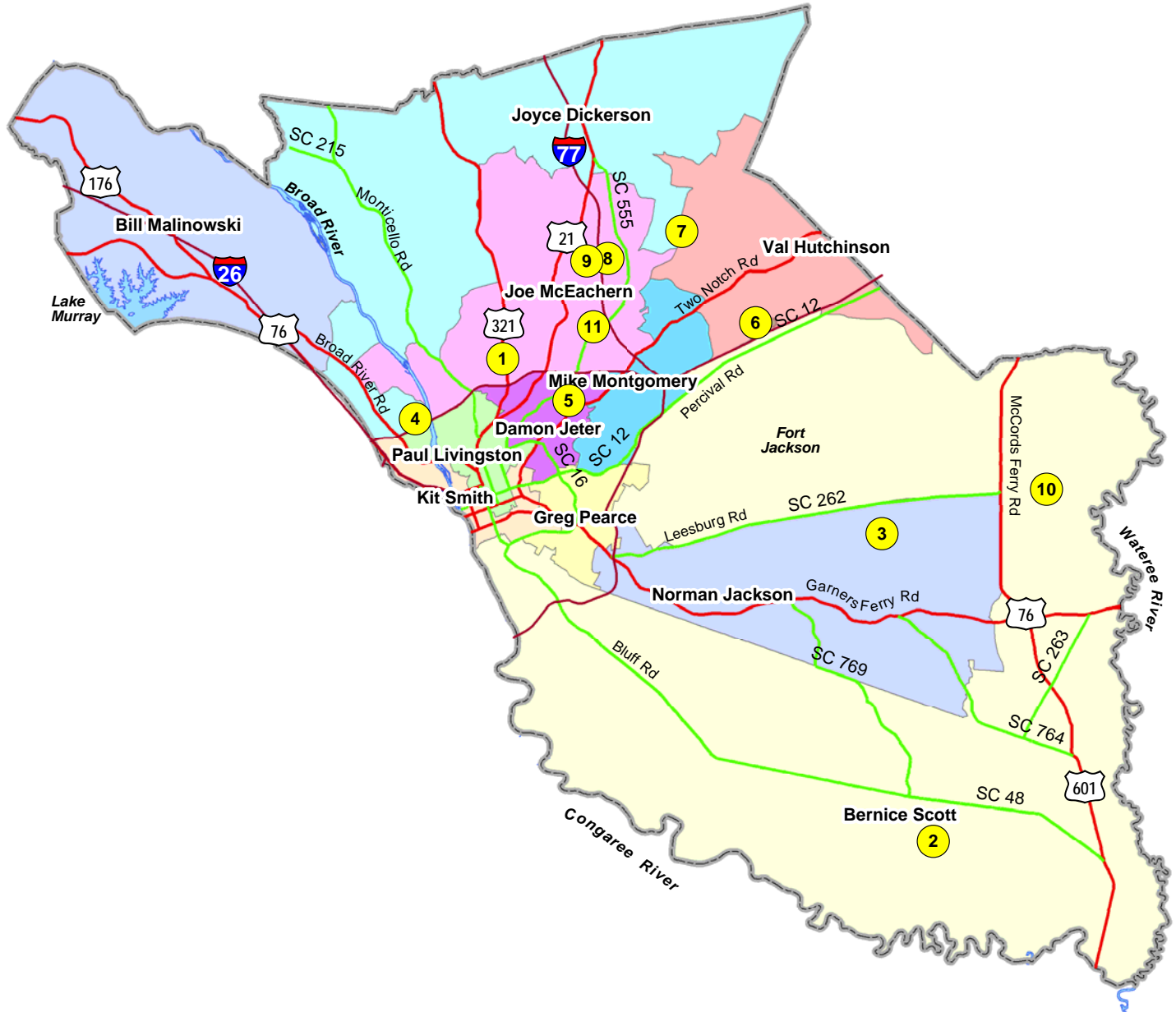


RICHLAND COUNTY
BOARD OF ZONING APPEALS



5 March 2008

RICHLAND COUNTY BOARD OF ZONING APPEALS MARCH 5, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 07-54 SE	Bernard Doctor	11808-01-10, 11	700 Old Fairfield Rd., Columbia	McEachern
2. 07-38 SE	Johnny Carpenter	32300-02-04	Blackberry Road, Gadsden	Scott
3. 08-13 SE	AllTel Communications	30953-01-37	Richland Farms Rd., Hopkins	Jackson
4. 08-14 SE	Jennifer Dunlap	07408-09-03	1929 Spotswood Dr., Columbia	Dickerson
5. 08-15 SE	Lottie Powers	14207-07-17	223 Sunnysdale Dr., Columbia	Montgomery
6. 08-16 SE	Columbia Capital Group	25608-01-04	110 Clemson Rd., Columbia	Hutchinson
7. 08-17 V	Dave Williamson	20309-09-01	4546 Hardscrabble Rd., Columbia	Hutchinson
8. 08-19 V	Midland Honda	17400-09-17	124 Killian Commons Pkwy., Blythewood	McEachern
9. 08-20 V	The Shoe Dept.	17400-11-03	327 Killian Rd., Blythewood	McEachern
10. 08-21 SE	Northeast Landfill	37600-01-06	1518 Westvaco Rd., Eastover	Scott
11. 08-22 V	Blood Diagnostics	14500-03-10	120 Research Dr., Columbia	McEachern



Richland County
Board of Zoning Appeals
Public Hearing
1:00 p.m.
Wednesday, 5 March 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

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 3

08-13 SE
Alltel Communications
Richland Farms Rd.
Hopkins, SC 29061
30953-01-37

Special Exception for the construction of a
communication tower on property zoned RU. (Rural
District)

Page 25

08-14 SE
Jennifer Dunlap
1929 Spotswood Dr.
Columbia, SC 29210
07408-09-03

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

Page 39

08-15 SE
Lottie Powers
223 Sunnydale Dr.
Columbia, SC 29223
14207-07-17

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

Page 49

08-17 V
Dave Williamson
4546 Hardscrabble Rd.
Columbia, SC 29229
20309-09-01

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

Page 57

08-19 V
Midland Honda
124 Killian Commons Pk.
Blythewood, SC 29016
17400-09-17

Requests a variance to exceed the maximum
footage for lighting on property zoned M-1. (Light
Industrial)

Page 67

08-20 V
The Shoe Dept.
327 Killian Rd.
Blythewood, SC 29016
17400-11-03

Requests a sign variance on property zoned GC.
(General Commercial)

Page 77

08-21 SE
Northeast Landfill
1518 Westvaco Rd.
Eastover, SC 29044
37600-01-06

Requests a special exception to expand the
capacity of an existing landfill. On property zoned
RU. (Rural)

Page 91

08-22
Blood Diagnostics
120 Research Dr.
Columbia, SC 29203
14500-03-10

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

Page 113

IV. OTHER BUSINESS

V. APPROVAL OF MINUTES
February Minutes

VI. 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.

ZONING ORDINANCE CITATION

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

ATTACHMENTS

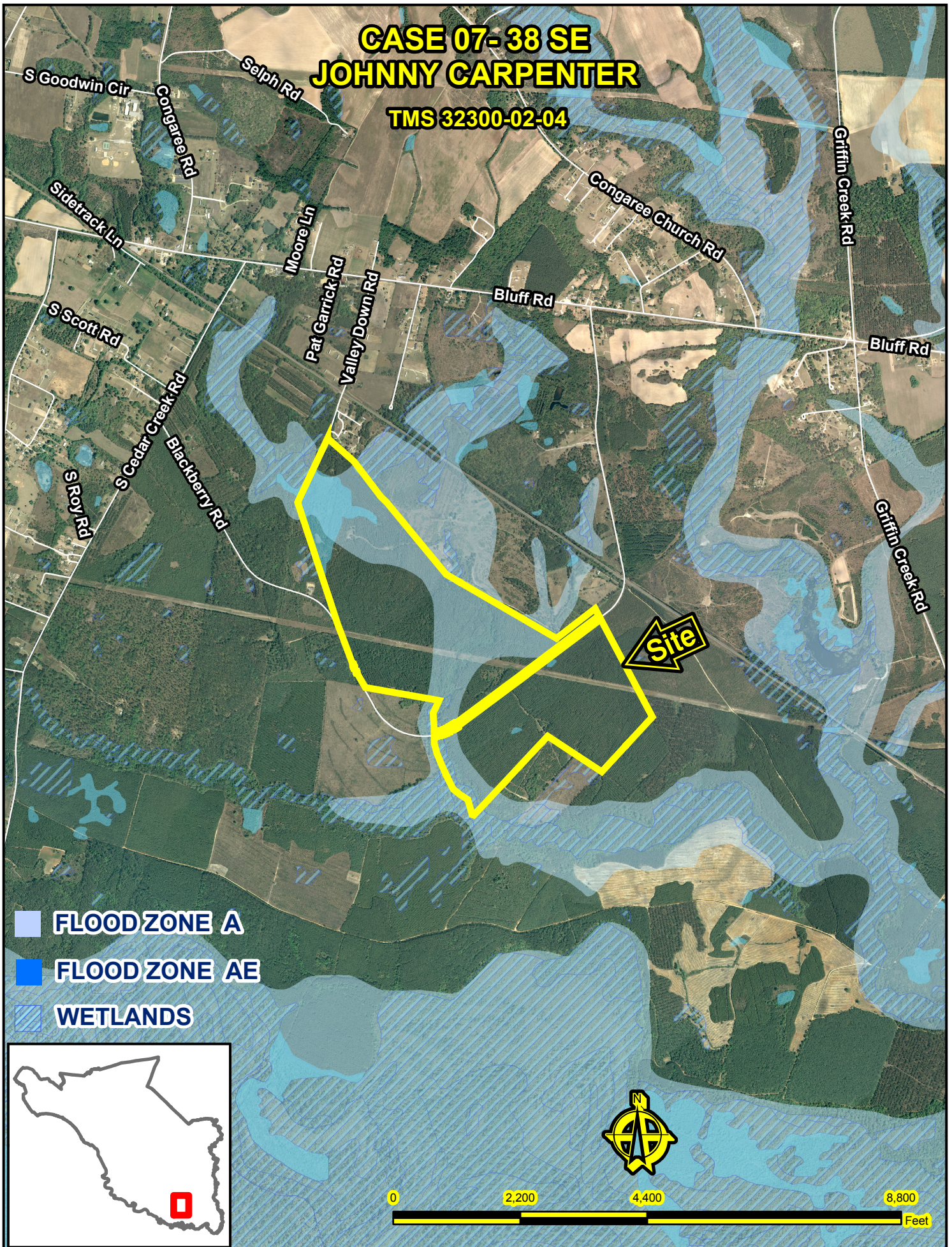
- Site plan

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-

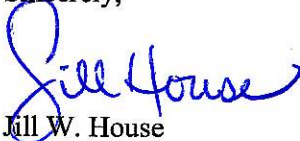
Alltel has chosen a rural zone, which allows communication towers as a special exception, and a parcel with the size and characteristics to prevent a potential negative influence on the area. The proposed tower is on the interior of the parcel thereby buffering and screening it from surrounding properties, 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.

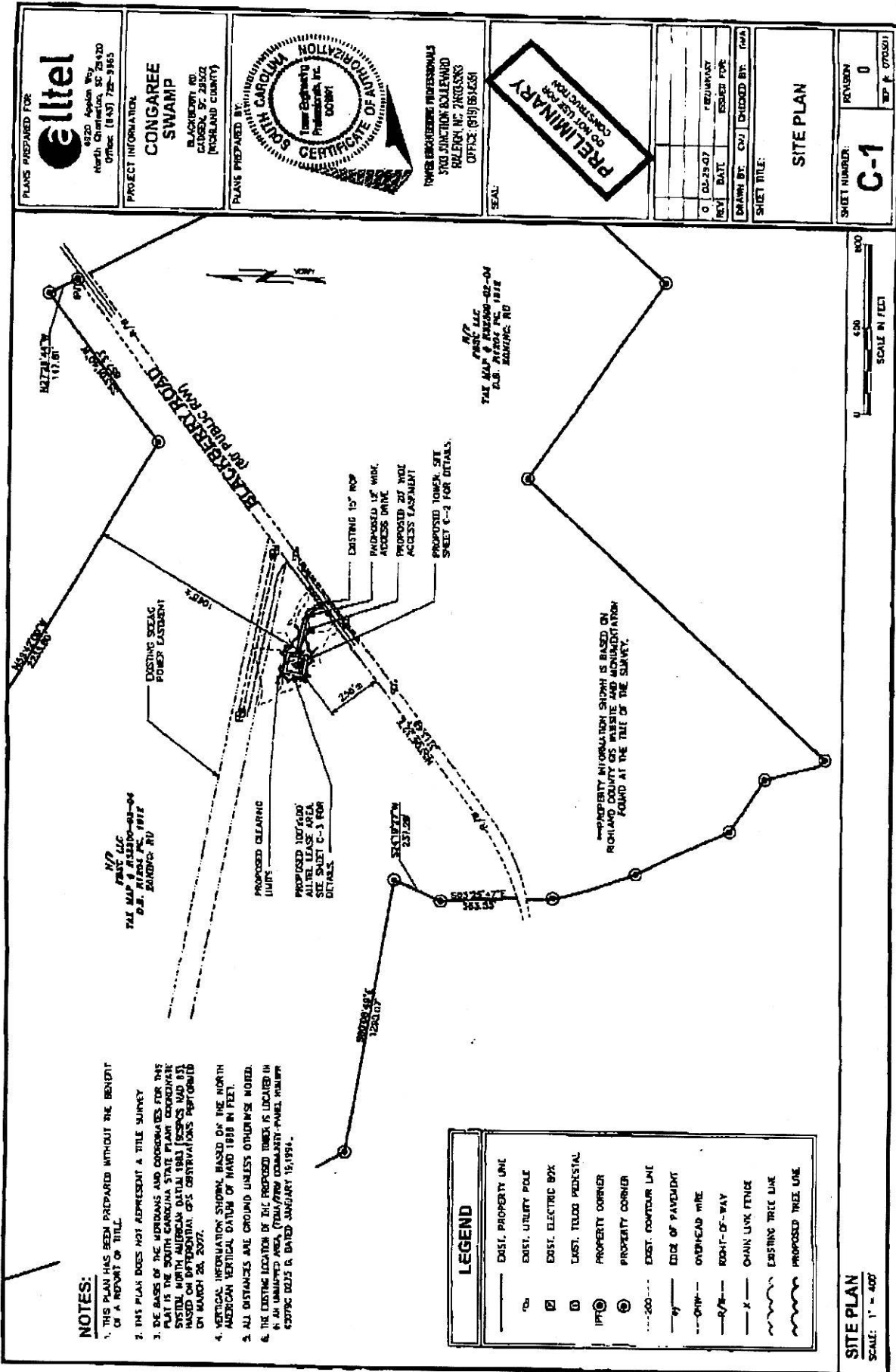


ALLTEL SITE NAME: CONGAREE SWAMP

**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 REFERENTIAL GPS OBSERVATIONS 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. (TALL/FIRE COMMUNITY-PANEL NUMBER: 82036 0225 IS DATED JANUARY 15, 1994).

LEGEND	
---	EXIST. PROPERTY LINE
○	EXIST. UTILITY POLE
□	EXIST. ELECTRIC BOX
○	EXIST. TOWER PEDestal
PT	PROPERTY CORNER
⊙	PROPERTY CORNER
---	EXIST. ROW/TOUR LINE
—	EDGE OF PAVED/DIRT
---	OVERHEAD WIRE
—	RIGHT-OF-WAY
—	CHAIN LINK FENCE
~	EXISTING TREE LINE
~	PROPOSED TREE USE

SITE PLAN
SCALE: 1" = 400'

PLANS PREPARED FOR

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

PROJECT INFORMATION

CONGAREE SWAMP

BLACKBERRY RD.
CLOSED BY 2072
(RICHLAND COUNTY)

PLANS PREPARED BY:

SEAL:

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

OWNER ENGINEERING PROFESSIONALS
3700 SUTTON BLVD. SUITE 200
RALEIGH, NC 27603
OFFICE: (919) 816-1581

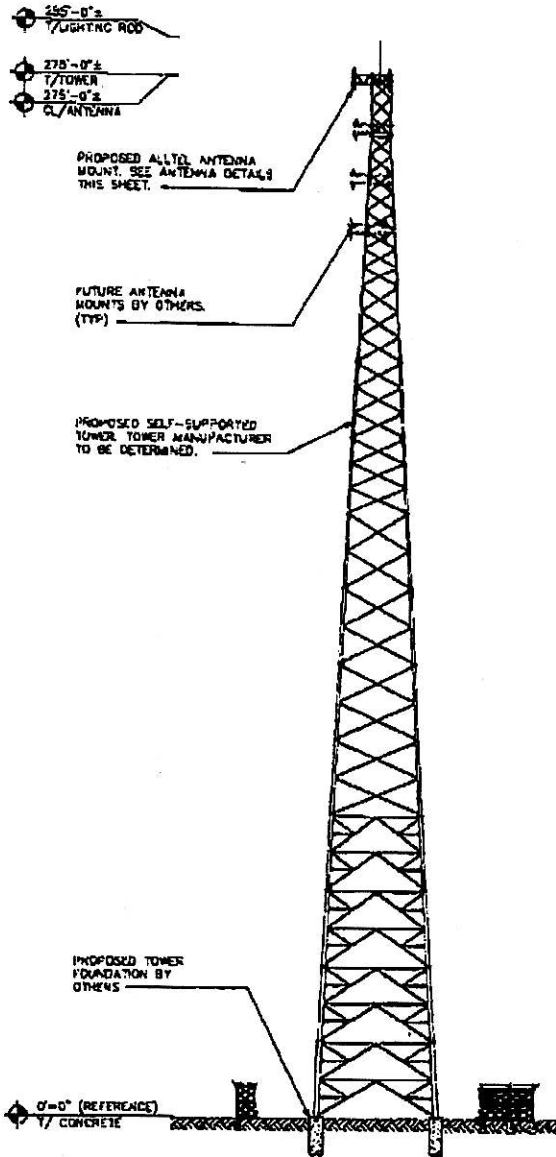
REV	DATE	ISSUED FOR
0	02-28-07	PRELIMINARY

DRAWN BY: C/J CHECKED BY: RWA
SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C-1** REVISION: 0
WP # 070021

TOWER NOTES:

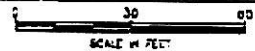
1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT IN ACCORDANCE WITH THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX MOUNTED TO WAVEGUIDE LADDER (FURNISHED BY TOWER MANUFACTURER). SEE SHEET C-3 FOR PROPOSED SHELTER LOCATION COORDINATE WAVEGUIDE LOCATION WITH SHELTER.



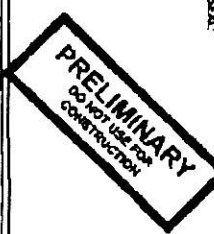
ANTENNA/COAX SCHEDULE									
ANTENNA	SECTION	MANUFACTURER (MODEL #)	AZIMUTH	MOUNTING HEIGHT	COAX SIZE	COLOR CODE	COAX LENGTH	MECH TILT	
ALPHA (A1)	1	FEA-8001RLS-3-25	80°	CL @ 775'	1 1/2"	RED/YELLOW	100' ±	0°	
ALPHA (A2)	1	FWA-8001RLS-3-25	60°	CL @ 775'	1 1/2"	RED/BROWN	100' ±	0°	
BETA (B1)	2	FWA-8001RLS-3-25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

TOWER ELEVATION

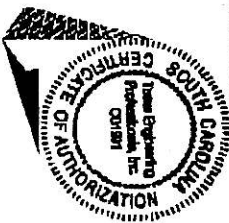
SCALE: 1" = 30'



SHEET TITLE		TOWER ELEVATION	
DESIGNED BY	VT	CHECKED BY	VT
DATE		ISSUED FOR	
REV		MANUFACTURE	
0	05-23-07		
SHEET NUMBER: C-2		REVISION: 0	



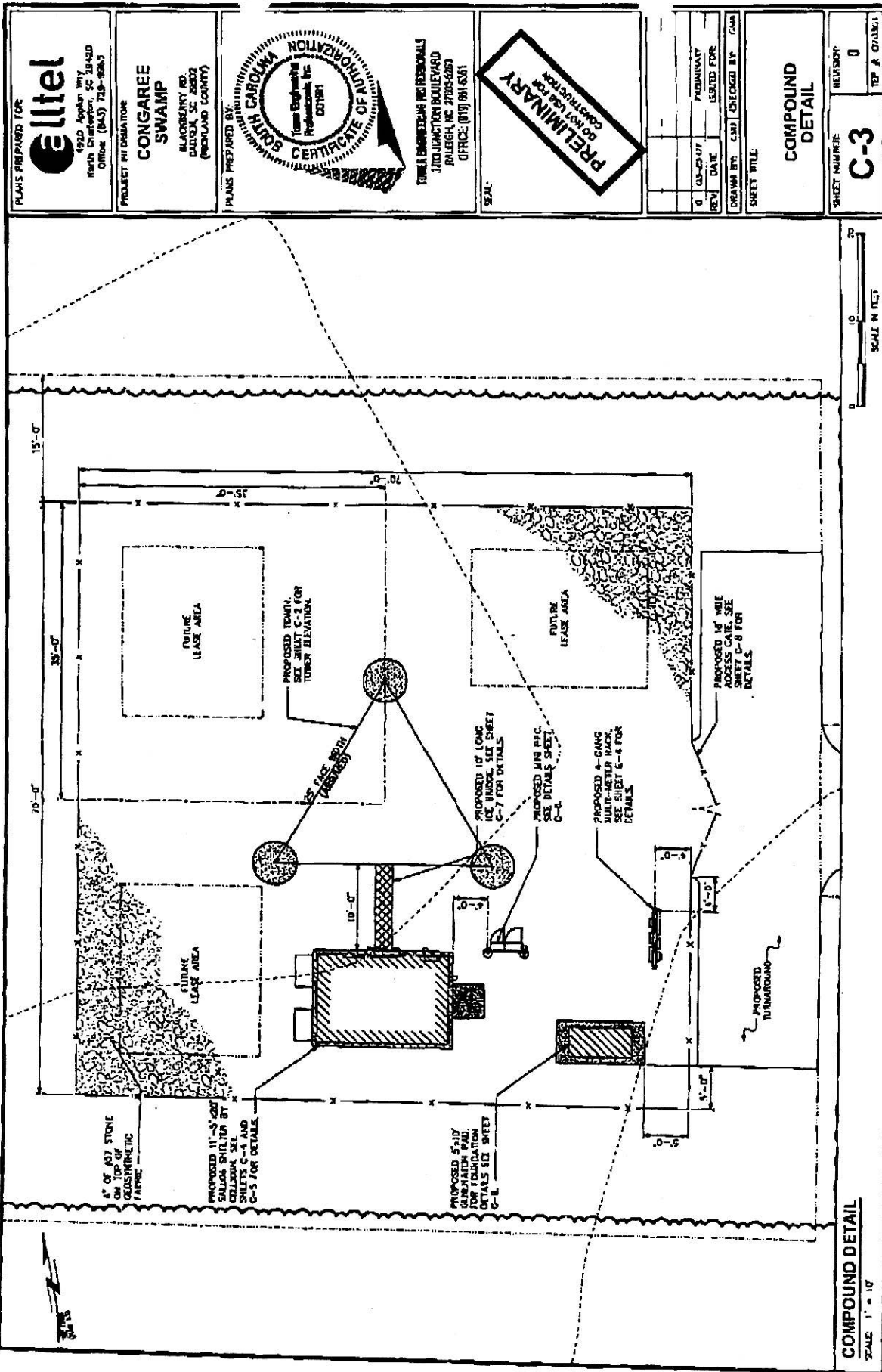
SCALE:
TOWER ENGINEERING PROFESSIONALS
3703 LINDEN HIGHLAND
VALETON, NC 27688
OFFICE: (919) 841-4311



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)

PLANS PREPARED BY:
THOMAS E. GARDNER
Professional Engineer
00181





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.

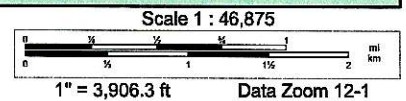
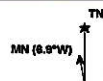
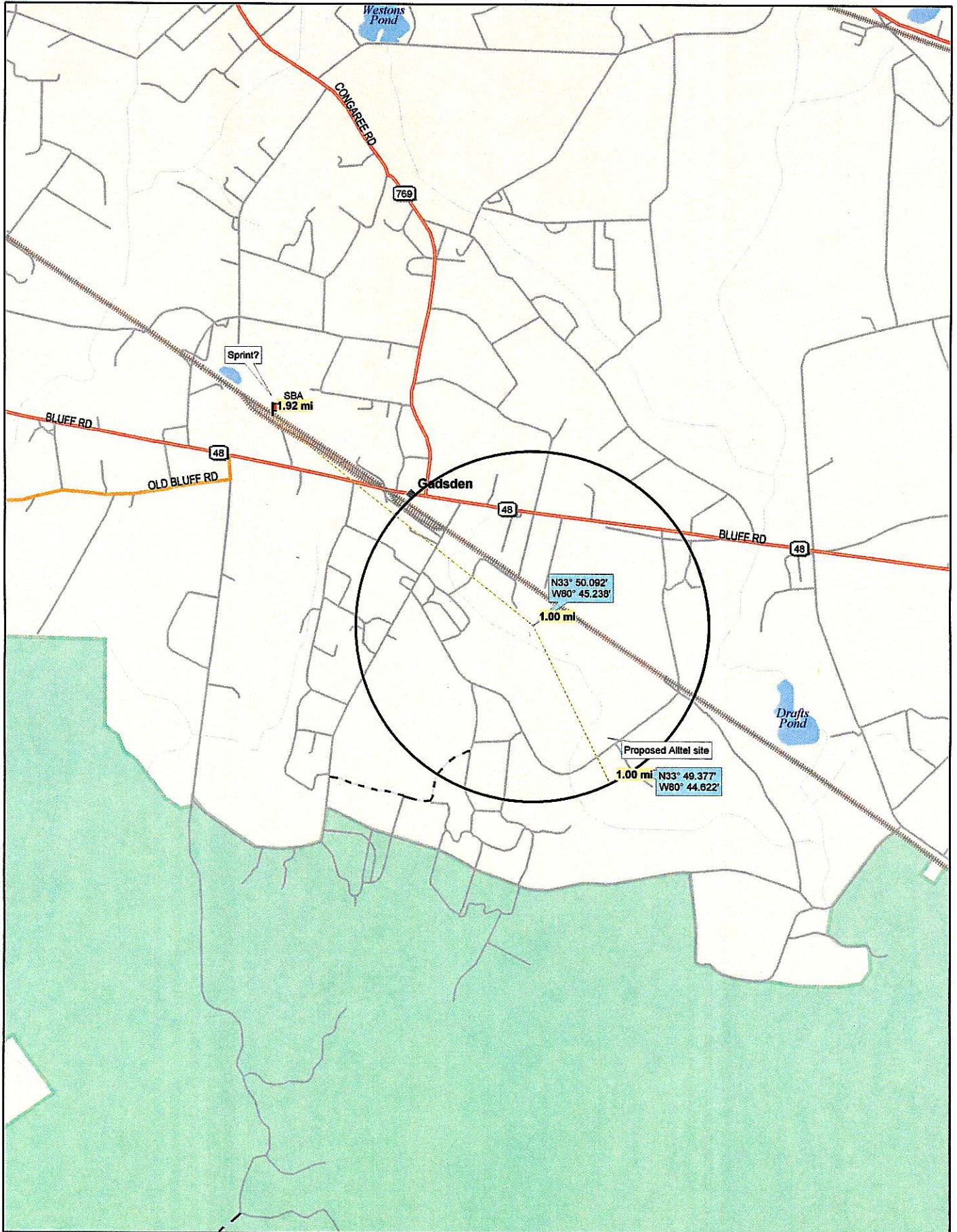
The proposed 250' self-support tower on Blackberry Road is designed to fill in this gap of indoor coverage. The proposed coverage of the "Congaree Swamp" site is shown on the second radio frequency propagation plot attached to this statement (plot labeled "Proposed Alltel Site Coverage - Congaree Swamp")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

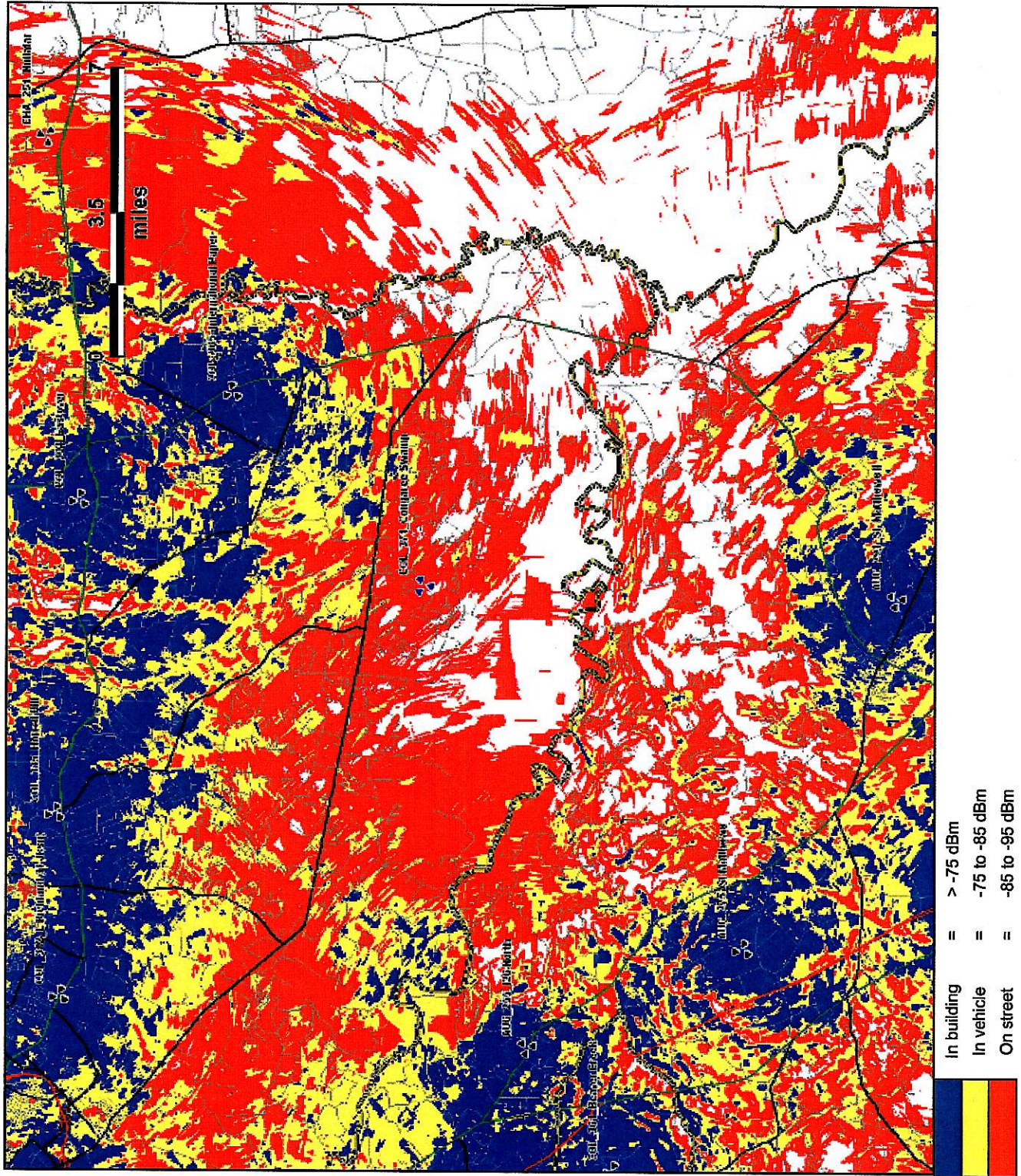
Thank you for your consideration of Alltel's application.

