommends that the following condition(s) be applied with the approval of this request:

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

2. Any violation(s) to the conditions placed on this approval will require a rehearing of the case by the Board of Zoning Appeals.

OTHER RELEVANT SECTIONS

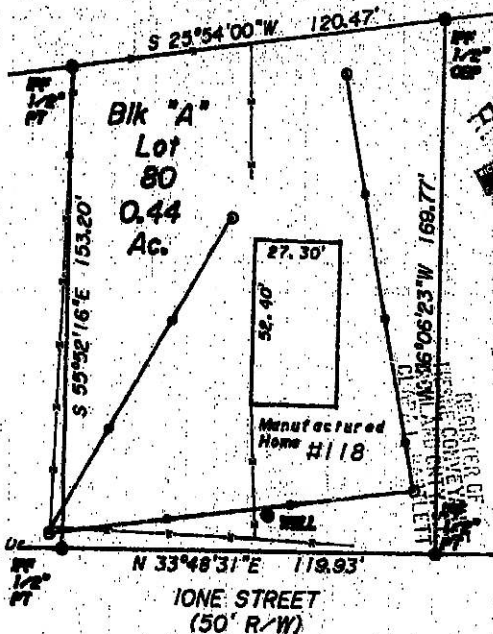
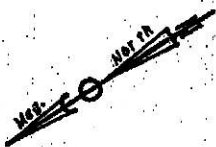
Sec. 26-152 (d) (10). Child day care facilities.

- 10) *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*
 - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
 - b. A child group day care home occupation must be operated in an occupied residence.
 - c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
 - d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - f. All other state and federal regulations shall be met.

ATTACHMENTS

- Plat
- Day nursery information sheet
- Pictures of subject property

CASE HISTORY



PAID

96 DEC 19 PM 3:38

FILED

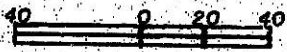
DEC 19 1996 163008

10' to Burma for Use

Plat Prepared For **GEORGE B. SNOW**

Located near Pontiac, Richland County South Carolina

SCALE: 1" = 40'



DATE: November 25, 1996

Rev: December 4, 1996 - locate home

REFERENCE: Plat of Royal Pines Estate subdivision, dated December 31, 1967, prepared by William Wingfield, LS, and recorded in the Office of the Richland County RMC in Plat Book 11 at page 137. Richland County TMS: 25711-01-08

CERTIFICATION: I hereby certify 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 for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "B" Survey as specified therein. That the acreage was determined by the coordinate method and that there are no encroachments or projections except as shown hereon.

I certify that I have consulted FIRM Comm Panel 45078C0110 G effective 01/18/94 and this lot is located in a special flood hazard zone "X".

ARTHUR E. WHITE, JR.
ESQ - RES
1101 Charleston Hwy.
P.O. BOX 5292
WEST COLUMBIA, SC, 29171
(803) 796-7007

Arthur E. White, Jr.
Arthur E. White, Jr.
SCRS #14196



LOCATION MAP (NTS)



**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? SIX

What ages would the children be? birth - SIX

What would the hours of operation be? between 6³⁰am - 6pm

How many employees would there be? approx 3-4 (2-3 are part time)

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

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

Yes (if yes, please describe)

- families are able to make a 3 point
turn before pulling out into traffic
for loading and unloading purposes

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

DSS

Serving Children and Families

KIM S. AYDLETTE, STATE DIRECTOR

October 11, 2007

Richland County Zoning Division
2020 Hampton Street
P.O. Box 192
Columbia, SC 29202

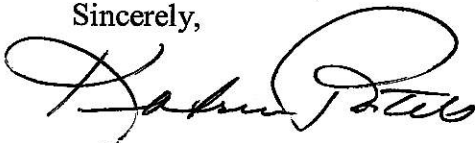
Re: Ms. Sonya Davis-Kennedy
122 Ione Street
Columbia, SC 29229

Zoning Administrator:

The Division of Child Care Licensing and Regulatory Services of the South Carolina Department of Social Services have received an inquiry from the above-named individual to operate a Family Child Care Home, providing childcare 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 898-9008. Thank you for your assistance in this matter.

Sincerely,



Katrina Postell
Senior Child Care Regulatory Specialist, Region II
Child Care Licensing & Regulatory Services





Side and rear yard





9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-58 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a waiver to the sidewalk requirements on property zoned M-1 (Light Industrial).

GENERAL INFORMATION

Applicant

George Kreese

Tax Map Number

22910-02-01

Location

10223 Two Notch Road

Parcel Size

2.21 acre tract

Existing Land Use

commercial

Existing Status of the Property

The subject property is vacant.

Proposed Status of the Property

The applicant is proposing to rebuild a commercial building that was destroyed.

Character of the Area

This area is primarily comprised of commercial structures and uses.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

and
N/A.

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.**

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a waiver from the requirements of section 26-179 (a) (2) (a).

According to this section, new developments are required to provide sidewalks along all sides of abutting roads. The applicant is requesting to have this requirement waved because the surrounding area is developed without any sidewalks. It is the applicant's contention that the installation of sidewalks on his property wouldn't provide any type of connectivity. Also, because the SCDOT will not allow the applicant to construct the sidewalks in the right-of-way, the sidewalks would have to be constructed on the subject parcel which would necessitate a reduction (and a variance request) of the required off-street parking.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-179 (a) (2) (a)

(2) *Commercial, office, industrial, and PDD districts.*

- a. *Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) specifications of the public works department.

26-57 (f) (1) *Formal review.*

- (1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

ATTACHMENTS

- Plat
- Plans

CASE HISTORY

No record of previous special exception or variance request.

CASE 07-58 V
GEORGE KREESE
TMS 23309-05-22

Site

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**



RICHLAND COUNTY BOARD OF ZONING APPEALS VARIANCE APPEALS



Rcpt# _____

Application# _____

Paid \$ _____

Filed _____

1. Location 10223 Two Notch Road, Columbia, SC 29229

Page _____ Block _____ Lot _____ Zoning District _____

2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section ___ of the Richland County Zoning Ordinance.
3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: _____.
4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
 - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: We own the neighboring property, and the property to the rear is owned by the railroad. Relocating a grdfthd bldg will pose no hardship.
 - b) Describe how the conditions listed above were created: Our prior building was destroyed by fire in April 2006. We desire to rebuild the same size bldg on the prop, but on a different footprint.
 - c) These conditions do not generally apply to other property in the vicinity as shown by: We are bordered by the railroad and another property we own. The setbacks requested and bldg requested will not affect another's building.
 - d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: We will be able to make better use of the site for more attractive office and/or retail space if allowed the relocation variance. Previously, we owned an auto shop on the site.
 - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: The office/retail use is more in keeping with the appearance of the area, the railroad has no setback requirements, and we own the neighboring property to the northeast.
5. The following documents are submitted in support of this application [a site plan must be submitted]:
 - a) Site plan showing location of proposed building, and the one destroyed.
 - b) _____.
 - c) _____.

(Attach additional pages if necessary)

Appellant's Signature

George E. Kreese
Printed (typed) Name

116 Tea Olive Road,
Address

Columbia, SC 29223
City, State, Zip Code

803-419-2234
Telephone Number

803-530-2281
Alternate Number



east of property (across the street)



site



southwest view from property



northeast view from property



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-05 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a waiver to the sidewalk requirements on property zoned M-1 (Light Industrial).

GENERAL INFORMATION

Applicant

Hendon Properties (Travis Butler)

Tax Map Number

17400-05-28 & 40

Location

Sam's Crossing

Parcel Size

35.21 acre tract

Existing Land Use

under construction (commercial)

Existing Status of the Property

The subject property is vacant.

Proposed Status of the Property

The applicant is proposing to construct a commercial development.

Character of the Area

This area is developing and will consist of commercial and residential uses.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

b. That these conditions do not generally apply to other property in the vicinity;

and

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.**

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a waiver from the requirements of section 26-179 (a) (2) (a).

According to this section, new developments are required to provide sidewalks along all sides of abutting roads. The applicant is requesting to have this requirement waved because, according to the applicant, the surrounding area is developed without any sidewalks and also because the topography of the site makes it an unsuitable location for sidewalks. It is the applicant's contention that the installation of sidewalks on his property wouldn't provide any type of connectivity because other properties in the area were not required to construct sidewalks. Also, the SCDOT will not allow the applicant to construct sidewalks along Clemson Road.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-179 (a) (2) (a)

(2) Commercial, office, industrial, and PDD districts.

- a. *Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) specifications of the public works department.

26-57 (f) (1) *Formal review.*

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

| |
|--------------------|
| ATTACHMENTS |
|--------------------|

- Plat
- Plans

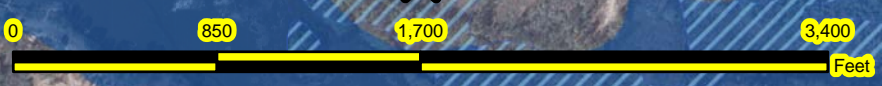
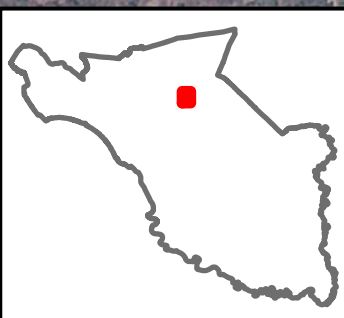
| |
|---------------------|
| CASE HISTORY |
|---------------------|

No record of previous special exception or variance request.

CASE 08-05 V
HENDON COLUMBIA 2006
TMS 17400-05-28 & 40



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



RICHLAND COUNTY BOARD OF ZONING APPEALS VARIANCE APPEALS



Rept# _____

Application# _____

Paid \$ _____ Filed _____

1. Location Corner of Clemson Road and Longtown Road
2. Page 17400 Block 05 Lot 28 & 40 Zoning District M-1
3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section 26-179 of the Richland County Zoning Ordinance.
4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Locate sidewalks on internal road instead of Clemson Road
5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
 - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: The topography of the property is not suitable for the sidewalks on Clemson Road due to substantial changes in grade
 - b) Describe how the conditions listed above were created: Natural topography of the site and possible site excavations.
 - c) These conditions do not generally apply to other property in the vicinity as shown by: The topography of adjacent properties is less "challenged." However, there are no sidewalks located on adjacent properties or across Clemson Road
 - d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Sidewalks cannot be installed on Clemson Road
 - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: Sidewalks will be installed on internal road and Longtown Road and Longtown Parkway as shown on sidewalk plan.
6. The following documents are submitted in support of this application [a site plan must be submitted]:
 - a) Sidewalk Plan
 - b) Letter to Anna Almeida
 - c) Assessor's print-out

(Attach additional pages if necessary)



November 9, 2007

VIA E-MAIL AND US MAIL
Ms. Anna Almeida
Development Services Manager
Richland County Planning & Development
2020 Hampton Street
Columbia, SC 29204

RE: Request for Waiver for Installation of Sidewalks for Sam's Crossing
Hendon Columbia 2006, LLC

Dear Anna:

Please allow this letter to serve as notice and a formal request by Hendon Columbia 2006, LLC of the Planning Commission for a waiver of the requirement for the installation of sidewalks along the south side of Clemson Road from Longreen Parkway to Longtown Road for the following reasons:

1. The topography of the site is not suitable for the location of sidewalks due to the substantial change in grade. Two examples of this are the ten foot grade change between Clemson Road and the north side of Parcel 3 where a ten foot retaining wall has to be constructed and the thirteen foot grade change behind Parcel 3 between the south side of Sam's Crossing Drive and the wetlands located directly behind it.
2. Property located to the west of Sam's Crossing has not installed sidewalks on Clemson Road. Therefore, there would be no continuation of the sidewalk if installed.
3. No sidewalks have been located on the development across Clemson Road, on the north side, which causes no continuation of the sidewalk if installed.

