

RICHLAND COUNTY BOARD OF ZONING APPEALS



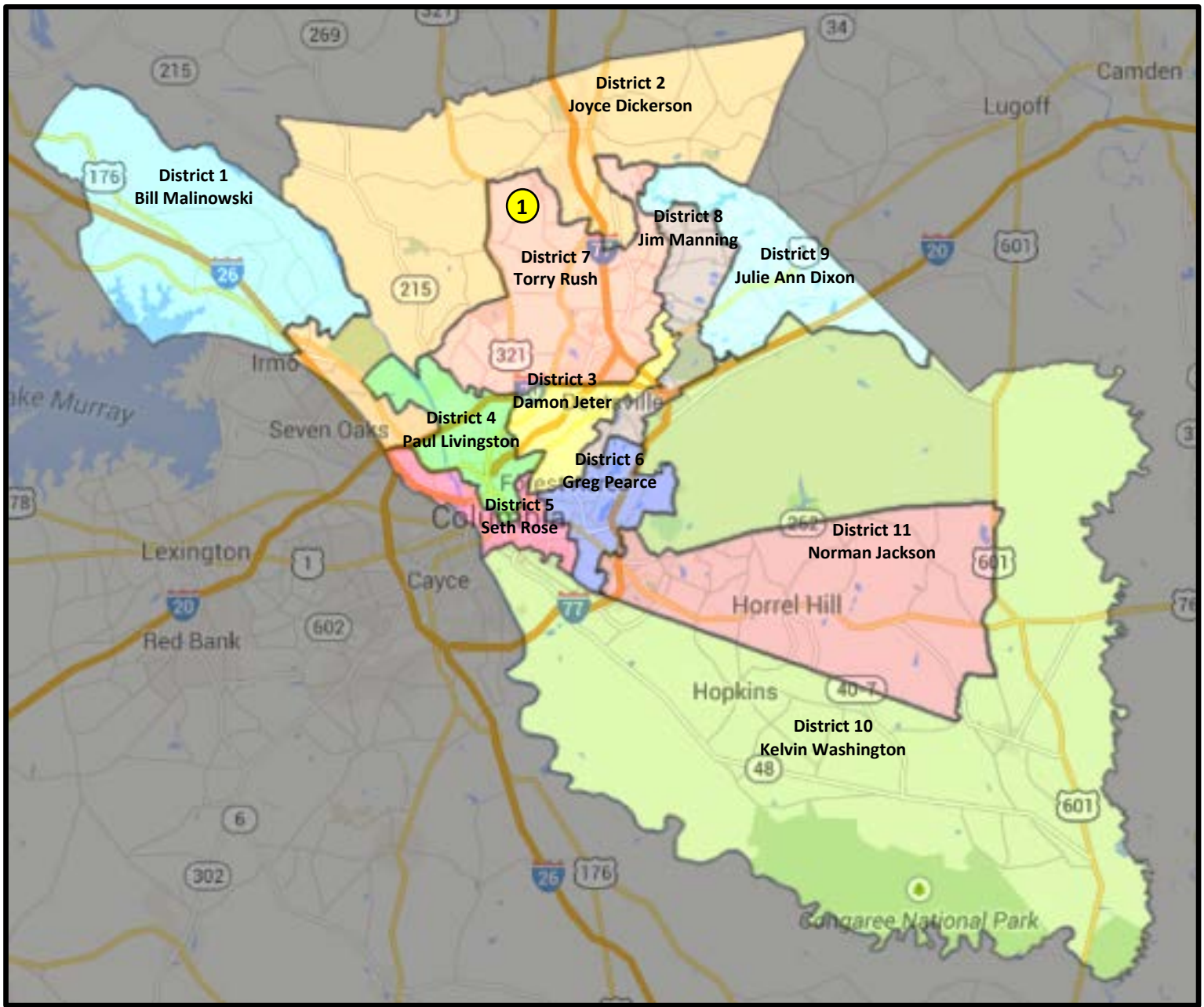
Wednesday, 4 May 2016

3 p.m.