Sincerely,

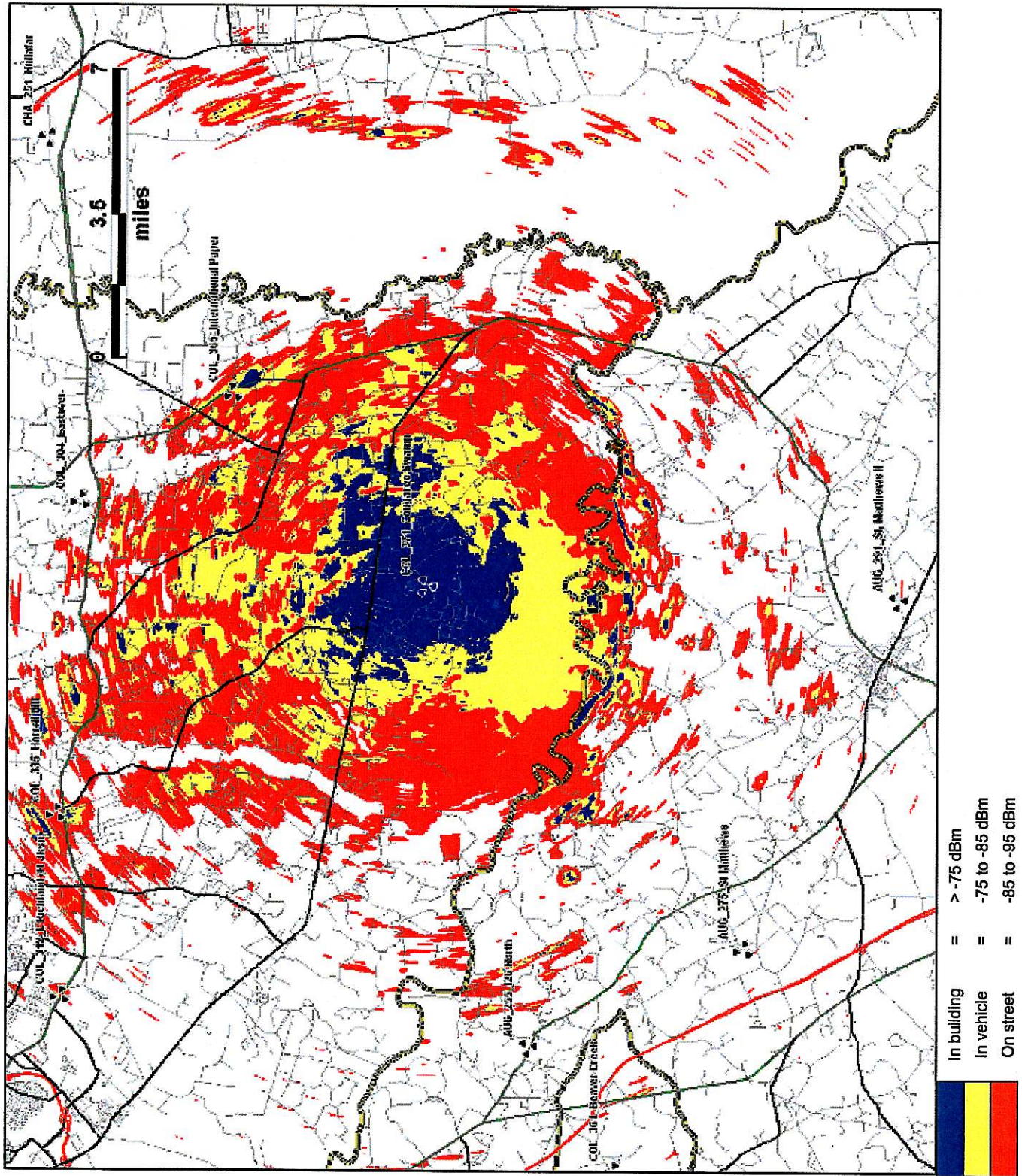
Jared Greenwalt
Alltel RF Engineer - Carolinas



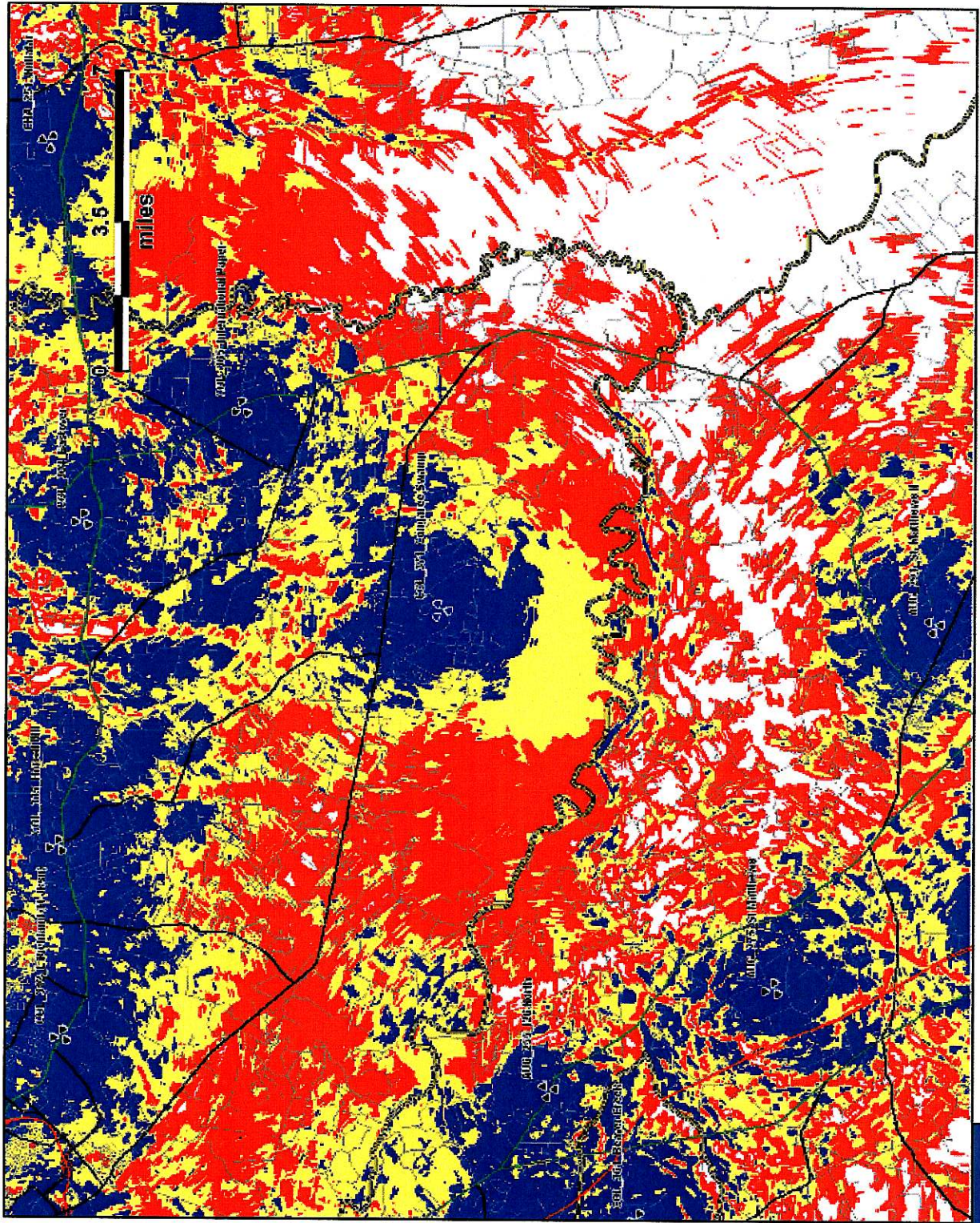
Current Alltel Coverage – Congaree Swamp



Proposed Alltel Site Coverage – Congaree Swamp



Current and Proposed Alltel Coverage – Congaree Swamp



In building	=	> -75 dBm
In vehicle	=	-75 to -85 dBm
On street	=	-85 to -95 dBm

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.

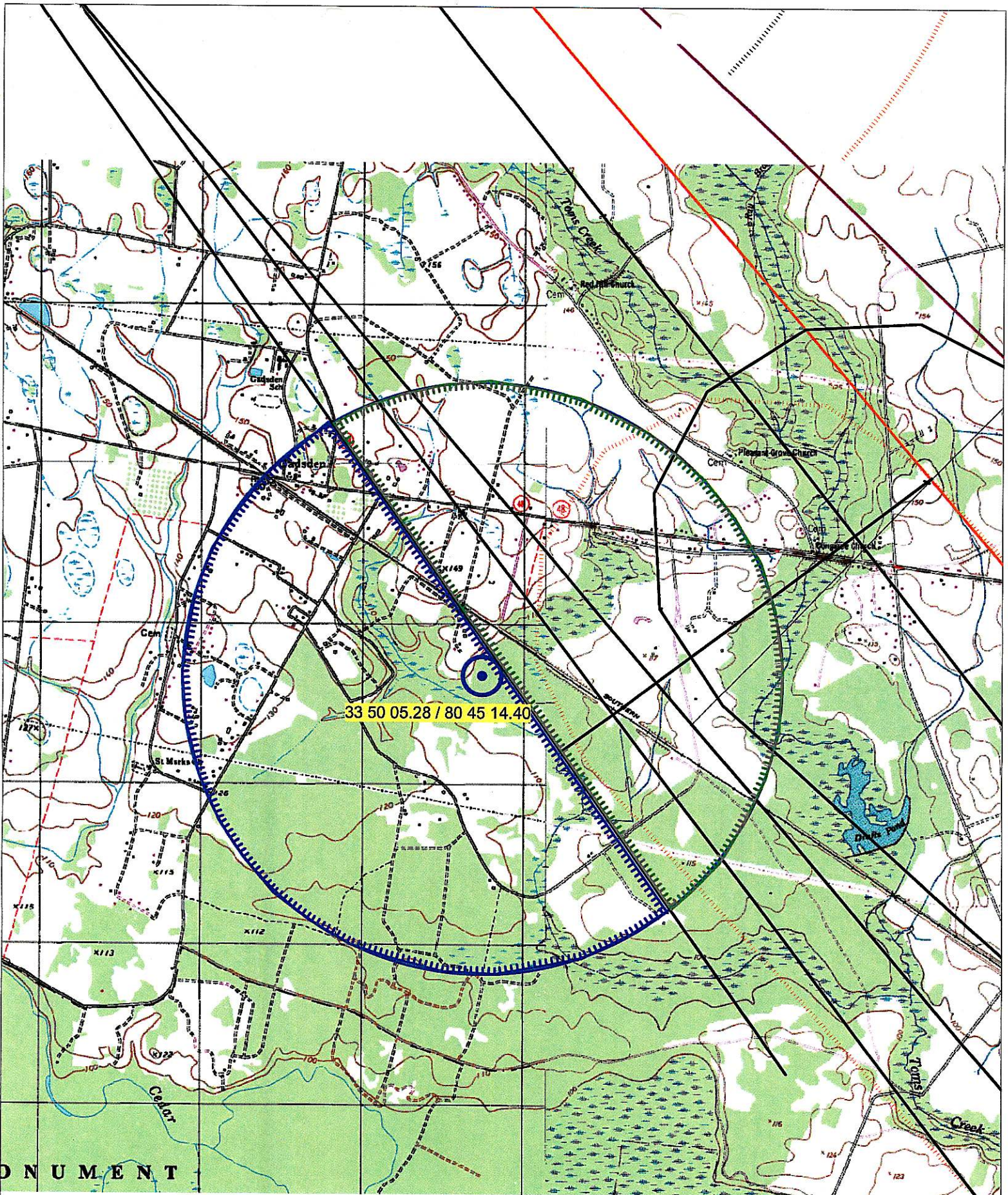
Notice Requirement: Notice to the FAA would be required for any structure exceeding 200' AGL.

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





- [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
Description of Location:	Traverseway Blackberry Road	2345	2360	MHz	2000	W
Description of Proposal:	Propose new self-support tower at the listed coordinates and heights. 2C Survey attached.	Specific Frequencies				

Close



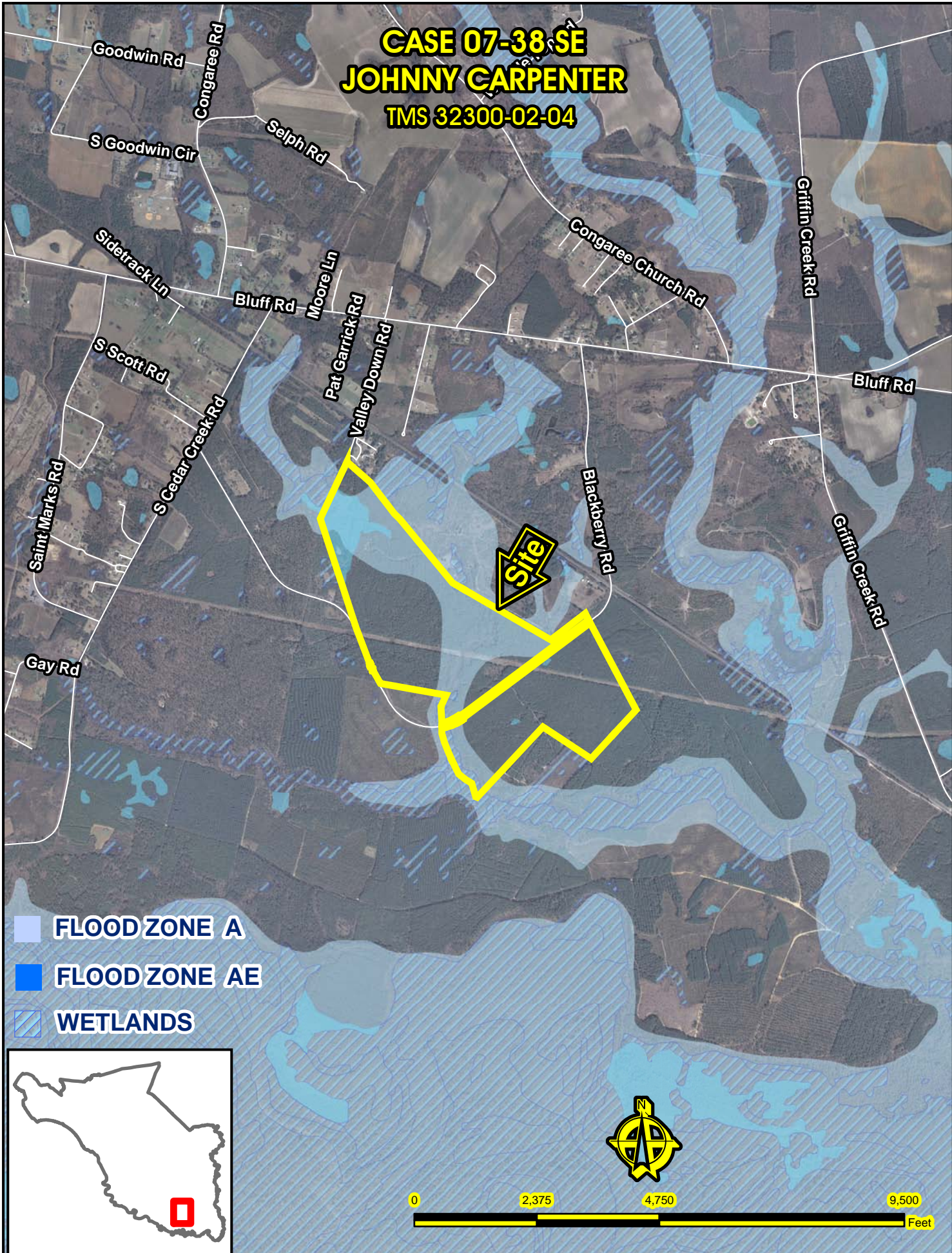
U.S. Department of Transportation

 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





5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-13 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

30953-01-37

Location

S/S Richland Farms Road

Parcel Size

12± 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.

Character of the Area

The surrounding area consists of predominately large tracts that are residentially developed.

ZONING ORDINANCE CITATION

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.**
2. **Vehicle and pedestrian safety.**
3. **Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**

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

5. Orientation and spacing of improvements or buildings.

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

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

ATTACHMENTS

- Site plan

CASE HISTORY

No record of previous special exception or variance request.

CASE 08-13 SE
ALLTEL COMMUNICATIONS
TMS 30953-01-37

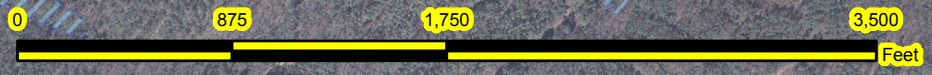
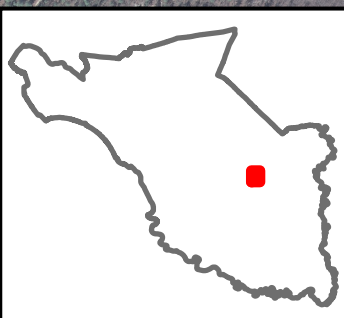
Hickory Ln

Richland Farms Rd

Crown Lake Dr



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

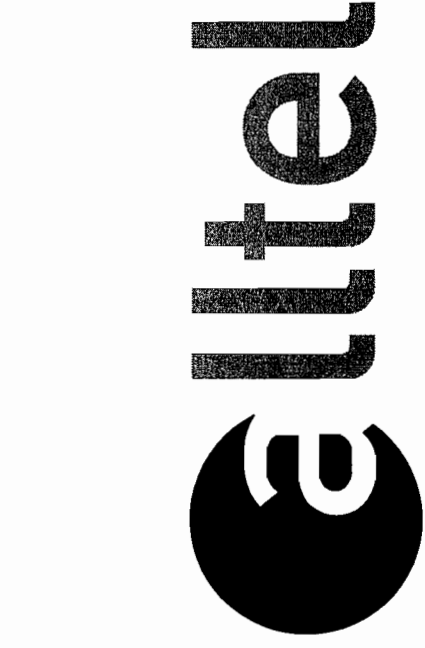


ALL TEL SITE NAME: TOM'S CREEK
 PROJECT DESCRIPTION: PROPOSED TOWER
 TOWER TYPE: 275' SELF SUPPORT
 SITE ADDRESS: RICHLAND FARMS ROAD
 HOPKINS, SC 29061
 (RICHLAND COUNTY)
 JURISDICTION: RICHLAND COUNTY
 AREA OF CONSTRUCTION: 16775 ± SQ. FT.
 PRESENT OCCUPANCY TYPE: WOODED LOT
 CURRENT ZONING: RU
 TAX PARCEL NUMBER: R30953-01-37

PROJECT INFORMATION

LATITUDE N 33°59'19.29" (NAD '27)
 LONGITUDE W 80°46'59.08" (NAD '27)
 LATITUDE N 33°59'19.84" (NAD '83)
 LONGITUDE W 80°46'58.39" (NAD '83)
 GROUND ELEVATION = 423.6' (NAVD '88)

2-C CERTIFICATION



4920 Appian Way
 North Charleston, South Carolina 29420
 Office: (843) 760-4170

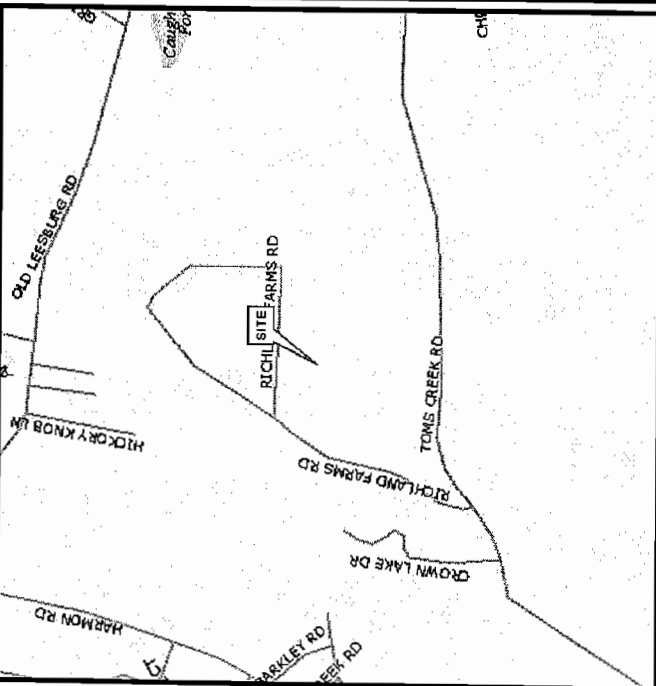
SITE NAME: TOM'S CREEK

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 3703 JUNCTION BOULEVARD
 RALEIGH, NC 27603-5263
 919.661.6351

REV	DATE	ISSUED FOR
1	01-25-08	CONSTRUCTION
0	11-26-07	PRELIMINARY

DRAWN BY: RSZ CHECKED BY: GMA



LOCATION MAP

FROM NORTH CHARLESTON, SC, BEGIN TRAVELING WEST ON I-26. CONTINUE ON I-26 FOR 99 MILES TO I-77 NORTH (EXIT 110). CONTINUE NORTH ON I-77 FOR 7.50 MILES. EXIT ONTO US 76 (EXIT 9) AND CONTINUE EAST FOR 8.15 MILES. TURN LEFT ONTO FOX RUN DRIVE AND CONTINUE FOR .38 MILES. TURN LEFT ONTO OAK RIDGE HUNT CLUB ROAD AND CONTINUE FOR .70 MILES. TURN RIGHT ONTO MOUNT ELON CHURCH ROAD AND CONTINUE FOR 2.30 MILES. TURN RIGHT ONTO TOMS CREEK ROAD AND CONTINUE FOR .69 MILES. TURN LEFT ONTO RICHLAND FARMS ROAD AND CONTINUE FOR .65 MILES. ACCESS TO THE SITE WILL BE LOCATED ON THE RIGHT.

DRIVING DIRECTIONS

SITE CONSTRUCTION MANAGER:
 NAME: ALLTEL COMMUNICATIONS, INC.
 ADDRESS: 4920 APPIAN WAY
 CITY, STATE, ZIP: NORTH CHARLESTON, SC 29420
 CONTACT: LEE PAIGE
 PHONE: (843) 760-4170

SITE APPLICANT:
 NAME: ALLTEL COMMUNICATIONS, INC.
 ADDRESS: 1101 MATTHEWS-MINT HILL ROAD
 CITY, STATE, ZIP: MATTHEWS, NC 28105
 CONTACT: LESLIE GOREY
 PHONE: (704) 849-1785

SURVEYOR:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 3703 JUNCTION BOULEVARD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: PETER G. JERNIGAN, JR., P.E.
 PHONE: (919) 661-6351

CIVIL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 3703 JUNCTION BOULEVARD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: PETER G. JERNIGAN, JR., P.E.
 PHONE: (919) 661-6351

ELECTRICAL ENGINEER:
 NAME: TOWER ENGINEERING PROFESSIONALS
 ADDRESS: 3703 JUNCTION BOULEVARD
 CITY, STATE, ZIP: RALEIGH, NC 27603
 CONTACT: J. RUSSELL HILL, P.E.
 PHONE: (919) 661-6351

PROPERTY OWNER:
 NAME: SHERRILL C. SMITH
 ADDRESS: 373 HAY HILL COURT
 CITY, STATE, ZIP: ELGIN, SC 29045
 CONTACT: SHERRILL SMITH
 PHONE: (803) 331-9265

UTILITIES:
 POWER COMPANY: SCE&G CUSTOMER SERVICE
 CONTACT: (803) 428-3157
 PHONE: 326594
 POLE # NEAR SITE:
 TELEPHONE COMPANY: BELLSOUTH CUSTOMER SERVICE
 CONTACT: (803) 932-0586
 PHONE: (803) 776-1234
 PEDESTAL # NEAR SITE: PED 255

CODE COMPLIANCE
 ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING:
 1. INTERNATIONAL BUILDING CODE (2002 EDITION)
 2. INTERNATIONAL CODE COUNCIL
 3. ANSII/IEA-222-5
 4. NATIONAL ELECTRIC CODE
 5. LOCAL BUILDING CODE
 6. CITY/COUNTY ORDINANCES

CONTACT INFORMATION

SHEET	DESCRIPTION	REV
T1	TITLE SHEET	1
N1	PROJECT NOTES	1
N2	ALLTEL GENERAL NOTES	1
C1	SITE PLAN	1
C2	TOWER ELEVATION	1
C3	COMPOUND DETAIL	1
C4	SHELTER FOUNDATION DETAILS	1
C5	SHELTER ELEVATIONS	1
C6	ICE BRIDGE DETAILS	1
C7	FENCE DETAILS	1
C8	DRIVEWAY DETAILS	1
C9	SOIL AND EROSION CONTROL PLAN	1
L1	LANDSCAPE PLAN	1
L2	PLANTING DETAIL AND NOTES	1
E1	ELECTRICAL NOTES	1
E2	ONE-LINE ELEVATION AND POWER PANEL SCHEDULE	1
E3	POWER/TELCO PLAN AND ONE-LINE DIAGRAM	1
E4	SERVICE RACK DETAILS	1
E5	GROUNDING PLAN AND DETAILS	1
E6	GROUNDING SCHEMATIC	1
E7	GROUNDING DETAILS	1
E8	GROUNDING DETAILS	1
E9	GROUNDING DETAILS	1
E10	GROUNDING DETAILS	1
E11	GROUNDING DETAILS	1
E12	GROUNDING DETAILS	1
E13	GROUNDING DETAILS	1

INDEX OF SHEETS

SEAL:

January 25, 2008

SEAL:

January 25, 2008

SHEET NUMBER: **T-1**
 REVISION: **1**
 TEP #: 072156

GENERAL NOTES:

- ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED ALL TEL COMMUNICATIONS, OR IT'S DESIGNATED REPRESENTATIVE.
- ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF SOUTH CAROLINA.
- STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2005, FOR A 90 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2003 EDITION.
- WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2003 EDITION.
- UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
- ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
- ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
- ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
- ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
- BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
- ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
- 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
- THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN IT PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROFFEROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
- ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

- THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 9TH EDITION.
- UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - STRUCTURAL STEEL, ASTM DESIGNATION A36.
 - ALL BOLTS, ASTM A325 TYPE 1 GALVANIZED HIGH STRENGTH BOLTS.
 - ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
- ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATION FOR MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 9TH EDITION.
- HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
- HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM, A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
- REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTED MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
- A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
- ALL PROPOSED AN/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
- ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
- ALL ASSEMBLY AND ANCHOR BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
- FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
- DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
- PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
- GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.

PLANS PREPARED FOR:



4920 Appian Way
North Charleston, SC 29420
Office: (843) 729-9965

PROJECT INFORMATION:

TOM'S CREEK

RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

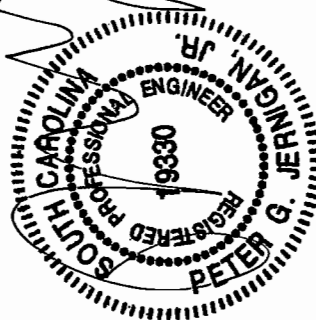
PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS

3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350

SEAL:



January 23, 2008

I	01-25-08	CONSTRUCTION
O	11-26-07	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: CMJ CHECKED BY: KMM

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

N-1

REVISION:

1

TEP # 072156

ALLTEL GENERAL NOTES:

OWNERS REPRESENTATIVE FOR CONTRACT ADMINISTRATION:

- A. NOTICE IS HEREBY SERVED THAT ALLTEL COMMUNICATIONS, INC. IS AUTHORIZED REPRESENTATIVE RESPONSIBLE FOR THE DESIGN, DRAWINGS AND SPECIFICATIONS AND ACCEPTANCE OF MATERIALS AND WORKMANSHIP FOR THIS PROJECT.
- B. ACCORDINGLY, THE PURPOSES OF THE SPECIFICATIONS, THE TERMS "ENGINEER," OWNER'S ENGINEER, "INSPECTOR," AND OTHER REFERENCES TO THE PERSON OR PERSONS GRANTING APPROVAL, AUTHORITY OR PERMISSION, CONDUCTING INSPECTIONS AND TESTS, OBSERVING THE WORK AND SO FORTH, SHALL BE DEFINED AS AND UNDERSTOOD TO DENOTE THE OWNER OR HIS AUTHORIZED REPRESENTATIVE.

COORDINATION OF PLANS, SPECIFICATIONS AND SPECIAL PROVISIONS:

- A. IN CASE OF DISCREPANCY, COMPUTED DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS; SUPPLEMENTAL SPECIFICATIONS SHALL GOVERN OVER STANDARD SPECIFICATIONS; DEVELOPMENT SPECIFICATIONS SHALL GOVERN OVER SUPPLEMENTAL AND STANDARD SPECIFICATIONS; AND SPECIAL PROVISIONS SHALL GOVERN OVER DRAWINGS, DEVELOPMENT, SUPPLEMENTAL, AND STANDARD SPECIFICATIONS.

LAYING OUT THE WORK:

- A. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE OWNER WILL HAVE ESTABLISHED VERTICAL AND HORIZONTAL CONTROLS THROUGHOUT THE SITE WHICH THE ENGINEER SHALL USE IN SETTING OUT THE WORK. THE ENGINEER SHALL BE RESPONSIBLE FOR ESTABLISHING ALL LINES AND GRADES FOR ALL WORK UNDER THIS CONTRACT. ALL REQUIRED LAYOUT SHALL BE DONE USING COMPETENT AND EXPERIENCED PERSONNEL UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE WITHIN WHICH THE PROJECT IS BEING DONE.
- B. THE ENGINEER SHALL PROVIDE ALL LABOR AND INSTRUMENTS AND STAKES, TEMPLATES, AND OTHER MATERIALS NECESSARY FOR MARKING ALL LINES AND GRADES. THE LINES AND GRADES SHALL BE SUBJECT TO ANY CHECKING THE OWNER OR ENGINEER MAY DECIDE NECESSARY.

PERMITS AND LICENSES:

- A. BEFORE STARTING WORK, THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED LICENSES, PERMITS AND FEES.

CONTRACTOR'S OFFICE:

- A. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN AN OFFICE WITH TELEPHONE AND FAX FACILITIES WHERE HE OR A RESPONSIBLE REPRESENTATIVE OF HIS ORGANIZATION MAY BE REACHED AT ANY TIME WHILE WORK IS IN PROGRESS. SUCH OFFICE MAY BE AT ANY LOCATION THE CONTRACTOR CONSIDERS DESIRABLE.

USE OF PUBLIC STREETS:

- A. THE USE OF PUBLIC STREETS AND ALLEYS SHALL BE SUCH AS TO PROVIDE A MINIMUM OF INCONVENIENCE TO THE PUBLIC AND TO OTHER TRAFFIC. ANY EARTH OR OTHER EXCAVATED MATERIAL SPILLED FROM TRUCKS SHALL BE REMOVED BY THE CONTRACTOR AND THE STREETS CLEANED TO THE SATISFACTION OF THE OWNER.

CARE OF TREES, SHRUBS, AND GRASS:

- A. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR MAINTAINING IN GOOD CONDITION ALL CULTIVATED GRASS PLOTS, TREES AND SHRUBS. WHERE MAINTAINED SHRUBBERY, GRASS STRIPS OR AREA MUST BE REMOVED OR DESTROYED INCIDENT TO THE CONSTRUCTION OPERATION, THE CONTRACTOR SHALL, AFTER COMPLETION OF THE WORK REPLACE OR RESTORE TO THE ORIGINAL CONDITION ALL DESTROYED OR DAMAGED SHRUBBERY OR GRASS AREAS. TREE LIMBS WHICH INTERFERE WITH EQUIPMENT OPERATION AND ARE APPROVED FOR PRUNING SHALL BE NEATLY TRIMMED AND TREE CUT SHALL BE COATED WITH A TREE PAINT.

