

RICHLAND COUNTY BOARD OF ZONING APPEALS



**Wednesday, 5 August 2026
3 p.m.
Council Chambers**



**Richland County
Board of Zoning Appeals
Wednesday, August 5, 2026
3:00 p.m.**

Chairman – Shasai S. Hendrix

Vice-Chairman - Alexander Alderman

Anette Nelson • DeAnta Reese • La’Jessica Stringfellow

Lashawn Landy • Mandy Lautzenheiser • Merrell Johnson

Agenda

- | | |
|---|-----------------------------------|
| I. CALL TO ORDER & RECOGNITION OF QUORUM | Chairman Shasai S. Hendrix |
| II. PUBLIC NOTICE ANNOUNCEMENT | Chairman Shasai S. Hendrix |
| III. ADDITIONS / DELETIONS TO THE AGENDA | |
| IV. ADOPTION OF AGENDA | Chairman Shasai S. Hendrix |
| V. RULES OF ORDER | |
| VI. APPROVAL OF MINUTES: 8 July 2026 | |
| VII. PUBLIC HEARING | Tommy DeLage, Zoning Admin |

OPEN PUBLIC HEARING [ACTION]

- | | | | |
|-----------------|-----------------------------|--|--------------------------|
| 1. | Case# AR26-002 | Appeal of the Zoning Administrators | <u>District 1</u> |
| | Brett Dressler | decision that a non-conforming | Jason Branham |
| Deferred | 140 Brody Road | accessory structure was demolished and | Deferred |
| | Chapin, SC 29036 | the nonconforming building setbacks are | |
| | TMS: R01413-01-06 | no longer legal nonconforming. | |
| 2. | Case# ZV26-002 | Request to exceed the maximum allowed | <u>District 9</u> |
| | Kathy Brazell | sign square footage by 28.98 square feet. | Jesica Mackey |
| | 10136 Two Notch Road | | |
| | Columbia, SC 29229 | | |
| | TMS: R22909-03-09 | | |

VIII. OTHER BUSINESS

IX. ADJOURNMENT



REQUEST, DISCUSSION AND RECOMMENDATION

CASE:

26-002 Variance

REQUEST:

The applicant is requesting the Board of Zoning Appeals to grant a variance to exceed the maximum square footage for wall signage on property zoned Light Industrial (M-1) district.

GENERAL INFORMATION:

Applicant: Kathy Brazell

TMS: R22909-03-09

Location: 10136 Two Notch Road, Columbia, SC 29229

Parcel Size: 1.12± acres

Existing Land Use: Currently the property is developed for medical related services.

Proposed Land Use: The applicant proposes to install signage which will exceed the maximum allowed square footage for wall signage.

Character of Area: The area is commercially developed.

ZONING ORDINANCE CITATION:

Section 26-2.5. Application-Specific Procedures the Land Development Code empowers the Board of Zoning Appeals to allow deviations from specific dimensional standards in this Ordinance when the strict application of the standards would result in unnecessary hardship. Such appeals shall be made in accordance with the procedures and standards set forth in Section 26-2.5. 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:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
2. These conditions do not generally apply to other property in the vicinity;
3. These conditions are not the result of the applicant's own actions;
4. Because of these conditions, the application of the standards in this Ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. 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.
6. The fact that property could be utilized more profitably if a variance were granted shall not be considered grounds for approval of a variance application.

DISCUSSION:

The applicant is proposing to install wall signage will exceed the maximum square footage allowed. The building on which the signage is to be installed has a liner front footage of twenty-eight point nine eight (28.98) feet. The site does have a freestanding sign. The applicant is proposing a total of 133.98 square feet which exceeds the maximum by twenty-eight point nine eight (28.98) feet.

According to the applicant, the variance is primarily needed for a visibility and identification for those seeking immediate emergency care. The applicant also listed advertising on the side elevations will allow for greater visibility for the community to safely and quickly locate the facility.

If the variance is denied, the applicant will be allowed to install wall signage one hundred and five (105) square feet with a separate freestanding sign.

Staff believes that the subject parcel does not meet all of the criteria required for the granting of a variance. Staff recommends that the request be denied. According to the standard of review, a variance shall not be granted until the following findings are made:

Staff recommends that the request be **denied**. According to the standard of review, a variance shall not be granted until the following findings are made:

a. Extraordinary and exceptional conditions

Staff was unable to identify extraordinary and/or exceptional conditions to the subject site.

b. Conditions applicable to other properties

Staff was unable to determine if conditions are applicable to other properties in the surrounding area which would necessitate a similar variance request.

c. Application of the ordinance restricting utilization of property

Applying the provisions of the LDC would not prevent the utilization of this parcel.

d. Substantial detriment of granting variance

There would be no substantial detriment to the surrounding properties if the variance is granted.