4. SCDOT has said on various occasions that they do not wish to see sidewalks on any property located along the new extension of Clemson Road because of the danger pedestrian traffic poses to vehicular traffic with respect to Clemson Road's size (5 lanes) and speed limit (45 miles per hour).

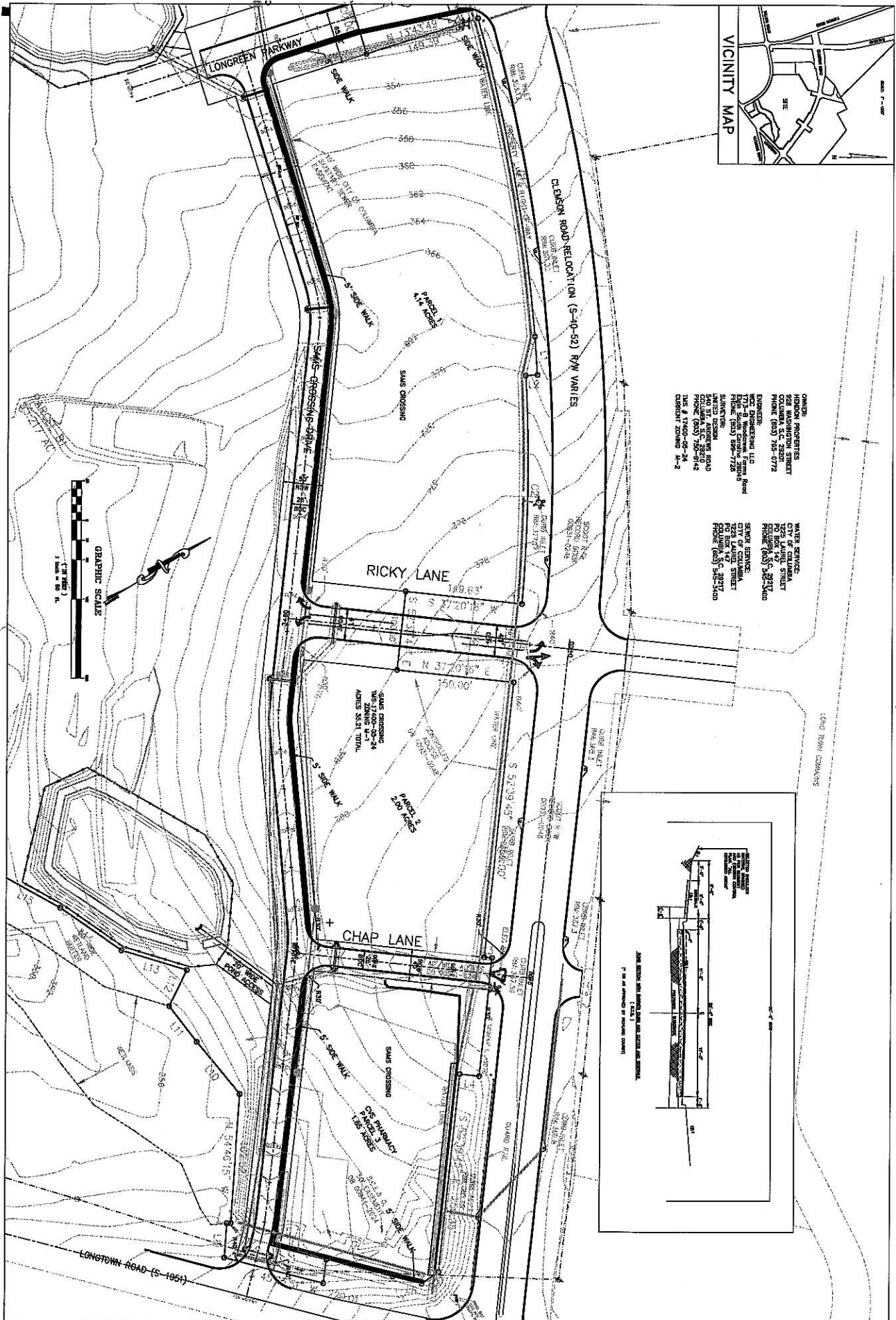
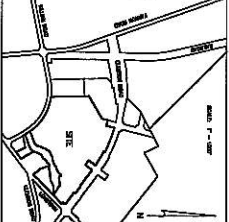
Hendon Columbia 2006, LLC shall comply with the sidewalk requirements by installing 5 foot wide sidewalks from Clemson Road down Longreen Parkway and down Longtown Road and along the northern boundary of Sam's Crossing Drive being constructed within Sam's Crossing, such location of the sidewalk is shown on Exhibit A. We believe that pedestrian access is much better suited and safer along the internal road rather than on Clemson Road.

Thank you for your consideration in this matter and please contact me with any questions.

Sincerely,

Travis A. Butler, Development Partner
Hendon Columbia 2006, LLC

VICINITY MAP



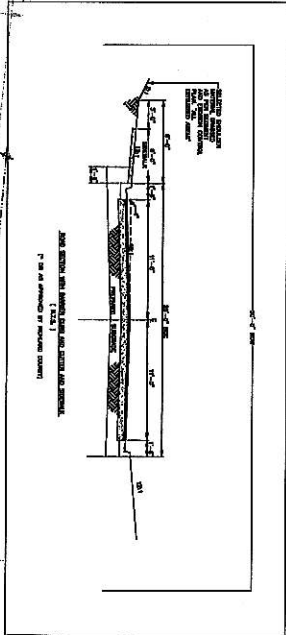
OWNER:
 HENDON PROPERTIES
 828 WASHINGTON STREET
 COLUMBIA, S.C. 29201
 PHONE (803) 785-0772

ENGINEER:
 WCC ENGINEERING, LLC
 1715-B WOODCROFT FORTA ROAD
 COLUMBIA, S.C. 29210
 PHONE (803) 698-7728

DATE: 11/14/07

PROJECT:
 SAMS CROSSING DRIVE
 SAMS CROSSING
 1700-02-24
 ZONING M-1
 ACRES 58.1 TOTAL

GRAPHIC SCALE:
 1" = 50' (1" = 100')



| | | | | | |
|--|--|---|---|----------------------------------|---------|
| | | WCC Engineering, LLC 1715-B Woodcroft Forta Road Columbia, SC 29210 (803) 698-7728 FAX (803) 698-7731 | HENDON PROPERTIES 828 WASHINGTON STREET COLUMBIA, S.C. 29201 | 11/14/07 1507 1508 1509 | 1A OF 8 |
| | | | | | |



view of site





view from Clemson Road (facing east)



looking toward Longtown Road from Clemson Road



view from Clemson Road (facing west)



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-06 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a waiver to the sidewalk requirements on property zoned M-1 (Light Industrial).

GENERAL INFORMATION

Applicant

Jimmy Herndon

Tax Map Number

25800-04-01

Location

550 Clemson Road

Parcel Size

acre tract

Existing Land Use

Commercial

Existing Status of the Property

The subject property has a commercial structure which is located at the corner of Clemson Road and Quality Court.

Proposed Status of the Property

Commercial use.

Character of the Area

This area is developing and will consist of commercial and industrial uses.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

and
N/A.

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.**

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a waiver from the requirements of section 26-179 (a) (2) (a).

According to this section, new developments are required to provide sidewalks along all sides of abutting roads. The applicant is requesting to have this requirement waved because, according to the applicant, the topography of the site makes it an unsuitable location for sidewalks. It is also the applicant's contention that there aren't any sidewalks in the area, and the presence of guard rails currently limits pedestrian access in this area.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-179 (a) (2) (a)

(2) Commercial, office, industrial, and PDD districts.

- a. *Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) specifications of the public works department.

26-57 (f) (1) *Formal review.*

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

| |
|--------------------|
| ATTACHMENTS |
|--------------------|

- Plat
- Plans

| |
|---------------------|
| CASE HISTORY |
|---------------------|

No record of previous special exception or variance request.

RICHLAND COUNTY BOARD OF ZONING APPEALS VARIANCE APPEALS



Rcpt# 37594

Application# 08-06V

Paid \$ \$100

Filed 11/28/07

1. Location Clemson Road 550 CLEMSON RD

2. Page 25810 Block 04 Lot 01 Zoning District GC

3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Remove the requirement for a sidewalk along road frontage.

5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

RECEIVED
NOV 30 PM 2:28

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: The property is adjacent to a creek crossing of the road. A large drop off would prohibit pedestrians.

b) Describe how the conditions listed above were created: The road crosses above the creek with guard rails.

c) These conditions do not generally apply to other property in the vicinity as shown by: The adjacent properties do not have the drop off.

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: The sidewalk is not necessary due to the grades of the property.

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: NO SIDEWALKS WITHIN AREA

There is no pedestrian access at the creek crossing

6. The following documents are submitted in support of this application (a site plan must be submitted):

a) _____

b) _____

c) _____

(Attach additional pages if necessary)

Quality Drive

N 30° 05' 53" E
249.12

48" Dock Height @ Truck Loading
20' x 20' Loading Dock

Loading/Unloading

70' x 70' Building

Client & Employee Parking

wheel stop

RM (typ)

DY (typ)

NATURAL VEGETATION TREES TO REMAIN BEYOND ROAD CONSTRUCT

RM
1 tree @ 40' o/c
max spacing



Clemson Road

DRAIN
PAVEMENT

WATER

FM: Jimmy Heenan
BA: 934-2529
68 SITE CLIMSON Rd

16" 6"
LINE
ATION
WATE)