OBSTRUCTIONS:

- A. ALL WATER PIPES, STORM DRAINS, FIRE MAINS, GAS OR OTHER YARD PIPING, TELEPHONE OR POWER CABLES OR CONDUITS, AND ALL OTHER OBSTRUCTIONS, WHETHER OR NOT SHOWN, SHALL BE LOCATED BY THE PALMETTO UTILITY PROTECTION SERVICE PRIOR TO THE START OF WORK.

DAMAGE TO EXISTING STRUCTURES AND UTILITIES:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE GOOD ALL DAMAGE BEYOND THE LIMITS OF THIS CONTRACT TO ANY PAVEMENT, BUILDINGS, TELEPHONE OR OTHER CABLES, WATER PIPES, SANITARY PIPES, OR OTHER STRUCTURES WHICH MAY BE ENCOUNTERED, WHETHER OR NOT SHOWN ON THE DRAWINGS.
- B. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED, HOWEVER, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. HE SHALL ASSIST THE UTILITY COMPANIES BY EVERY MEANS POSSIBLE TO DETERMINE SAID LOCATIONS. EXTREME CAUTION SHALL BE EXERCISED TO ELIMINATE ANY POSSIBILITY OF DAMAGE TO UTILITIES RESULTING FROM HIS ACTIVITIES.

ADJUSTMENTS OF UTILITY CASTINGS, COVERS, AND BOXES:

- A. ALL EXISTING UTILITY CASTINGS, INCLUDING VALVE BOXES, JUNCTION BOXES, MANHOLES, HAND HOLES, PULL BOXES INLETS AND SIMILAR STRUCTURES IN THE AREAS OF CONSTRUCTION THAT ARE TO REMAIN IN SERVICE SHALL BE ADJUSTED BY THE CONTRACTOR TO BRING THEM FLUSH WITH THE SURFACE OF THE FINISHED WORK.

TESTS:

- A. THE CONTRACTOR WILL PAY FOR ALL REQUIRED TESTS, EXCEPT THOSE PROVIDING SATISFACTORY OPERATION OF EQUIPMENT. GENERALLY, TESTS WILL BE COMPACTION AND DENSITY TESTS, SOIL-CEMENT QUALITY TEST, CONCRETE QUALITY TESTS (CYLINDER BREAKS), PRESSURE LEAKAGE TESTS AND DISINFECTION. ON ASPHALTIC CONCRETE AND PIPE, THE MANUFACTURER'S OR SUPPLIER'S CERTIFICATE THAT THE MATERIAL MEETS THE REQUIREMENTS OF THE SPECIFICATION WILL BE ACCEPTED SUBJECT TO VERIFICATION BY THE OWNER'S ENGINEER. ANY AND ALL TESTS WHICH HAVE TO BE REPEATED BECAUSE OF THE FAILURE OF THE TESTED MATERIAL TO MEET SPECIFICATIONS SHALL BE PAID FOR BY THE CONTRACTOR. WATER REQUIRED FOR LEAKAGE TESTS SHALL BE FURNISHED BY THE CONTRACTOR.

RECORD DRAWINGS:

- A. DURING THE ENTIRE CONSTRUCTION OPERATION, THE CONTRACTOR SHALL MAINTAIN RECORDS OF ALL DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS AND SHALL PREPARE FROM THEM "RECORD" DRAWINGS SHOWING CORRECTLY AND ACCURATELY ALL CHANGES AND DEVIATIONS FROM THE WORK MADE DURING CONSTRUCTION TO REFLECT THE WORK AS IT WAS ACTUALLY CONSTRUCTED. THESE DRAWINGS SHALL CONFORM TO RECOGNIZED STANDARDS OF DRAFTING, AND SHALL BE NEAT AND LEGIBLE. RETAINAGE WILL BE WITHHELD UNTIL DELIVERY OF THE SET OF "RECORD" DRAWINGS IS MADE TO THE OWNER.

SUBSURFACE INVESTIGATION:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING DETERMINED TO HIS SATISFACTION, PRIOR TO THE SUBMISSION OF HIS BID, THE NATURE AND LOCATIONS OF THE WORK, THE CONFORMATION OF THE GROUND, THE CHARACTER AND QUALITY OF THE SUBSTRATA, THE TYPE AND QUALITY OF MATERIALS TO BE ENCOUNTERED, THE NATURE OF THE GROUND WATER CONDITIONS, THE CHARACTER OF LOCAL CONDITIONS AND FACILITIES NEEDED, PRELIMINARY TO AND DURING THE EXECUTION OF THE WORK, THE GENERAL AND LOCAL CONDITIONS AND ALL OTHER MATTERS WHICH CAN IN ANY WAY AFFECT THE WORK UNDER THIS CONTRACT. THE PRICES ESTABLISHED FOR THE WORK TO BE DONE WILL REFLECT ALL COSTS PERTAINING TO THE WORK. ANY CLAIMS FOR EXTRAS BASED ON SUBSTRATA OR GROUND WATER TABLE CONDITIONS WILL NOT BE ALLOWED.

EROSION CONTROL:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF EROSION AND POLLUTION CONTROL MEASURES DURING THE CONSTRUCTION PROCESS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY, AS BIDDER, PRIOR TO SUBMITTING HIS BID, TO DETERMINE THE REQUIREMENTS OF ALL FEDERAL, STATE AND LOCAL AGENCIES WITHIN THEIR RESPECTIVE AREAS OF JURISDICTION, SO THAT HIS PROPOSAL REFLECTS ALL COSTS TO BE INCURRED. NO CLAIMS FOR ADDITIONAL PAYMENT WILL BE CONSIDERED FOR EROSION AND POLLUTION CONTROL MEASURES REQUIRED, THAT ARE BROUGHT TO THE OWNER'S ATTENTION AFTER THE SUBMITTAL OF THE CONTRACTOR'S BID.
- B. IN THE EVENT THAT TEMPORARY EROSION AND POLLUTION CONTROL MEASURES ARE REQUIRED DUE TO THE CONTRACTOR'S NEGLIGENCE, OR FAILURE TO INSTALL PERMANENT CONTROLS IN A TIMELY MANNER, THEN SUCH WORK TO BE PERFORMED BY THE CONTRACTOR SHALL BE AT HIS OWN EXPENSE.
- C. IN CASE OF REPEATED FAILURES ON THE PART OF THE CONTRACTOR TO CONTROL EROSION POLLUTION, RIGHT IS RESERVED BY THE ENGINEER TO EMPLOY OUTSIDE ASSISTANCE TO PROVIDE THE NECESSARY CORRECTIVE MEASURES. SUCH INCURRED COSTS, PLUS RELATED ENGINEERING COST, WILL BE CHARGED TO THE CONTRACTOR AND APPROPRIATE DEDUCTIONS MADE FROM THE CONTRACTOR'S PROGRESS PAYMENTS.
- D. ALL EROSION CONTROL FEATURES INSTALLED BY THE CONTRACTOR SHALL BE ACCEPTABLY MAINTAINED BY THE CONTRACTOR DURING THE TIME THAT CONSTRUCTION WORK IS BEING DONE.

SCOPE OF WORK:

- A. THE WORK INCLUDED UNDER THIS SECTION CONSISTS OF FURNISHING ALL MATERIALS AND EQUIPMENT, AND PERFORMING ALL NECESSARY LABOR TO COORDINATE THE DELIVERY, OFF-LOADING AND INSTALLATION OF A PREFABRICATED EQUIPMENT SHELTER ON THE CONCRETE FOUNDATION AND MAKING ALL FINAL CONNECTIONS TO THE SLAB, UTILITIES AND GROUNDING SYSTEM.

COORDINATION OF THE WORK:

- A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING SHIPMENT OF THE EQUIPMENT SHELTER WITH THE MANUFACTURER TO ASSURE A SMOOTH FLOW OF WORK AT THE SITE. THE SHELTER WILL BE DROP-SHIPPED TO THE SITE BY THE MANUFACTURER. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS FOR THE FOLLOWING:
 - B. CLEAR ACCESS TO THE SITE FOR A "LOW-BOY" TYPE FLAT BED TRACTOR TRAILER WHICH WILL BRING THE SHELTER FROM THE FACTORY TO THE JOB SITE. SHOULD TERRAIN NOT PERMIT ACCESS BY TRACTOR TRAILER, THE CONTRACTOR SHOULD RECOMMEND AND QUOTE ALTERNATIVE METHODS FOR TRANSPORTING THE BUILDING TO THE SITE AND SETTING IT INTO POSITION.
 - C. THE CONTRACTOR MUST OBTAIN THE BUILDING WEIGHT, LIFTING POINTS, OFF-LOADING AND SET INSTRUCTIONS FROM THE MANUFACTURER PRIOR TO THE START OF WORK IN ORDER TO PROPERLY SIZE THE CRANE, AND OTHER EQUIPMENT REQUIRED TO SET THE SHELTER INTO POSITION ON THE FOUNDATION.

SETTING THE SHELTER:

- A. THE CONTRACTOR SHALL ASSIST THE SHELTER DELIVERY PROCESS TO THE EXTENT REQUIRED TO GUARANTEE THE DELIVERY OF THE BUILDING ON SITE BY THE DATES ESTABLISHED IN THE CONSTRUCTION SCHEDULE.
- B. UPON DELIVERY OF THE SHELTER TO THE JOB SITE, THE CONTRACTOR SHALL IMMEDIATELY PROCEED WITH THE PROCESS OF OFF-LOADING THE BUILDING SO THAT THE DELIVERY SERVICE IS NOT UNDULY DELAYED.
- C. THE CONTRACTOR SHALL PROVIDE A CRANE, OR CRANES, OF SUFFICIENT SIZES AND TYPE, TO OFF-LOAD THE SHELTER FROM THE TRAILER AND ONTO THE CONCRETE FOUNDATION. CARE MUST BE TAKEN TO ALIGN CABLE ENTRANCES IN THE FLOOR OF THE BUILDING WITH OPENINGS AND ENTRANCES IN THE FLOOR OF THE BUILDING WITH OPENINGS AND CONDUIT IN THE FOUNDATION FOR TELEPHONE AND ELECTRICAL SERVICES.
- D. THE CONTRACTOR SHALL TIE DOWN THE SHELTER TO THE FOUNDATION USING THE MOUNTING ANGLES PROVIDED BY THE MANUFACTURER. FASTENERS INTO THE FOUNDATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- E. THE CONTRACTOR SHALL IMMEDIATELY COORDINATE CONNECTION OF THE SHELTER ELECTRICAL SYSTEM INTO THE COMMERCIAL POWER SOURCE.
- F. COMMERCIAL POWER MUST BE PROVIDED WITHIN FIVE WORKING DAYS OF THE PLACEMENT OF THE SHELTER. INSTALLATION OF COMMERCIAL POWER.
- G. THE CONTRACTOR SHALL CALL THE FIELD ENGINEER IF THERE ARE PROBLEMS WHICH WILL DELAY THE IMPLEMENTATION OF THE NEW CELL SITE FOR SERVICE.
- H. THE CONTRACTOR SHALL ALSO ADVISE THE FIELD ENGINEER WHEN POWER IS CONNECTED TO THE CELL SITE. THE FIELD ENGINEER WILL COORDINATE WITH THE MARKET, FOR NETWORK MANAGER OPTIMIZATION, AND IMPLEMENTATION OF THE NEW CELL SITE FOR SERVICE.
- I. SHOULD COMMERCIAL POWER NOT BE AVAILABLE WITHIN THIS TIME FRAME, THE CONTRACTOR SHALL PROVIDE A STAND-BY GENERATOR CAPABLE OF PROVIDING POWER TO THE SHELTER FOR LIGHTING AND HVAC AND CELLULAR EQUIPMENT OPERATION. IN GENERAL, A 40 KW GENERATOR WILL BE SUFFICIENT FOR THIS PURPOSE.
- J. THE CONTRACTOR SHALL TAKE THE INTERNAL GROUNDING SYSTEM PROVIDED WITH THE SHELTER AND CONNECT IT TO THE EXTERNAL PERIMETER GROUND.
- K. THE CONTRACTOR SHALL INSTALL THE EXTERIOR LIGHT FURNISHED WITH THE EQUIPMENT SHELTER. MOUNTING BOX AND WIRING IS PRE-INSTALLED ON THE SHELTER. ONLY FINAL MOUNTING AND CONNECTION IS REQUIRED.
- L. UPON COMPLETION OF THE ELECTRICAL SERVICE CONNECTIONS TO THE SHELTER, THE CONTRACTOR SHALL IMMEDIATELY SCHEDULE AND COORDINATE ANY INSPECTION REQUIRED TO PLACE THE SHELTER INTO USEFUL SERVICE, ALLOWING THE INSTALLATION OF THE EQUIPMENT INSIDE.
- M. THE CONTRACTOR SHALL COORDINATE ACCESS TO THE EQUIPMENT SHELTER FOR ALL TELEPHONE INSTALLATION CREWS AS WELL AS THE INSTALLATION CREWS OF THE OWNER DURING THE FINAL PHASES OF CONSTRUCTION AT THE SITE.

PLANS PREPARED FOR:



4920 Applan Way
North Charleston, SC 29420
Office: (843) 729-9965

PROJECT INFORMATION:

TOM'S CREEK

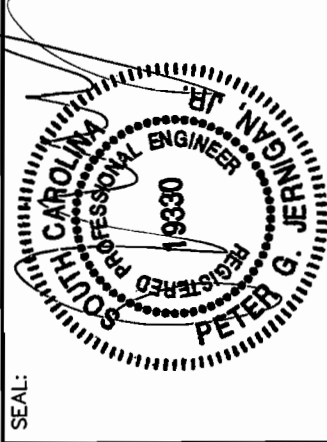
RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-8263
OFFICE: (919) 661-6351
FAX: (919) 661-6350

SEAL:



January 25, 2008

REV	DATE	ISSUED FOR:
1	01-25-08	CONSTRUCTION
0	11-26-07	PRELIMINARY

DRAWN BY: CMJ CHECKED BY: KMM
SHEET TITLE:

ALLTEL GENERAL NOTES

SHEET NUMBER:

N-2

REVISION:

1

TEP #: 072156

NOTES:

1. THIS PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A REPORT OF TITLE.
2. THIS PLAN DOES NOT REPRESENT A TITLE SURVEY.
3. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983 (SCSPCS NAD 83), BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED ON NOVEMBER 5, 2007.
4. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X," AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN (FEMA/FIRM MAP NUMBER 45079C0225 G, DATED JANUARY 19, 1994).

LEGEND

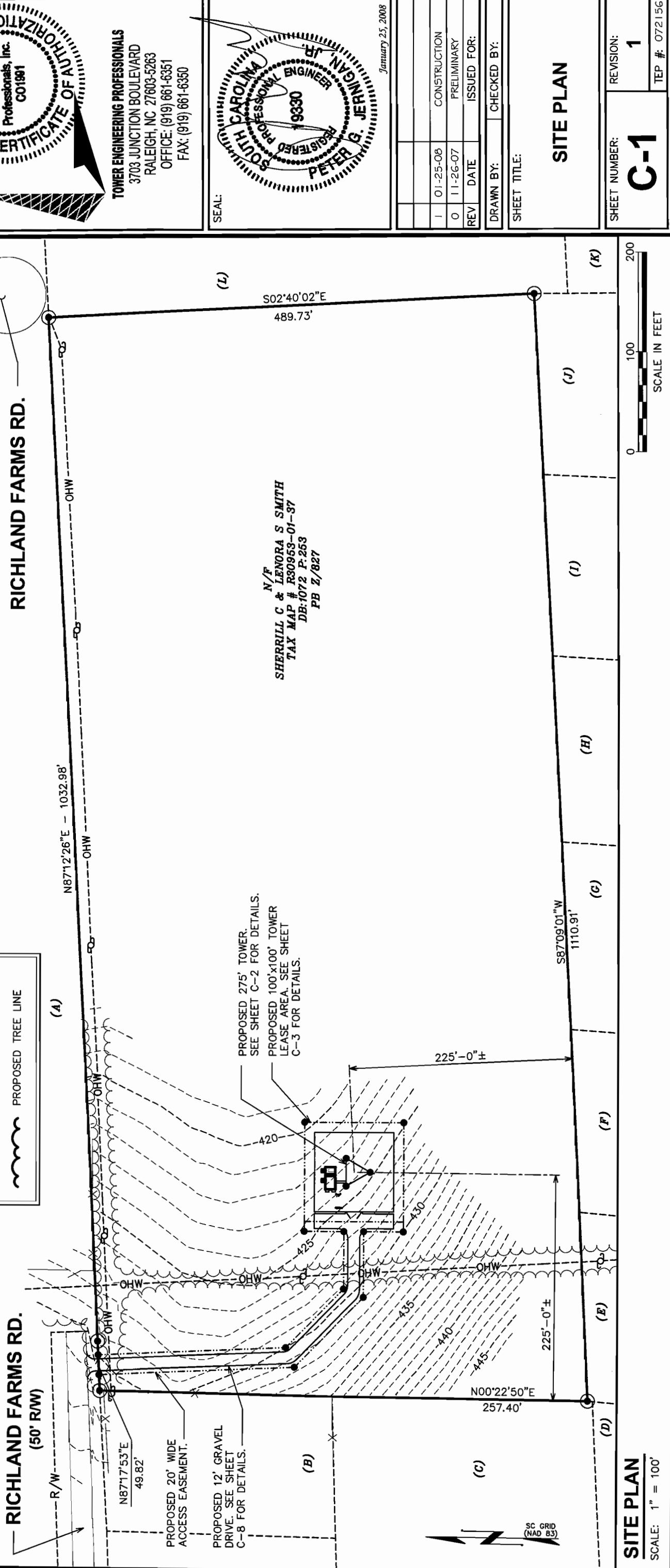
- EXIST. PROPERTY LINE
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- PROPERTY CORNER
- 200--- EXIST. CONTOUR LINE
- //— EDGE OF PAVEMENT
- OHW--- OVERHEAD WIRE
- R/W--- RIGHT-OF-WAY
- X— CHAIN LINK FENCE
- ~— EXISTING TREE LINE
- ~— PROPOSED TREE LINE

ADJACENT PROPERTY OWNERS

PARCEL	OWNER	TAX MAP #
A	JAMES L. LESLIE, JR.	R30953-02-10
B	LARRY W. BURROWS	R30953-01-40
C	DEBORAH M. BURROUGHS	R30953-01-06
D	WALLACE KING	R30953-01-05
E	RICHARD C. BUSH	R30953-01-36
F	KENNETH CALDWELL	R30953-01-35
G	VERNA CALDWALL EZE	R30953-01-34
H	LEROY WIDER	R30953-01-33
I	CHONG GIBLIN	R30953-01-32
J	DAVID LEE MONTGOMERY	R30953-01-31
K	THOMAS S. ODOM	R30953-01-30
L	JACK H. SHEELY	R30953-01-28

**RICHLAND FARMS RD.
(50' RW)**

RICHLAND FARMS RD.



N/F
SHERRILL C & LENORA S SMITH
TAX MAP # R80953-01-37
DB:1072 P:253
PB Z/827

PROPOSED 275' TOWER.
SEE SHEET C-2 FOR DETAILS.
PROPOSED 100'x100' TOWER
LEASE AREA. SEE SHEET
C-3 FOR DETAILS.

PROPOSED 20' WIDE
ACCESS EASEMENT.
PROPOSED 12' GRAVEL
DRIVE. SEE SHEET
C-8 FOR DETAILS.

PLANS PREPARED FOR:

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North Charleston, SC 29420
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PROJECT INFORMATION:

TOM'S CREEK

RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

PLANS PREPARED BY:

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SEAL:

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DRAWN BY: _____ CHECKED BY: _____

SHEET TITLE:

SITE PLAN

SHEET NUMBER: **C-1**

REVISION: **1**

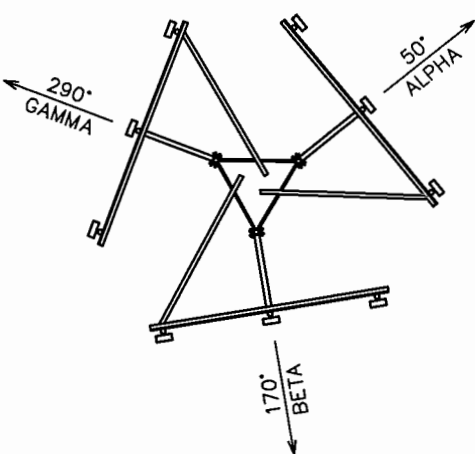
TEP #: 072156

SITE PLAN

SCALE: 1" = 100'

SCALE IN FEET

0 100 200



ANTENNA ORIENTATION

SCALE: 1/8" = 1'-0"

ANTENNA/COAX SCHEDULE

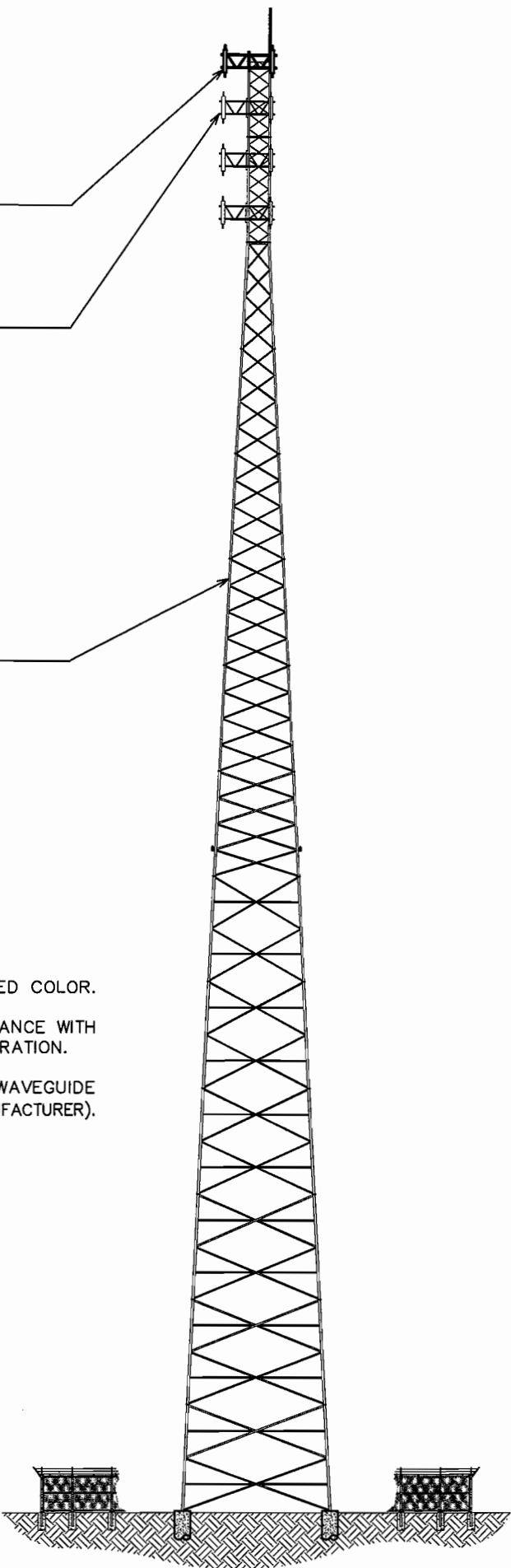
ANTENNA	SECTOR	MANUFACTURER (MODEL #)	AZIMUTH	MOUNTING HEIGHT	COAX SIZE	COLOR CODE	COAX LENGTH	MECH TILT
ALPHA (A1)	1	ANTEL RWA-80016-3	50°	CL @ 275'	1 1/8"	RED/YELLOW	310'±	0°
ALPHA (A2)	1	ANTEL RWA-80016-3	50°	CL @ 275'	1 1/8"	RED/ORANGE	310'±	0°
ALPHA (A3)	1	ANTEL RWA-80016-3	50°	CL @ 275'	1 1/8"	RED/GREEN	310'±	0°
BETA (B1)	2	ANTEL RWA-80016-3	170°	CL @ 275'	1 1/8"	WHITE/YELLOW	310'±	0°
BETA (B2)	2	ANTEL RWA-80016-3	170°	CL @ 275'	1 1/8"	WHITE/ORANGE	310'±	0°
BETA (B3)	2	ANTEL RWA-80016-3	170°	CL @ 275'	1 1/8"	WHITE/GREEN	310'±	0°
GAMMA (C1)	3	ANTEL RWA-80016-3	290°	CL @ 275'	1 1/8"	BLUE/YELLOW	310'±	0°
GAMMA (C2)	3	ANTEL RWA-80016-3	290°	CL @ 275'	1 1/8"	BLUE/ORANGE	310'±	0°
GAMMA (C3)	3	ANTEL RWA-80016-3	290°	CL @ 275'	1 1/8"	BLUE/GREEN	310'±	0°

- 285'-0"± T/LIGHTNING ROD
- 275'-0"± T/TOWER
- 275'-0"± CL/ANTENNAS

PROPOSED ANTENNAS BY ALTEL.

FUTURE ANTENNAS BY OTHERS. (TYP.)

PROPOSED TOWER



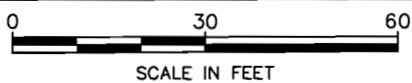
- 0'-0"± (REFERENCE) T/CONCRETE

NOTES:

- TOWER TO REMAIN A GALVANIZED COLOR.
- TOWER SHALL BE LIT IN ACCORDANCE WITH THE FEDERAL AVIATION ADMINISTRATION.
- PROPOSED COAX MOUNTED TO WAVEGUIDE LADDER (PROVIDED BY TOWER MANUFACTURER).

TOWER ELEVATION

SCALE: 1" = 30'



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North Charleston, SC 29420
Office: (843) 729-9965

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TOM'S CREEK

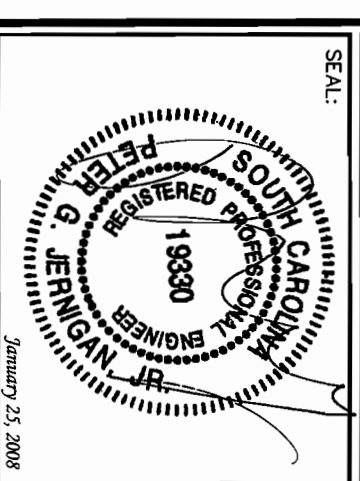
RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350

SEAL:



REV	DATE	ISSUED FOR:
I	01-25-08	CONSTRUCTION
O	11-26-07	PRELIMINARY

DRAWN BY: KCS CHECKED BY: GMA

SHEET TITLE:

TOWER ELEVATION

SHEET NUMBER: 1 REVISION: 1

C-2

TWP #: 072156

PLANS PREPARED FOR:



4920 Applan Way
North Charleston, SC 29420
Office: (843) 729-9965

PROJECT INFORMATION:

TOM'S CREEK

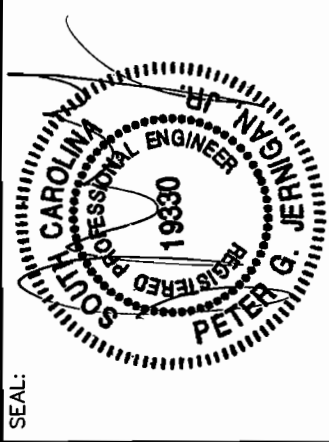
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(RICHLAND COUNTY)

PLANS PREPARED BY:



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SEAL:



January 25, 2008

1	01-25-08	CONSTRUCTION
0	11-26-07	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: CMT CHECKED BY: ATH

SHEET TITLE:

COMPOUND DETAIL

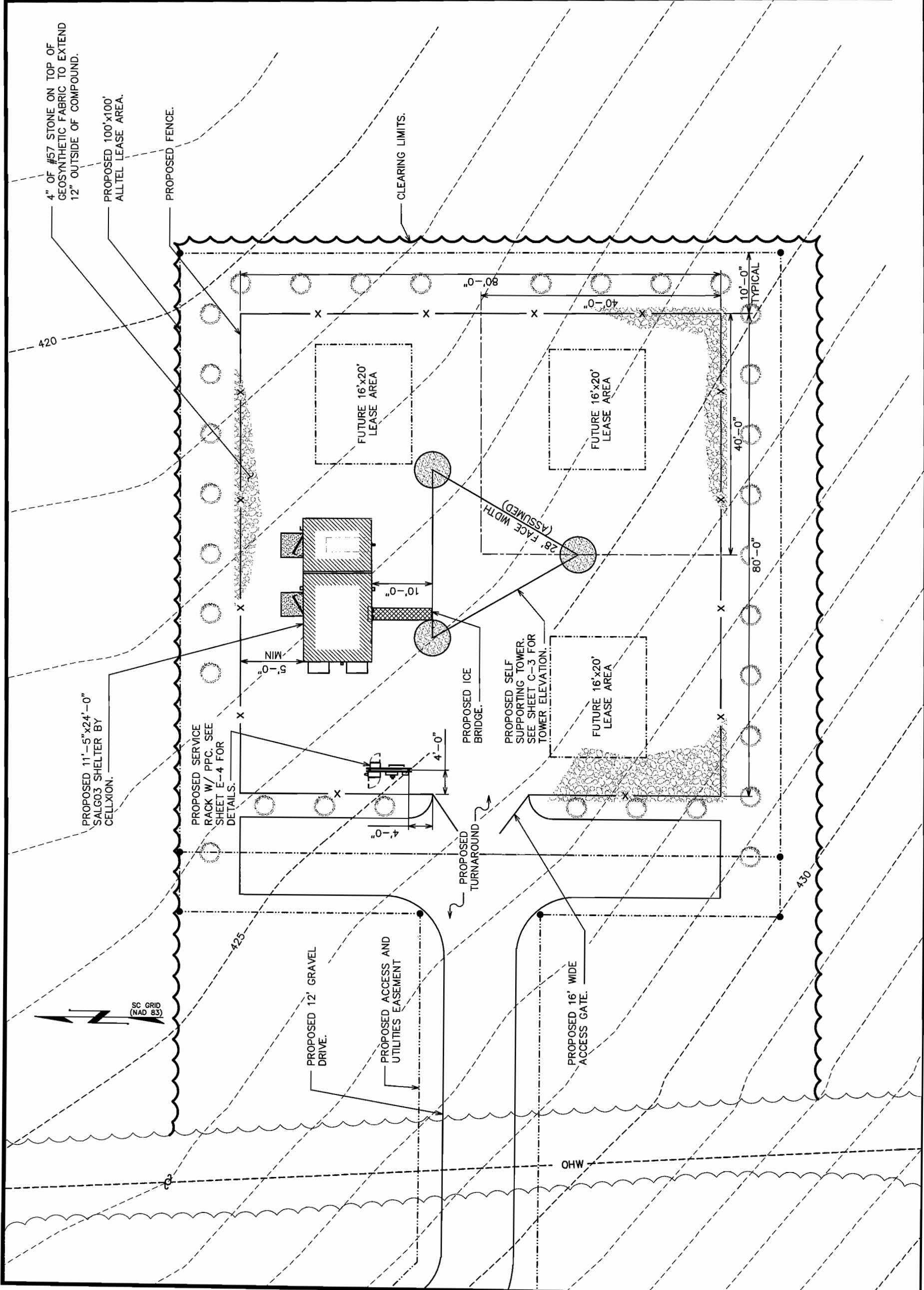
SHEET NUMBER:

C-3

REVISION:

1

TEP # 072156



COMPOUND DETAIL

SCALE: 1/8" = 1'-0"

PLANS PREPARED FOR:
altel
 4920 Appian Way
 North Charleston, SC 29420
 Office: (843) 729-9965

PROJECT INFORMATION:
TOM'S CREEK
 RICHLAND FARMS ROAD
 HOPKINS, SC 29016
 (RICHLAND COUNTY)

