

# **RICHLAND COUNTY BOARD OF ZONING APPEALS**



**Wednesday, 3 August 2022  
3 p.m.  
Council Chambers**





**Richland County  
Board of Zoning Appeals  
Wednesday, August 3, 2022  
3:00 p.m.**

Chairman - Jason McLees  
Co-Chairman - Lonnie Daniels  
Mike Spearman • Robert T Reese • Cody Pressley

**Agenda**

- I. **CALL TO ORDER & RECOGNITION OF QUORUM** ..... Jason McLees, Chairman
- II. **PUBLIC NOTICE ANNOUNCEMENT**
- III. **ADDITIONS / DELETIONS TO THE AGENDA**
- IV. **ADOPTION OF AGENDA**
- V. **RULES OF ORDER** ..... Jason McLees, Chairman
- VI. **PUBLIC HEARING** ..... Geonard Price, Zoning Administrator

**OPEN PUBLIC HEARING [ACTION]**

- |  |  |   |
|--|--|---|
| 1. SE22-002<br>Khalilah Joyner<br>5040 Bluff Road<br>Columbia, SC 29209<br>TMS# R16103-02-09<br>Page 1 | Request a special exception to allow space for a new sanctuary, a kitchen, fellowship hall and bathrooms. Property zoned Mobile Home (MH). | <u>District 10</u><br>Cheryl D. English |
|--|--|---|

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





## REQUEST, DISCUSSION AND RECOMMENDATION

**CASE:**

SE22-002

**REQUEST:**

The applicant is requesting the Board of Zoning Appeals to grant a special exception to permit the establishment of a place of worship and multi-purpose/fellowship hall in a Manufactured Home (MH) district.

**GENERAL INFORMATION:**

*Applicant:* Khaliah Joyner

*TMS:* 161023-02-08

*Location:* 5040 Bluff Road, Columbia, SC 29209

*Parcel Size:* .88 acres

*Existing Land Use:* The parcel is currently occupied by a 2,684 square foot place of worship.

*Proposed Land Use:* The applicant proposes to establish a 5,760 square foot multi-purpose/fellowship hall in addition to the existing place of worship.

*Character of Area:* The area is comprised primarily with residentially developed parcels and institutional uses

**ZONING ORDINANCE CITATION:**

Table 26-V-2 of the Land Development Code authorizes the Board of Zoning Appeals to authorize places of worship subject to the provisions of section 26-152 (d) (20).

**CRITERIA FOR SPECIAL EXCEPTION:**

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

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

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**Special exception requirements (as found in section 26-152 (d) (20)):**

(20) *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector or thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.

- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

**DISCUSSION:**

Staff visited the site.

The applicant proposes to construct a 5,760 square foot multi-family/fellowship in addition to the existing 2,684 square foot structure.

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

The applicant is required to obtain a driveway permit from the SCDOT. The permit should address the appropriateness of any access points.

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

- Planning
- Public Works
- Fire Marshall
- Soil and Water

Staff recommends **approval** for this request.

**CONDITIONS:**

Section 26-56 (f) (3)

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

**OTHER RELEVANT SECTIONS:**

N/A

**CASE HISTORY:**

No record of previous special exception or variance request.

**ATTACHMENTS:**

- Proposed church layout
- Application

**SE22-002**  
**KHALILAH JOYNER**  
**5040 BLUFF ROAD**  
**COLUMBIA, SC 29209**  
**TMS# R16103-02-08**





# BOARD OF ZONING APPEALS

## SPECIAL EXCEPTION



1. Location: 5040 Bluff Rd Columbia, SC 29061

TMS Page: B116103-02-08 Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Zoning District: MH

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

A New Church ~~Sanctuary~~ Sanctuary

3. Describe the proposal in detail: Fresh Oil Outreach INC. is requesting the following proposal. This new proposal will allow space for a new sanctuary that will seat 200-299 people. It will also include a pulpit sitting area with a baptism pool, choir/music area, and sound room. In addition, there will be 2-3 classrooms for teaching youth/adults and additional office space for leadership team. The outside area will provide new church entry and walk thru space for a sidewalk, pavement parking and beautiful landscaping to the exist area.

4. Area attributed to the proposal (square feet): 96 x 60 x 10 = 5760

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 Sanctuary square footage 1150

b. Use Kitchen/Fellowship hall square footage 926

c. Use Bathrooms square footage 243

6. Total number of parking spaces on the subject property: 23-25

7. Total number of employees on shift of greatest employment: 9

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.