CONDITIONS:

Section. 26-2.5. Application-Specific Procedures (p) (3) e.

As a condition of approval, the Board of Zoning Appeals may establish a time frame within which the development for which the variance requested shall begin and/or be completed. The variance shall automatically expire and be void upon the lapse of the established time frame if the development for which the variance is granted is not begun and/or completed as required. If a vested right is already established for the same development at the time the variance is approved, the time frame established as a condition of approval shall not be less than the effective period for the vested right.

OTHER RELEVANT SECTIONS:

Section 26-2.5. Application-Specific Procedures (p) (3) b.

b. Board of Zoning Appeals Review and Action

1. The Board of Zoning Appeals shall review the application materials, the Planning Director's recommendation, the standards set forth in this Ordinance, and all testimony and evidence received at the public hearing and shall make a decision on the application in accordance with Sec. 26-2.5(p)(4), Decision Standards for Variance. The Board's decision shall be one of the following:

(a) Approve the application as submitted;

(b) Approve the application subject to conditions of approval regarding the location, character, or other features of the proposed building, structure, or use that the Board deems appropriate to comply with the standards in Sec. 26-2.5(p)(4), Decision Standards for Variance; or

(c) Deny the application.

The Board's decision on the application shall be by a concurring vote of a majority of those members of the Board both present and voting, and shall be accompanied by written findings on whether the requested variance meets each of the standards in Sec. 26-2.5(p)(4), Decision Standards for Variance. The Board's decision and written findings shall be permanently filed in the office of the Planning Director as a public record.

CASE HISTORY:

No record(s) of previous special exception or variance request.

ATTACHMENTS:

- Application
- Renderings



BOARD OF ZONING APPEALS

VARIANCE APPEALS



Application #

1. Location 10136 Two Notch Road, Columbia, SC 29229
TMS Page R22909 **Block** 03 **Lot** 18 **Zoning District** M-1 (abides by LI district sign standards)
2. Applicant hereby appeals to the Zoning Board of Appeals for a variance from the strict application to the property as described in the provisions of Section SEC.26-5.9.SIGNS of the Richland County Zoning Ordinance.
3. Applicant requests a variance to allow use of the property in a manner shown on the attached site plan, described as follows: A variance is being requested for additional lettersets to advertise HCA CareNow Urgent Care. The lettersets will be placed on the side elevations. Square footage being requested: 133.98 sq ft. placing us over the allowed sq footage of 1 sq foot per linear foot of 105 sq foot.
4. The application of the ordinance will result in unnecessary hardship, and the standards for a variance set by Sec. 26-602.3b(1) of the Richland County Zoning Code are met by the following facts.
 - a) There are extraordinary and exceptional conditions pertaining to the particular piece of property as following: The Urgent Care is vital to the community for those seeking immediate emergency care. Advertising on the side elevations will allow greater visibility for the community to safely and quickly locate the facility.
 - b) Describe how the conditions listed above were created: Due to the location of the facility, there are many businesses in the area that block the visibility of the Urgent Care but would greatly benefit from the facility if there is proper identification for the community to locate the facility. There are also many trees in the ROW that hinder the visibility of the facility.
 - c) These conditions do not generally apply to other property in the vicinity as shown by: The conditions do not generally apply to other businesses in the area as they do not provide emergency care.
 - 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: If the location is not properly identified with signage, it would delay treatment in emergency situations.
 - e) The authorization of the variance will not be of substantial detriment to the adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance for the following reasons: The variance would not cause substantial detriment to adjacent properties but in fact would provide much needed immediate care.
5. The following documents are submitted in support of this application [a site plan must be submitted]:
 - a) Variance application.
 - b) Sign package with site plan and attachment details.
 - c) _____

(Attach additional pages if necessary)