PLANS PREPARED BY:
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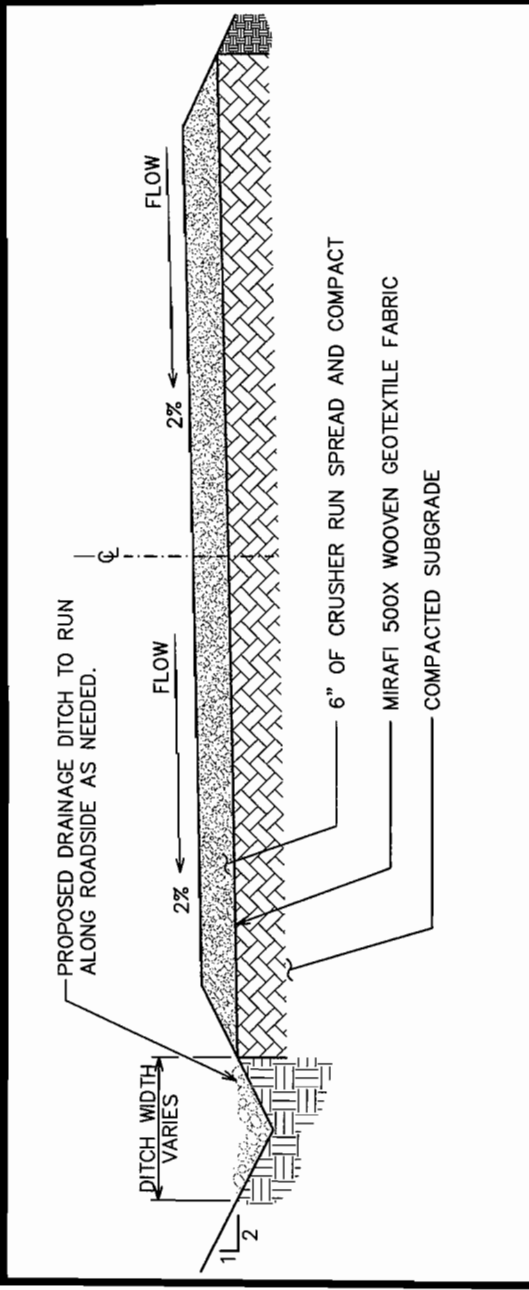


SEAL:
 January 25, 2008

1	01-25-08	CONSTRUCTION
0	11-26-07	PRELIMINARY
REV	DATE	ISSUED FOR:

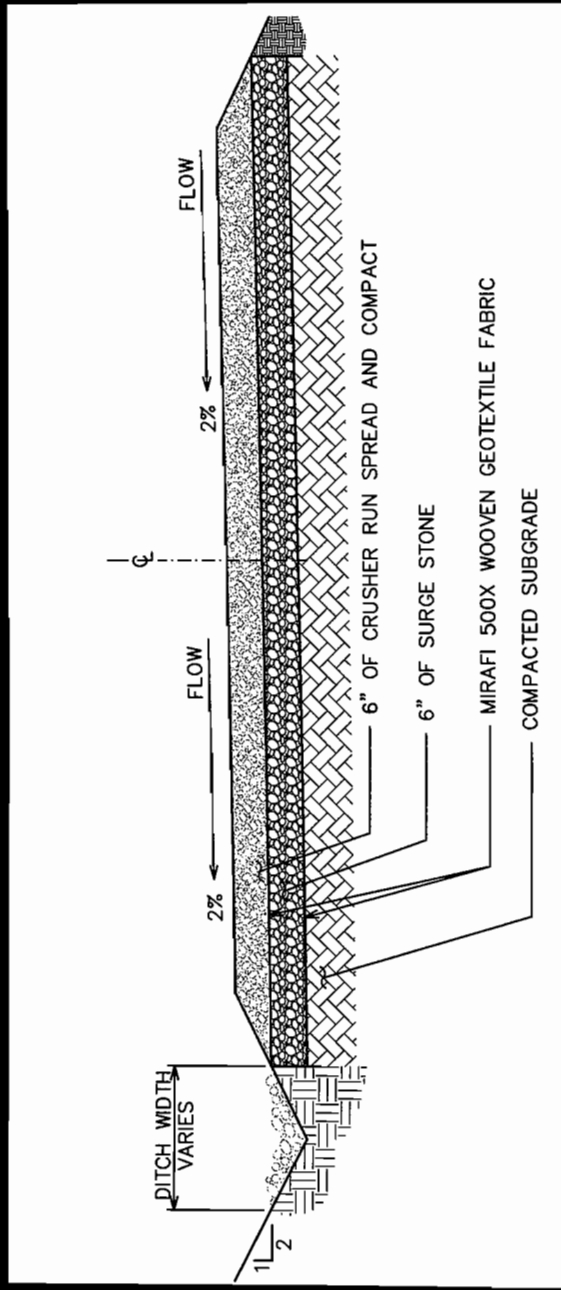
DRAWN BY: KMM | CHECKED BY: ATH
 SHEET TITLE:
**DRIVEWAY
 DETAILS**

SHEET NUMBER: **C-8**
 REVISION: **1**
 TEP #: 072156



STANDARD ROAD SECTION (GOOD SUBGRADE)

SCALE: 3/8" = 1'-0"



ALTERNATIVE ROAD SECTION (POOR SUBGRADE)

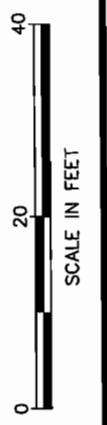
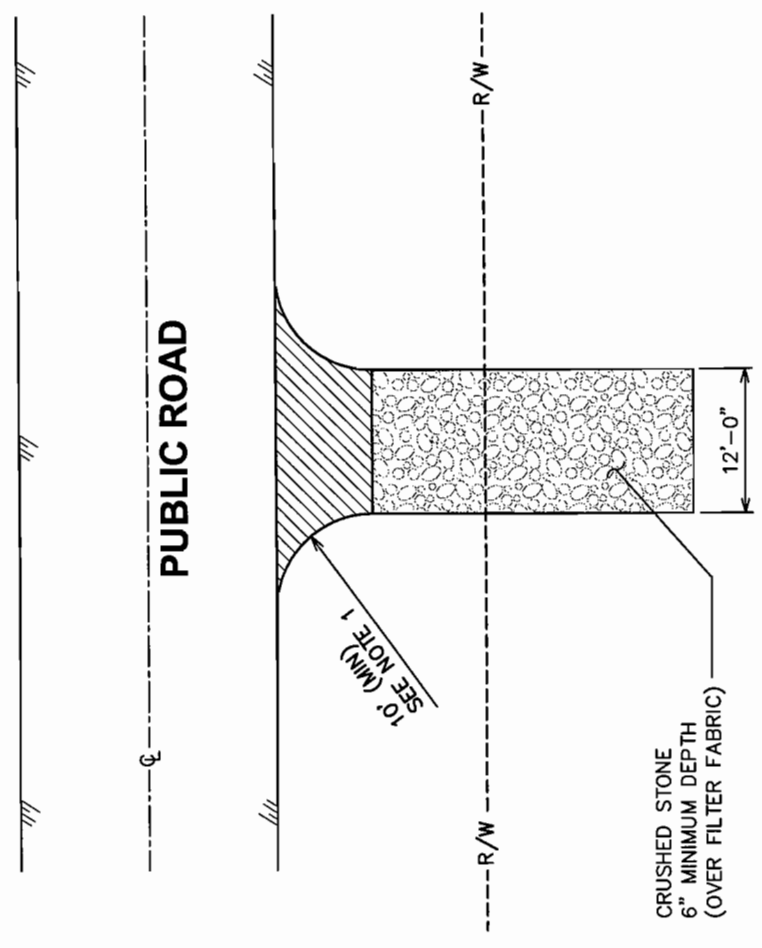
SCALE: 3/8" = 1'-0"

NOTES:

1. TURNING RADIUS THAT IS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS SHALL BE PROVIDED.
2. THE ENTRANCE(S) SHOULD BE LOCATED TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
3. ENTRANCE(S) MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR DIRECT FLOW OF MUD ONTO STREETS. PERIODIC TOP DRESSING WITH STONE WILL BE NECESSARY.
4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE CLEANED UP IMMEDIATELY.
5. GRAVEL CONSTRUCTION ENTRANCE SHALL BE LOCATED AT ALL POINTS OF INGRESS AND EGRESS UNTIL SITE IS STABILIZED. FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE MUST BE PROVIDED.

STABILIZED CONSTRUCTION ENTRANCE

SCALE: 1" = 20'



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PROJECT INFORMATION:

TOM'S CREEK

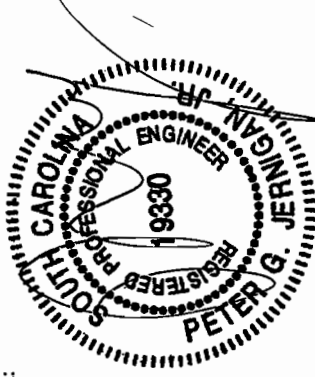
RICHLAND FARMS ROAD
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SEAL:



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DRAWN BY: KCS CHECKED BY: ATH

SHEET TITLE:

SOIL AND EROSION CONTROL PLAN

SHEET NUMBER:

C-9

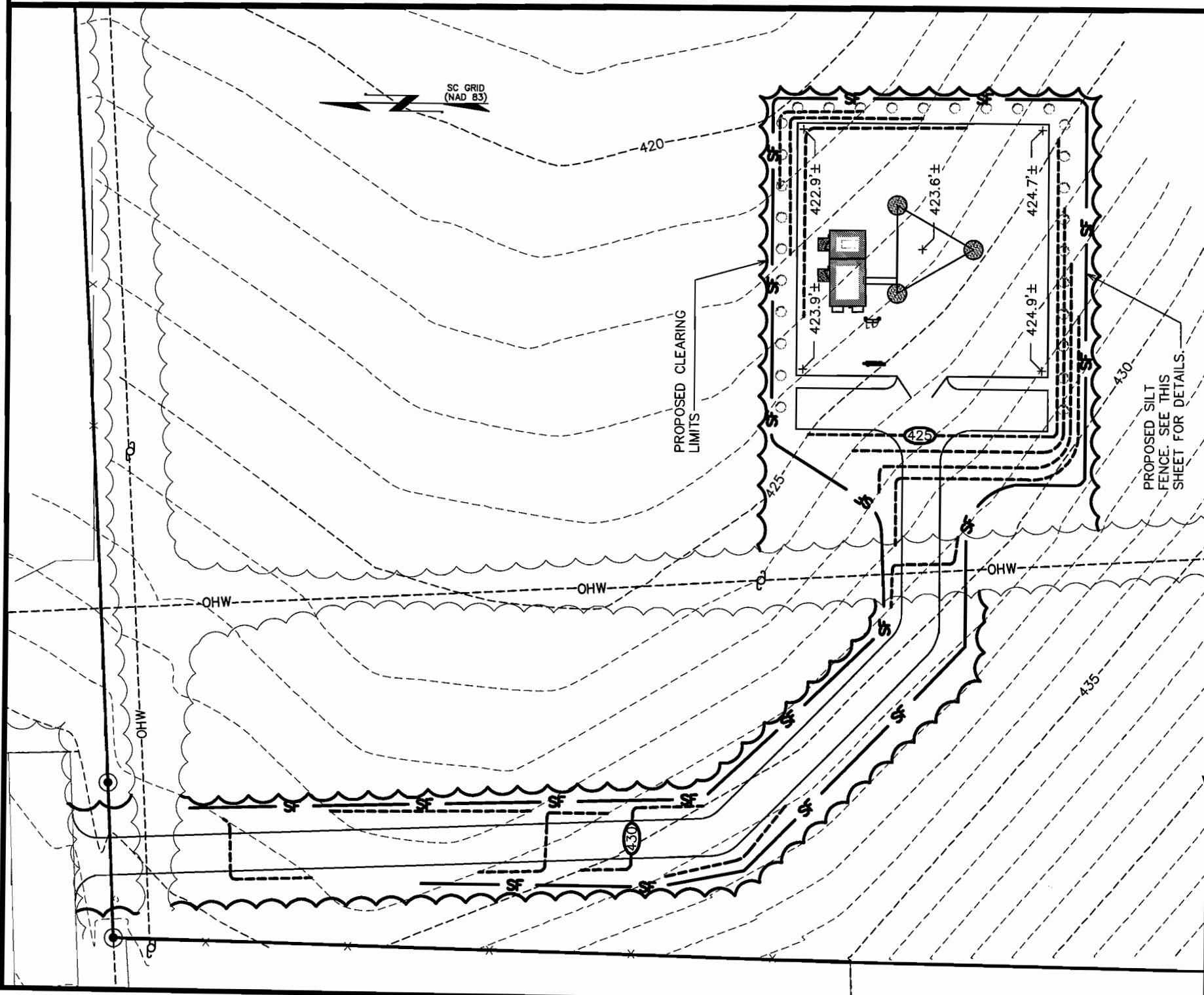
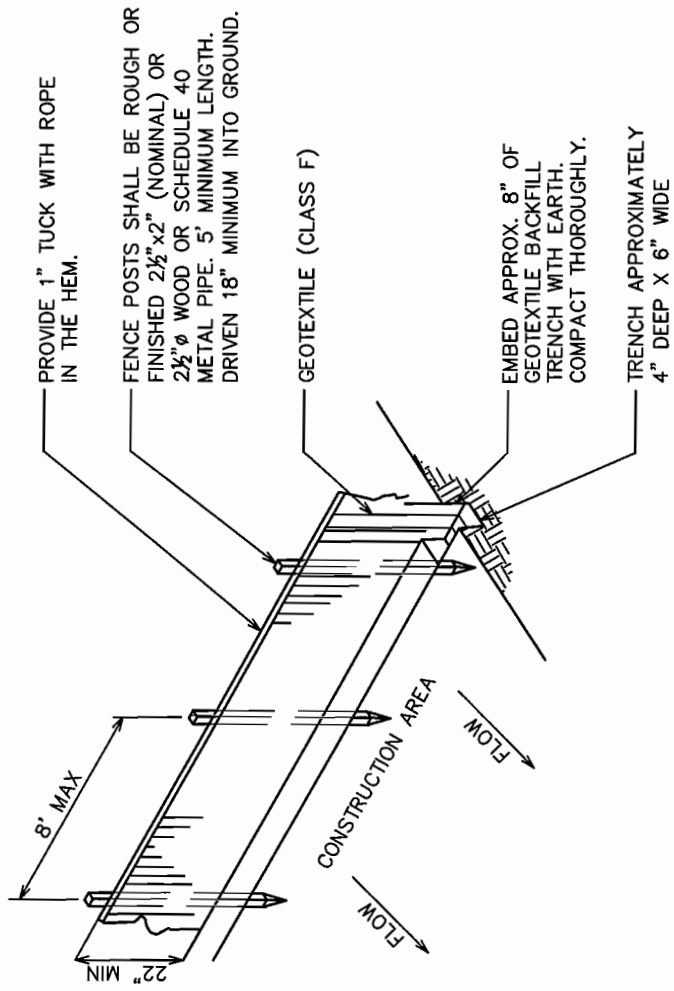
REVISION:

1

TEP # 072156

NOTES:

1. GEOTEXTILE FABRIC TO BE FASTENED SECURELY TO FENCE POST BY USE OF WIRE TIES OR HOG RINGS. 3 FASTENERS PER POST.
2. ENDS OF INDIVIDUAL ROLLS OF GEOTEXTILE SHALL BE SECURELY FASTENED TO A COMMON POST OR OVERLAPPED 3' (MINIMUM).
3. THIS DEVICE IS INTENDED TO CONTROL SHEET FLOW ONLY. IT WILL NOT BE USED IN AREAS OF CONCENTRATED FLOW WITH A DRAINAGE AREA OF 1/2 ACRE OR MORE.



SOIL AND EROSION CONTROL PLAN

SCALE: 1" = 40'

SILT FENCE DETAIL

SCALE: N.T.S.

PLANS PREPARED FOR:



4920 Appian Way
North Charleston, SC 29420
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PROJECT INFORMATION:

TOM'S CREEK

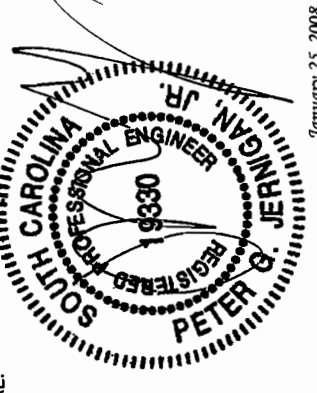
RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350

SEAL:



January 23, 2008

1	01-25-08	CONSTRUCTION
0	11-26-07	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: CMJ CHECKED BY: ATH

SHEET TITLE:

LANDSCAPING PLAN

SHEET NUMBER:

L-1

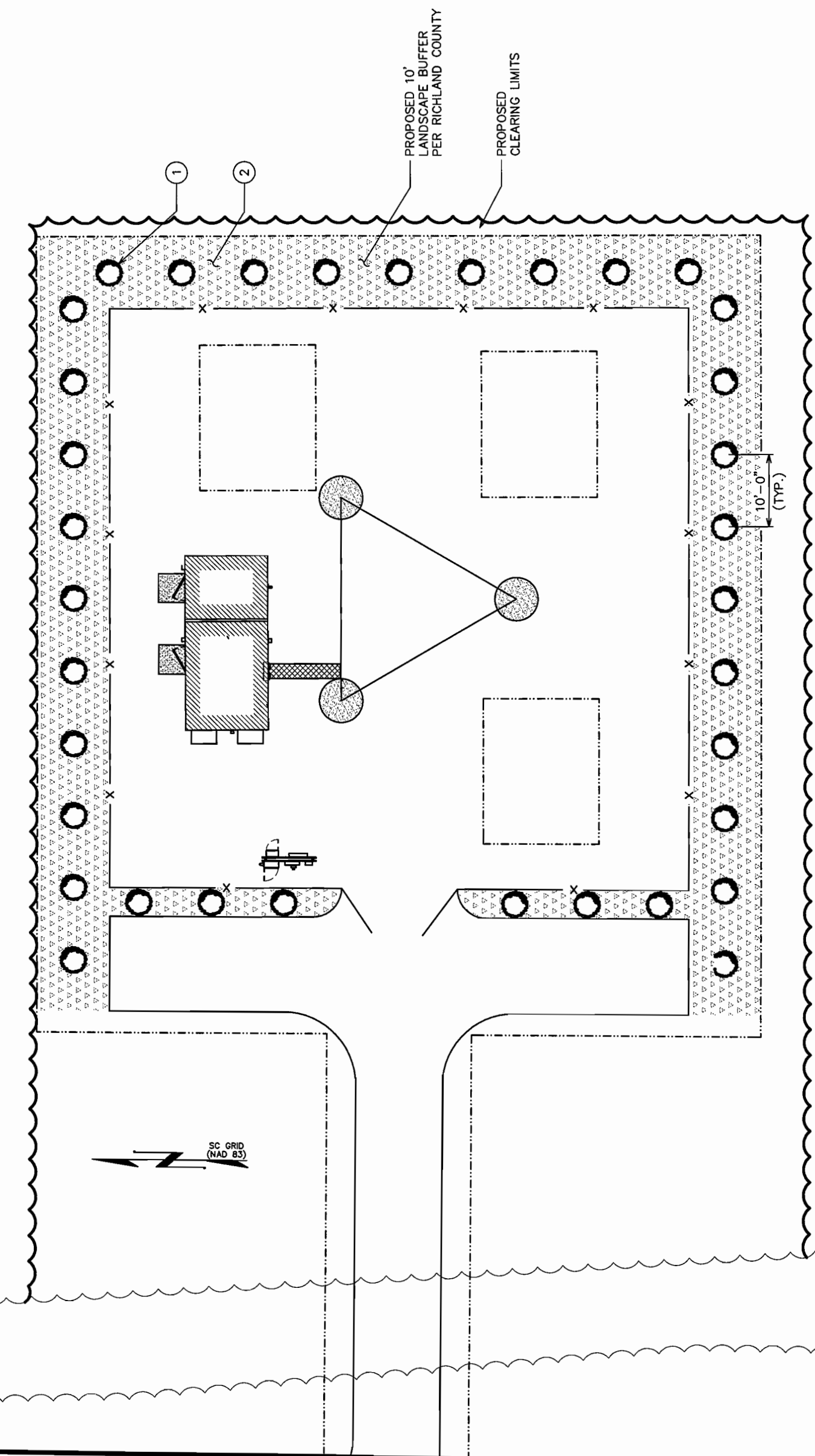
REVISION:

1

TEP # 072156

PLANTING SCHEDULE

ITEM QTY.	BOTANICAL NAME	COMMON NAME	HEIGHT @ PLANTING	HEIGHT @ MATURITY	SPREAD/CALIPER	SPACING	REMARKS
SHRUB							
① 35	(x Cupressocyparis leylandii)	LEYLAND CYPRESS	5'-0" (MIN)	5'-0" (MIN)	1-3/4"	10'-0"	SHOWN AS ○
MULCH							
② -	-	MULCH	-	-	-	-	APPLY 3"-4" DEEP FROM THE TRUNKLINE TO THE DRIPLINE. FOR GROUND COVER - APPLY 1'-2" DEEP

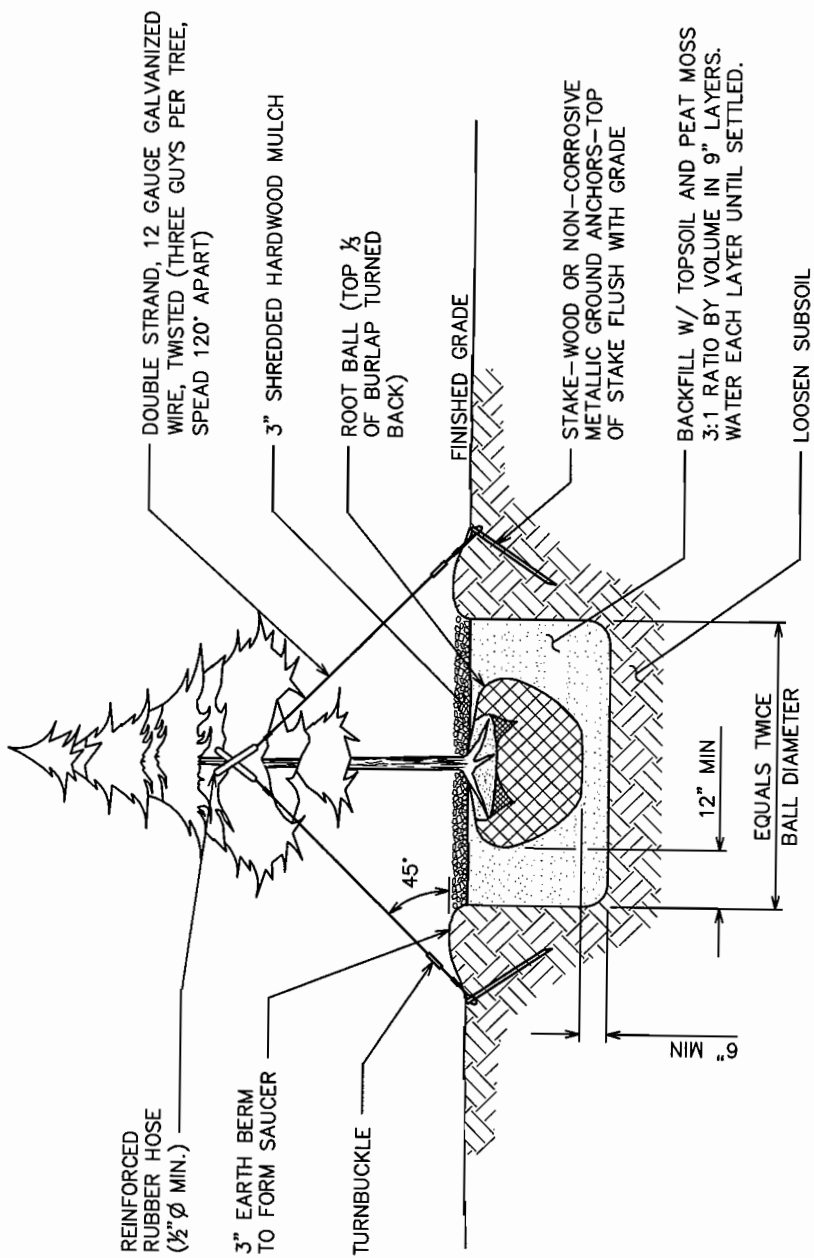


LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"



SCALE IN FEET



SHRUB PLANTING DETAIL

SCALE: N.T.S.

LANDSCAPE GENERAL NOTES

1. TOPSOIL TO BE PROVIDED BY SITE CONTRACTOR IN ROUGH GRADE TO WITHIN 1" OF FINISH GRADE.
2. EACH PLANT TO BE IN THE TOP OF ITS CLASS AFTER SHEARING AND PRUNING.
3. EACH PLANT TO BE FREE FROM DISEASE, INSECT INFESTATION, AND MECHANICAL INJURIES, AND IN ALL RESPECTS BE SUITABLE FOR FIELD PLANTING.
4. ALL PLANTS TO BE FULLY GUARANTEED (LABOR AND MATERIALS) FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR FROM DATE OF INSTALLATION.
5. ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-1973 IN REGARD TO SIZING, GROWING, AND B&B SPECIFICATIONS.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND SHRUBS WITHIN THE CONSTRUCTION AREA IDENTIFIED AS "TO REMAIN" FROM DAMAGE BY EQUIPMENT AND CONSTRUCTION ACTIVITIES.

LANDSCAPE CERTIFICATION

I HEREBY CERTIFY THAT THE PLANT MATERIALS AS SHOWN ON THIS PLAN ARE CAPABLE OF PROVIDING THE REQUIRED VISUAL OPACITY AND HEIGHT WITHIN THREE (3) YEARS OF THEIR INITIAL PLANTING.

LANDSCAPE AUTHORITY SIGNATURE _____ DATE _____

PRINT LANDSCAPE AUTHORITY NAME _____

DEVELOPER-OWNER CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN MEETS OR EXCEEDS THE REQUIREMENTS OF CHAPTER 27 "LANDSCAPE REQUIREMENTS" OF THE RICHLAND COUNTY CODE OF ORDINANCES, AND THAT ALL PLANT MATERIAL SHALL BE DROUGHT-TOLERANT SPECIES, LIVING AND HEALTHY AT THE TIME OF INSTALLATION AND SHALL BE MAINTAINED IN A HEALTHY STATE OR PROMPTLY REPLACED [WITHIN NINETY (90) DAYS OF NOTIFICATION.] WITH HEALTHY PLANTS.

DEVELOPER-OWNER SIGNATURE _____ DATE _____

PRINT DEVELOPER-OWNER NAME _____

CONTROLLED CLEARING CERTIFICATION

SURVEYOR/ENGINEER
I HEREBY CERTIFY THAT A SITE VISIT HAS BEEN PERFORMED AND THAT TO THE BEST OF MY KNOWLEDGE THERE ARE NO HARDWOOD TREES NINETY-TWO (92) INCHES OR GREATER IN CIRCUMFERENCE LOCATED ON THE SUBJECT PROPERTY.

SIGNATURE _____

PRINT NAME _____

DATE _____

OWNER/DEVELOPER
I HEREBY CERTIFY THAT ALL HARDWOOD TREES NINETY-TWO (92) INCHES OR GREATER IN CIRCUMFERENCE WILL BE PRESERVED AND FIFTY (50) PERCENT OF THE HARDWOOD TREES TWENTY-FOUR (24) INCHES OR GREATER IN CIRCUMFERENCE WITHIN THE REQUIRED SETBACK YARDS SHALL BE PRESERVED.

SIGNATURE _____

PRINT NAME _____

DATE _____

PLANS PREPARED FOR:



4920 Applan Way
North Charleston, SC 29420
Office: (843) 729-9965

PROJECT INFORMATION:

TOM'S CREEK

RICHLAND FARMS ROAD
HOPKINS, SC 29016
(RICHLAND COUNTY)

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350

SEAL:

I	01-25-08	CONSTRUCTION
O	11-26-07	PRELIMINARY
REV	DATE	ISSUED FOR:

DRAWN BY: WFM | CHECKED BY: ATH
SHEET TITLE:

PLANTING DETAIL AND NOTES

SHEET NUMBER:	L-2	REVISION:	1	TEP #:	072156
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5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-14 Special Exception

REQUEST

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

GENERAL INFORMATION

Applicant

Jennifer Dunlap

Tax Map Number

07408-09-03

Location

1929 Spotswood Drive

Parcel Size

.21± acre

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing single-family residential structure. An extended, two-car driveway leads to a carport located on the side on the residence. The rear of the property is not enclosed by a fence.

Proposed Status of the Property

The applicant proposes to establish a family daycare for a maximum of seven (7) children. The ages of the children would range from newborn to five (5) years old. The proposed hours of operation are 6:00am to 6:00pm.

Character of the Area

The subject property is located within a subdivision of single-family residential structures (Emerald Valley).

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.**
2. **Vehicle and pedestrian safety.**
3. **Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**
4. **Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**
5. **Orientation and spacing of improvements or buildings.**

DISCUSSION

Staff visited the site.

The applicant is proposing to operate a daycare for seven (7) children. Staff did not observe any conditions or factors that would negatively impact this community by the establishment of a family daycare.

The subject parcel is located at the corner of Marley Drive and Spotswood Drive. It is staff's judgment that the driveway is adequately located from the corner.

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 these requirements may be provided.

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. 26-84. 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.

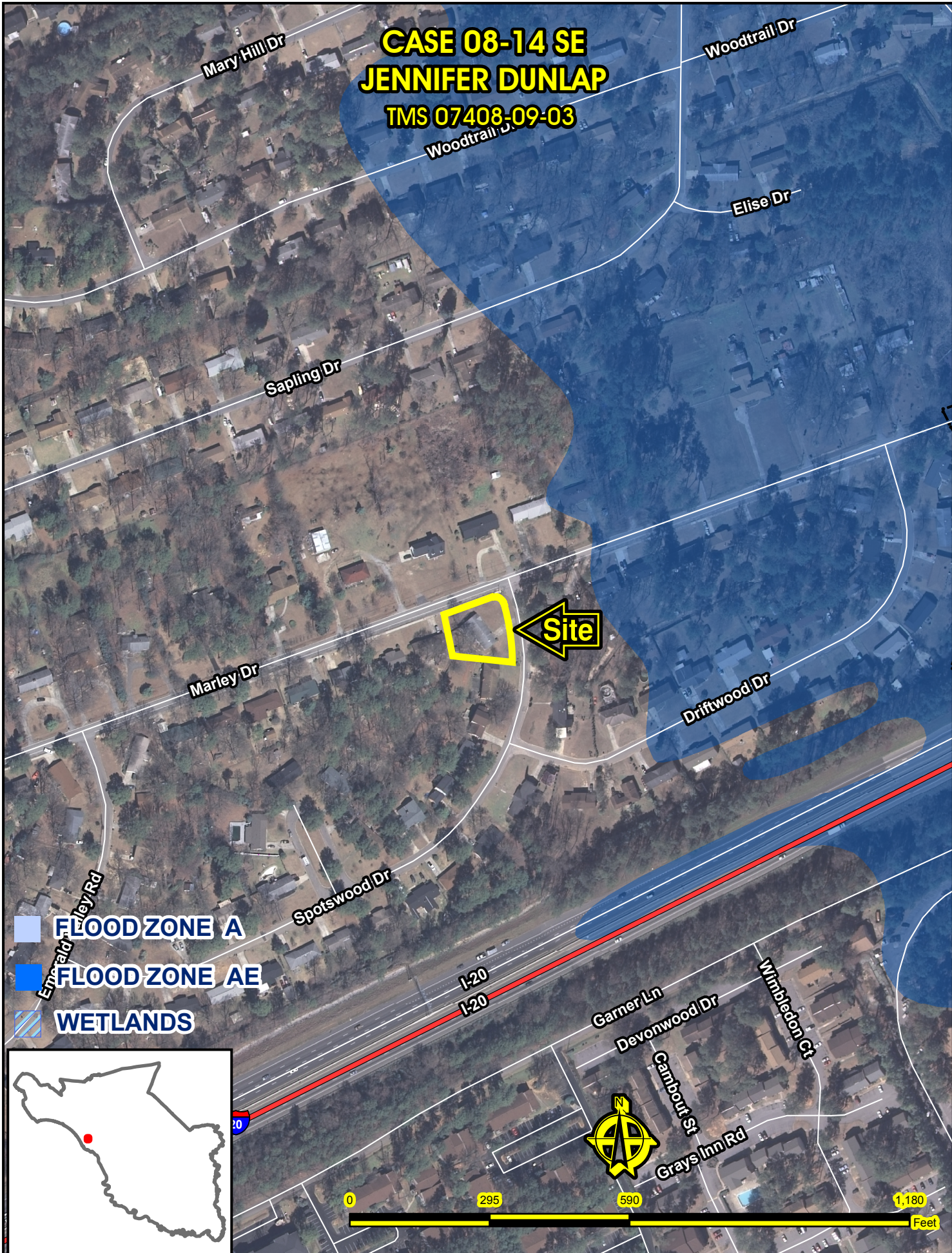
ATTACHMENTS

- Day nursery information sheet
- Pictures of subject property

CASE HISTORY

Special exception case 97-037 SE was previously denied for the establishment of beauty salon.