Council Chambers

RICHLAND COUNTY BOARD OF ZONING APPEALS

April 6, 2016



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 16-03 SE	Amy Gerberry Selah of The Carolinas	12500-04-01	1172 Abney Hill Rd. Columbia, SC 29016	Rush



**Richland County
Board of Zoning Appeals
Wednesday, May 4, 2016
2020 Hampton Street
2nd Floor, Council Chambers**

3:00 p.m.

Agenda

- I. CALL TO ORDER & RECOGNITION OF QUORUM** **Joshua McDuffie, Chairman**
- II. ADOPTION OF AGENDA**
- III. PUBLIC NOTICE ANNOUNCEMENT**
- IV. RULES OF ORDER** **Amelia Linder, Attorney**
- V. APPROVAL OF MINUTES – February, 2016**
- VI. PUBLIC HEARING** **Geonard Price,
Deputy Planning Director/ Zoning Adm.**

OPEN PUBLIC HEARING

**16-03 SE
Amy Gerberry
Selah of The Carolinas
1172 Abney Hill Rd.
Columbia, SC 29016
TMS# 12500-04-01**

**Requests a special exception for a Continued Care Facility on
property zoned Rural (RU)**

P.1

VII. OTHER BUSINESS

VIII. ADJOURNMENT



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

16-03 Special Exception

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a continued care retirement community on property zoned Rural (RU) district.

GENERAL INFORMATION:

Applicant: Amy Gerberry
Selah of The Carolinas

TMS: 12500-04-01

Location: 1172 Abney Hill Road, Blythewood, SC 29016

Parcel Size: 6.83 acre tract

Existing Land Use: The parcel is currently occupied by two residential structures (a house and a manufactured home) and a number of accessory structures.

Proposed Land Use: The applicant proposes to use the property and existing structures for the treatment of women and girls with eating disorder.

Character of Area: The general area consists of large rural parcels which are mostly undeveloped.

ZONING ORDINANCE CITATION:

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize continued care retirement communities subject to the provisions of section 26-152 (d) (6).

CRITERIA FOR SPECIAL EXCEPTION:

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

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

Special exception requirements (as found in section 26-152 (d) (6)):

- (6) Continued care retirement communities.
 - a. Use districts: Rural; Rural Residential.
 - b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
 - c. No parking space or drive aisle shall be located closer than twenty (20) feet to any other residence not a part of the community.
 - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be as set forth for the district.

- e. All facilities shall be solely for the use of the residents and their guests.

DISCUSSION:

Staff visited the site.

The applicant is proposing to utilize the existing residential and accessory structures on the site for “A day treatment program with lodging option for women and girls suffering with an eating disorder.” According to the applicant, Selah of The Carolinas intends to “provide hospitalization for women and girls...in a home like environment...”

The residential facilities are designed to accommodate twelve (12) residents. The applicant proposes to have a maximum of three (3) employees on the shift of greatest employment. Records indicate that the primary residential structure totals 4,007 square feet (2,987 square feet heated). The manufactured home is approximately 1,500 square feet.

The property is accessed from an easement which connects to Abney Hill Road (a SCDOT road). In addition to the subject site, the easement is also used by residents on two (2) parcels located approximately .16 miles south of the site. According to the applicant, the patients will not have cars, so there should not be a traffic impact.

Staff did not observe any conditions or factors that would negatively impact the properties in the surrounding area by the establishment of this type of development.

Staff recommends **approval**.

If granted approval, the proposed project will be subject to site plan review, which will entail a review from the following Richland County Departments:

- Planning
- Building
- Public Works
- Fire Marshal

If an approval is granted, it is recommended the BOZA review the proposed development schedule to determine if conditions should be applied. It is staff’s recommendation that an approval stipulate the following:

1. Plans for the development of the site must be submitted for official review by Richland County within one (1) year of the approval of the special exception;
2. Any required construction for the project must be initiated within eighteen (18) months of the approval of the special exception;
3. If the stipulations of items #1 and #2 are not met, the special exception for the continued care retirement community is voided;
4. The submitted site plan is considered to be a conceptual layout for the proposed development. The special exception approval by the Board of Zoning Appeals does not constitute an official site and/or building plan review and approval;
5. Major changes to the site plan, such as an increase in square footage, height, and/or orientation of the buildings, will require an additional review and approval by the Board of Zoning Appeals; and
6. The Zoning Administrator shall determine if any requested changes to the Special Exception are major changes.