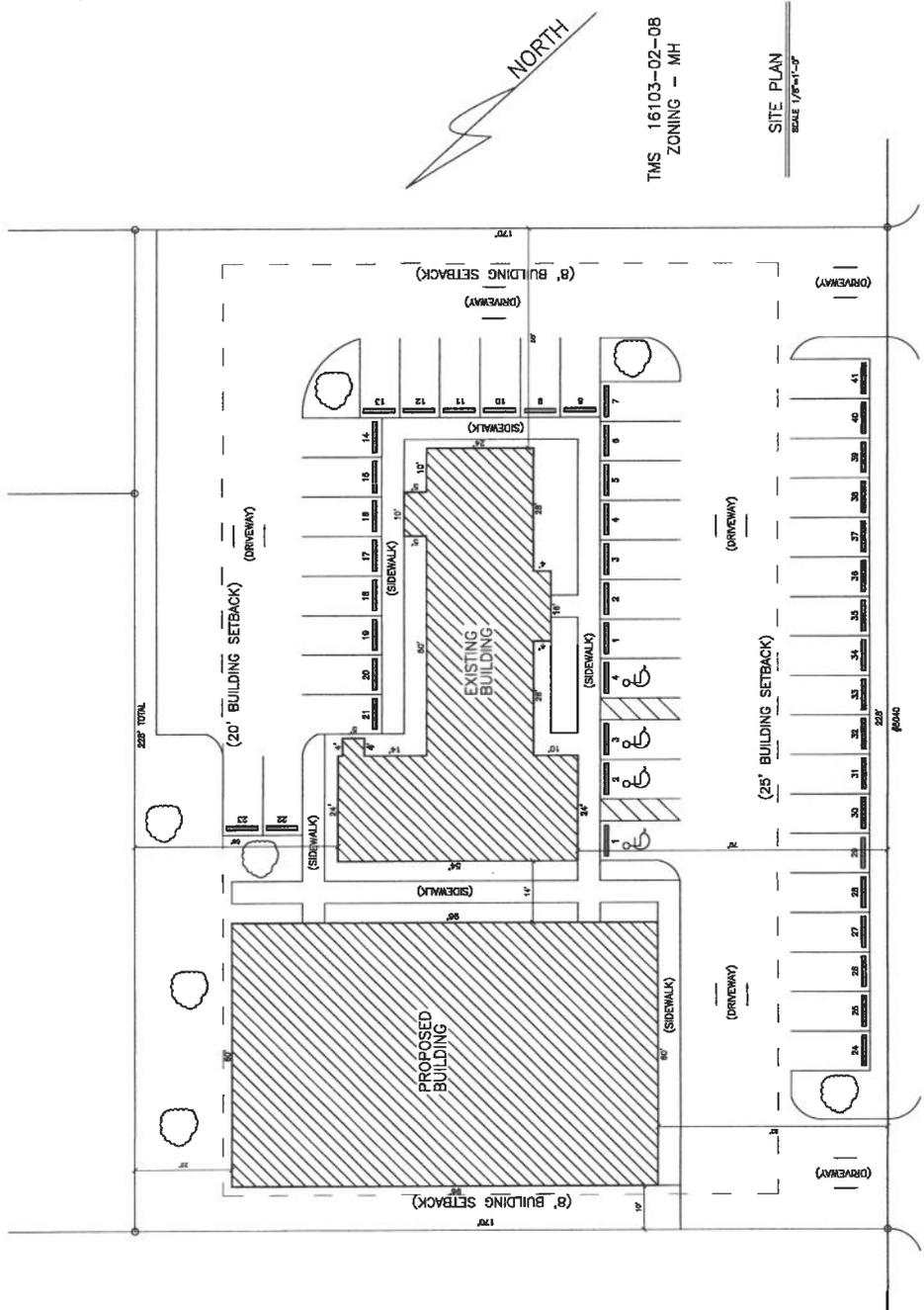
a. Traffic impact: will be low impact during the hours of worship

b. Vehicle and pedestrian safety: low impact as traffic will be directed on church grounds

c. Potential impact of noise, lights, fumes or obstruction of airflow on adjoining property: No impact  
Worship hour has not been a concern

d. Adverse impact of the proposed use on the aesthetic character of the environs, to include possible need for screening from view: No Adverse impact

e. Orientation and spacing of improvements or buildings: This will allow for spacing improvement along with a structure built for landscaping



TMS 16103-02-08  
ZONING - MH

SITE PLAN  
SCALE 1/8"=1'-0"

BLUFF RD. ( HWY 15 )

- 4 - HANDICAP PARKING SPACES (14'X18')
- 41 - STANDARD PARKING SPACES (9'X18')
- 45 - TOTAL PARKING SPACES

PROJECT	DRAWN BY	CHECKED BY	DATE	SHEET
TMS 16103-02-08	J. L. [unreadable]	[unreadable]	3-10-2008	1 of 1