CASE 08-14 SE
JENNIFER DUNLAP
TMS 07408-09-03



DSS

Serving Children and Families

KIM S. AYDLETTE, STATE DIRECTOR

January 23, 2008

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

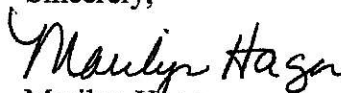
Re: Ms. Jennifer Dunlap
1929 Spotswood Dr.
Columbia, SC 29210

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 Group Child Care Home, providing childcare for a maximum of 12 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 898-9007. Thank you for your assistance in this matter.

Sincerely,



Marilyn Hager
Senior Child Care Regulatory Specialist, Region II
Child Care Licensing & Regulatory Services



**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? 17

What ages would the children be? Newborn - 5 yrs.

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

How many employees would there be? 1

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)

2 car carport with extended driveway

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

RESTRICTED COVENANTS AFFECTING PERMIT ACTIVITY

I, JENNIFER E. DUNLAP, am the Applicant for a DAY NURSERY permit, and I hereby truthfully disclose that the tract or parcel of land subject to said permit:

 is restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.


is NOT restricted by a recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies.


I further understand and agree that unless stated above, Richland County does not have actual notice of any recorded covenant that is contrary to, conflicts with, or prohibits the activity for which this permit applies. Applicant therefore agrees to indemnify and hold harmless Richland County from any Liabilities resulting from any Claims in the event that the permitted activity is found to be in violation of a recorded covenant.

As used herein:

- (1) 'actual notice' is not constructive notice of documents filed in local offices concerning the property, and does not require Richland County to conduct searches in any records offices for filed restrictive covenants;
- (2) 'permit' does not mean an authorization to build or place a structure on a tract or parcel of land; and
- (3) 'restrictive covenant' does not mean a restriction concerning a type of structure that may be built or placed on a tract or parcel of land."

Signed in the presence of:


RICHLAND COUNTY PLANNING AND DEVELOPMENT
SERVICES DEPARTMENT


SIGNATURE OF APPLICANT
JENNIFER E. DUNLAP
PRINTED NAME OF APPLICANT
1929 Spotswood Dr.
ADDRESS
Columbia, SC 29210
CITY/STATE/ZIP
1/25/08
DATE

08-14 SE
1929 Spotswood Drive



08-14 SE
1929 Spotswood Drive





5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-15 Special Exception

REQUEST

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

GENERAL INFORMATION

Applicant

Lottie Powers

Tax Map Number

14207-07-17

Location

223 Sunnydale Drive

Parcel Size

.21± acre

Existing Land Use

Residential

Existing Status of the Property

The subject property has an existing single-family residential structure. An inclining, double driveway leads to the home. The rear of the property is enclosed by a fence.

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 old. The proposed hours of operation are 6:00am to 6:00pm.

Character of the Area

The subject property is located within a subdivision of single-family residential structures (Newcastle West subdivision).

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.**
2. **Vehicle and pedestrian safety.**
3. **Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.**
4. **Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**
5. **Orientation and spacing of improvements or buildings.**

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 subject parcel is located along Sunnydale Drive, a minor residential road that connects to Warner Drive. Two cul-de-sacs are located near the end of Sunnydale Drive.

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 these requirements may be provided.

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. 26-84. 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.

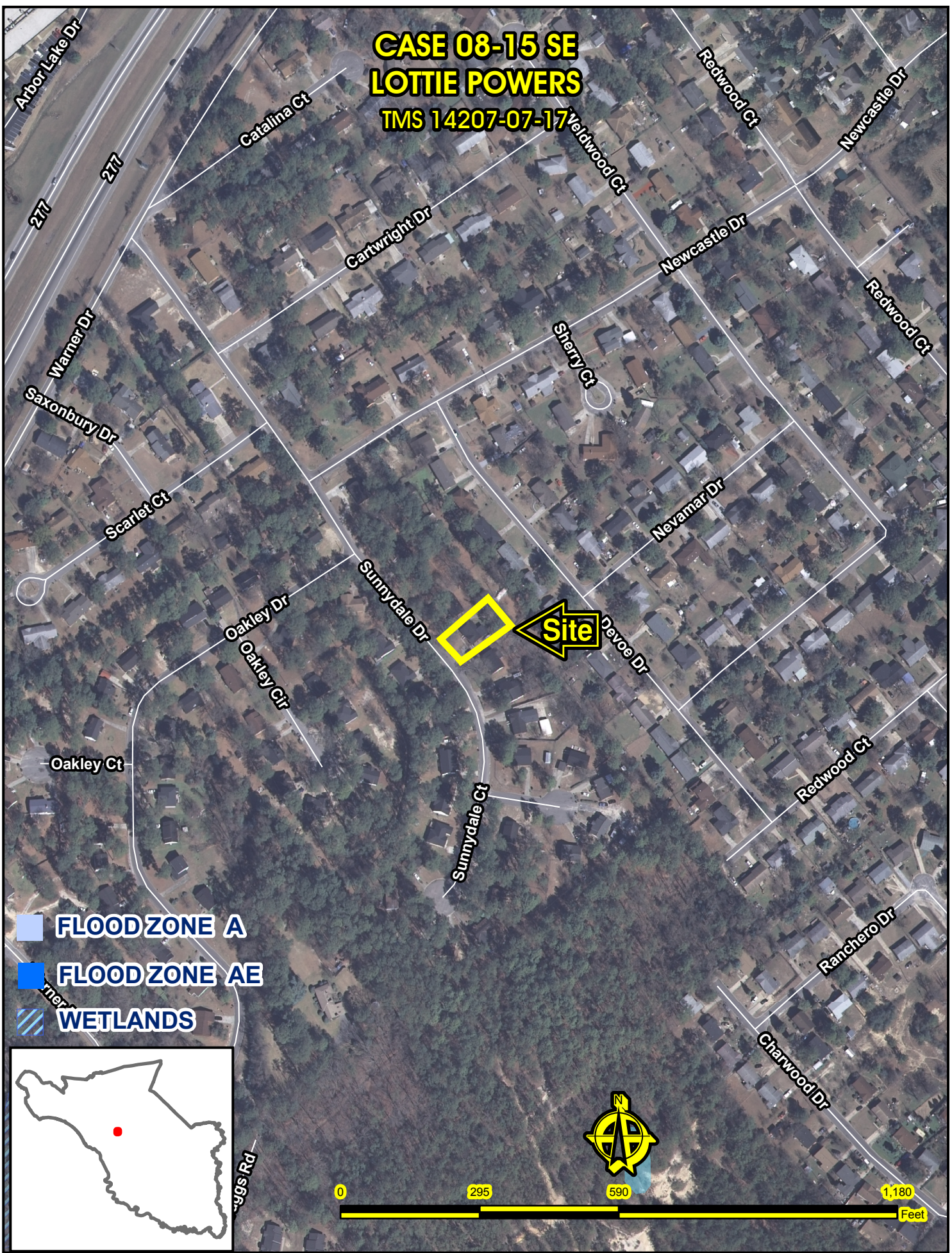
ATTACHMENTS

- Day nursery information sheet
- Pictures of subject property

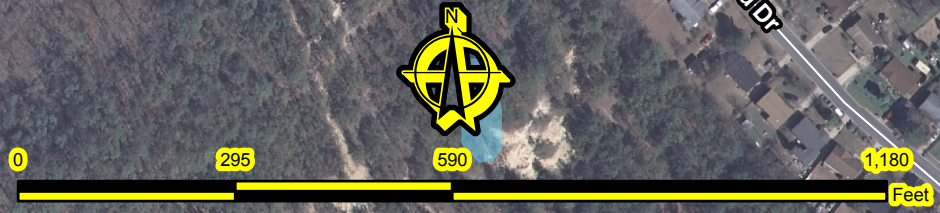
CASE HISTORY

Special exception cases 97-006 SE and 06-09 SE were previously denied for the establishment of a day care.

CASE 08-15 SE
LOTTIE POWERS
TMS 14207-07-17



-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

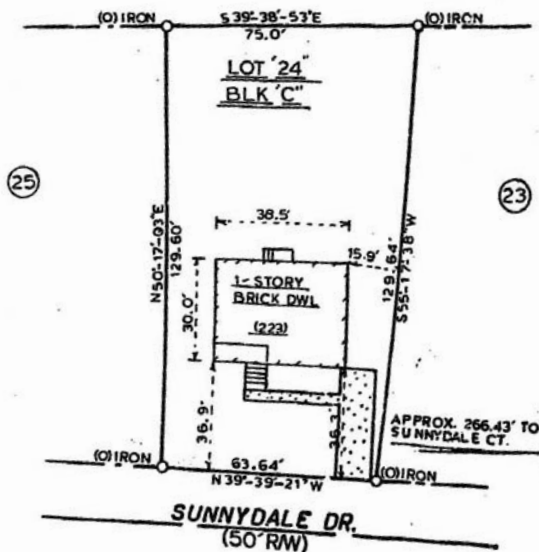


this is to certify that I have consulted the federal insurance administration flood hazard boundary map and found that the described property (if not) located in a flood hazard area

I hereby certify that this plat depicts only existing parcels or lots of land which were platted and recorded in the Office of Mesne Conveyance prior to the survey upon which this plat is based, having substantially the same shape and dimensions as shown hereon, and that no new divisions creating new or different lots or tracts were made in preparing this plat to appear hereon.

Daugherty E. Platt Sr.
Registered Land-Surveyor

BOOK 50 PAGE 6386



FILED
REGISTER OF MESNE CONVEYANCES
CLARA L. FOSTER
1985 DEC -5 AM 9:13

PLAT PREPARED FOR

FRAN, INC. BOOK 50 PAGE 6386

RICHLAND COUNTY, NEAR COLUMBIA, SC
 THE SAME BEING SHOWN AS LOT 24 BLK C ON PLAT OF "NEWCASTLE WEST SUBD"
 BY JOHNNY T JOHNSON & ASSOC, INC. DATED OCT 6, 1979 AND RECORDED
 IN THE OFFICE OF THE REGISTER OF MESNE CONVEYANCE FOR RICHLAND
 COUNTY IN PLAT BOOK _____ AT PAGE NO. 9372

I HEREBY CERTIFY THAT THE MEASUREMENT AS SHOWN ON THIS PLAT ARE CORRECT AND THERE ARE NO ENCRoACHMENT OR PROJECTIONS OTHER THAN SHOWN

I HEREBY CERTIFY THAT THE RATIO OF FIELD PRECISION OF FIELD SURVEY IS NOT LESS THAN ONE FOOT IN 3,000 FEET ON THE AREA WAS DETERMINED BY DMD M.F.

REFERENCE DEED RECORDED IN DEED BOOK _____ AT PAGE _____

DSS

Serving Children and Families

KATHLEEN M. HAYES, PH.D.
STATE DIRECTOR

MARK SANFORD
GOVERNOR

January 29, 2008

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

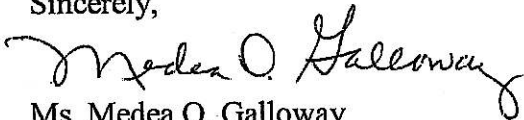
Re: Ms. Lottie M. Powers
223 Sunnydale Drive
Columbia, 29223

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



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

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

DAY NURSERIES

How many children? 6

What ages would the children be? 0-6

What would the hours of operation be? 6AM - 6PM

How many employees would there be? one + part time person

Is the rear yard fenced? Yes No (If no, what provisions are being made?)
one is being put up now.

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

Yes (if yes, please describe)

Very wide driveway hold up to six cars

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

08-15 SE
223 Sunnydale Drive





5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-17 Variance

REQUEST

The applicant is requesting the Board of Appeals to grant a waiver to the sidewalk requirements on property zoned PDD (Planned Development District).

GENERAL INFORMATION

Applicant

Dave Williamson

Tax Map Number

20309-09-01

Location

4546 Hardscrabble Road

Parcel Size

2± acre tract

Existing Land Use

commercial

Existing Status of the Property

A 7,200 square foot building is currently under construction.

Proposed Status of the Property

The applicant's parcel is currently being developed for a video store and as yet to be determined use.

Character of the Area

This area is primarily comprised of commercial structures and uses and residential uses, both multi-family and single-family.

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
- 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
- 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.

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 of an existing gas transmission easement which runs through a section of the property, the lack of connectivity with other sidewalks, an existing drainage easement along Hardscrabble Road and the topography.

Staff has observed that there are no sidewalks in the area to which the required sidewalks for this development would connect. However, there are a number of parcels, including a number of abutting parcels, that will be required to provide sidewalks if developed.

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.

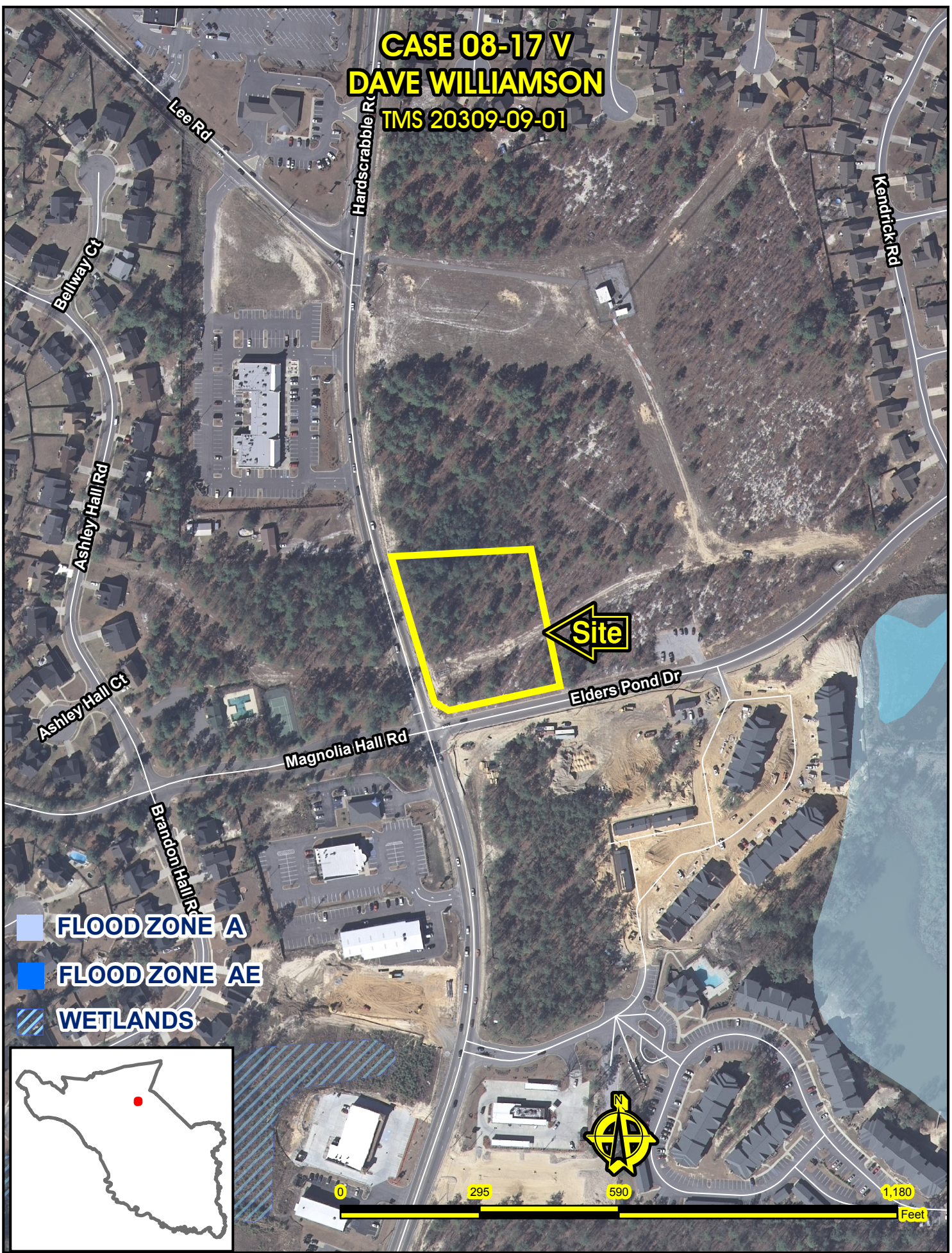
ATTACHMENTS

- Plat

CASE HISTORY

No record of previous special exception or variance request.

CASE 08-17 V
DAVE WILLIAMSON
TMS 20309-09-01



**RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS**



Rcpt# _____

Application# _____

Paid \$ _____ Filed _____

1. Location 4546 HARDCRABBLE RD (CORNER OF HARDCRABBLE & ELDER POND)
2. Page _____ Block _____ Lot _____ Zoning District _____
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: SIDE WALK WAIVER
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: CAROLINA GAS TRANSMISSION EASEMENT, NO CONNECTIVITY, DRAINAGE (HARDCRABBLE), TOPOGRAPHICAL
 - b) Describe how the conditions listed above were created: _____
 - 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) _____
 - b) _____
 - c) _____

(Attach additional pages if necessary)

ASSOCIATES, INC.
DRESENKA & ASSOCIATES, INC.
 Engineering
 1500 W. 10th Street, Suite 100, Lincoln, NE 68502
 Phone: 402-441-1111 Fax: 402-441-1112
 Website: www.dresenka.com

REVISIONS

NO.	DATE	DESCRIPTION
1	11/27/07	ISSUE FOR PERMIT
2	12/10/07	REVISED PERMIT
3	01/15/08	REVISED PERMIT
4	02/20/08	REVISED PERMIT
5	03/25/08	REVISED PERMIT
6	04/30/08	REVISED PERMIT
7	05/15/08	REVISED PERMIT
8	06/20/08	REVISED PERMIT
9	07/25/08	REVISED PERMIT
10	08/30/08	REVISED PERMIT
11	09/15/08	REVISED PERMIT
12	10/20/08	REVISED PERMIT
13	11/25/08	REVISED PERMIT
14	12/30/08	REVISED PERMIT
15	01/31/09	REVISED PERMIT
16	02/28/09	REVISED PERMIT
17	03/27/09	REVISED PERMIT
18	04/24/09	REVISED PERMIT
19	05/22/09	REVISED PERMIT
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21	07/17/09	REVISED PERMIT
22	08/14/09	REVISED PERMIT
23	09/11/09	REVISED PERMIT
24	10/09/09	REVISED PERMIT
25	11/07/09	REVISED PERMIT
26	12/05/09	REVISED PERMIT
27	01/02/10	REVISED PERMIT
28	01/30/10	REVISED PERMIT
29	02/27/10	REVISED PERMIT
30	03/27/10	REVISED PERMIT
31	04/24/10	REVISED PERMIT
32	05/22/10	REVISED PERMIT
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34	07/17/10	REVISED PERMIT
35	08/14/10	REVISED PERMIT
36	09/11/10	REVISED PERMIT
37	10/09/10	REVISED PERMIT
38	11/07/10	REVISED PERMIT
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40	01/02/11	REVISED PERMIT
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42	02/27/11	REVISED PERMIT
43	03/27/11	REVISED PERMIT
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99	07/17/15	REVISED PERMIT
100	08/14/15	REVISED PERMIT

SEEDING SCHEDULE

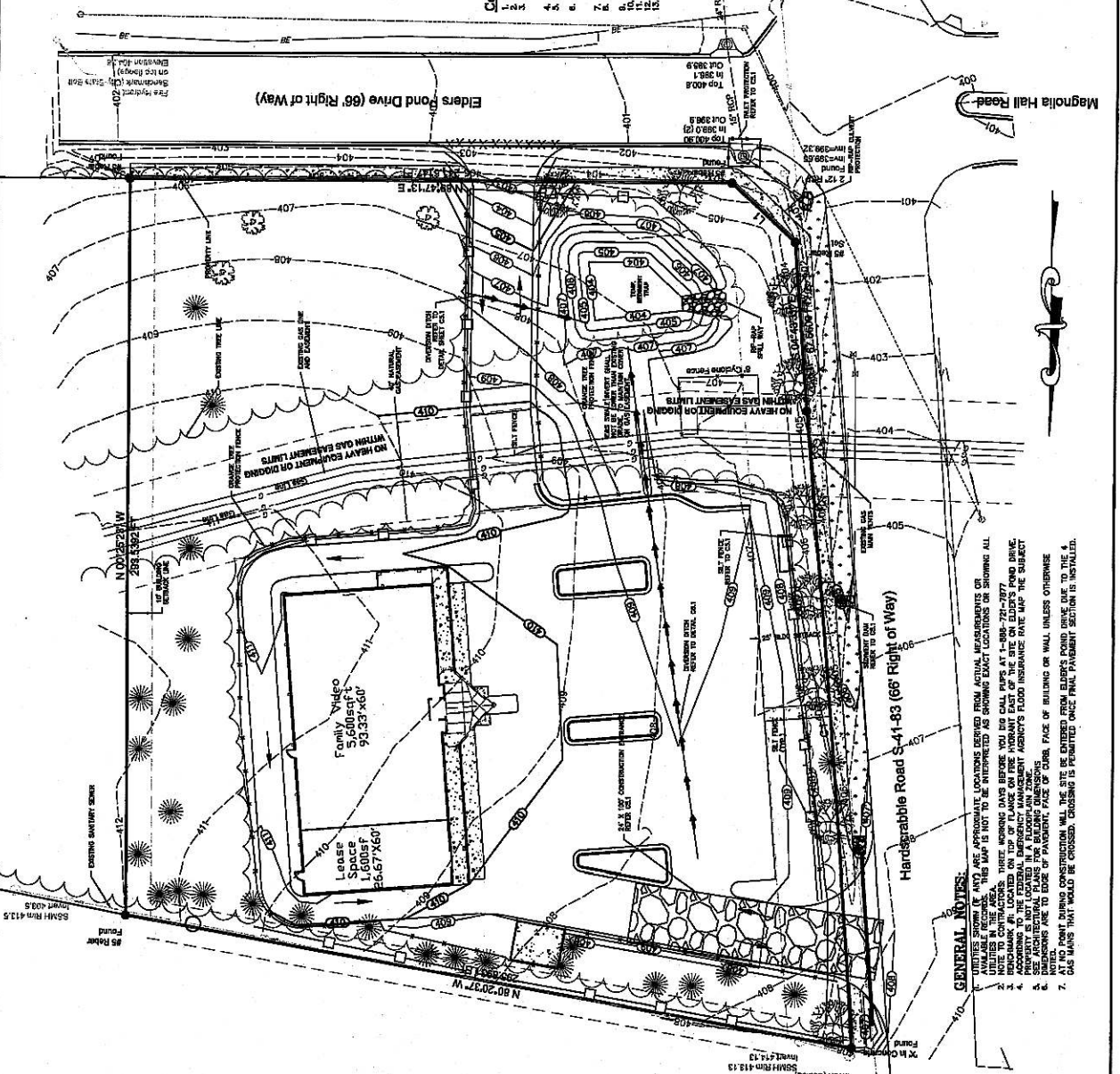
LOCATION	SEEDS	SEASON TO USE
1. Entry	Perennial Ryegrass, Annual Ryegrass, Kentucky Bluegrass	February - May
2. Driveway	Perennial Ryegrass, Annual Ryegrass, Kentucky Bluegrass	February - May
3. Driveway	Perennial Ryegrass, Annual Ryegrass, Kentucky Bluegrass	February - May
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49. Driveway	Perennial Ryegrass, Annual Ryegrass, Kentucky Bluegrass	February - May
50. Driveway	Perennial Ryegrass, Annual Ryegrass, Kentucky Bluegrass	February - May

CONSTRUCTION SEQUENCE

1. If necessary, slopes which exceed eight (8) vertical feet shall be stepped to a maximum of 4:1. It may be necessary to install retaining walls on slopes which are to be stepped. The location of retaining walls may be indicated on the site plan.
2. Excavation shall be indicated on the site plan.
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50. Excavation shall be indicated on the site plan.

LEGEND

- 1. 1/2" = 1' (Horizontal)
- 2. 1/4" = 1' (Vertical)
- 3. 1/8" = 1' (Diagonal)
- 4. 1/16" = 1' (Curved)
- 5. 1/32" = 1' (Dashed)
- 6. 1/64" = 1' (Dotted)
- 7. 1/128" = 1' (Dash-dot)
- 8. 1/256" = 1' (Long-dash)
- 9. 1/512" = 1' (Short-dash)
- 10. 1/1024" = 1' (Dash-dot-dot)
- 11. 1/2048" = 1' (Dash-dot-dot-dot)
- 12. 1/4096" = 1' (Dash-dot-dot-dot-dot)
- 13. 1/8192" = 1' (Dash-dot-dot-dot-dot-dot)
- 14. 1/16384" = 1' (Dash-dot-dot-dot-dot-dot-dot)
- 15. 1/32768" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot)
- 16. 1/65536" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot)
- 17. 1/131072" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 18. 1/262144" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 19. 1/524288" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 20. 1/1048576" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 21. 1/2097152" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 22. 1/4194304" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 23. 1/8388608" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 24. 1/16777216" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 25. 1/33554432" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 26. 1/67108864" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 27. 1/134217728" = 1' (Dash-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot-dot)
- 28. 1/268435456" = 1' (Dash-dot)
- 29. 1/536870912" = 1' (Dash-dot)
- 30. 1/1073741824" = 1' (Dash-dot)
- 31. 1/2147483648" = 1' (Dash-dot)
- 32. 1/4294967296" = 1' (Dash-dot)
- 33. 1/8589934592" = 1' (Dash-dot)
- 34. 1/17179869184" = 1' (Dash-dot)
- 35. 1/34359738368" = 1' (Dash-dot)
- 36. 1/68719476736" = 1' (Dash-dot)
- 37. 1/137438953472" = 1' (Dash-dot)
- 38. 1/274877906944" = 1' (Dash-dot)
- 39. 1/549755813888" = 1' (Dash-dot)
- 40. 1/1099511627776" = 1' (Dash-dot)
- 41. 1/2199023255552" = 1' (Dash-dot)
- 42. 1/4398046511104" = 1' (Dash-dot)
- 43. 1/8796093022208" = 1' (Dash-dot)
- 44. 1/17592186444416" = 1' (Dash-dot)
- 45. 1/35184372888832" = 1' (Dash-dot)
- 46. 1/70368745777664" = 1' (Dash-dot)
- 47. 1/140737491555328" = 1' (Dash-dot)
- 48. 1/281474983110656" = 1' (Dash-dot)
- 49. 1/562949966221312" = 1' (Dash-dot)
- 50. 1/1125899932442624" = 1' (Dash-dot)



GENERAL NOTES

1. AVAILABLE RECORDS AND MAPS IS NOT TO BE RELIED UPON FOR ACTUAL MEASUREMENTS OR UTILITIES IN THE AREA. THESE WORKING DIMS BEFORE YOU FOR EACH DATE 15, 1997. THE SURVEY ALL INFORMATION IS LOCATED ON THE PLANS ON THE HYDRANT EAST OF THE SITE ON ELDERS POND DRIVE.
2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP THE SUBJECT PROPERTY IS LOCATED IN A FLOOD HAZARD AREA.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
7. ALL TO BE DONE DURING CONSTRUCTION WILL THE SITE BE ENTERED FROM ELDERS POND DRIVE DUE TO THE 6' EASEMENT THAT WOULD BE CROSSING. CROSSING IS PERMITTED ONCE FINAL PAYMENT SECTION IS INSTALLED.

SON CONTROL PLAN

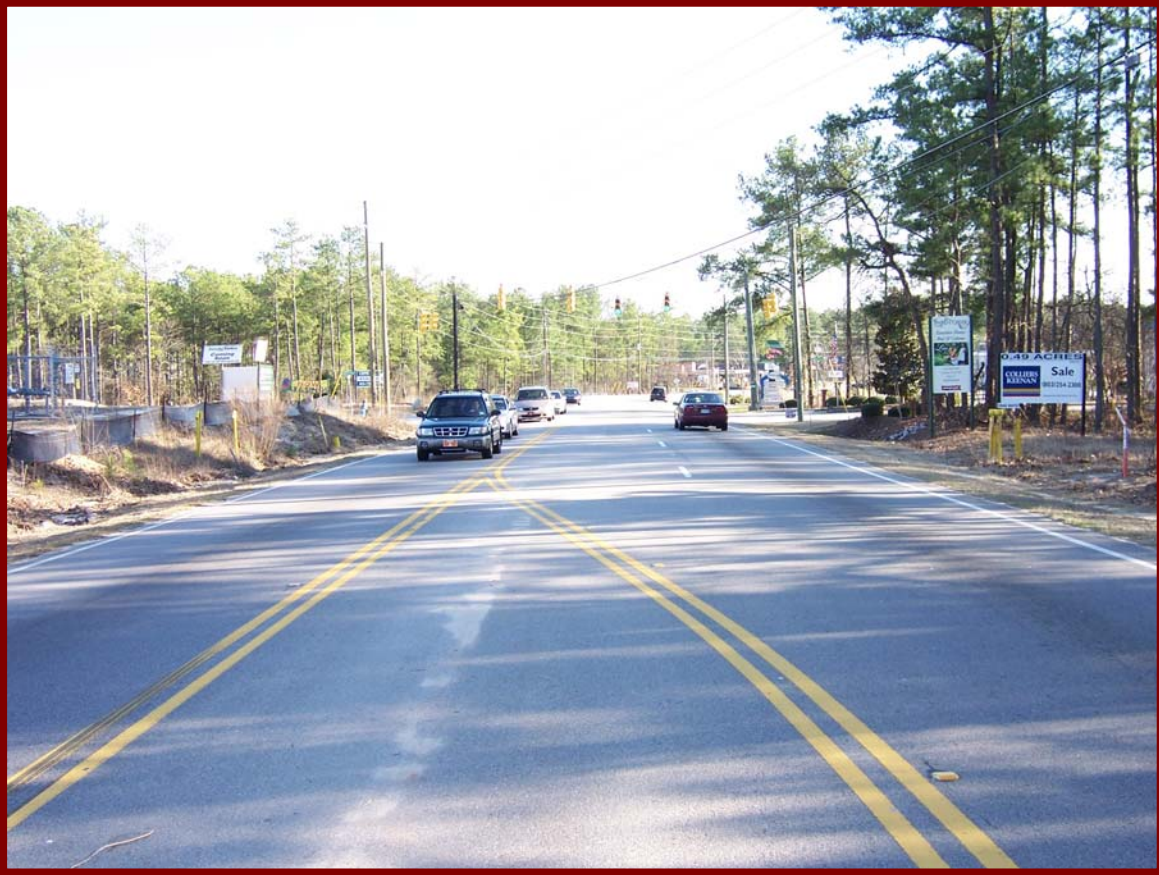
SON
 4848 GLENWOOD HILLS PARKWAY SE
 ROCKFORD CONSTRUCTION COMPANY
 4848 GLENWOOD HILLS PARKWAY SE
 ROCKFORD, MICHIGAN 49315

SON
 4848 GLENWOOD HILLS PARKWAY SE
 ROCKFORD CONSTRUCTION COMPANY
 4848 GLENWOOD HILLS PARKWAY SE
 ROCKFORD, MICHIGAN 49315

08-17 SE
4546 Hardscrabble Road









5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-19 Variance

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a variance to exceed the maximum allowance of 18 feet for pole lighting on property zoned GC (General Commercial).