QUALITY COURT

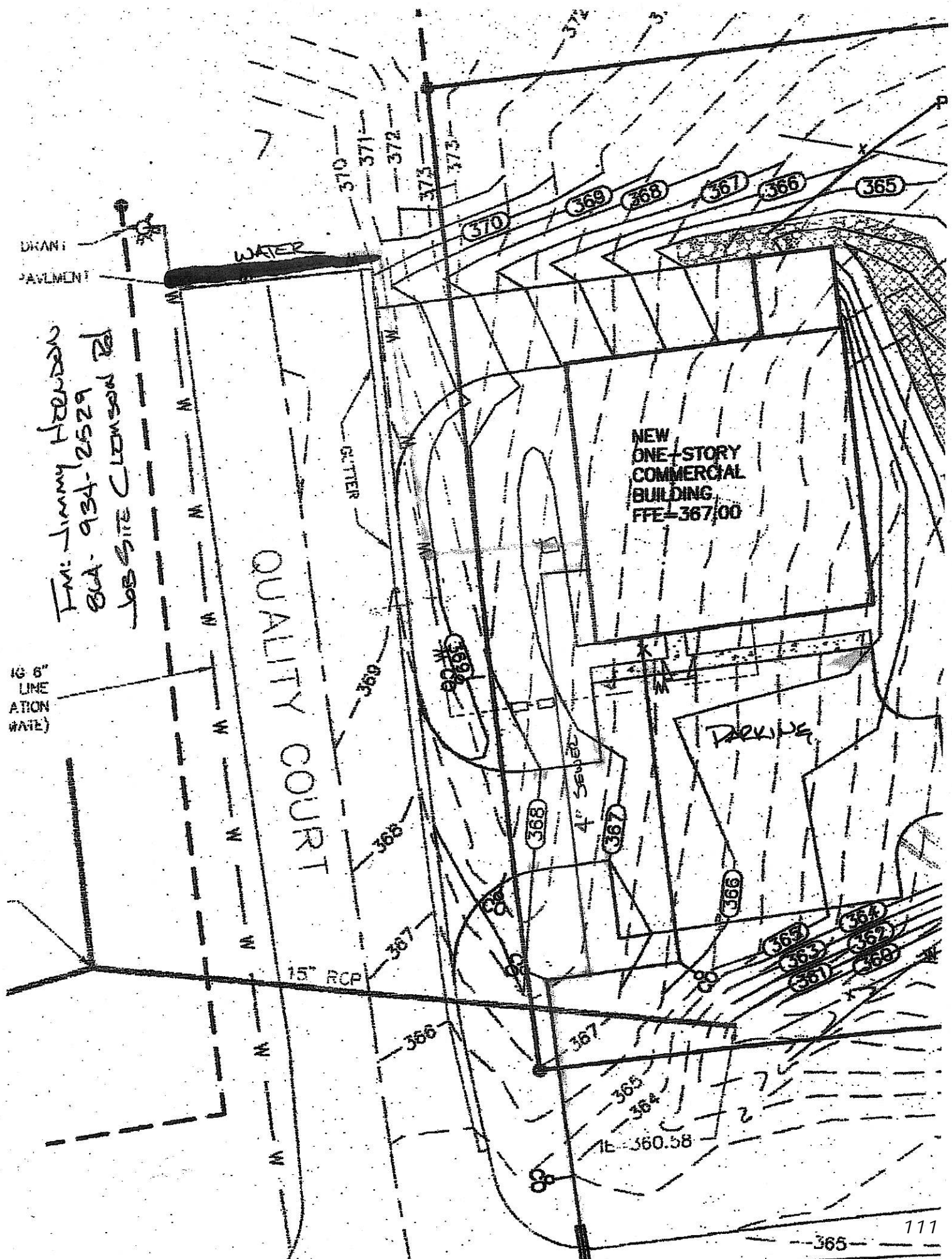
NEW
ONE-STORY
COMMERCIAL
BUILDING
FFE-367/00

PARKING

15" RCP

4" SEWER

GUTTER







view from Clemson Road (facing east)



view from Clemson Road (facing west)



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-07 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a waiver to the sidewalk requirements on property zoned GC (General Commercial).

GENERAL INFORMATION

Applicant

Larry Fink

Tax Map Number

16812-09-03

Location

1007 Castle Pinkney Dr.

Parcel Size

.27± acre tract

Existing Land Use

Commercial

Existing Status of the Property

The subject property is currently being developed for office and storage use.

Proposed Status of the Property

The parcel currently has a commercial building and is completing the remaining site standards.

Character of the Area

This area is comprised of commercial uses west of the subject parcel and residential uses east of the subject parcel.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

and
N/A.

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.**

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a waiver from the requirements of section 26-179 (a) (2) (a).

According to this section, new developments are required to provide sidewalks along all sides of abutting roads. The applicant is requesting to have this requirement waved because, according to the applicant, the SCDOT prefers not have sidewalks installed.

The surrounding area is developed and is absent of any sidewalks.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-179 (a) (2) (a)

(2) Commercial, office, industrial, and PDD districts.

- a. *Sidewalks.* All new development within any commercial, office, industrial, or PDD district is required to provide sidewalks along all sides of abutting roads, except along controlled access facilities. Sidewalks shall have a minimum width of five (5) specifications of the public works department.

26-57 (f) (1) *Formal review.*

- (1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:
- a. Approve the request;
 - b. Continue the matter for additional consideration; or
 - c. Deny the request.

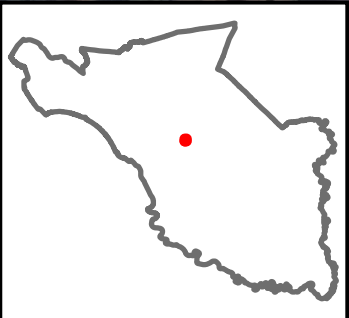
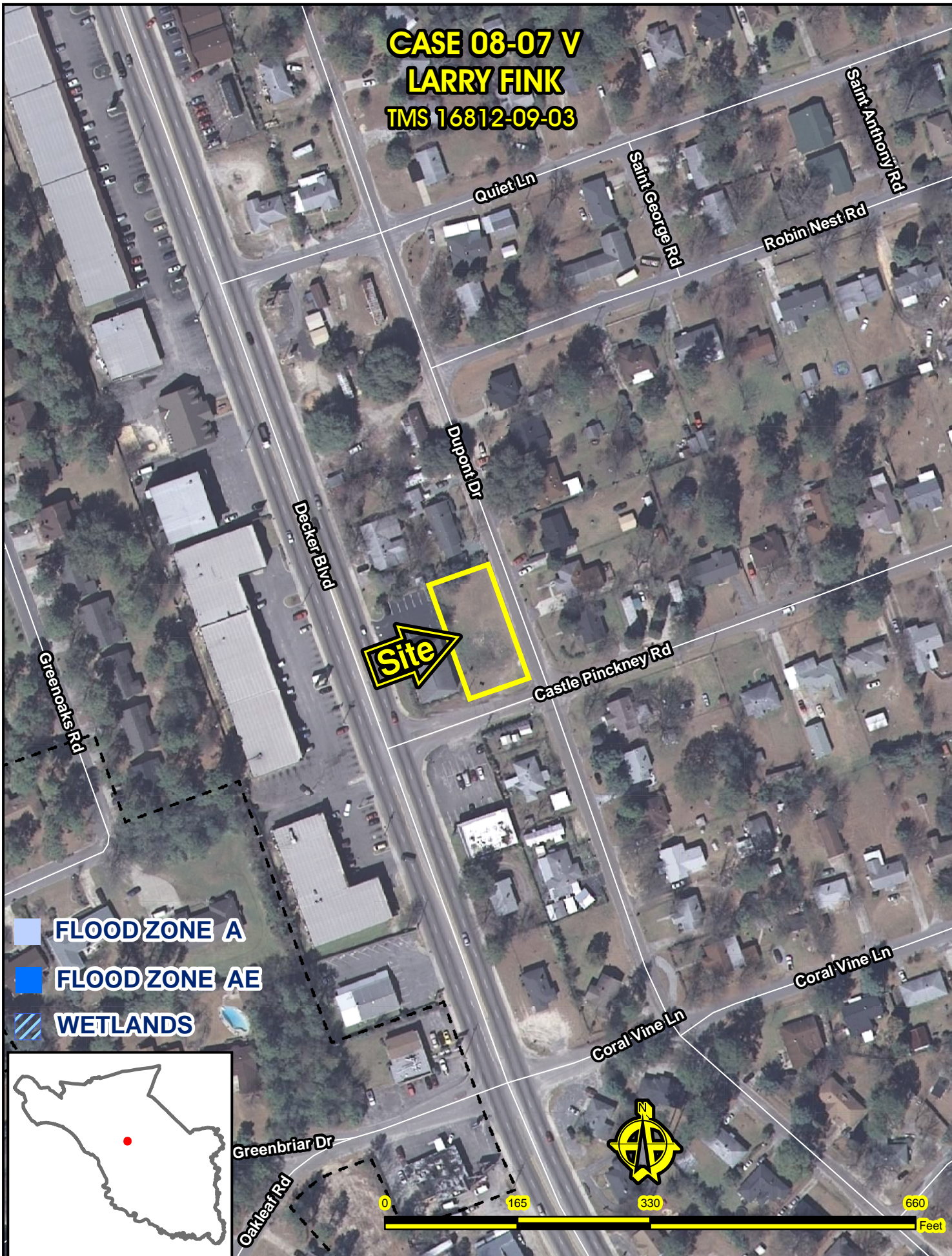
Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

| |
|--------------------|
| ATTACHMENTS |
|--------------------|

| |
|---------------------|
| CASE HISTORY |
|---------------------|

No record of previous special exception or variance request.

CASE 08-07 V
LARRY FINK
TMS 16812-09-03



08-07-V

LARRY FINK, GENERAL CONTRACTOR

4723 TRENHOLM ROAD
PHONE 803-782-7593

FOREST ACRES, SOUTH CAROLINA 29206
FAX 803-803-782-7593 CELL 803-261-4718



10 October 2007

Richland County Zoning Department
(hand delivered)

copies to: Donny Phipps, Anita Almeda, Jenny Sherry Linder, & Will Simon

Re: Sidewalks at Castle Pinkney at Dupont Street office building
(off Decker Blvd)

Ladies & Gentlemen:

I have discussed the sidewalk issue on the referenced job with DOT on Fairfield road, and been told that they prefer NO sidewalk to one that is installed such that they must remove it to make proper connection to the adjacent property sidewalks when and if they occur. They encounter ever changing code requirements that mandate restrictive slopes and surface textures that they can not confirm will remain valid in the long term.

Therefore, rather than them having to demolish an "out-of-date" sidewalk, regrade, and start over, DOT prefers a site that is clear of planting and graded to near where the future sidewalk will be when the adjacent property sidewalks are installed.

For the reasons noted above, I am formally asking relief from the sidewalk requirement on this project.

Yours truly,

Larry Fink, contractor

RICHLAND COUNTY
ZONING OFFICE



site



looking down Dupont Drive (facing north)



looking down Dupont Drive (facing north)



looking toward Decker Blvd.



looking toward Woodfield Park from Castle Pinkney Drive



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

07-57 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to encroach into the required rear yard setbacks on property zoned PDD (Planned Development District).

GENERAL INFORMATION

Applicant

George Nicholson

Tax Map Number

23309-05-22

Location

17 Granbury Court

Parcel Size

.31± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing 4000+ square foot structure that was constructed approximately in 2006.

Proposed Status of the Property

The applicant proposes to encroach into the required rear yard setback by 2 feet, 7 inches.

Character of the Area

The subject parcel is located in a subdivision of single family residential structures (Summer Haven Subdivision).

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter.

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

Staff did not observe any extraordinary and/or exceptional conditions to this particular piece of property.

b. That these conditions do not generally apply to other property in the vicinity; and

Staff was unable to determine whether these conditions generally apply to any of the adjacent parcels.

c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

The application of this chapter wouldn't effectively prohibit or unreasonably restrict the utilization of the property.

d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The granting of this variance will not create a detriment to the adjacent property, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a variance to encroach into the required rear yard setback by 2' 7" feet.