CONDITIONS:

Section 26-56 (f) (3)

Conditions: In granting a special exception, the board of zoning appeals may prescribe conditions and safeguards in addition to those spelled out in this chapter. The board of zoning appeals may also prescribe a time limit within which the special exception shall be begun or completed, or both. All conditions placed on the project by the board of zoning appeals shall be incorporated into such project.

OTHER RELEVANT SECTIONS:

N/A

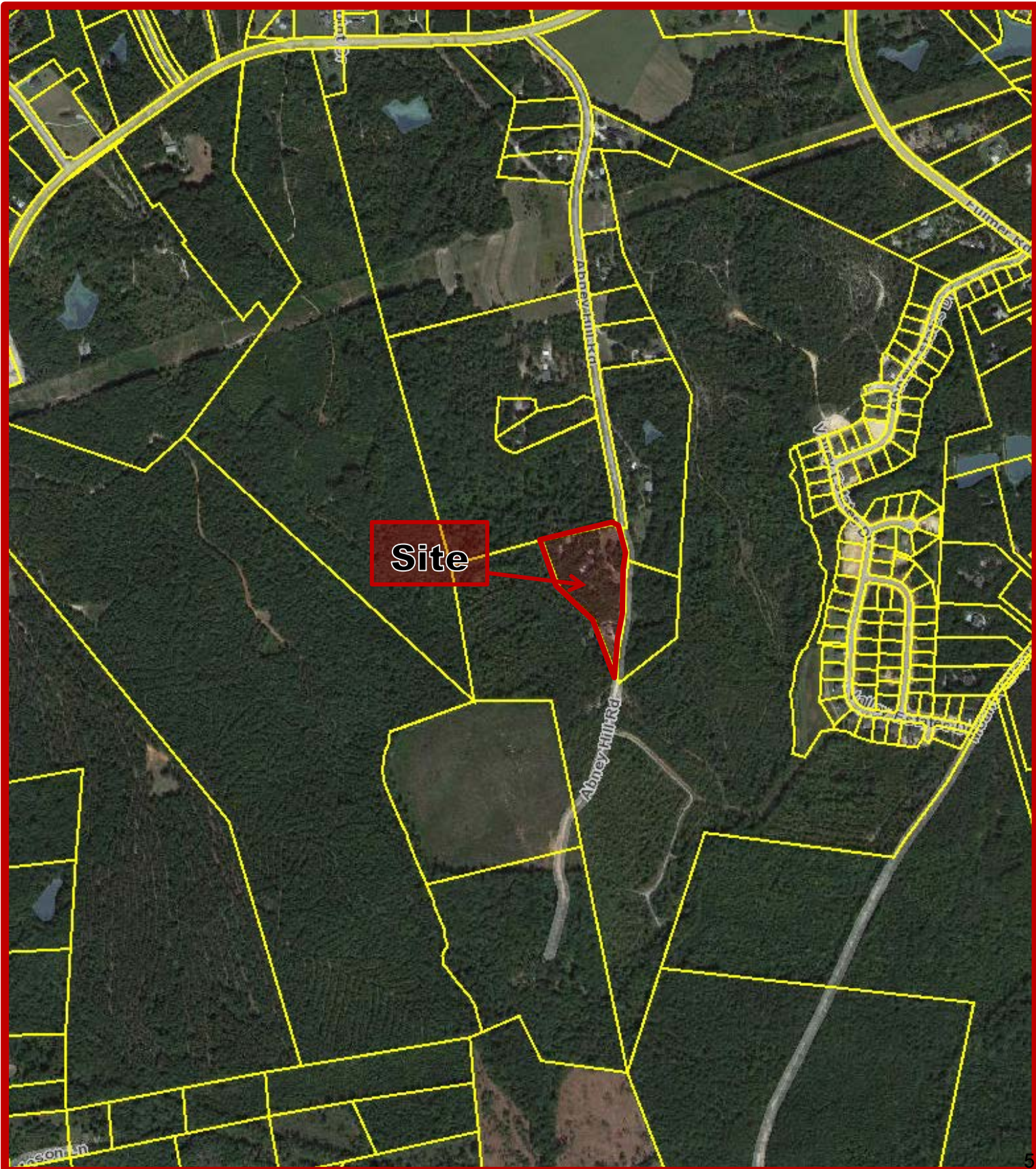
CASE HISTORY:

N/A

ATTACHMENTS:

- Site plan
- Zoning Application Packet

16-03 SE
1172 ABNEY HILL RD.
COLUMBIA, SC 29016
TMS# 12500-04-01



**16-03 SE
1172 ABNEY HILL RD.
COLUMBIA, SC 29016
TMS# 12500-04-01**



VIEW OF RESIDENTIAL STRUCTURES



**16-03 SE
1172 ABNEY HILL RD.
COLUMBIA, SC 29016
TMS# 12500-04-01**



VIEW FROM MAIN HOUSE



VIEW FROM ABNEY HILL RIGHT-OF-WAY



BOARD OF ZONING APPEALS SPECIAL EXCEPTION



1. Location: 1172 Abney Hill Road, Blythewood, South Carolina 29016
TMS Page: 12500-04-01 Block: _____ Lot: _____ Zoning District: RU Richland Co. Unincorporated

2. The Board of Zoning Appeals is requested to consider the granting of a special exception permitting: A day treatment program with lodging option for women and girls suffering with an eating disorder.
3. Describe the proposal in detail: Selah of The Carolinas hopes to provide partial hospitalization for women and girls 12 and up with treatment for their eating disorder. The goal is to provide treatment in a home like environment with evidence and faith based treatment.

Includes staff (3)

4. Area attributed to the proposal (square feet): 5,500
5. Are other uses located upon the subject property? No Yes (if Yes, list each use and the square footage attributed to each use):
a. Use _____ square footage _____
b. Use _____ square footage _____
c. Use _____ square footage _____

6. Total number of parking spaces on the subject property: 5

7. Total number of employees on shift of greatest employment: 2 Max 3

8. Address the following **Standards of Review** (Sec. 26-56 (f) (2) of the Richland County Land Development Code). Please note that the members of the Board of Zoning Appeals will use your answers, among other things, as they evaluate your request.