GENERAL INFORMATION

Applicant

Jeff Miller

Tax Map Number

17400-09-17

Location

124 Killian Commons Parkway

Parcel Size

11.96 acre tract

Existing Land Use

Retail

Existing Status of the Property

The subject property is developed for motor vehicle sales.

Proposed Status of the Property

The applicant is proposing to exceed the maximum allowed height for a pole light by seven (7) feet.

Character of the Area

The surrounding area is comprised of a mixture of developed and undeveloped commercial and industrial 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:

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

DISCUSSION

Staff visited the site.

The applicant is requesting to exceed the maximum height for pole lights by seven (7) feet.

The applicant states that the lighting is needed at its current height to provide safe and reasonable sales for the car dealership. The applicant also states that the topography of the land factors into the necessity to have the light at the current height.

Staff did observe that the car dealership is located at a lower elevation than that of Killian Road. However, the lighting is intended to provide visibility on the subject parcel, not Killian Road. Also, the lighting standard, as found in the RCLDC, is intended to prevent light pollution, rather than ensure safety or a certain profit margin.

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

(b) *Standards.*

- (1) *Orientation/shielding.* All light fixtures, except streetlights, shall be located, aimed, or shielded as to minimize stray light trespassing across property boundaries. No illumination in excess of one-half (1/2) foot candle shall be permitted within the boundaries of any adjacent residentially developed property. The orientation of all lighting shall be downward.
- (2) **Height of pole lighting. Any lighting that is installed on a pole shall have a maximum height of eighteen (18) feet from the bulb to the adjacent ground. However, a maximum height of thirty (30) feet from the bulb to the adjacent ground is permitted for cut off lights in rural areas.**
- (3) *Prohibited lighting.* The following lighting features are prohibited: search lights, laser source lights, or any similar high-intensity light, except in emergencies by police and fire personnel or at their direction.
- (4) *Parking lot and street lighting.* All outdoor lighting fixtures installed for parking lot or street lighting are permitted a maximum foot-candle reading of six (6) foot candles and a 2.5 maximum average reading.
- (5) *Canopy lighting.* Outdoor lighting installed on canopies or drive-thru facilities is permitted an average foot candle reading of twenty (20) foot candles under any area that is illuminated.

ATTACHMENTS

- Application attachments
- pictures

CASE HISTORY

No record of previous special exception or variance request.

CASE 08-19 V
MIDLAND HONDA
TMS 17400-09-17



RICHLAND COUNTY BOARD OF ZONING APPLALS VARIANCE APPEALS



Rcpt# _____

Application# _____

Paid \$ _____ Filed _____

1. Location 124 Killian Commons Park

2. Page _____ Block _____ Lot _____ Zoning District _____

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: This property has an outside product and can not have a safe or reasonable sales w/o proper lighting.

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) also the Topography of the land + visibility from road. There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: For this business to run successfully the lighting is needed

b) Describe how the conditions listed above were created: The lighting was installed for a car dealership

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

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 lighting was installed and is needed for operations of the car dealership.

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: N/A

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

- a) E3A Sales/Display Lighting
- b) E3B Night/Security Lighting
- c) _____

(Attach additional pages if necessary)

1023 W. Northwood St.
4th Floor, Suite 400
P.O. Box 27, 280
Ft. Worth, TX 76101
www.redlinegroup.com



Sir
(RED) &
f



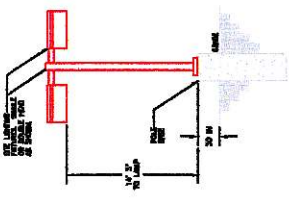
MIDLANDS HONDA
77 CLEMMON BUSINESS PARK
COLUMBIA, SC

TABLE	DESCRIPTION	DATE
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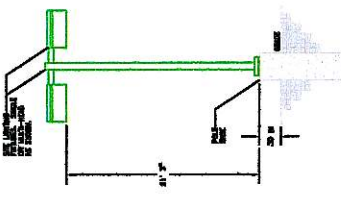
OWNER PROJECT # 11010
PROJECT # 06-11
SITE PLAN SALES/DISPLAY LIGHTING
Scale: 1"=30'
DATE: 11/22/12



1. SALES/DISPLAY LIGHTING PLAN



2. TYPE A FIXTURE DETAIL
TYPE A FIXTURES ARE INSTALLED ALONG THE PERIMETER AND INSIDE PARKING AREAS.



3. TYPE B FIXTURE DETAIL
TYPE B FIXTURES ARE INSTALLED ALONG THE PERIMETER AND INSIDE PARKING AREAS.

STATISTICS - SALES/DISPLAY LIGHTING	
Description	Unshielded Light Level
SALES/DISPLAY	28.5 ft DUSK - 0:30 PM
HOURS	HOURS HAVE AUTOMATIC CONTROL SYSTEM, FIXTURES TURN ON AT DUSK AND TURN OFF AUTOMATICALLY AT 0:30 PM.

REDLINE DESIGN GROUP

1025 W. Greenhead Pl.
Columbia, SC 29204
P: 794.337.2830
F: 794.337.2830
www.rdginc.com

PSC AUTOMOTIVE GROUP

CHRYSLER

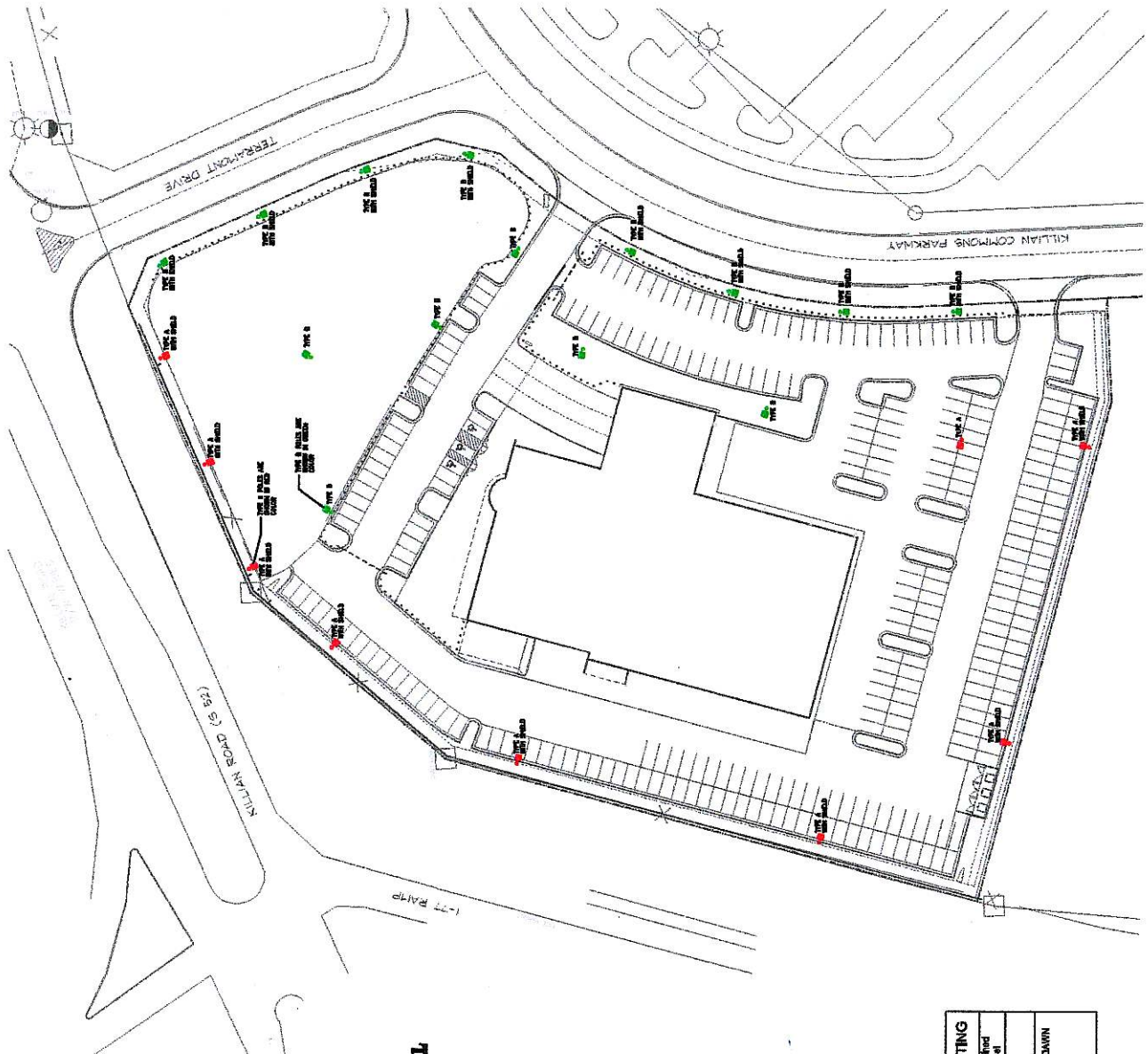
Sir
Singer



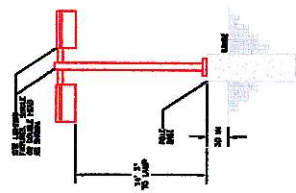
MIDLANDS HONDA
777 CLEMSON BUSINESS PARK
COLUMBIA, SC

DATE	DESCRIPTION	DATE
05/21	ISSUE	

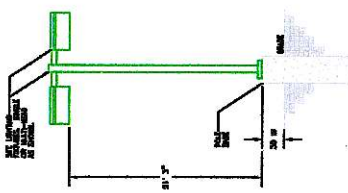
CURRENT PROJECT #
ARCHITECT'S PROJECT #
NIGHT/SECURITY LIGHTING
Scale: 1"=20'
E3B



1. SITE LIGHTING PLAN - NIGHT/SECURITY LIGHTING



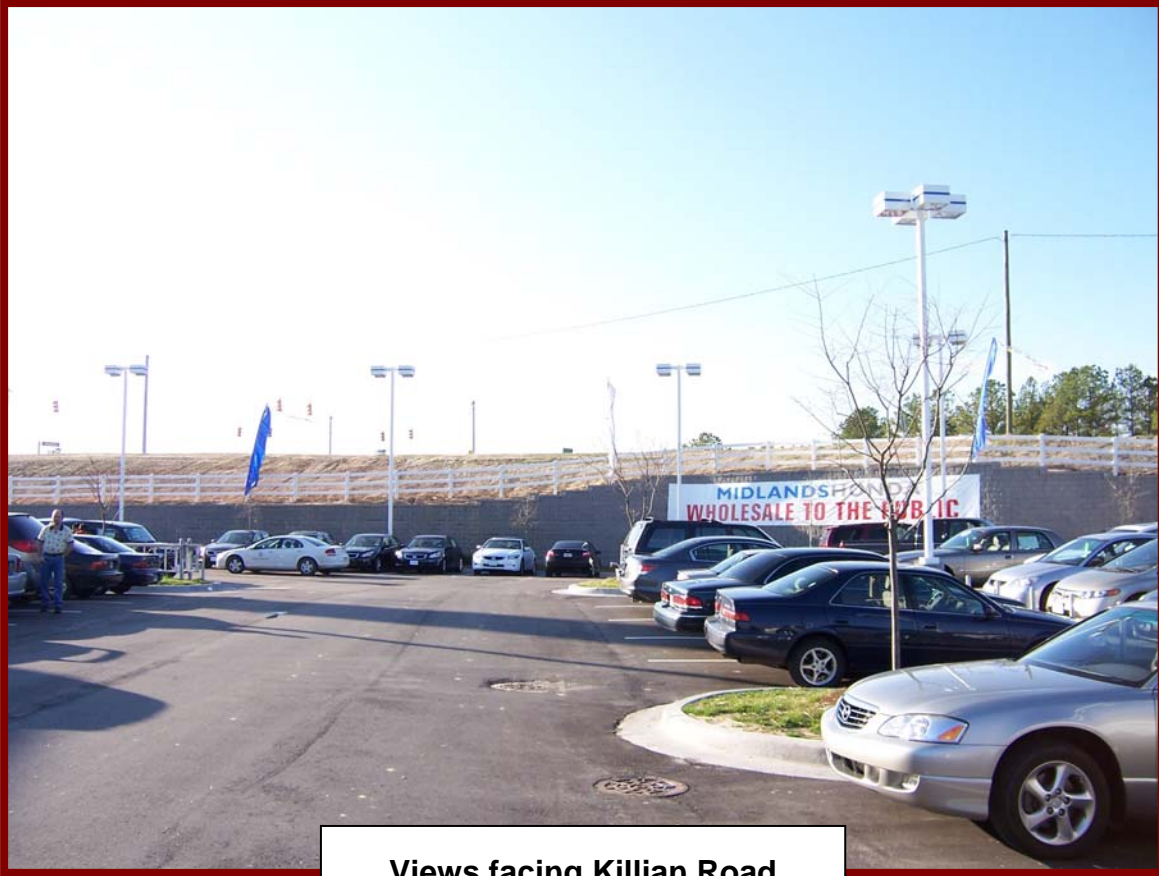
2. TYPE A FIXTURE DETAIL
MINIMUM MOUNTING HEIGHT TO BE 24' AND ALSO SECURITY SIGN



3. TYPE B FIXTURE DETAIL
MINIMUM MOUNTING HEIGHT TO BE 21' AND ALSO SECURITY SIGN

STATISTICS - NIGHT/SECURITY LIGHTING	
Description	Aggregated Light Level
NIGHT/SECURITY	6.6 fc
HOURS	9:30 PM - DAWN
FIXTURES HAVE AUTOMATIC CONTROL SYSTEM. FIXTURES TURN OFF AUTOMATICALLY AT DAWN.	

08-19 SE
124 Killian Commons Parkway



Views facing Killian Road





Views from Killian Road





5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-20 Variance

REQUEST

The applicant is requesting the Board of Zoning Appeals to grant a variance to exceed the allowable square footage for a wall sign in a GC (General Commercial) district.

GENERAL INFORMATION

Applicant

The Shoe Dept.

Tax Map Number

17400-11-03

Location

327 Killian Road

Parcel Size

5.05 acre tract

Existing Land Use

Retail

Existing Status of the Property

The subject property is a newly developed retail shopping strip.

Proposed Status of the Property

The applicant proposes to exceed the allowed square footage for a wall sign by 245.98 square feet (shown – 312.98, allowed 67).

Character of the Area

The surrounding area is dedicated to commercial 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
- 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
- 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.

DISCUSSION

Staff visited the site.

The applicant proposes to exceed the allowable square footage for a wall sign in order to increase advertising visibility.

The applicant states that the increase in allowed signage is necessary in order to provide visibility. The granting of the variance will allow for larger signage to be located on three sides of the building. Staff's view of the request is that the visibility is designed more for consumers entering/exiting from Wal-mart. There is a pylon sign located along Killian Road which will advertise for The Shoe Dept., as well as the other tenants.

While staff feels that the granting of the variance will not negatively impact the adjacent properties or the character of the surrounding area, staff believes that the subject parcel does not meet all of the criteria necessary for the granting of a variance.

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

ATTACHMENTS

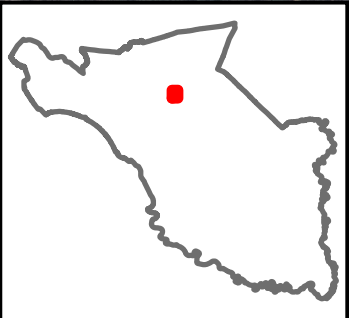
- Proposed signage plans
- Application attachments

CASE HISTORY

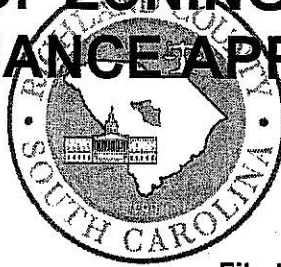
CASE 08-20 V
THE SHOE DEPT.
TMS 17400-11-03



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



**RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS**



Rcpt# _____

Application# _____

Paid \$ _____ Filed _____

1. Location 327 Killian Road Suite A1 Blythewood S.C 29016

2. Page _____ Block _____ Lot _____ Zoning District _____

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. 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 visibility of the sign is severely hindered by buildings and trees.

b) Describe how the conditions listed above were created: _____

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

This store is on the corner and has the highest % of negative visibility

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) Plot Plan 1

b) Plot Plan 2

c) Visibility Chart

(Attach additional pages if necessary)

Proposed signage for Rear of Store Proposed signage for Front of Store
Proposed signage for Side of Store

08-20 ✓



359093

1722 Toal Street Charlotte NC 28206 Phone: 704.344.1715 Fax: 704.344.1010

www.cngsigns.com

Variance Proposal

Attached are several plot plans to explain our hardship and proposal for newer signage. Currently the largest sign allowed at this location is 1 set of 34-inch channel letters. We are proposing several different options. Hopefully we can come to a decision to make The City of Blythewood and our customer, the Shoe Dept., both happy.

In the attached Drawing marked Plot Plan 1, it is a drawing to scale that shows that our signage's visibility is blocked by another building. And the lack of this visibility is at a stop light. A stoplight is one of the places that you want your sign to be most visible. Your prospective customer is not bothered with driving and has time to think about where they would like to shop. It's where we want our sign most visible.

Also, with the letter size being only 34-inch channel letters, the distance to the highway is also an issue. According to the U.S.S.C. (attached is the visibility chart), the maximum impact of a 32 inch letter is 360 feet. And the maximum viewing distance is 1500 feet. This is illustrated in the second plot plan marked Plot Plan 2. This shows that there will be no visibility from the interstate of our storefront signage.

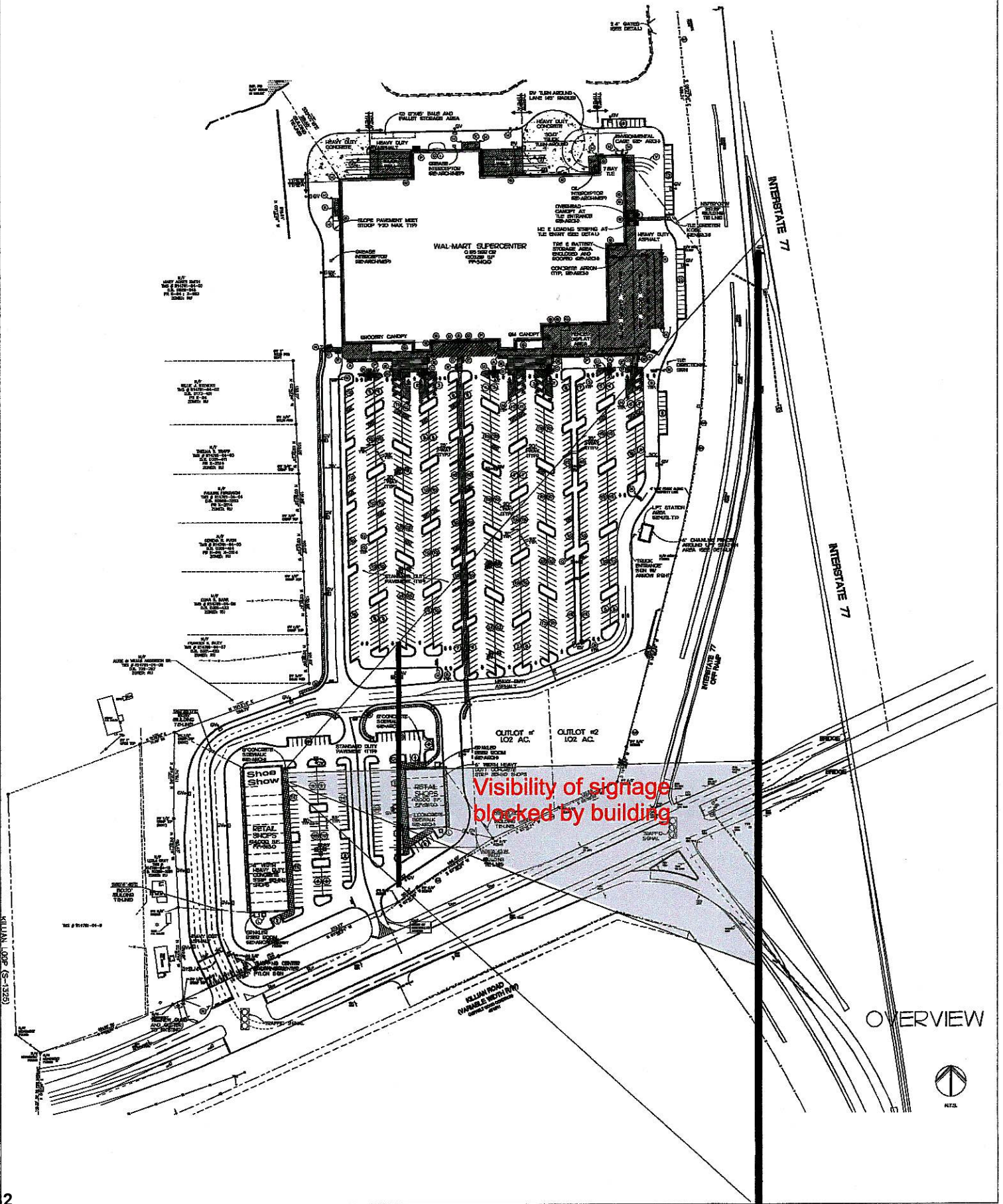
What we are proposing is (1) a bigger set of letters for the storefront. (2) an additional set of letters on the side and on the rear of the building. This will allow our customer's store to be seen from (3) sides which will of coarse boost their sales. If you look at the plot plan one of the main entrances to this shopping center is in the rear of the building. We would like a sign there so that customers entering from that direction will know that our customer is there. If we don't have a sign on the back of the building people coming into this shopping center will not see our sign until they are leaving. The sign on the side is proposed so that prospective customers in the Wal-Mart parking lot will be able to see our store as well.

In conclusion we would like an ordinance for this location so that our customer, the Shoe Dept. has better visibility. The more people that see our customer's store the more revenue it will generate for our customer. The more revenue for our customer the better it is for the community of Blythewood.

Respectfully Submitted,

Ed Pace

Plot Plan 1 visibility blocked

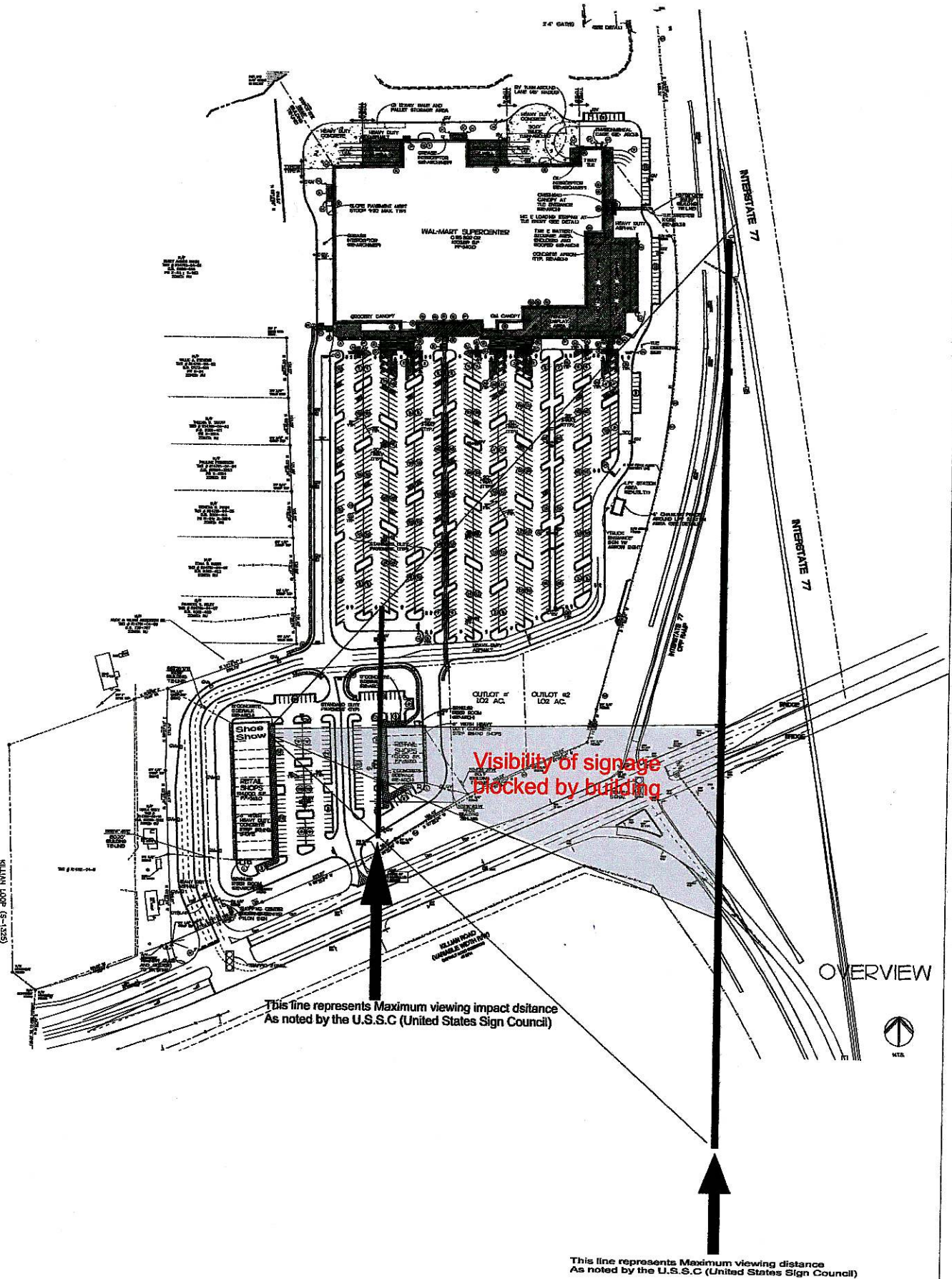


Visibility of signage
blocked by building

OVERVIEW



Plot Plan 2 visibility distance



BUSINESS ASPECT

- ▶ How to choose a sign Company
- ▶ Sign User's Check List
- ▶ Successful Grand Opening
- ▶ Advertising Cost Comparison Chart
- ▶ Sales Increase by Using Promotional Signs
- ▶ Banner Tips
- ▶ Magnetic Signs
- ▶ Maintenance Tips
- ▶ Trade Show
- ▶ Advertising Gifts

DESIGN ASPECT

- ▶ Letter Visibility Chart
- ▶ Colour Combinations
- ▶ Type Styles
- ▶ Colour Chart for Types
- ▶ The Psychology of Colours

LETTER VISIBILITY CHART

LETTER HEIGHT	DISTANCE FOR MAX. IMPACT	READABLE DISTANCE
3 in.	30 ft.	100 ft.
4 in.	40 ft.	150 ft.
6 in.	60 ft.	200 ft.
8 in.	80 ft.	350 ft.
9 in.	90 ft.	400 ft.
10 in.	100 ft.	450 ft.
12 in.	120 ft.	525 ft.
15 in.	150 ft.	630 ft.
18 in.	180 ft.	750 ft.
24 in.	240 ft.	1,000 ft.
30 in.	300 ft.	1,250 ft.
36 in.	360 ft.	1,500 ft.
42 in.	420 ft.	1,750 ft.
48 in.	480 ft.	2,000 ft.
54 in.	540 ft.	2,250 ft.
60 in.	600 ft.	2,500 ft.

The Distances Vary With Different Colour Combinations.



**Proposed signage for side of bilding.
1 set of 32 inch channel letters**



Proposed signage for the rear of building.
1 set of 36 inch channel letters.