CONDITIONS

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

N/A

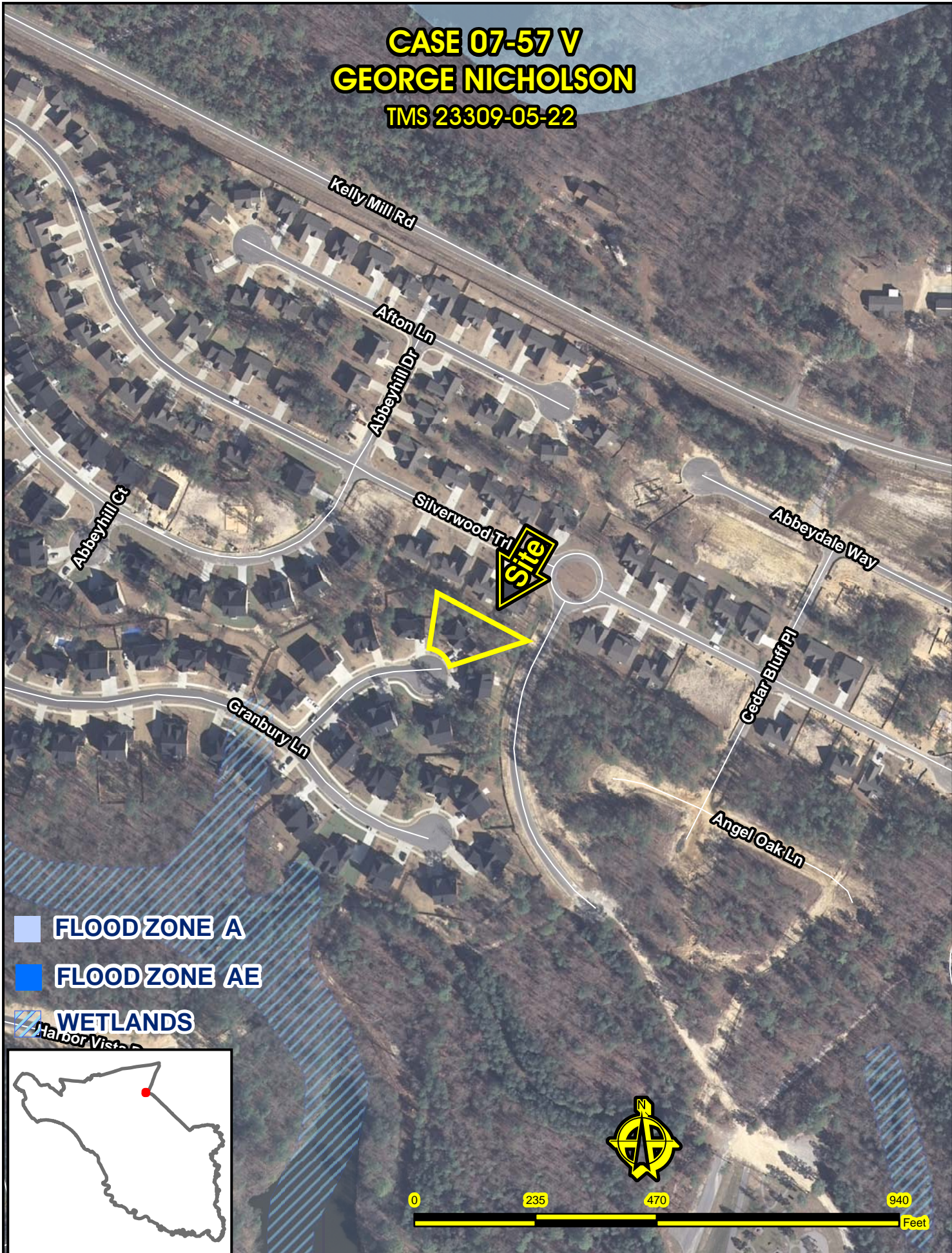
ATTACHMENTS

- Copy of plat indicating existing structure.

CASE HISTORY

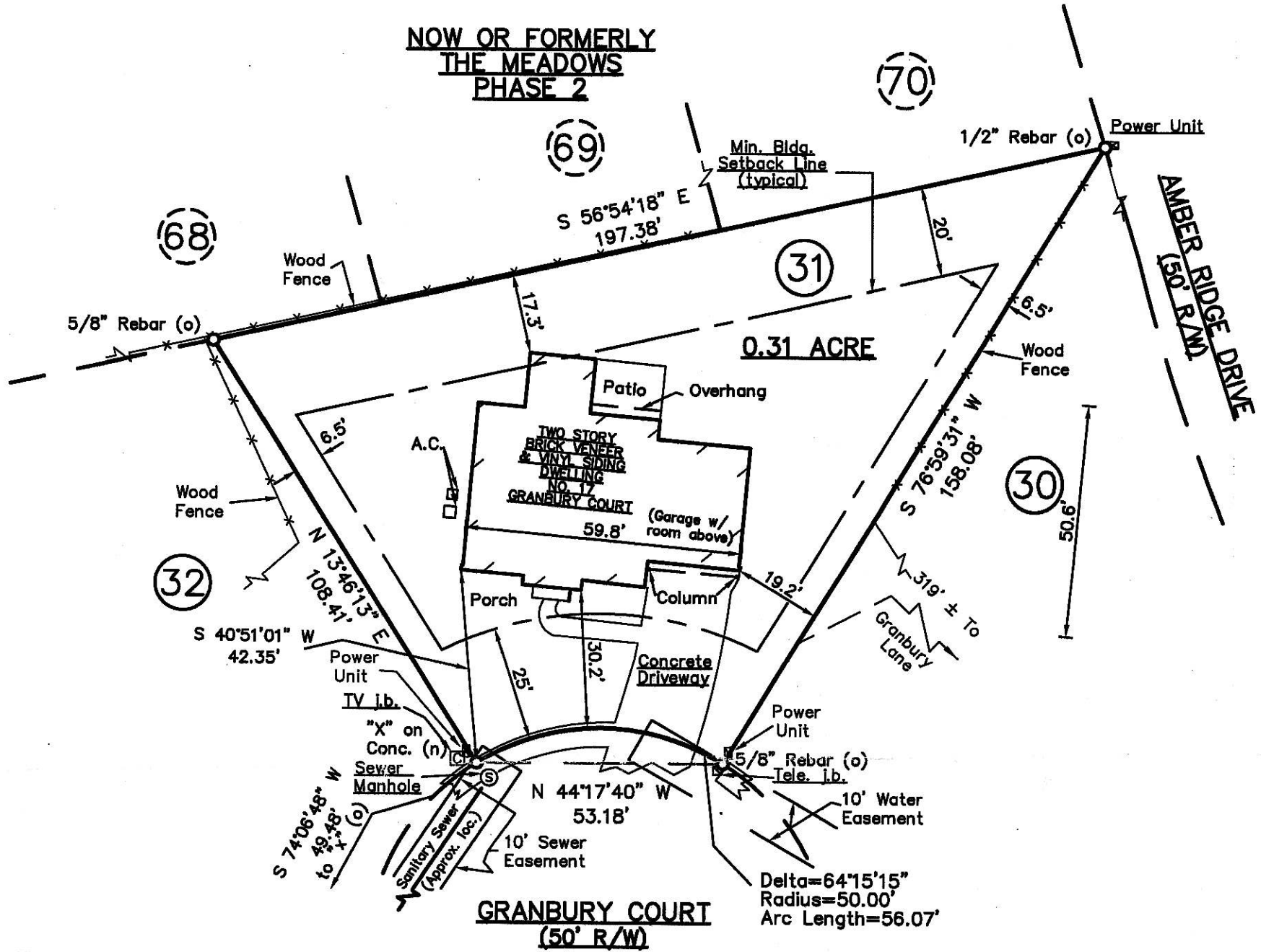
No record of previous special exception or variance request.

CASE 07-57 V
GEORGE NICHOLSON
TMS 23309-05-22



MAGNETIC

NOW OR FORMERLY
THE MEADOWS
PHASE 2



DRAWER NO. NO. COPYRIGHT © 2006 COX and DINKINS, INC. ALL RIGHTS RESERVED.



Book 1233-1497
 2006086933 09/25/2006 13:43:25:777
 Fee: \$10.00 County Tax: \$0.00

Plat Oversized
 State Tax: \$0.00



NOTE
 MINIMUM SIDE BUILDING SETBACK IS
 13' COMBINED WITH A 5' MINIMUM ON
 ONE SIDE.

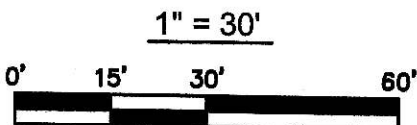
PLAT
 PREPARED FOR
TODD L. DEPOSITAR

RICHLAND COUNTY, NEAR COLUMBIA, S.C.

THE SAME BEING DESIGNATED AS LOT NO. 31 ON BONDED PLAT OF BROOKSHIRE PHASE 2 at LAKE CAROLINA, BY U. S. GROUP, INC., DATED AUGUST 18, 2004, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 1000, PAGE 648.

NICHOLSON LAW FIRM

SEPTEMBER 18, 2006



COX AND DINKINS, INC.
 724 BELTLINE BLVD.
 COLUMBIA, SOUTH CAROLINA 29205
 803-254-0518 Fax: 803-765-0993
 Email: cdinc@coxanddinkins.com

I hereby state that to the best of my knowledge, information, and belief, the survey shown herein 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 B survey as specified therein; also there are no visible encroachments or projections other than shown.

PROF. LAND SURVEYOR NO. 24278
 GENE L. DINKINS, JR.

BOOK: Q91-22-24

CHK: 16 TMS: 23309-05-022

SF NO.: 315

NO.: 10-B

PROJ.: 6UQ91-23.DWG

BY: 4

RICHLAND COUNTY BOARD OF ZONING APPEALS VARIANCE APPEALS



Rept# _____

Application# _____

Paid \$ _____ Filed _____

1. Location 17 Branbury Ct
2. Page 23309 Block 05 Lot 22 Zoning District PDA

3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: Variance on property setbacks

5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: _____

* b) Describe how the conditions listed above were created: Dwelling was built 2.7' over the rear setback line.

c) These conditions do not generally apply to other property in the vicinity as shown by: _____

* d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: Residential dwelling - difficulty in reselling property

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: _____

* 6. The following documents are submitted in support of this application [a site plan must be submitted]:

- a) Plot of property
- b) Copy of Amendment of restrictions by developer
- c) _____

(Attach additional pages if necessary)

COPY

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

AMENDMENT AND MODIFICATION
OF RESTRICTIONS OF BROOKSHIRE
SUBDIVISION, PHASE 2

WHEREAS, by instrument entitled Declaration of Protective Covenants for BCMS at Lake Carolina Association, Inc., recorded in Book 885, Page 3109, in the Office of the Register of Deeds for Richland County, D. R. Horton, Inc., did impose restrictions on the property described thereon being located in Richland County, South Carolina; and

WHEREAS, Article 2.2.1 of Exhibit D, Architectural and Landscaping Design Guildelines, BCMS at Lake Carolina, Building Envelopes, provides that "Lots are located within the zoning jurisdiction of Richland County and the County's zoning setback requirements will be shown on the recorded plat."; and

WHEREAS, the subdivision plat of Brookshire Phase 2 recorded in Book 1000, page 648, sets out the minimum building setback line for rear yards to be 20' for permitted principal structures; and



WHEREAS, Article 8.2, provides that "... Declarant may amend this Declaration without the consent of the Association, any Owner, or any mortgagee or lienholder if, in Declarant's opinion, such amendment is necessary to ... (ii) enable any reputable title insurance company to issue title insurance coverage with respect to any Units subject to this Declaration; (iii) enable any mortgagee to make mortgage loans on any Unit or other improvements subject to this Declaration;" and

WHEREAS, the dwelling constructed on Lot 31 is located within 17.3' of the rear lot line; NOW, THEREFORE,

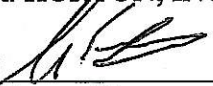
KNOW ALL MEN BY THESE PRESENTS that for valuable consideration, the receipt of which is hereby acknowledged, D. R. Horton, Inc., does hereby alter the rear lot line restriction of Lot 31, Brookshire Phase 2, from 20' to 17.3' so that the rear line setback shall be 17.3'.