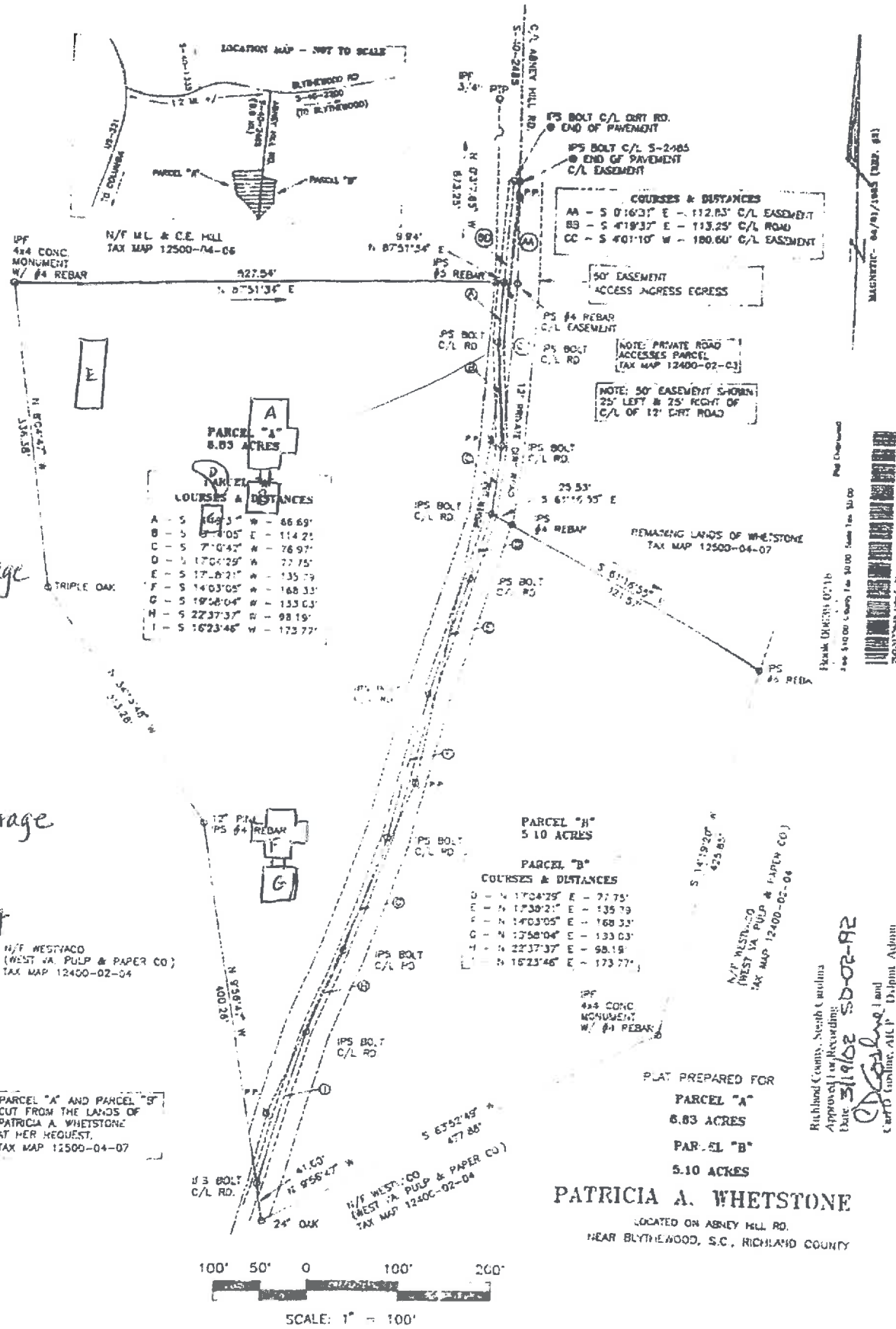
a. Traffic impact: none patients will not have cars

b. Vehicle and pedestrian safety: none ~~to~~ activities will take place primarily in the home.