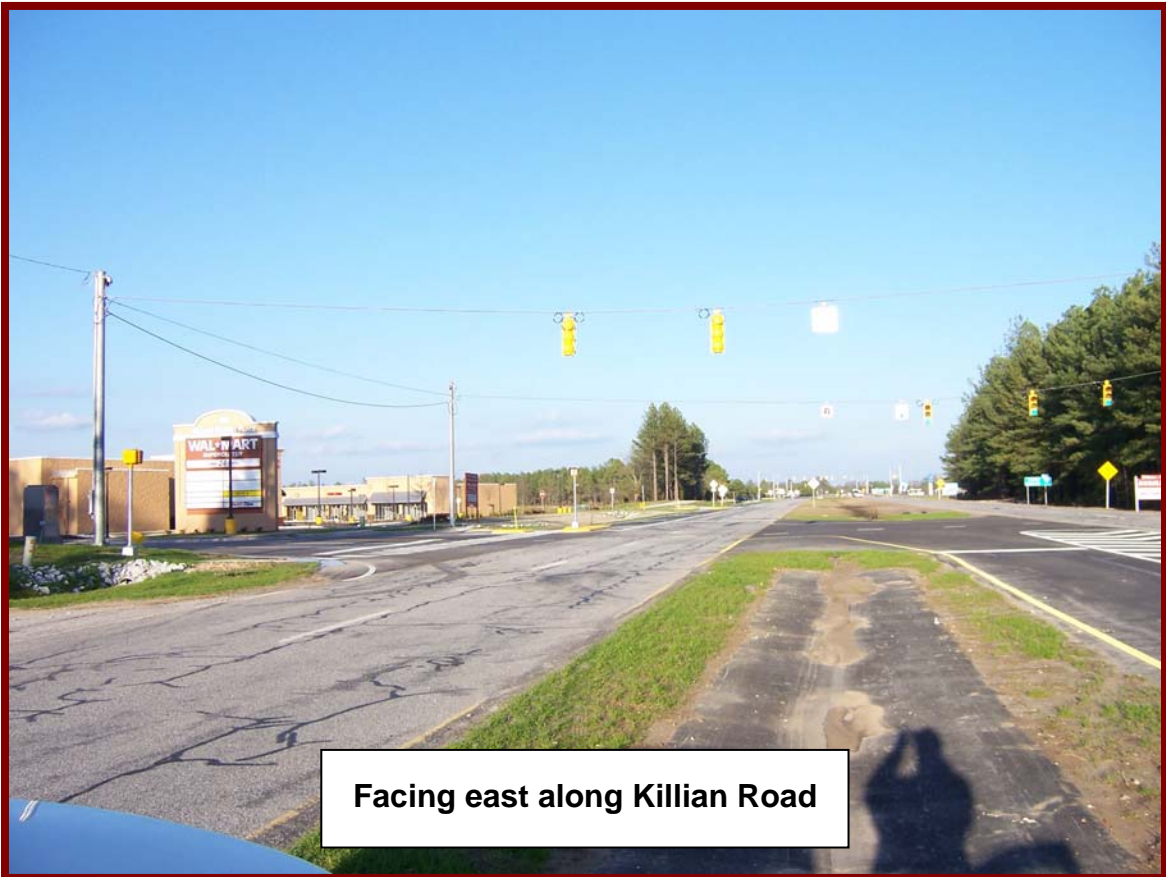
**Proposed signage for the front of store.
1 set of 48 inch channel letters.**

08-20 V
327 Killian Road





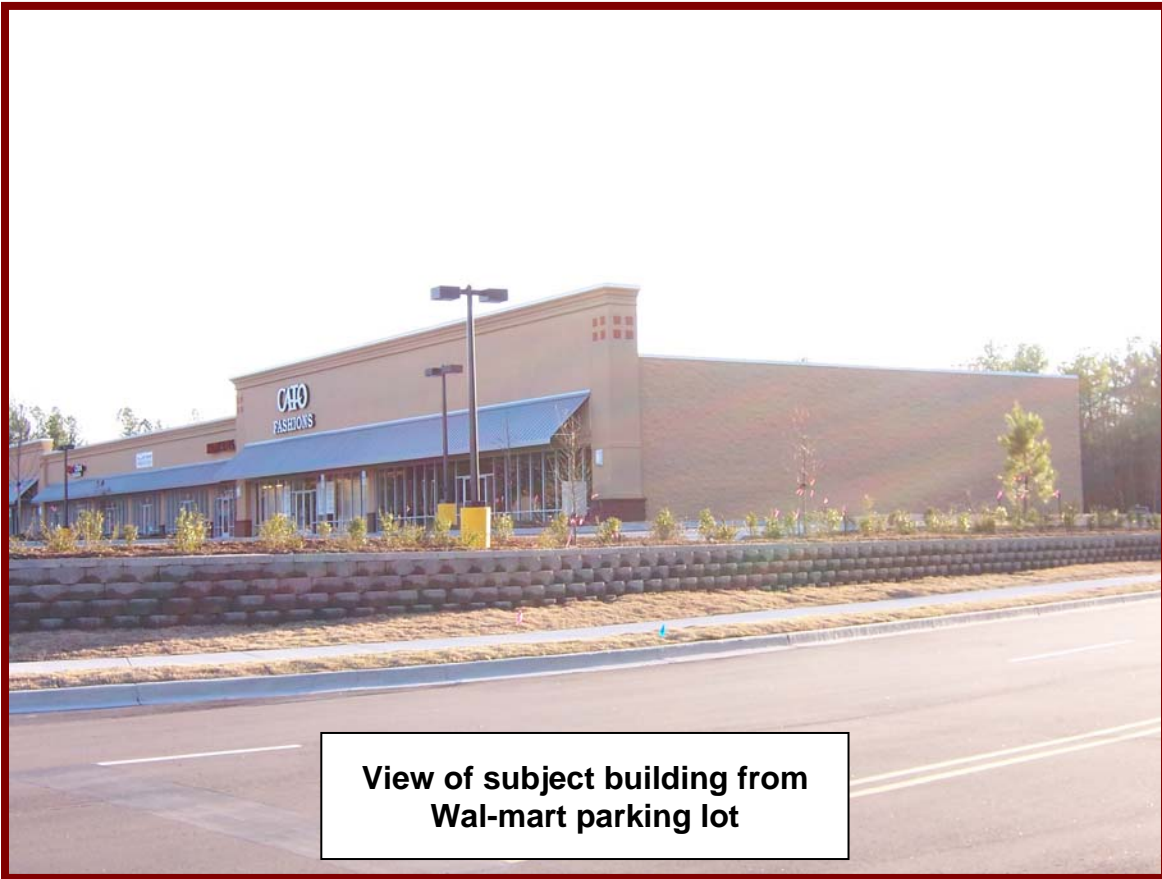
Facing west along Killian Road



Facing east along Killian Road



Pylon sign located along Killian Road



**View of subject building from
Wal-mart parking lot**



5 March 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-21 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

Robert Fuller (Northeast Landfill, LLC)

Tax Map Number

37600-01-06

Location

1581 Westvaco Road

Parcel Size

183± -acre tract

Existing Land Use

landfill

Existing Status of the Property

The subject parcel is a wooded, 183± acre tract which is currently utilizing 42 acres for waste storage. Approximately 1/3 of the parcel is located within the FEMA Flood Zone or the NWI Wetlands.

Proposed Status of the Property

The applicant proposes to establish a landfill which will utilize approximately 36 additional acres of the total tract.

Character of the Area

The subject property is located amongst large undeveloped parcels.

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.
2. Vehicle and pedestrian safety.
3. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property.

4. **Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view.**
5. **Orientation and spacing of improvements or buildings.**

DISCUSSION

Staff visited the site.

The applicant is proposing to establish a landfill which will encompass approximately 36 acres of a 183 acre tract. The parcel currently utilizes 42 acres for waste storage.

The 183 acre tract is located approximately 1.6 miles off of McCords Ferry Road. The flood zones and wetlands located on the eastern portion of the parcel would serve as a boundary for the existing and proposed landfill.

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

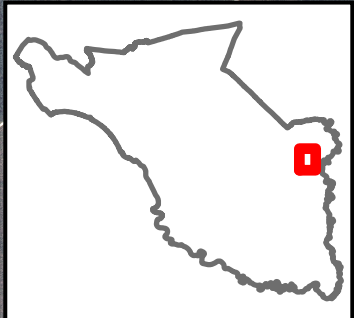
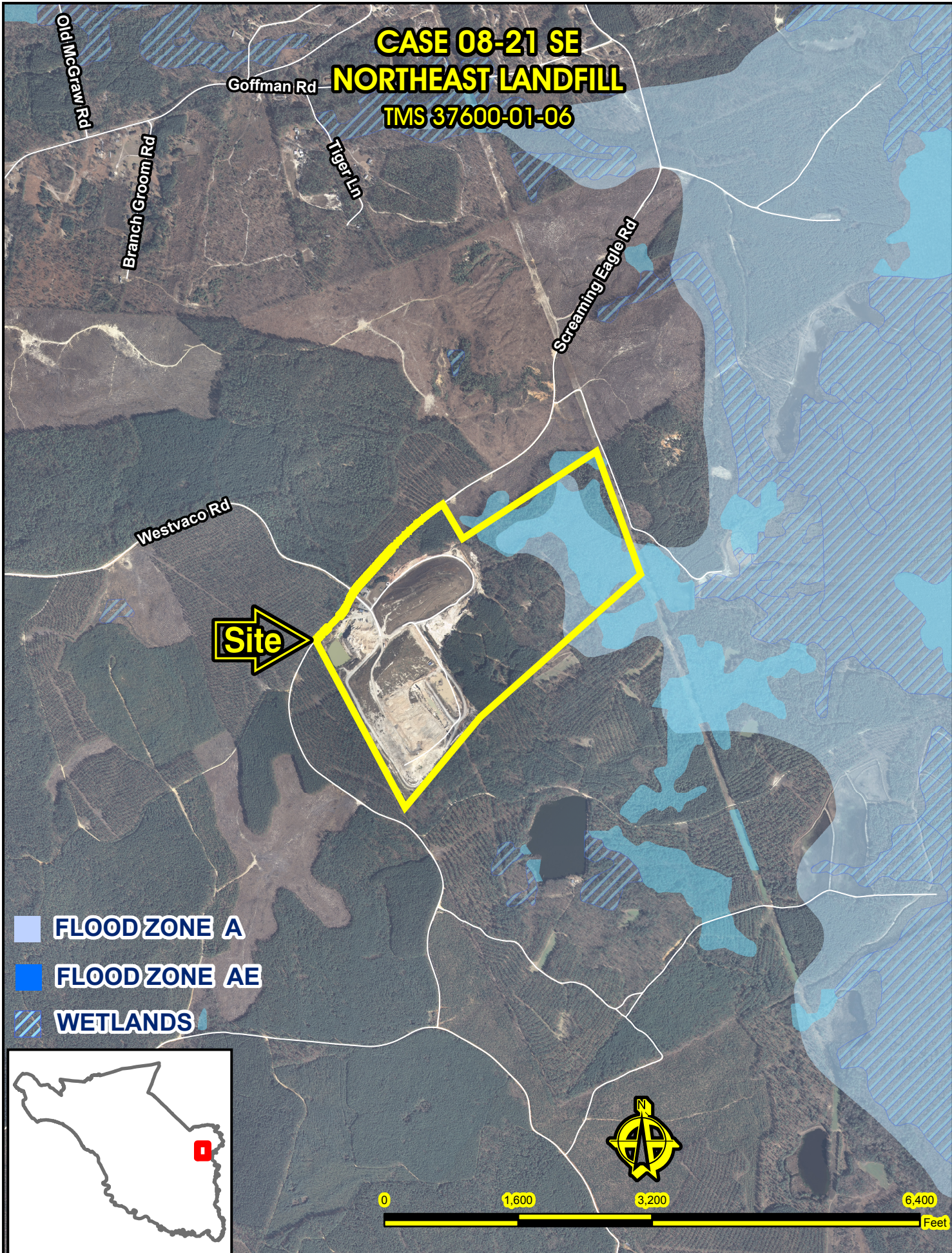
ATTACHMENTS

- Applicants submittal

CASE HISTORY

No record of previous special exception or variance request.

**CASE 08-21 SE
NORTHEAST LANDFILL
TMS 37600-01-06**



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



Rcpt# _____

Application# _____

Paid \$ _____ Filed _____

1. Location: 1581 Westvaco Road Eastover, SC 29044 Zoning District RU
 TMS #: Page 37600 Block 01 Lot 06 [183.01± Acres]
2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: Expansion, replacing capacity for existing landfill
3. The Board of Zoning Appeals is authorized to grant or deny a special exception of this specific nature in Section §26-141 & 152 Zoning Ordinance.

PROPOSED NEW CONSTRUCTION

1. Free standing structure () Addition to an existing structure () **Landfill Area (Waste Storage)**
2. Use N/A Number of square footage 36± Acres
(Replacing capacity)
3. Answer only if a commercial or manufacturing use:
 - a. Total number of parking spaces on parcel: 20 existing (no additional)
 - b. Number of trucks: N/A size(s): N/A
 - c. Number of signs: proposed N/A existing One (1) at entry
No additional
 - d. Number of employees working of premises: 4 current
12-15 proposed

EXISTING USES AND STRUCTURES ON LOT

1. Number of existing uses/structures: Two (2) Buildings
2. Size and use:
 - a. Use Truck Scale House & Employee Break Room square footage 500± sq ft
 - b. Use Administrative Office Bldg square footage 1,000± sq ft
 - c. Use _____ square footage _____
 - d. Use _____ square footage _____

SCHEDULE OF ATTACHMENTS
APPLICATION FOR SPECIAL EXCEPTION
TO
RICHLAND COUNTY BOARD OF ZONING APPEALS
BY
NORTHEAST LANDFILL, LLC, APPLICANT-OWNER
[Affiliate of Allied Waste Industries, Inc.]

1. Narrative Description (2 pages)
2. Standards, Conditions and Criteria (3 pages)
3. Recorded Property Plats (5 pages - 4 plats + cover)
4. Aerial Photograph, Figure 1 (1 page) - Improvements Shown and Identified
5. Location Map, Figure 2 (3 pages)- Page 1, Location relative to Richland County Roads; Page 2, Location relative to radius distance from site to surrounding reference points; Page 3, Location relative to surrounding uses within one-mile radius
6. Site Layout, Figure 3 (1 page)- Labeled to identify Current and Proposed by Special Exception
7. Draft Amendment to the Richland County Solid Waste Management Plan (1 page)
8. News Release, December, 2007 - Richland Copunty & Northeast Landfill (2 pages)

**NARRATIVE DESCRIPTION ATTACHMENT
APPLICATION FOR SPECIAL EXCEPTION**

**RICHLAND COUNTY BOARD OF ZONING APPEALS
BY
NORTHEAST LANDFILL, LLC, APPLICANT-OWNER
[Affiliate of Allied Waste Industries, Inc.]**

January 31 2008

The Applicant-Owner is Northeast Landfill, LLC ("NEL"). The property subject of the Application to which this Attachment is appended is a portion of an aggregate site consisting of approximately 183± acres, located in a remote area of Richland County, east of U.S. Highway 601 and Fort Jackson. This site has been in continuous, active use as a landfill since 1988. The landfill and the proposed Special Exception are consistent with Richland County's Solid Waste Management Plan, recently revised, which acknowledges need for an expansion of the existing landfill facility at this site. The Special Exception expansion of the replacing capacity at the existing facility does not change the land use and is not expected to affect the character of the area.

Of the total 183 acres constituting the contiguous site, approximately 42 acres is currently utilized in waste storage [including a 12 acres section that has been filled, closed and grassed over]. The present Special Exception will open an additional 30± acres of replacing capacity. Upon filing of this proposed expansion, there is no further potential for subsequent capacity on the site. In excess of 70 acres at the northeastern section of the property are wetlands and wetlands buffers that cannot be expanded into for landfill operations. For landfill purposes, inclusion of the proposed Special Exception property will effectively define and finally limit the landfill perimeter to approximately 72 acres out of the whole site.

Under agreement with Richland County, the maximum allowable tonnage of waste receivable at the site will be limited to 529,600 tons per year for up to ten (10) years. NEL's right to receive waste into the landfill will expire ten (10) years following NEL's date of receipt of all final non-appealable local and state permits, approvals and authorizations necessary for the construction and operation of the expanded landfill, whether required by DHEC or Richland County. After the stated ten (10) year period of accepting solid waste is complete, NEL will then initiate final closure procedures, followed by post-closure care activities as prescribed and required by law.

In assessing the impact and effects associated with approval of the proposed Special Exception, it should be duly noted that this proposal represents expansion of an existing facility and use. It is not tantamount to locating a new facility or permitting a different use of the site. Following sections of this Attachment will more particularly address matters and criteria appropriate to consideration by the Board of Zoning Appeals

with respect to the Application for Special Exception. In each instance, there is already a baseline level of use activity and related effects. The nature of the operations on-site historically will not change. In instances of changes in pace or intensity of operational activity, corresponding measures have been developed to address and ameliorate the effects and minimize impacts to the extent possible.

As above indicated, this site is in a remote area, without any adjacent residential or commercial users of property. There are no near "neighbors." The site is so isolated and surrounded by dense woodlands that operational activity and the landfill structures are virtually unobservable from off-site. The remoteness of the site from other active uses was initially and remains a principal consideration in this property's viability as a landfill [in addition to certain topographical characteristics of the land and physical components of the soil].

There are two organizations of property ownership with whom the Applicant has maintained contact relationship over the years in conjunction with use matters related to the landfill operations. The "Old McGraw Neighborhood" is an unincorporated association of residents that live off of Old McGraw Road one-half mile to one mile West/Northwest of the landfill site. Cook's Mountain Timber Company, LLC is a property owner entity generally East of but not contiguous to the site. Both are aware of the proposal for this Special Exception. With respect to each organization: (i) Pursuant to agreement with Richland County, Applicant has agreed to fund creation of a non-profit community corporation within Richland County Council District 10, which will directly benefit the Old McGraw Neighborhood; and (ii) In consideration of concessions made by and between Richland County and Applicant regarding the setting of tonnage limitations and closing the landfill within ten (10) years, the Cook's Mountain group has specifically agreed to withhold objections to approval of the Special Exception expansion of the landfill.

Contemporaneously with pursuit of the Special Exception Application, Applicant has filed and is pursuing requisite permitting from SC/DHEC to include the landfill expansion area in Applicant's scope of operations. The DHEC permitting requirements are extensive and detailed, inclusive of rigorous buffers, setbacks, design and operation parameters. The process also includes additional opportunity for public participation and scrutiny. NEL understands that all required permits associated with the proposed landfill expansion on this site must be obtained prior to construction of structures and improvements provided for by the Special Exception.

A joint news release of Richland County and Applicant in December, 2007, summarized the benefits of this proposed expansion of facility: "For the next decade, the Northeast Landfill will remain a necessary and integral part of the county's solid waste management plan." The proposed Special Exception will assure the county's ability to improve its waste handling capacity in an economical fashion and to meet its immediate disposal needs.

**STANDARDS, CONDITIONS AND CRITERIA
FOR
ZONING BOARD OF APPEALS - SPECIAL EXCEPTIONS**

The Applicant, Northeast Landfill, LLC [NEL], submits that all applicable standards, conditions and criteria for BOZA consideration under the Richland County Land Use Code are met by the special exception proposal made subject of this Application for expansion of an existing landfill in Rural (RU) Zoning District. In conjunction with BOZA's review standards requirements of LDC §26-56 (f)(2), related to specific criteria, Applicant submits the following:

a. Traffic Impact

Northeast Landfill is currently in operation; therefore is already generating a base level of traffic. Approval of the Special Exception will not affect access to the landfill property. The single point of entry will remain at the existing access drive connecting with Westvaco Road. Westvaco Road is a dual lane, unpaved county maintained road that extends from the landfill site on its easternmost extremity and intersects with U.S. Highway 601 (McCord's Ferry Road) at its westernmost extremity. There is no development property or intersecting road connecting on either side of Westvaco Road for the approximately 1 ½ miles distance between the intersection at Hwy 601 and the landfill property. Westvaco Road serves virtually no traffic that is not related to the landfill.

Traffic to and from the facility is permitted to use all Richland County public roads necessary for access, which would generally feed into U.S. 601. Figure 2 Attachment shows the landfill property in relation to various state, federal and local roads in addition to Westvaco Road and U.S. 601. [I-77; I-20; S.C. rte 262 (Leesburg Road); Screaming Eagle Road; Screaming Eagle road extension (unpaved).]

SC/DOT information confirms that at the intersection of U.S. 601 and Westvaco Road, Highway 601 has a traffic volume of 3,900 ADT, representing a Level of Service (LOS) "B" and by application of standard traffic use information the increase in traffic created by effect of the Special Exception would have negligible (not measurable impact) on U.S. 601 traffic handling capabilities. There will be an increase in daily trip traffic in-out of the landfill due to the allowable increase in waste receipts (i.e., 218,400 tons per year to 529,600 per year). After adding the increased traffic volume, U.S. 601 will only experience a 5% increase in traffic volume and there will be no change in LOS. All connecting roads reasonably related to servicing NEL traffic are well able to handle the projected increase traffic volume attributable to the expansion of the landfill without negative impacts on general traffic performance.

Upon approval of the Special Exception, the operating hours will be limited to minimize potential impacts to local traffic and to further assure vehicle and pedestrian safety. [Due to remote location, there is virtually no pedestrian traffic proximate to the site or approach roads.] For the remaining life of the landfill, NEL is committed to limiting its disposal operations to no more than twelve (12) hours per day, starting no earlier than 5:00 a.m., but in no event running later than 5:00 p.m. on weekdays, and 7:00a.m. to 12:00 Noon on Saturdays. The landfill will be closed on Sundays.

b. Vehicle and Pedestrian Safety.

The landfill is designed and operated to provide safe and efficient flow of traffic through the facility. Vehicle speeds are posted at 5 mph. All drivers and equipment operators are trained on vehicle safety measures and hazards necessarily associated with landfill operations. In addition to company mandated protocols, all drivers are required to maintain current operators permits, drivers licenses and to follow all applicable federal, state, and local regulations specifically related to landfill operations.

c. Potential Impact of Noise, Lights, Fumes or Obstructions of Airflow on Adjoining Property.

Potential impacts from noise, lights, fumes or obstructions of airflow on adjoining property are being considered during the landfill design and will be minimized by adherence to the approved Operations Plan. These same considerations are a critical part of the DHEC regulations to be met during facilities permitting. The previously referenced limitations on operating hours will also positively affect (diminish) the potential for noise and light disturbance during traditional non-business hours.

Permanent exterior lighting fixtures will not exceed reasonable height above final grade level and will be limited to "shoebox" or similar design type capable of shielding the light source from direct view.

There is nothing inherently noisy associated with the operation of the landfill. Truck and heavy equipment engine noise will remain consistent with current levels. The site is well isolated from the general public and sound levels are anticipated to be adequately attenuated by the distance, topography and vegetation between the landfill boundary and the nearest receptors.

Fumes or odors from operation of the landfill will be addressed by the placement of daily cover, as described in detail in the Operations Plan included with the DHEC permit modification. A gas collection and control system will also be installed to control odors.

There is no vertical construction or substantial structure placement proposed for the site that would have the effect of substantially altering airflow or the movement of air across the site and/or onto adjacent properties. The size of improvements and structures

relative to the site size virtually eliminates the possibility of any significant impact upon airflow in any manner.

d. Adverse Impact of the Proposed Use on the Aesthetic Character of the Environs, to Include Possible Need for Screening from View.

As illustrated by Figures 1 and 2, the landfill is located in a remote area of Richland County and is surrounded by large undeveloped tracts of timber. The wooded buffer surrounding the property isolates the site and its operations from the general public and all proximate environs. Practically speaking, the site and its operations are not visible to the general public. That will not change. Appropriate screening, fencing and/or landscaping may be applied to areas where proposed improvements are to be located, in order to improve the general aesthetics of the site; however, additional screening around the perimeter of the site is not necessary and would serve no useful function.

Sensitive environmental areas of the overall site (e.g.- wetlands to the east of the Stormwater Management Facilities) will be protected from operations and demarcated using appropriate fencing, vegetative screening and/or signage to reduce the potential for disturbance or adverse impacts.

e. Orientation and Spacing of Planned Improvements.

Figure 3 illustrates the proposed layout of the Northeast Landfill and the various ancillary structures and support services. Existing features such as the office, scales, gas management, future electrical generation system and maintenance garage are shown. In addition, the Figure depicts the revised access road and buffer areas relative to the site footprint and the surrounding environs. The layout includes relocation of the Liquids Management Facility (above ground tanks) and expansion of Stormwater Management Facilities.

The proposed improvements are designed to provide safe and efficient flow of traffic through the site and are situated to minimize impacts to the surrounding environment. As appropriate, vegetation, fencing and landscaping will be utilized to screen planned improvements from the rest of the operations and to improve aesthetics of the site.

Primary attention to orientation of the site facilities is controlled by function over form and is in compliance with DHEC landfill regulations.

PROPERTY PLAT ATTACHMENT
APPLICATION FOR SPECIAL EXCEPTION

RICHLAND NORTHEAST LANDFILL
TMS NO. 37600-01-06 - 183.01± Acres

Northeast Landfill, LLC - Owner-Applicant

Plat recorded, Plat Book 51 at page 9929 - 4.81 Acres

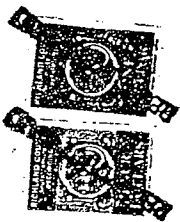
Plat recorded, Plat Book 52 at page 2307 - 59.23 Acres

Plat recorded, Plat Book 56 at page 7076 - 100.00 Acres

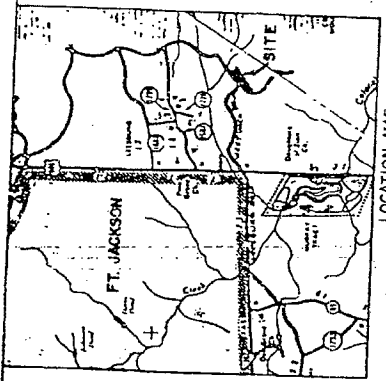
Plat recorded, Plat Book 56 at page 9046 - 9.79 Acres

[Four property parcels consolidated into one Tax Map Parcel for mapping and assessment purposes under sole ownership of Northeast Landfill, LLC]

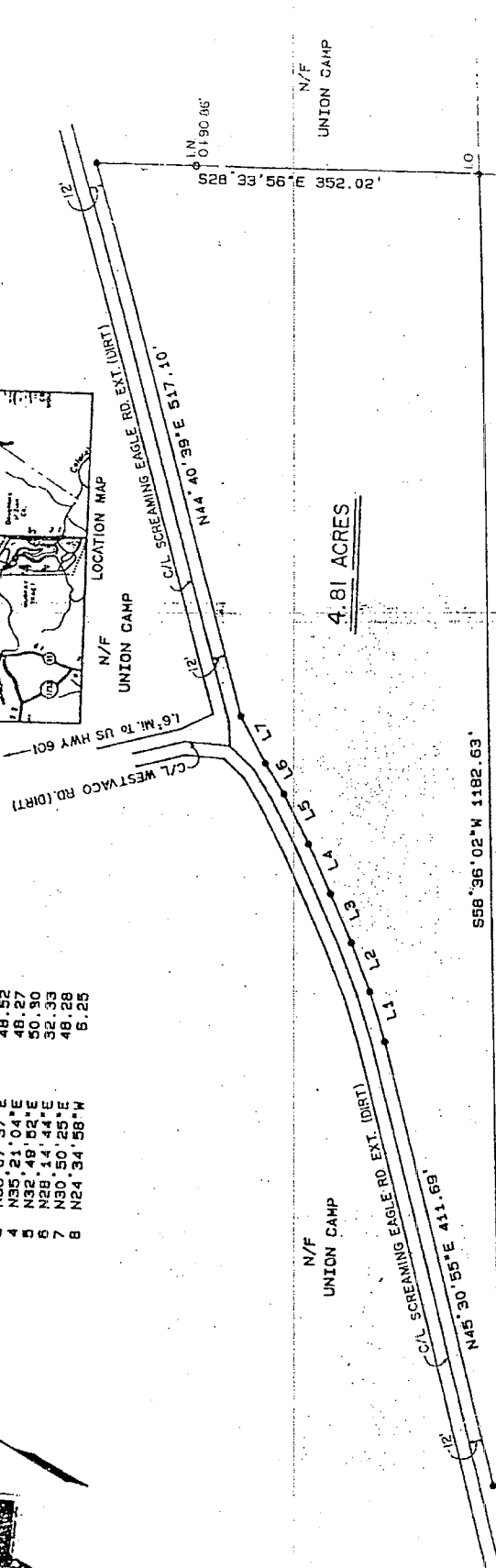
FILES OF VETERANES
REGISTER OF BIRTHS
1980 JAN -5 AM 11:26



LINE	BEARING	DISTANCE
1	N42°54'02"E	47.88
2	N38°35'22"E	47.62
3	N36°07'37"E	48.52
4	N35°21'04"E	48.27
5	N32°49'52"E	50.90
6	N28°14'44"E	32.33
7	N30°50'25"E	48.28
8	N24°34'58"W	5.25



BOOK 51 PAGE 9929



N/F UNION CAMP

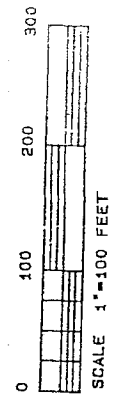
N/F

EDWIN S. JAMES I

Reference Notes:

- 1) Plat for Lois Grant by Bob Callingswood surveyed 2-3-78 recorded RCH plat BK.Y 99.680
- 2) Plat for Westvaco of the Murray Bohemia tract by Phillip Morgan dated 3-1-48 revised by H.H. Foster dated June-47.

BOOK 51 PAGE 9929



SCALE 1"=100 FEET

PLAT FOR

HOMER YANDLE

Richland Co., S.C.
Surveyed 11-21-87
Plat 11-23-87
Scale 1"=100'

APPROVED FOR RECORDING

DATE: Jan 11 88
NAME: Juliana C. Cozack
TITLE: Planning Section Adm.

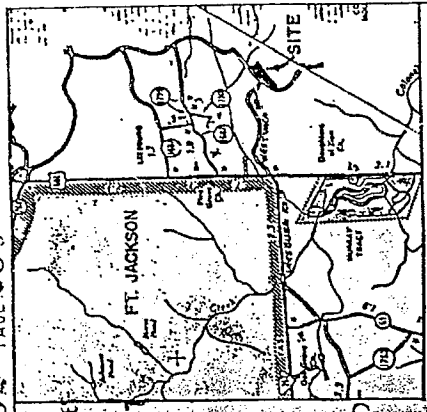
N/F LOIS P. GRANT

N/F UNION CAMP

I hereby certify that the ratio of precision of the field survey is 1/7500 and the area was determined by D.M.D. method of area calculation.

J. Marshall Murphy
R.I.S. No. 3780

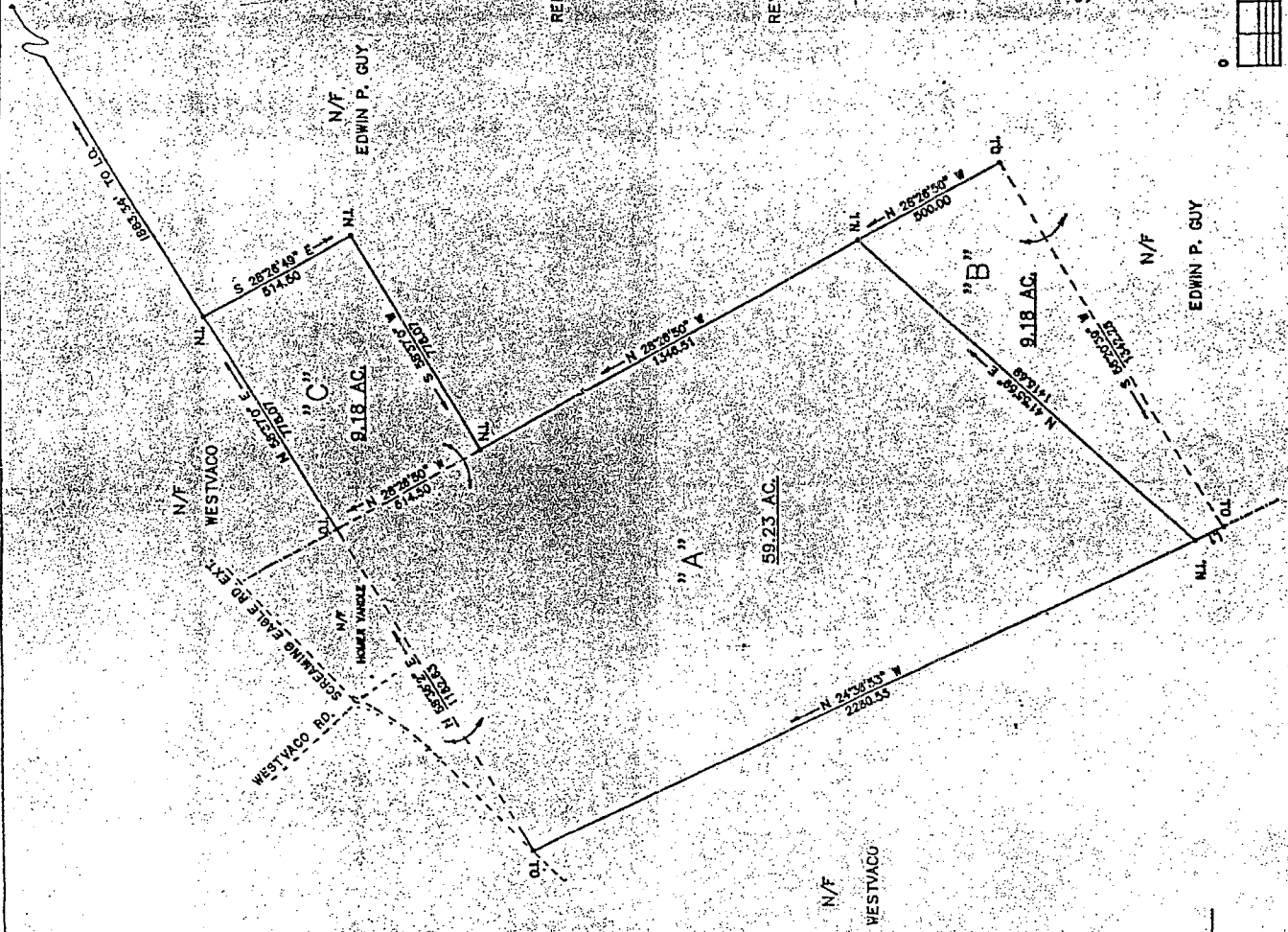
Handwritten: TMS 1082-1-2
37500-1-1



LOCATION MAP

WESNE CONVEYANCE
A. L. BARTLETT

1930 JUL -6 PM 4 07



REFERENCE NOTES:

- 1) Plat for LOS P. GRANT by Robert E. Callingwood dated 2-3-78 recorded ROCH PBK Y FC888.
- 2) Plat for EDWIN P. GUY by Donald Riddick dated 9-21-77 recorded ROCH PBK X FC9811
- 3) Plat for HOMER YANDLE dated 11-23-87 by J.H. Murphy.
- 4) Plat for WESTVACO of the Murray tract by Philip Morgan dated 3-1-48 revised by H.H. Foster dated June-47.