IN WITNESS WHEREOF, D. R. Horton, Inc., has caused this Amendment and Modification of Restrictions to be executed this 11 day of October, 2007.

WITNESSES:


D. R. HORTON, INC. (SEAL)

BY: 
Name: MICHAEL C LOIACOMO
Title: OPERATIONS MANAGER

STATE OF SOUTH CAROLINA)
)
COUNTY OF Lexington)

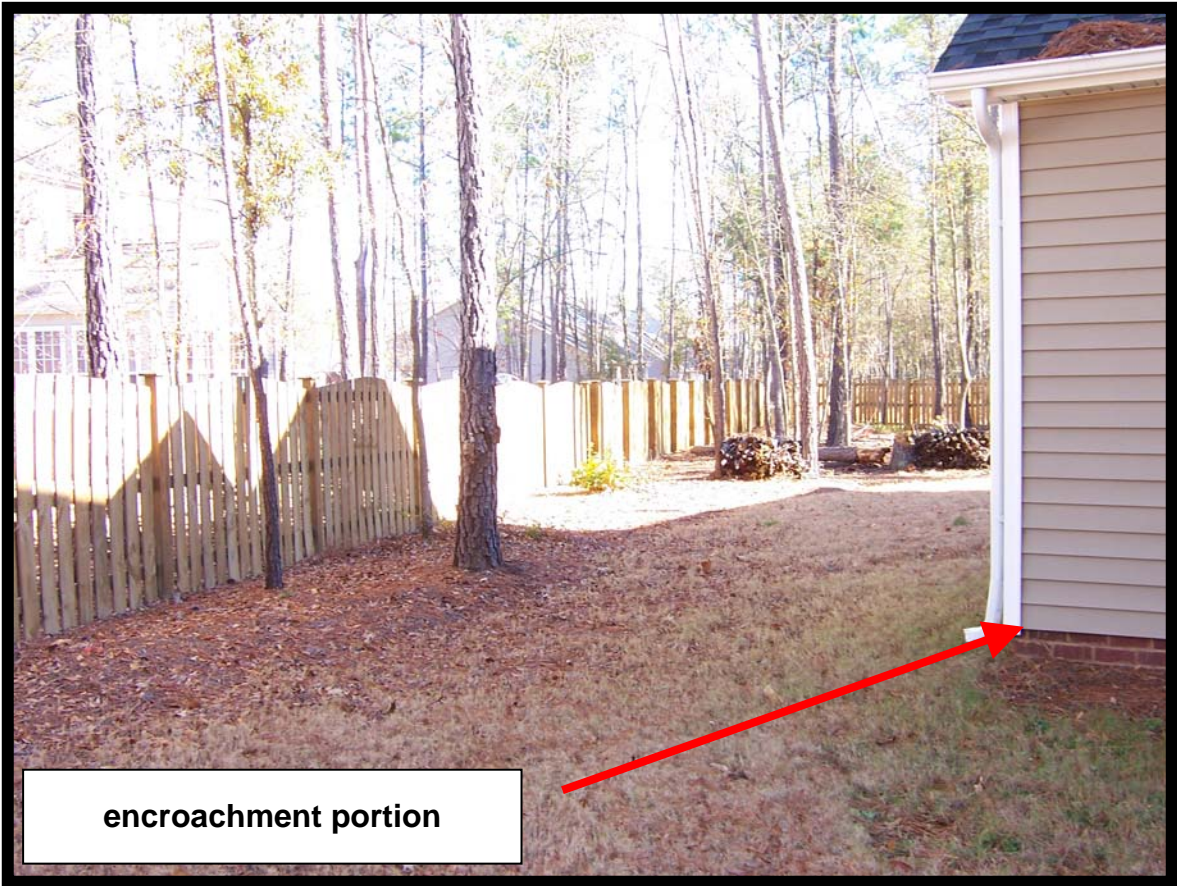
ACKNOWLEDGEMENT

I, the undersigned Notary Public, do hereby certify that D. R. Horton by Michael C. Loincard its Operations Manager personally appeared before me this 11th day of October, 2007, and acknowledged the due execution of the foregoing instrument.



Notary Public for South Carolina

My Commission expires 8-21-2014





rear yard





9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-04 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to encroach into the required side yard setbacks on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

Christopher Watson

Tax Map Number

01312-03-06

Location

112 Summer Haven Drive

Parcel Size

.50± acre tract

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing metal building/carport.

Proposed Status of the Property

The applicant proposes to encroach into the required side yard setbacks by 15 feet on each side.

Character of the Area

The surrounding area is comprised of residential structures located on nonconforming parcels. (Summer Haven Subdivision)

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter.

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

- a. That there are extraordinary and exceptional conditions pertaining to the particular piece of property; and

The parcel is nonconforming due to the lot area and lot width not meeting the dimensional requirements for a RU zoned lot.

b. That these conditions do not generally apply to other property in the vicinity; and

Records indicate that these conditions generally apply to some of the adjacent parcels.

c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

The application of this chapter wouldn't effectively prohibit or unreasonably restrict the utilization of the property.

d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

The granting of this variance will not create a detriment to the adjacent property, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a variance to encroach into the required side yard setbacks by 15 feet on each side.

The need for the request is necessitated by the applicants desire to construct a residential structure on the subject parcel.

CONDITIONS

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

N/A

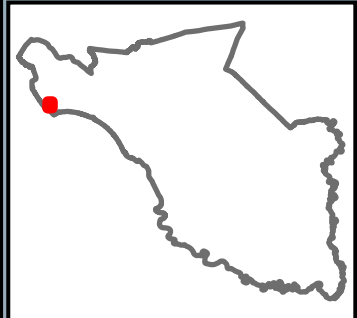
ATTACHMENTS

- Copy of plat indicating existing structure
- Plans for proposed structure
- Pictures

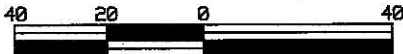
CASE HISTORY

No record of previous special exception or variance request.

CASE 08-04 V
CHRISTOPHER WATSON
TMS 01312-03-06



NOTE:
ALL IRONS ARE (O) 1" PIPE
UNLESS OTHERWISE SHOWN.



GRAPHIC SCALE
1" = 40'



APPROXIMATE LOCATION OF NEW
100-YEAR FLOOD PLAIN ELEV. = 363.0'

LOT 13
N/F
BURKE T. CROMER &
AMYE H. CROMER
TMS: 01312-03-05



LAKE MURRAY

DOCK
N3°17'22"W
54.00'

LOT 13A
21082 SQ.FT.
0.50 ACRES

N/F
GABRIEL P. GERALDINE
& DAN W. PORTER
TMS: 01312-03-07

S80°56'22"E
302.90'

249.19'
S89°20'25"W

21.65'

29.65'

METAL BUILDING

CARPORIT

23.50'

35.65'

200'± TO E. OF
SUMMER HAVEN ROAD
198.41'
N26°34'35"W
(O) 3/4" REBAR

ROAD R/W
112 SUMMER HAVEN DRIVE 50' R/W
DIRT DRIVE
117.18'
S26°55'08"E

| | | |
|--------------------|----------------------------|-------------------------|
| DATE: 10-31-2007 | VACANT LOT PREPARED FOR | CITY: NEAR COLUMBIA, SC |
| LOT AREA: AS SHOWN | | COUNTY: RICHLAND |

CHRIS WATSON

SHOWN AS LOT 13A BLOCK _____ ON A PLAT OF IRMA C. RICHARDSON
BY ROBERT COLLINGWOOD DATED: 08-24-62 REVISED: _____ AND RECORDED IN THE
OFFICE OF R/D FOR RICHLAND COUNTY IN RECORD BOOK 20 PAGE 61
ADDITIONAL REF.: LOT 13 ON A PLAT PREPARED FOR WILBUR DEAN DREHER & LINDY SMITH DREHER,
DONE BY BELTER & ASSOCIATES, LAND SURVEYORS. DONE ON AUGUST 14, 1987.

RICHLAND COUNTY TMS# 01312 BLOCK 03 LOT 06

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

ONLY THE LISTED DOCUMENTS SHOWN HEREON WERE CONSIDERED AS A PART OF THIS SURVEY.

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND VISIBLE STRUCTURES. LOCATIONS OF UNDER-GROUND UTILITIES, STRUCTURES AND/OR EASEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON UNLESS DESIGNATED WITH BEARINGS & DISTANCES.

F.I.R.M. MAP # 45079C - 0105 G DATED: 01-19-94

THE UNDERSIGNED STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE LOCATION OF THE SUBJECT PROPERTY HAS BEEN CHECKED AGAINST FIRM / FEMA MAPS OR OTHER FLOOD DATA AND FINISHED FLOOR (IS NOT) OR PROPERTY (IS) LOCATED IN A SPECIAL FLOOD HAZARD AREA.

I HEREBY STATE THE SURVEY AS SHOWN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS FOR LAND SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS A CLASS B SURVEY.

G. BRADLEY, J.R. SCPLS # 19398

NOTE: NO SEWER OR DRAINAGE STRUCTURES VISIBLE AT DATE OF SURVEY. THIS LOT MAY BE SUBJECT TO EASEMENTS & SETBACKS OF RECORD.

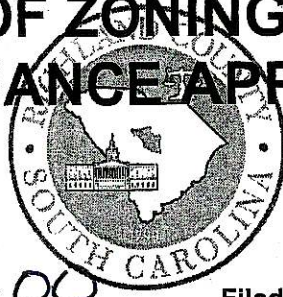
TELEPHONE:
(803) 732-4004

144 FRIARSGATE BOULEVARD
IRMO, SOUTH CAROLINA 29063

PROFESSIONAL LAND SURVEYORS

BELTER & ASSOCIATES, INC.

RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS



Rcpt# 375981

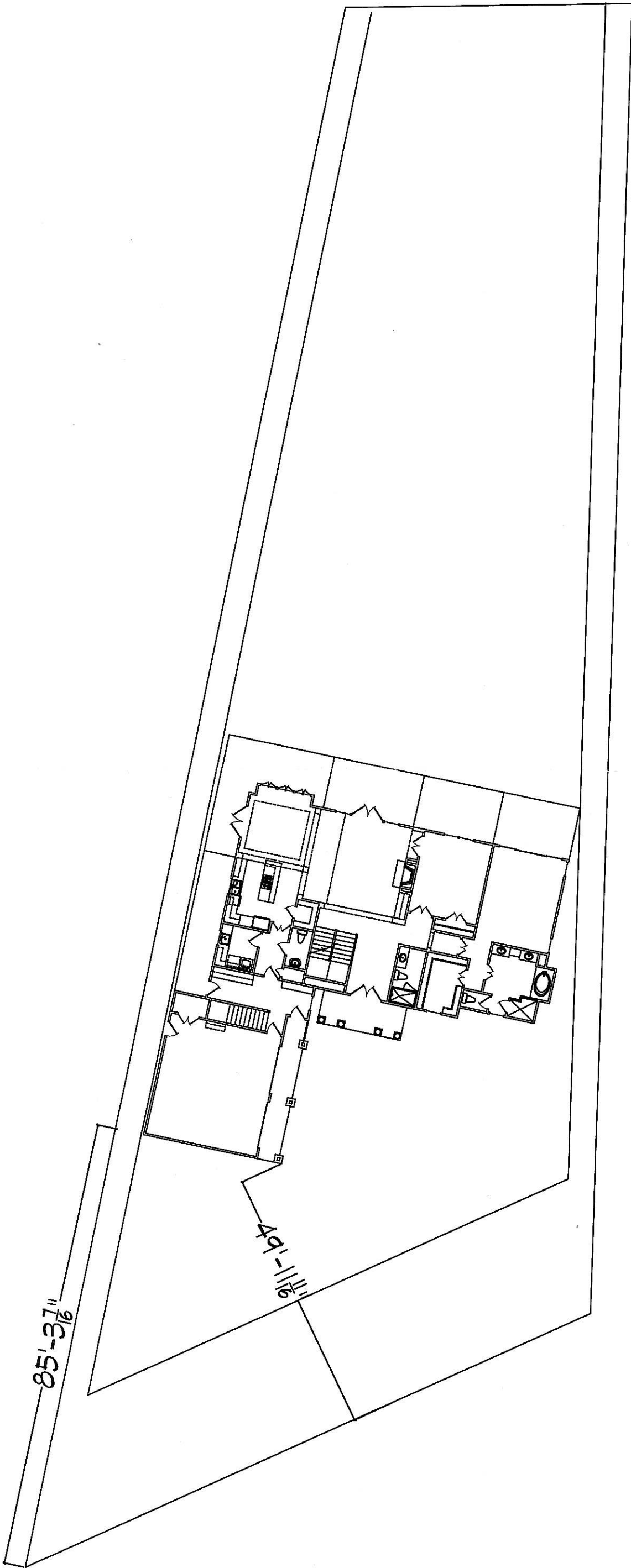
Application# 08-4V
07/09

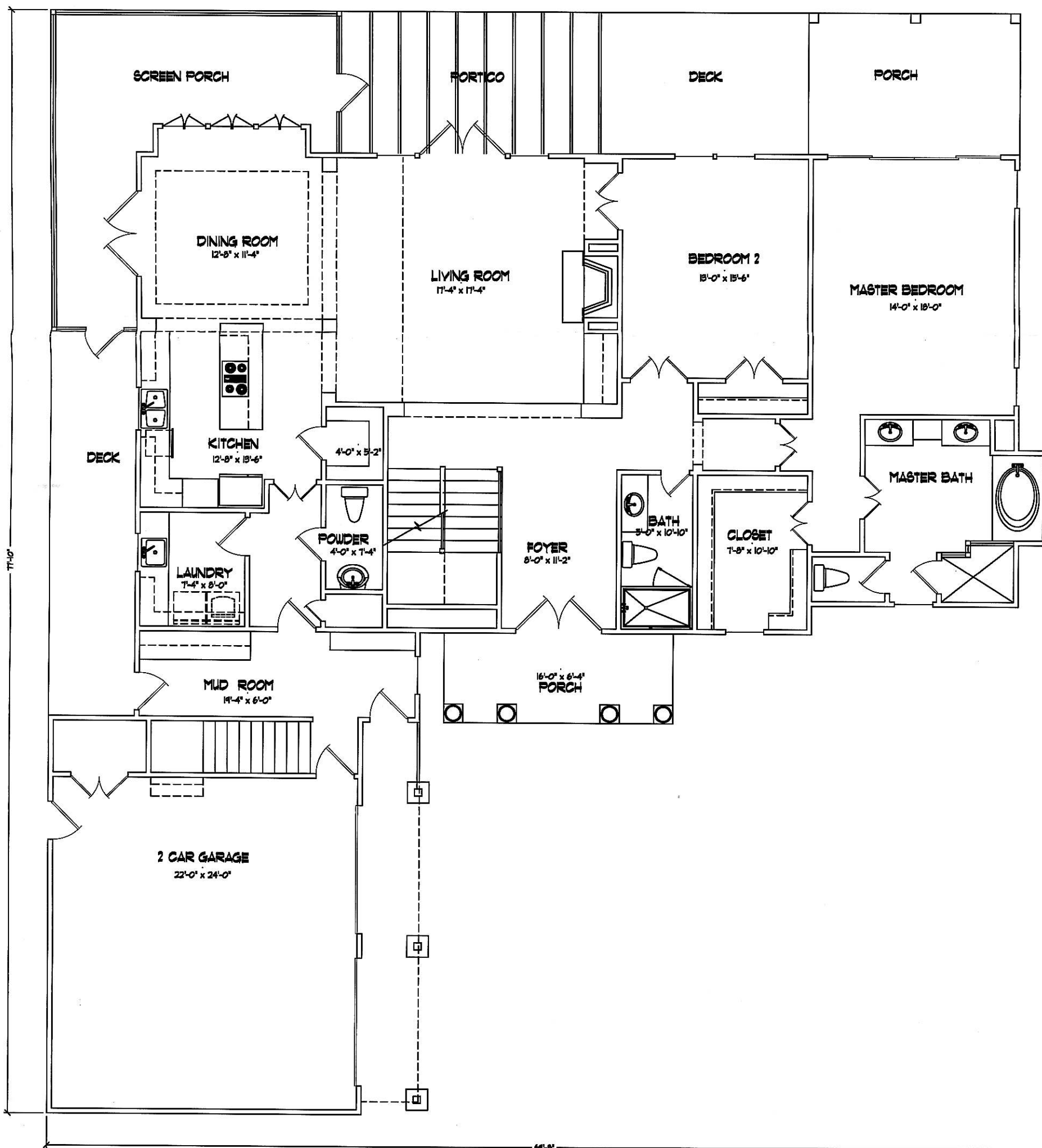
Paid \$ 100.00

Filed 11-28-03

1. Location 112 Summer Haven Drive
2. Page 6101312 Block 03 Lot 13A 06 Zoning District RM
3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.
4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: 5 foot set backs on the sides.
As known as 15 feet encroachments in rural setback on each side.
5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
 - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: Lots 13A & 13 were once one lot and were divided years ago.
 - b) Describe how the conditions listed above were created: The lot is pie shaped from front of property to lake. I have positioned house on lot to maximize the narrow lot.
 - c) These conditions do not generally apply to other property in the vicinity as shown by: Numerous close by neighbors have successfully been through the variance process.
 - d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: For the value paid for the property it would be difficult to build a residence to support the property value.
 - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: It blocks no ones view to the lake and its lakes. It is a lot that has not been maintained to a permanent residence.
6. The following documents are submitted in support of this application [a site plan must be submitted]:
 - a) Site Plan
 - b) PLAT
 - c) HOUSE PLAN

(Attach additional pages if necessary)





From: amyecromer@bellsouth.net
Sent: Wednesday, January 02, 2008 7:59 AM
To: GEO PRICE
Subject: hearing for 112 Summer Haven Rd Chapin

Mr.Price,

If you need any additional information from me, please reply.

Thank you,
Amye and Burke Cromer
114 Summer Haven Rd
Chapin SC 29036
(803) 407-1241



view from Summer Haven Drive



view of site and abutting parcels



view between subject parcel and abutting parcel (south)



view between subject parcel and abutting parcel (north)



existing structure



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-03 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to exceed the maximum square footage for an accessory structure on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

Janet Leveque

Tax Map Number

07714-01-01

Location

716 Heyward Brockington Way

Parcel Size

8+ acre tract

Existing Land Use

residential

Existing Status of the Property

The subject property is a large tract with a single family structure under construction. The section of the property where the proposed accessory structure will be located is cleared.

Proposed Status of the Property

The applicant proposes to construct an accessory structure (2,240 square feet) that will exceed the allowed 1,200 square feet by 1,040 square feet.

Character of the Area

This area is comprised of single family residential structures, manufactured homes and large, heavily wooded and undeveloped parcels.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

particular piece of property; and

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

- b. That these conditions do not generally apply to other property in the vicinity; and**
N/A.

- c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and**

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

- d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.**

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a variance to exceed the maximum square footage for an accessory structure by 1,040 square feet.

The Land Development Code limits the square footage for an accessory structure to 1,200 square feet or 50% of the gross floor area of the principal building (sec. 26-185 (b) (1) (d)).

The applicant states that the structure will be used for personal storage. The applicant states that he owns large equipment which he uses for the maintenance of his property.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-57 (f) (1) *Formal review.*

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

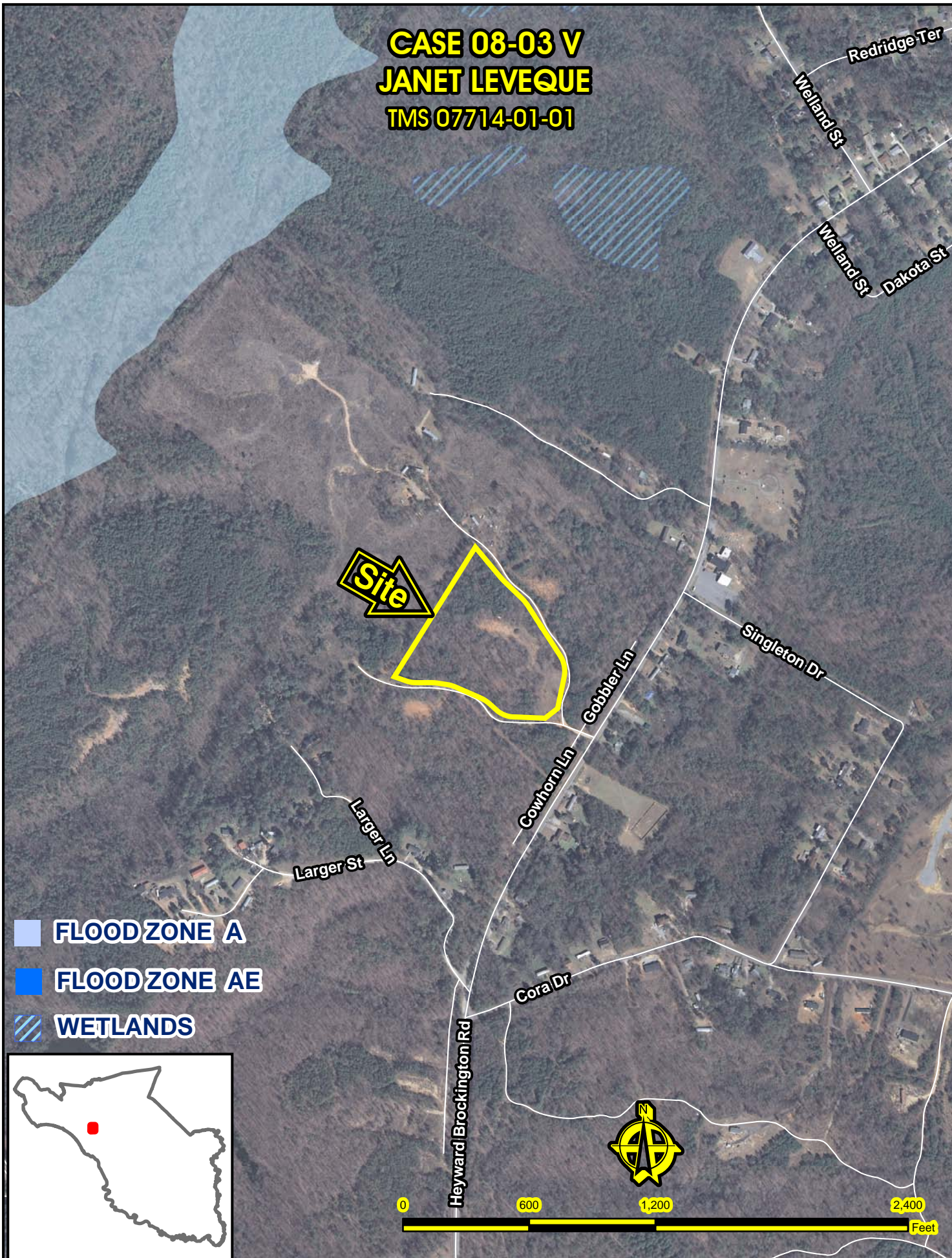
| |
|--------------------|
| ATTACHMENTS |
|--------------------|