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: none

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: none

e. Orientation and spacing of improvements or buildings: none



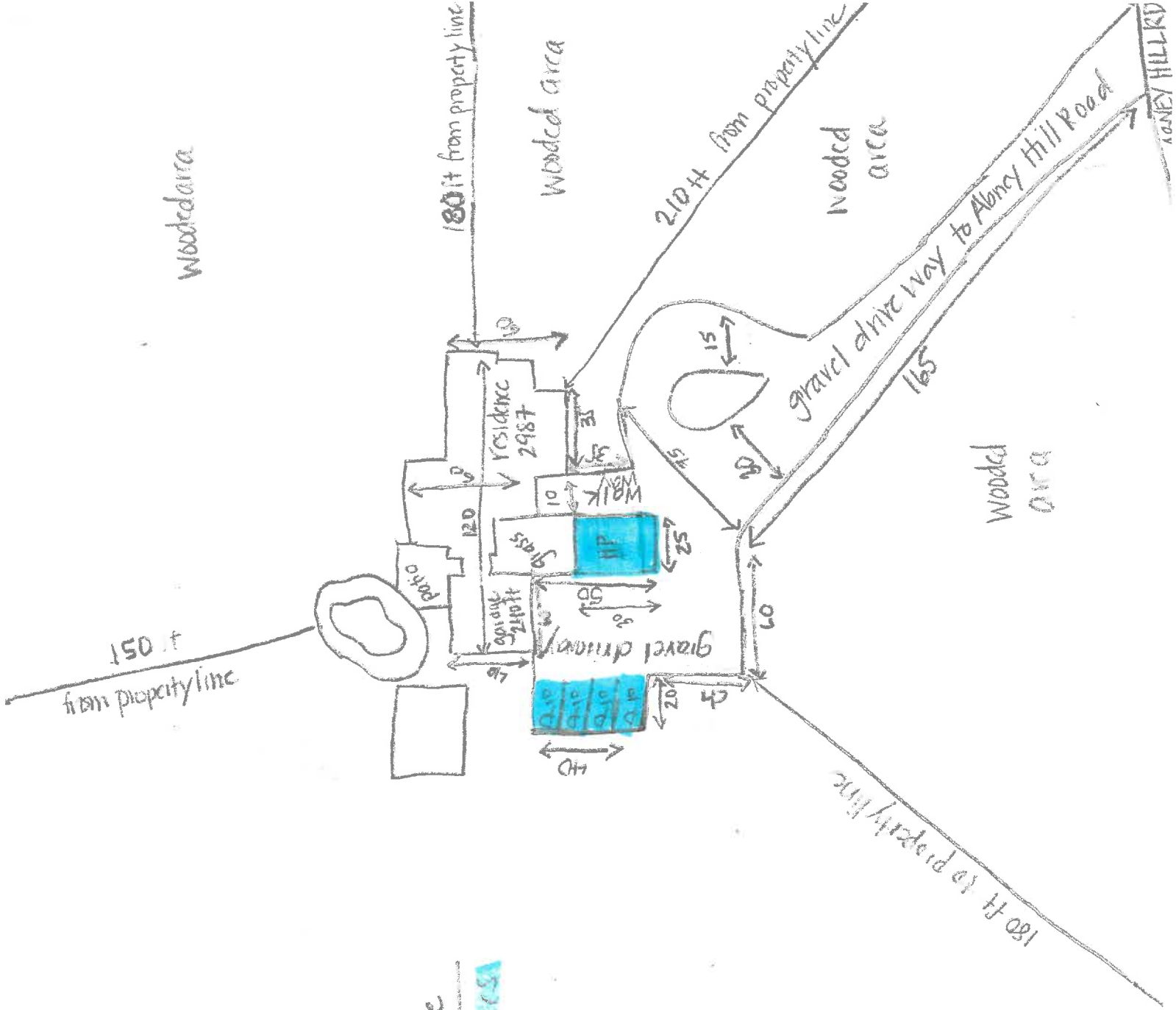
- A. Main house - \approx 3000 sq feet
- B. Attached Garage \approx 500 sq ft
- C. Pool house \approx 500 sq ft
- D. Pool
- E. Workshop / Garage
- F. Guest House \approx 1500 sq feet
- G. Covered Carport

REFERENCES: (1) PLAT FOR WEST VIRGINIA PULP & PAPER CO (WESTVACO) BY FOSTER, DECEMBER 17, 1953 DEED BOOK D158 - PAGE 140
 (2) PLAT FOR M.L. & C.E. HILL BY POWER ENGR. CO., INC., J.P. JOHNSON, APRIL 01, 1981
 (3) TAX MAP 12500-04-07

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED HEREIN.

Jerry E. Todd SCHLS 6586
 MARCH 09, 2002
 JERRY E. TODD
 203 LOCKSHIRE RD.,
 COLUMBIA, S.C. 29212
 803-772-3536

Richland County, South Carolina
 Approved for Recording
 Date 3/19/02 SD02-02
Jerry E. Todd
 Surveyor



- 1172 Abney Hill Rd
 site plan parking
- 4 parking spaces
 - 1 Handicapped space
- 5 total parking spaces



Richland County Government
2020 Hampton Street
Columbia, SC 29204

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