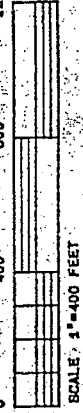
REVISIONS

- 1- 6-17-88 Show dashed lines between parcels.

APPROVED FOR RECORDING

PLAT FOR DATE 29 June 88
 NAME HOMER YANDLE TITLE Subsidiary Executive
 RICHLAND CO., S.C. Planning/Gen. Ad.
 SURVEYED: 3-19-88
 SCALE: 1"=400'

BOOK 52 PAGE 2307



LINES TABLE

BEARINGS	DIST.
L1) N 24°36'52" W	100.00'

with 1/10,000' the ratio of precision of the field itor, 1/10,000' and the area was determined

W. G. Branham
 NNIS G. BRANHAM RLS-11901
 3 BOX 87-AA
 THWOOD, S.C. 29018

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.

ATTACHMENT # 7

One page

EXHIBIT C

Media Contacts: Stephany Snowden, Richland County Public Information Officer
803-576-2065

Patrick Hill/Jackson Spalding
404-724-2506

Richland County, Northeast Landfill, Reach Agreement To Replace Capacity, Then Close Landfill

RICHLAND COUNTY, S.C., Dec. XX, 2007 – The Richland County Council and Northeast Landfill, LLC have reached an agreement that helps meet the county’s waste management responsibilities for the next decade and sets a timeline for closing the landfill.

The agreement, which allows Northeast Landfill to increase its available space for waste disposal, also resolves a nearly year-long legal dispute between Richland County and Northeast Landfill, LLC.

“This agreement provides several benefits for the county, improving our waste capacity in an economical fashion and meeting immediate disposal needs within Richland County,” said Joe McEachern, Chairman of the Richland County Council. “For the next decade, the Northeast Landfill will remain a necessary and integral part of the county’s solid waste management plan. After that time, we have set a timeline to close this landfill, based on the input we have received from the community.”

As part of the agreement, Northeast Landfill must cease disposal operations within 10 years after it receives all necessary local and state permits for its capacity replacement.

— **ATTACHMENT #8**
News Release, two pages

"This agreement supports the county and the community," said Alex Churchill, Carolinas district manager for Allied Waste. "Northeast Landfill is pledging to help create a non-profit community corporation within Richland County's District 10, investing \$1 million back into the community. We are extremely pleased to be assisting the county with this community development program, which will make a lasting impact on the county and the state." Allied Waste employs more than 350 people statewide, and 76 in the Richland County area.

Located off U.S. 601 near Eastover, the Northeast Landfill has been in operation since 1988. It is surrounded by hundreds of acres of timberland and hunting property. In 1997, Allied Waste, Inc. purchased the landfill. In 2005, the landfill had only two and a half years capacity remaining.

"We now have a positive direction allowing us to move forward and bring closure to this issue," concluded Churchill.

###

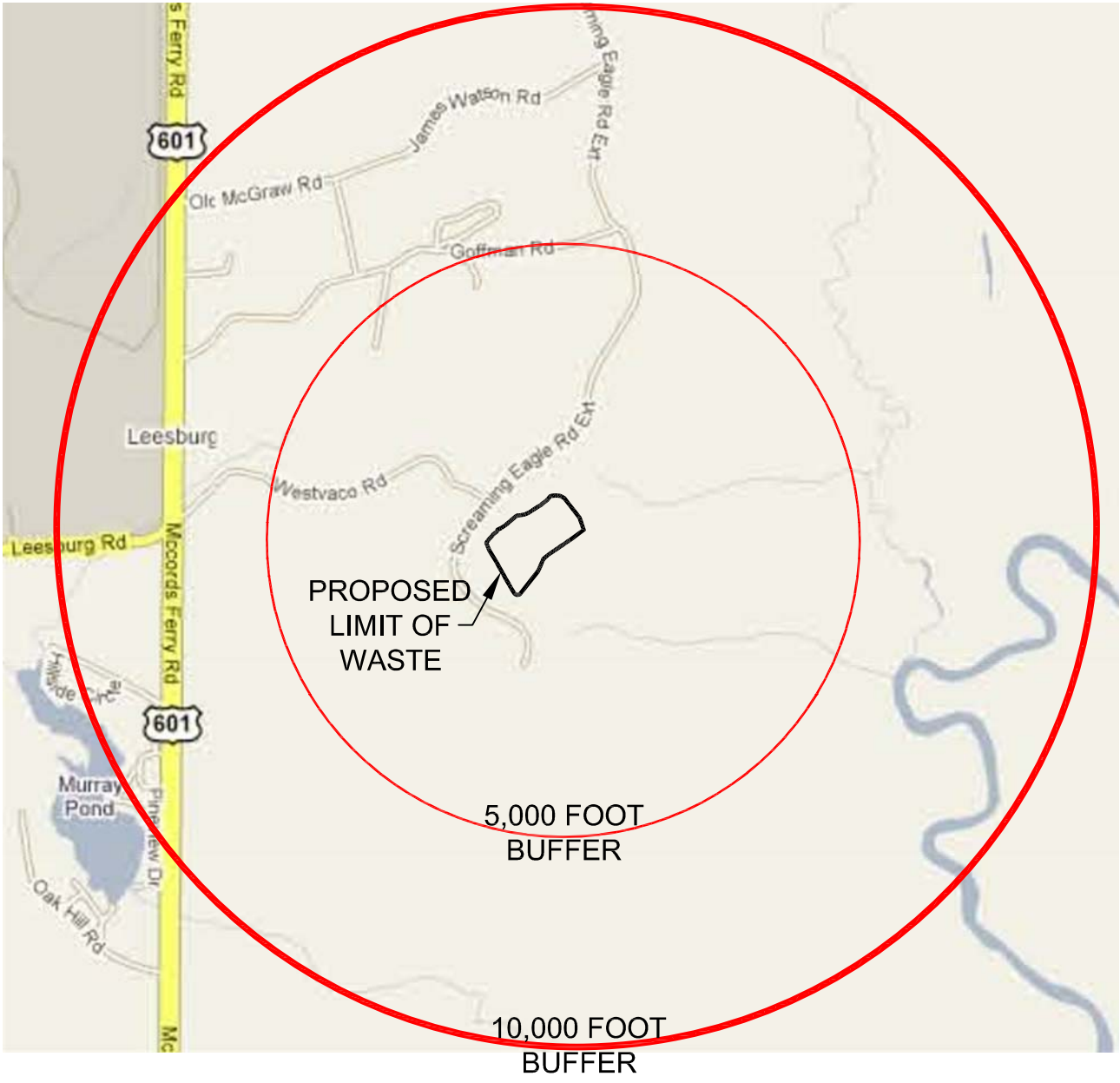
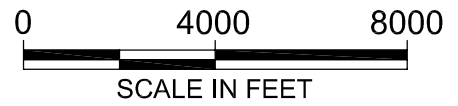


FIGURE SHOWS MINIMUM 10,000 FOOT BUFFER FROM TURBOJET AIRCRAFT RUNWAY AND MINIMUM 5,000 FOOT BUFFER FROM PISTON-TYPE AIRCRAFT RUNWAY.

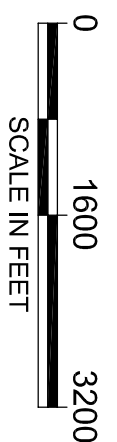




TWS Number	Private Well	Land Use
37500-01-1	no	T
37700-01-11	no	U
37700-01-13, 38 40	no	U
37700-01-14	yes	R
37700-01-15, 48	yes	R
37700-01-17	no	U
37700-01-18	yes	R
37700-01-19	no	R
37700-01-20	no	U
37700-01-67	no	U
37700-01-69	no	U
37700-01-78, 79, 80	yes	R
37700-01-81, 82	no	U
37700-01-83, 84, 85, 86, 8 87	no	U
37700-03-21	no	R
37700-03-25	no	R
37700-03-32	yes	R
37700-03-55	no	U
37700-03-56	yes	R
37700-03-57	no	U
39700-01-01	no	T
39800-01-01	no	U
39800-01-02	no	U
39900-01-03	no	U
39900-01-04	no	U
39900-01-05	no	U

o Well

- NOTES:**
1. INFORMATION TAKEN FROM DRAWING "LAND USE MAP PREPARED FOR: ALLIED WASTE INDUSTRIES, INC. OF NORTHEAST SANITARY LANDFILL", DATED JULY 20, 1998, PREPARED BY SURVEY & MAPPING SERVICES OF SOUTH CAROLINA, INC., WEST COLUMBIA, SOUTH CAROLINA.
 2. PLAT FOR NATIONSWASTE, INC., OF THE NORTHEAST SANITARY LANDFILL, BY SURVEY & MAPPING SERVICES, INC., DATED 7 MAY 1996, LAST REVISED 8 NOVEMBER 1996.
 3. LOCATIONS OF STREAMS, BRANCHES AND CREEKS ARE SHOWN APPROXIMATE. ADJOINING INFORMATION DIGITIZED FROM RICHLAND COUNTY TAX MAPS 37500, 37600 AND 39800. LAST REVISED DECEMBER 1996 AND FROM THE USGS LEESBURG, SC QUADRANGLE MAP.



BROWN AND CALDWELL

FIGURE 2 ONE MILE RADIUS LAND USE MAP

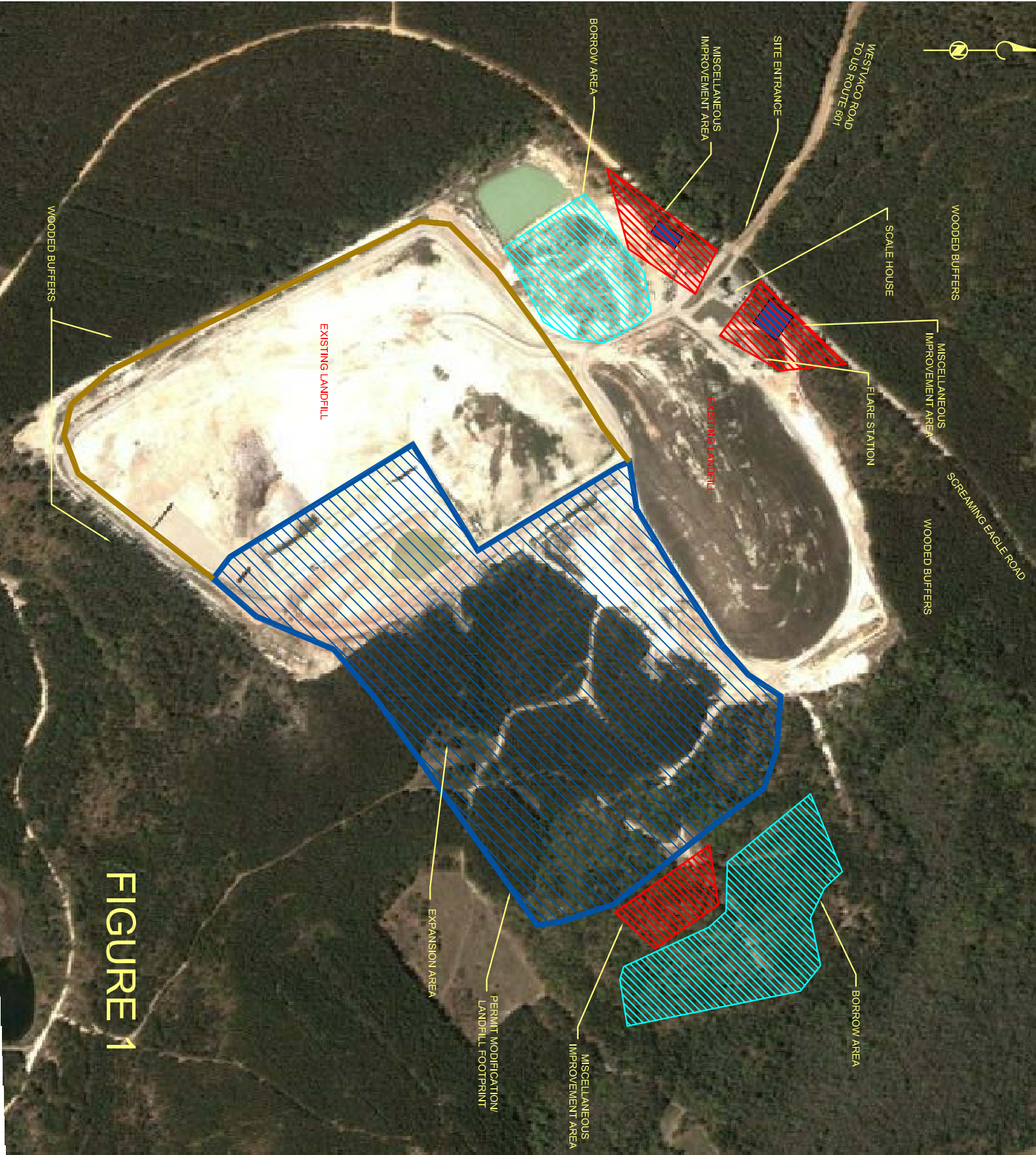
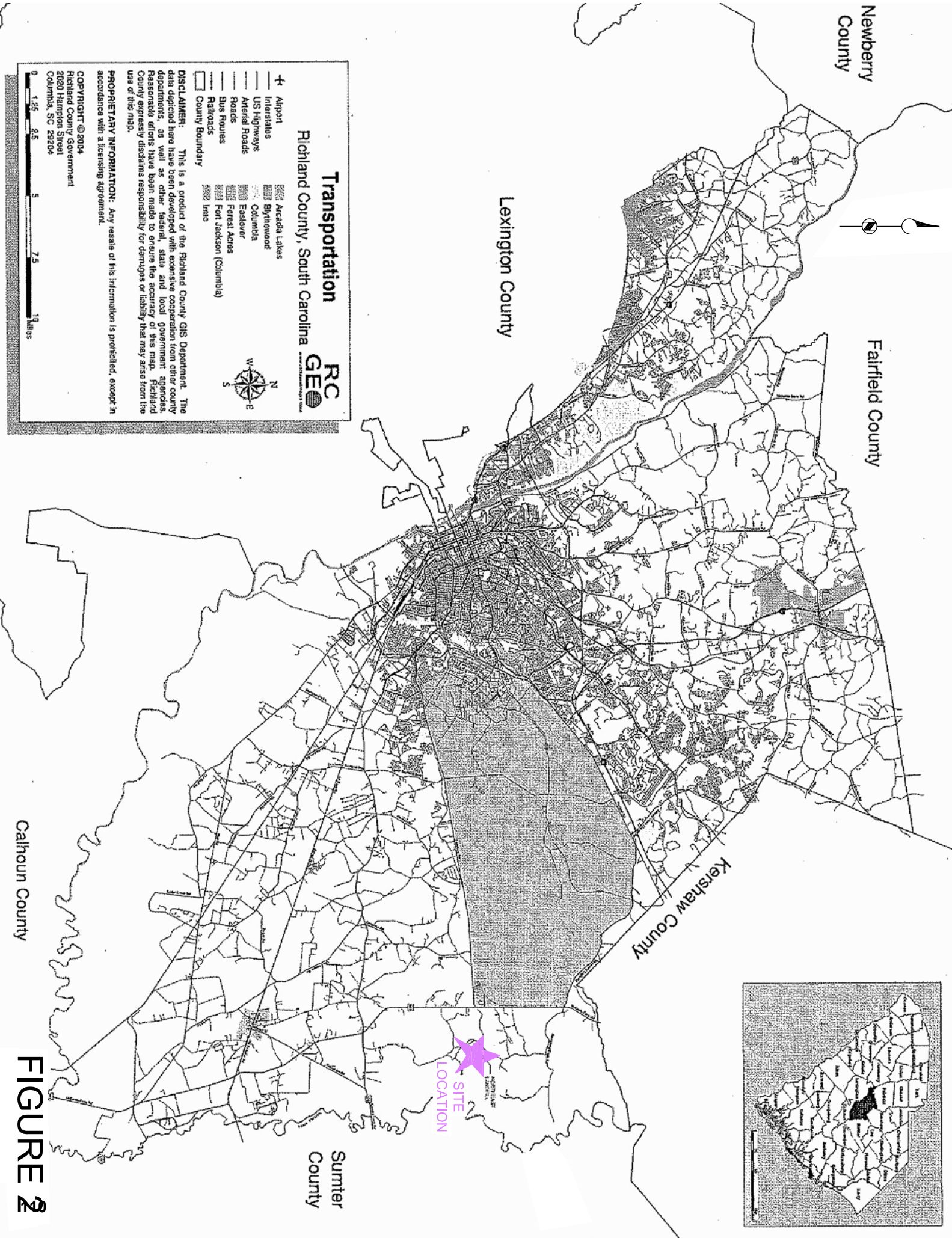


FIGURE 1



Newberry County

Fairfield County

Lexington County

Kershaw County

Sumter County

Calhoun County

Transportation
 Richland County, South Carolina

- ✈ Airport
- Interstates
- US Highways
- Arterial Roads
- Roads
- Bus Routes
- Railroads
- County Boundary



DISCLAIMER: This is a product of the Richland County GIS Department. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Reasonable efforts have been made to ensure the accuracy of this map. Richland County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.

COPYRIGHT ©2004
 Richland County Government
 2020 Hampton Street
 Columbia, SC 29204

0 1.56 2.5 5 7.5 15 Miles

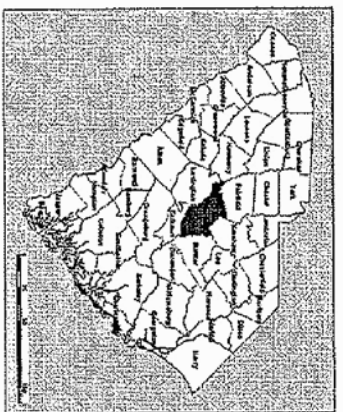
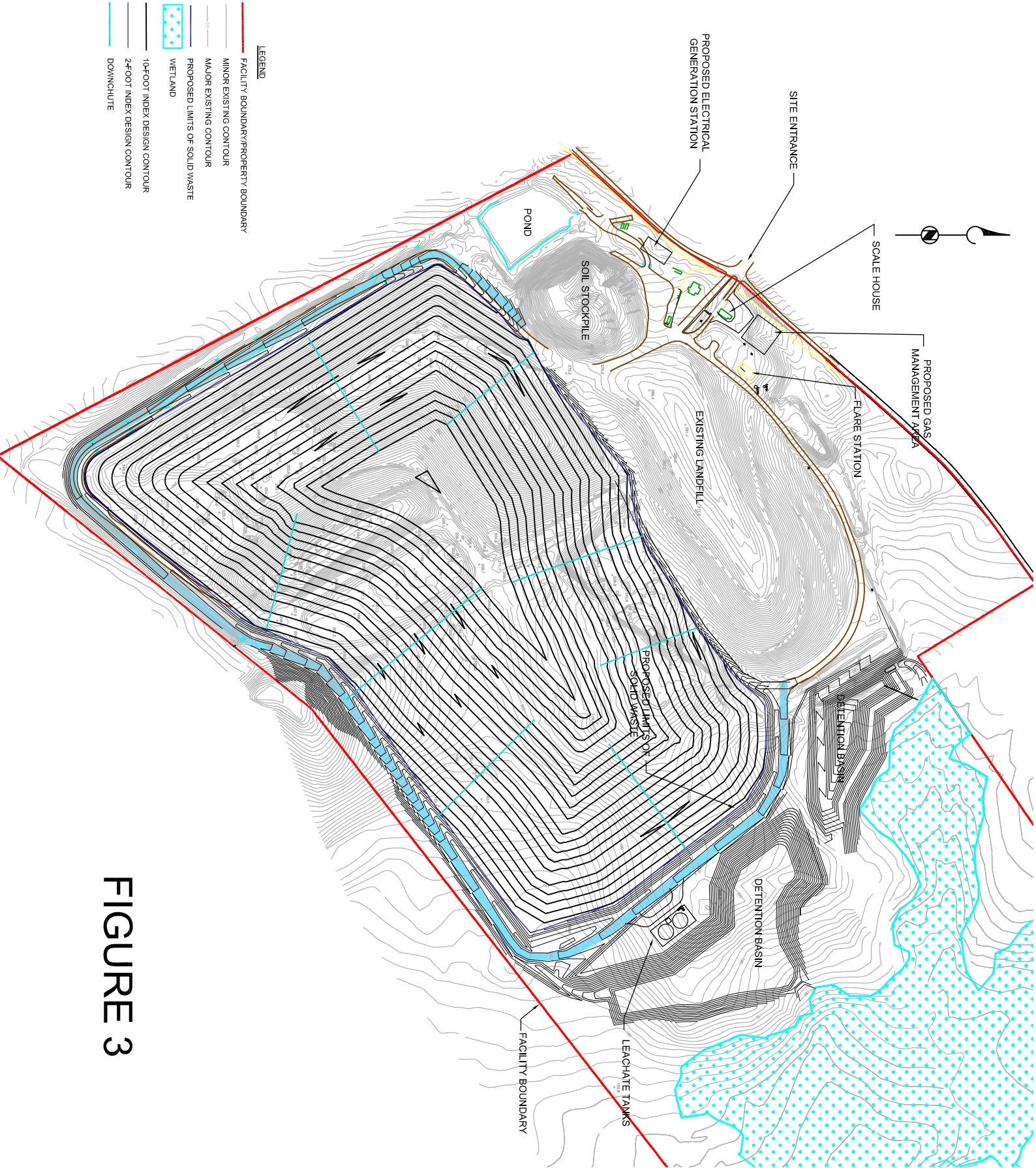


FIGURE 2



- LEGEND**
- FACILITY BOUNDARY/PROPERTY BOUNDARY
 - MINOR EXISTING CONTOUR
 - MAJOR EXISTING CONTOUR
 - PROPOSED LIMITS OF SOLID WASTE
 - WETLAND
 - 10-FOOT INDEX DESIGN CONTOUR
 - 2-FOOT INDEX DESIGN CONTOUR
 - DOWNHUTE

FIGURE 3

08-21 SE
1518 Westvaco Road





5 February 2008
Board of Zoning Appeals

REQUEST, ANALYSIS AND RECOMMENDATION

08-22 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

Edward Stiefel (Blood Diagnosis)

Tax Map Number

14500-03-10

Location

W/S Research Drive

Parcel Size

5± acre tract

Existing Land Use

Undeveloped

Existing Status of the Property

The subject property, located at the corner of f Technology Circle and Research Drive, is vacant.

Proposed Status of the Property

The applicant is proposing to establish an industrial development which is required to provide sidewalks for compliance with the site plan review.

Character of the Area

This area is primarily comprised of industrial and office uses. Midlands Technical College (Northeast Campus) and Northwood's Golf Course neighbor the proposed development.

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
- 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
- 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.

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.

There are a number of parcels located within the research park which are undeveloped. Upon the development of these parcels and under the terms of the current LDC, sidewalks would be required. This also includes the golf course, which currently is zoned M-1 (Light Industrial).

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.

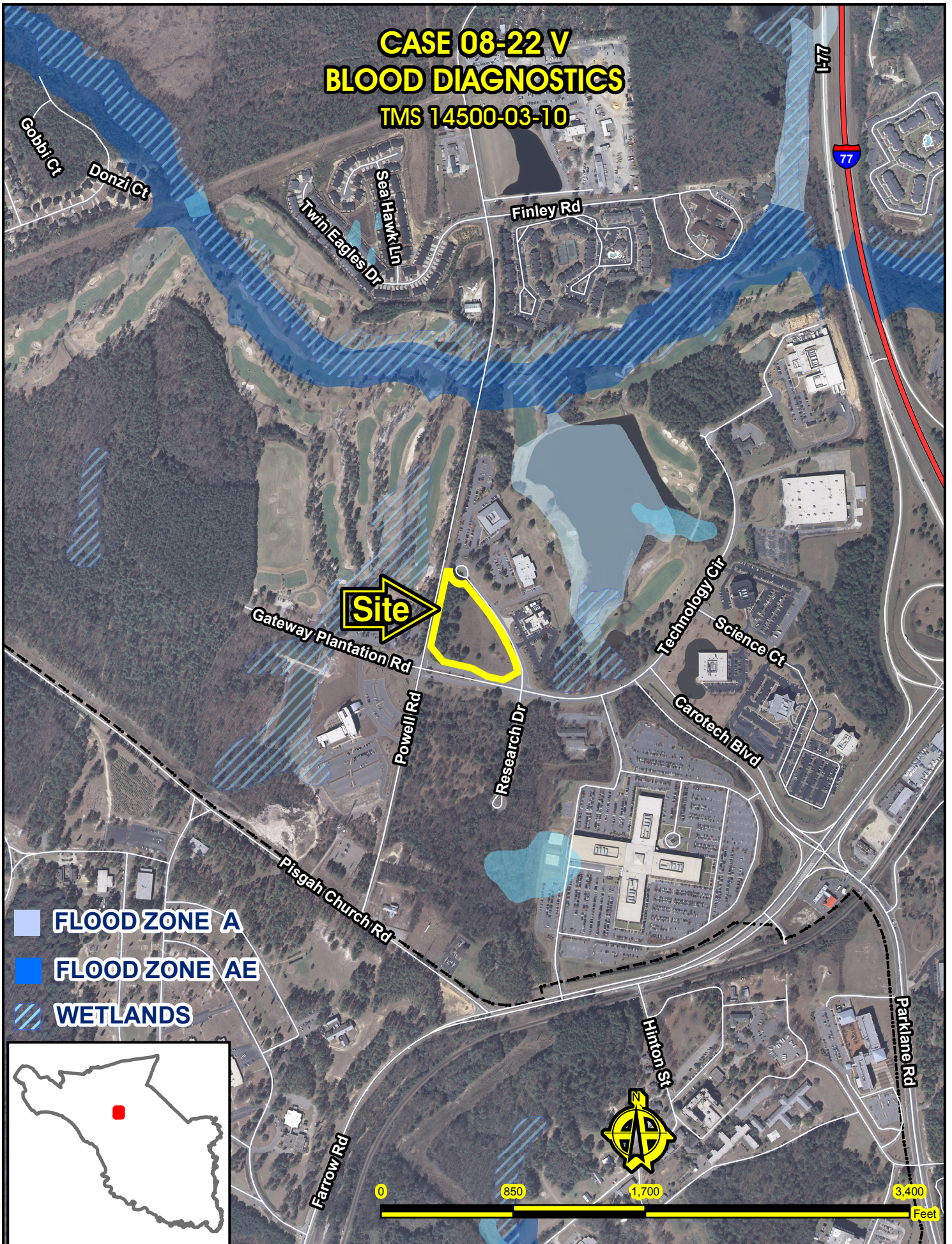
ATTACHMENTS

- Applicant submittal
- Pictures

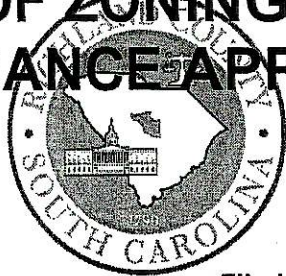
CASE HISTORY

No record of previous special exception or variance request.

CASE 08-22 V
BLOOD DIAGNOSTICS
TMS 14500-03-10



**RICHLAND COUNTY
BOARD OF ZONING APPEALS
VARIANCE APPEALS**



Rcpt# _____

Application# _____

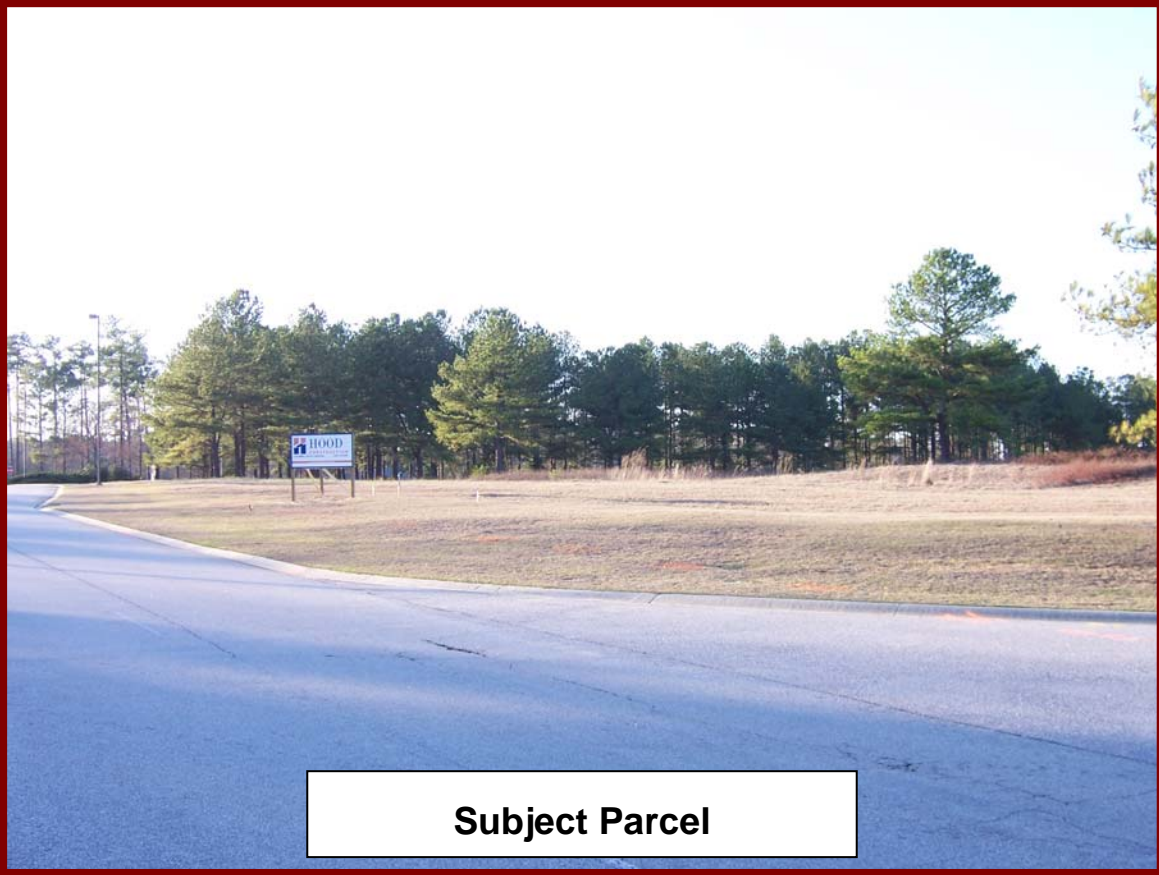
Paid \$ _____

Filed _____

1. Location AT CORNER OF TECHNOLOGY CIR. AND RESEARCH DR.
2. Page 14500 Block 03 Lot 10 Zoning District M1
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. 26-179, a.2
4. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: NOT TO BE REQUIRED TO CONSTRUCT 5' WIDE SIDEWALK AROUND PERIMETER OF SITE.
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: NO SIDEWALKS PREVIOUSLY REQUIRED IN RESEARCH PARK
 - b) Describe how the conditions listed above were created: NOT PREVIOUSLY REQUIRED
 - 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) NOTICE OF APPEALS FORM
 - b) ZONING APPEALS FORM
 - c) SITE PLAN

(Attach additional pages if necessary)

08-22
120 Research Drive



Subject Parcel



Across from site



**Subject
Parcel**

View down Research Drive



View down Research Drive

**Subject
Parcel**



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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