- Plat

| |
|---------------------|
| CASE HISTORY |
|---------------------|

No record of previous special exception or variance request.

CASE 08-03 V
JANET LEVEQUE
TMS 07714-01-01



RICHLAND COUNTY BOARD OF ZONING APPEALS VARIANCE APPEALS



Rcpt# 375973

Application# 07714 V

DB-3
07714 V

Paid \$ 100.00

Filed 11-27-07

Cash

1. Location 716 HEYWARD BROCKINGTON WAY / COLA 5C

2. Page 07714 Block 01 Lot 01 Zoning District RS-LD

3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: 40 X 56 METAL HOBBY BUILDING

5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: SEE ATTACHMENT
The property is 5 1/2 acres and I was much poorer. I would like to live on and surround it.

b) Describe how the conditions listed above were created: SEE ATTACHMENT

c) These conditions do not generally apply to other property in the vicinity as shown by: " "

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: " "

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: " "

6. The following documents are submitted in support of this application [a site plan must be submitted]:

- a) DEED / PLAT
- b) SITE PLAN / SATELITE PICTURE
- c) RESTRICTIONS / TAX DATA

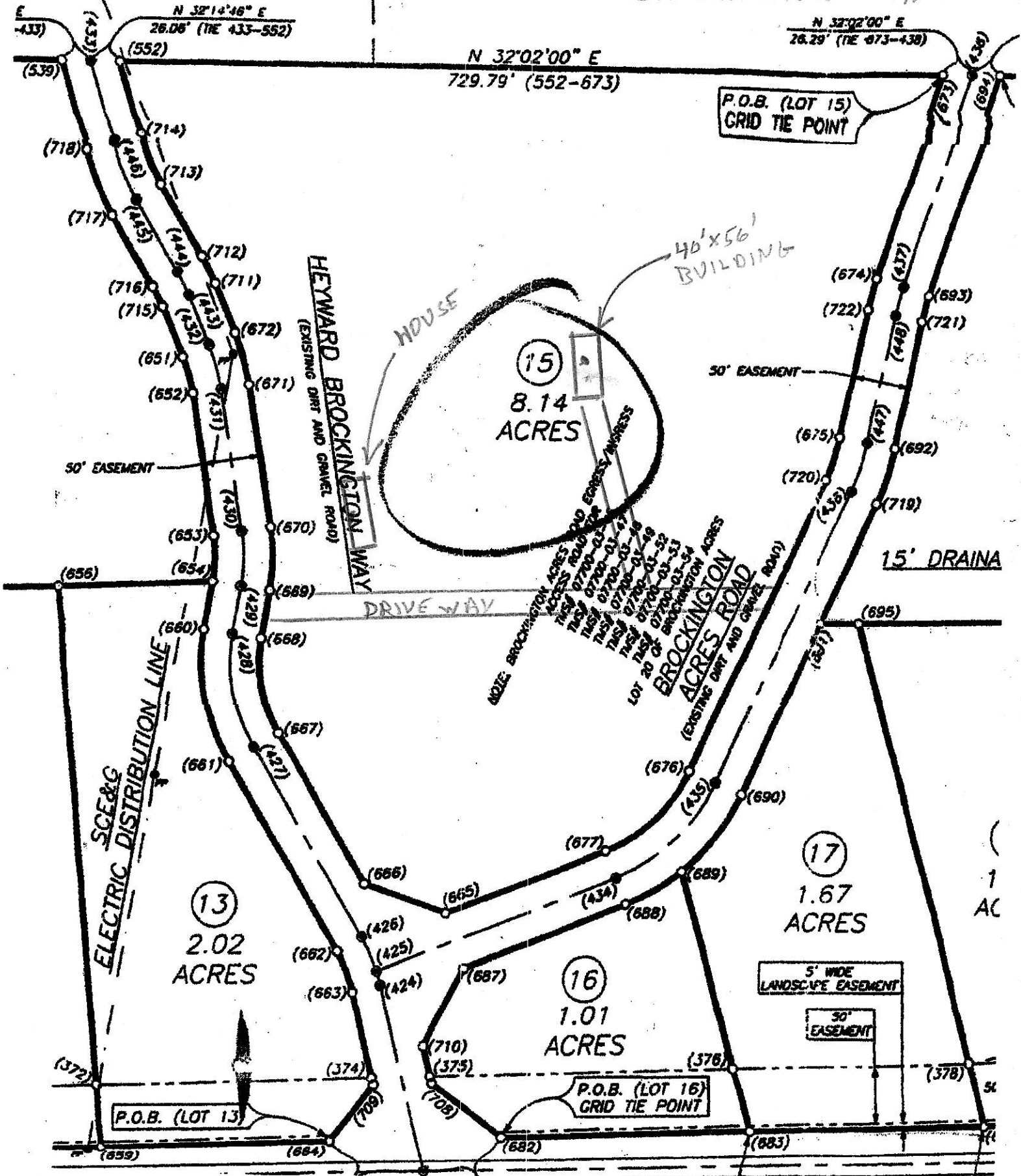
(Attach additional pages if necessary)

RICHLAND COUNTY
PLANNING AND DEVELOPMENT
SERVICES

2007 NOV 27 PM 2:12

RECEIVED

SITE PLAN & PLAT
716 HEYWARD BROCKINGTON WAY



PLAT BK 00953 @ PL. 3765

9" = 100 ft

ATTACHMENT

5) OWNER BOUGHT PROPERTY TO LIVE ON. A RICHLAND COUNTY BUILDING PERMIT HAS BEEN ISSUED FOR A HOME AND ITS CONSTRUCTION HAS BEGUN.

OWNER'S HUSBAND HAS A MECHANICAL HOBBY WITH TOOLS AND EQUIPMENT UNRELATED TO HIS OCCUPATION AS A CARPET INSTALLER.

OWNER HAS PURCHASED A PRE-ENGINEERED 40X56 STEEL BUILDING AND IT IS ON SITE. OWNER'S HUSBAND, DUE TO DIVORCE, HAS TO MOVE FROM A SIMILAR SITE HE BUILT APPROX 1 MILE AWAY. LESS THAN 10 YEARS AGO, HE BUILT OTHER BUILDING AND DID NOT UNDERSTAND ZONING REQUIREMENTS HAD CHANGED.

THE PROPERTY IS 8.14 ACRES AND IS NOT RESTRICTED ~~FOR~~ AGAINST THIS BUILDING

ALL TRACTS ARE LARGE WITH PLENTY OF PRIVACY, SO NO NEIGHBOR WILL BE DISTURBED.



9 January 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-08 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a variance to exceed the maximum square footage for an accessory structure on property zoned RU (Rural District).

GENERAL INFORMATION

Applicant

Freddy Walker

Tax Map Number

14800-05-19

Location

9933 Wilson Blvd.

Parcel Size

12.76 acre tract

Existing Land Use

residential

Existing Status of the Property

The subject property is a large tract with a single family structure. The subject accessory structure has been constructed.

Proposed Status of the Property

The applicant proposes to construct an accessory structure (4,000 square feet) that will exceed the allowed 1,200 square feet by 2,800 square feet.

Character of the Area

This area is comprised of single family residential structures on large individual parcels and within subdivisions.

ZONING ORDINANCE CITATION

Section 26-33 (a) (2) of the Land Development Code empowers the Board of Zoning Appeals to authorize upon appeal in specific cases such variance from the terms of this chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this chapter would result in an unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Sec. 26-57 of this chapter

CRITERIA FOR VARIANCE

Standard of review. The board of zoning appeals shall not grant a variance unless and until it makes the following findings:

a. That there are extraordinary and exceptional conditions pertaining to the

Staff was unable to determine if there are any extraordinary and/or exceptional conditions present.

**b. That these conditions do not generally apply to other property in the vicinity;
and
N/A.**

c. That because of these conditions, the application of this chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

The application of this chapter doesn't effectively prohibit or unreasonably restrict the use of this property.

d. That the authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the granting of the variance will not harm the character of the district.

Staff is unable to determine whether the granting of this variance will create a detriment to the adjacent properties, the public good, or the character of the district.

DISCUSSION

Staff visited the site.

The applicant is requesting a variance to exceed the maximum square footage for an accessory structure by 2,800 square feet.

The Land Development Code limits the square footage for an accessory structure to 1,200 square feet or 50% of the gross floor area of the principal building (sec. 26-185 (b) (1) (d)).

The applicant states that the structure will be used for personal storage. The applicant states that he owns wishes to use the structure for personal storage, a wood working shop, and storage for a tractor.

CONDITIONS

N/A

26-57(f)(3)

Conditions. In granting a variance, the board of zoning appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure or use as the board of zoning appeals may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare. The board of zoning appeals may also prescribe a time limit within which the action for which the variance was sought shall be begun or completed, or both.

OTHER RELEVANT SECTIONS

26-57 (f) (1) *Formal review.*

(1) Action by the board of zoning appeals. Upon receipt of the application for a variance request from the planning department, the board of zoning appeals shall hold a public meeting on the proposed variance request. Any party may appear in person or be represented by an authorized agent. In considering the application, the board of zoning appeals shall review the application materials, the staff comments and recommendations, the general purpose and standards set forth in this chapter, and all testimony and evidence received at the public hearing. After conducting the public hearing, the board of zoning appeals may:

- a. Approve the request;
- b. Continue the matter for additional consideration; or
- c. Deny the request.

Any approval or denial of the request must be by a concurring vote of a majority of those members of the board of zoning appeals both present and voting. The decision of the board of zoning appeals shall be accompanied by written findings that the variance meets or does not meet each of the standards set forth in subparagraph (2) below. The decision and the written findings shall be permanently filed in the planning department as a public record. The written decision of the board of zoning appeals must be delivered to the applicant.

ATTACHMENTS

- Plat
- Plans

CASE HISTORY

No record of previous special exception or variance request.

CASE 08-08 V
FREDDY WALKER
TMS 14800-05-19



RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS



Rcpt# 376156

Application# _____

Paid \$ 100.00

Filed 12-10-07

1. Location 9933 Wilson Blvd., Blythewood, SC 29016

2. Page 14800 Block 05 Lot 19 Zoning District RU

3. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section _____ of the Richland County Zoning Ordinance.

4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: agricultural storage
USE PERSONAL PROPERTY STORAGE, WOOD WORKING SHOP,
TRACTOR & IMPLEMENT STORAGE.

5. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.

a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: IT HAS 12.76 ACRES. THE BUILDING IS LOCATED

BEHIND THE RESIDENCE, THE BUILDING'S EXTERIOR IS
BUILT AS A COMPLIMENT TO THE PROPERTY. SECURE PERSONAL PROPERTY

b) Describe how the conditions listed above were created: FROM THEFT

IT WAS CREATED WHEN WE BOUGHT THE PROPERTY 30+ YEARS AGO.

c) These conditions do not generally apply to other property in the vicinity as shown by: _____

OUT BUILDINGS ON ADJACENT PROPERTIES AND MOBILE
HOMES ON LESS ACRES THAN OURS.

d) Because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property as follows: NONE

e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: THE SURROUNDING PROPERTIES
ARE 400' FROM BUILDING.

6. The following documents are submitted in support of this application [a site plan must be submitted]:

a) SITE PLAN

b) BUILDING PLANS

c) _____

(Attach additional pages if necessary)

Juddie L. Walker

STATE GRID NORTH
NAD 83 (2011) - BY GPS

THIS # 14800-05-22
DEED: BOOK 726 PAGE 2144
PLAT: BOOK W PAGE 99

SCALE FACTORS:
GRID TO FIELD DATUM: 0.99981455
FIELD TO GRID DATUM: 1.00018545
NOTE: MEASUREMENTS SHOWN HEREON ARE FIELD DATUM

BENCH MARK: PC080408
LAT: 36°09'59.59" N
LONG: 80°25'24.98203" W

BENCH MARK: PC090520
LAT: 36°10'24.43559" N
LONG: 80°26'15.37687" W

| POINT | DESCRIPTION | GRID NORTH | GRID EAST | GRID ELEVATION | LONGITUDE |
|-------|--------------|------------|------------|----------------|-------------------|
| 50 | 1" REBAR SET | 1843.87250 | 2008.76739 | 200.00 | 80°25'24.98203" W |
| 100 | 1" REBAR SET | 1844.41823 | 2008.25815 | 200.00 | 80°25'24.98203" W |
| 50 | 1" REBAR SET | 1843.87250 | 2008.76739 | 200.00 | 80°25'24.98203" W |
| 100 | 1" REBAR SET | 1844.41823 | 2008.25815 | 200.00 | 80°25'24.98203" W |

PAUL W. BEATY
THIS # 14800-05-17
DEED: BOOK 326 PAGE 237
PLAT: BOOK 73 PAGE 487

TRACT "B"
5.13 ACRES

TRACT "A"
12.76 ACRES

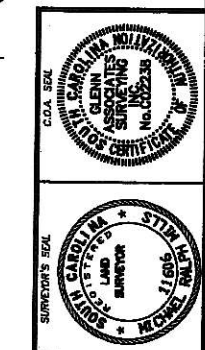
ROBERT F. CROSSLAND
THIS # 14800-05-18
DEED: BOOK 171 PAGE 198
PLAT: BOOK L PAGE 61

SUBJECT PROPERTY
TRACT "A" AND TRACT "B"
FREDDIE L. WALKER
AND DAUNE D. WALKER
THIS # 14800-05-19
DEED: BOOK 401 PAGE 773
PLAT: BOOK 220 PAGE 742
PLAT: BOOK P PAGE 94

I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEMA FLOOD INSURANCE RATE MAP AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THE SUBJECT PROPERTY IS LOCATED IN ZONE X AS SHOWN HEREON AND IS NOT IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD ZONE.

COMMUNITY PANEL NUMBER: 4502780065 G
COMMUNITY PANEL DATE: JANUARY 19, 1994

DRAWING BY: JAE M. RUSKEY



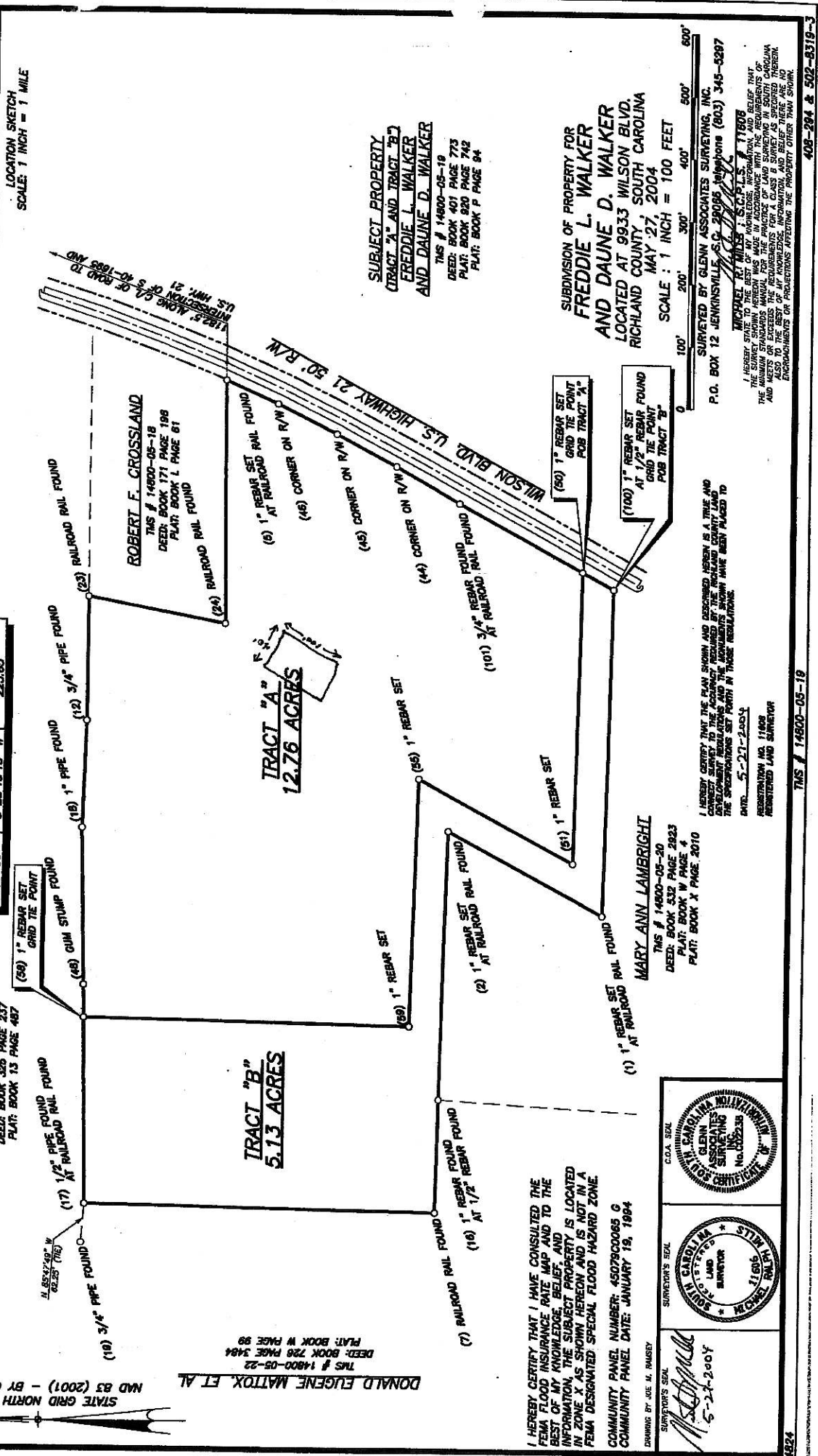
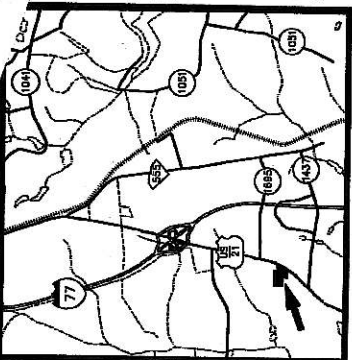
DATE: 5-21-2004

COURSES ALONG BOUNDARY
TRACT "B" - 5.13 ACRES

| PT-PT | BEARING | DISTANCE |
|--------|---------------|----------|
| 100-1 | N 85°47'23" W | 521.65' |
| 1-2 | N 28°16'30" F | 278.54' |
| 2-16 | N 85°42'23" W | 429.65' |
| 16-7 | N 85°35'05" W | 180.75' |
| 7-17 | N 01°01'09" E | 556.61' |
| 17-58 | N 85°08'42" E | 297.26' |
| 58-59 | S 01°00'48" W | 517.65' |
| 59-55 | S 85°42'51" E | 384.97' |
| 55-51 | S 28°15'30" W | 278.39' |
| 51-50 | S 85°47'28" E | 468.23' |
| 50-100 | S 28°43'18" W | 516.37' |

COURSES ALONG BOUNDARY
TRACT "A" - 12.76 ACRES

| PT-PT | BEARING | DISTANCE |
|--------|---------------|----------|
| 50-51 | N 28°47'28" W | 468.23' |
| 51-55 | N 28°15'30" E | 278.39' |
| 55-58 | N 85°42'51" W | 384.97' |
| 58-48 | N 01°00'48" E | 517.65' |
| 48-18 | N 85°08'42" E | 52.87' |
| 18-12 | S 85°30'42" E | 250.73' |
| 12-23 | S 85°45'58" E | 188.08' |
| 23-24 | S 10°43'41" W | 220.91' |
| 24-5 | N 85°45'58" E | 388.14' |
| 5-46 | S 24°13'55" W | 90.67' |
| 46-45 | S 28°38'00" W | 104.82' |
| 45-44 | S 28°16'52" W | 108.49' |
| 44-101 | S 28°53'20" W | 115.78' |
| 101-50 | S 28°43'18" W | 231.65' |



SUBDIVISION OF PROPERTY FOR
FREDDIE L. WALKER
AND DAUNE D. WALKER
LOCATED AT 9933 WILSON BLVD.
RICHLAND COUNTY, SOUTH CAROLINA
MAY 27, 2004

SCALE: 1 INCH = 100 FEET

SURVEYED BY GLENN ASSOCIATES SURVEYING, INC.
P.O. BOX 12 JENKINSVILLE, S.C. 29035 Telephone: (803) 345-5397

MICHAEL R. THOMAS, S.C.P.S. # 11808
I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE ABOVE SURVEY MEETS ALL THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN NORTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN. ENCLOSURES OF PHOTOGRAPHS SUPPORTING THE PROPERTY OTHER THAN SHOWN.



Richland County Government
2020 Hampton Street
Columbia, SC 29204

Phone (803) 576-2180
Fax (803) 576-2182