Kathy Brazell
Applicant's Signature

Kathy Brazell
Printed (typed) Name

55 Sirens Lane
Address

Gaston, SC 29053
City, State, Zip Code

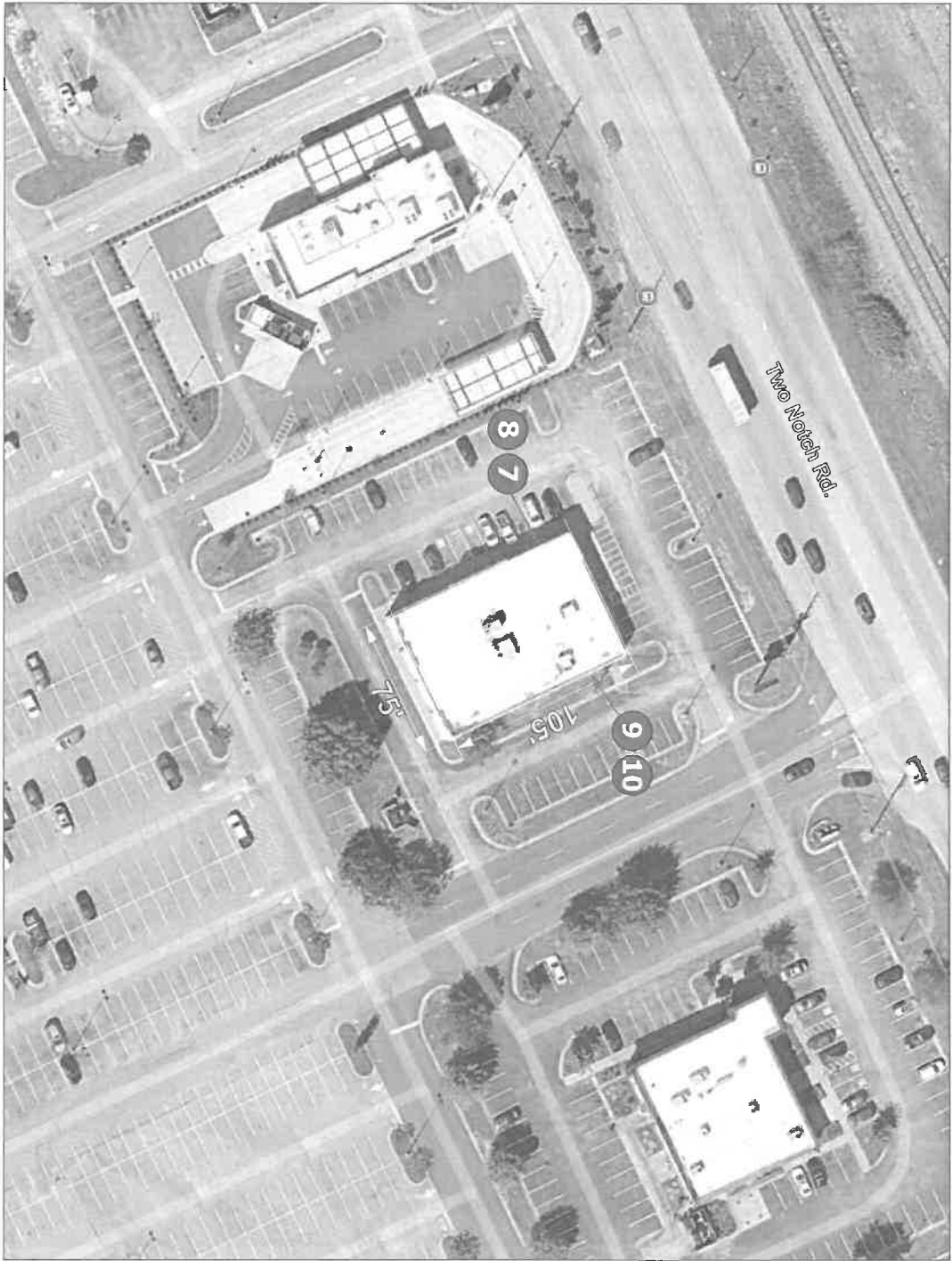
803-318-3080
Telephone Number

803-356-5947
Alternate Number

SIGN #	SIGN MODEL
Ext007	Channel Letters CN.CS.BR.20" RW
Ext008	Channel Ltrs CN.CU.BR.U.10" J - RW
Ext009	Channel Letters CN.CS.BR.20" RW
Ext010	Channel Ltrs CN.CU.BR.U.10" J - RW

NOTES:
 BUILDING CODE IBC 2021
 DESIGN WIND PRESSURE IN CONFORMANCE WITH ASCE 7-16

WIND DESIGN CRITERIA
 WIND VELOCITY - 150 mph ULTIMATE, 120 mph ASD
 RISK CATEGORY - II
 EXPOSURE CATEGORY - C
 INTERNAL PRESSURE COEFFICIENT - +/- 0.18
 COMPONENT & CLADDING PRESSURES - 60.2 psf
 FORCE COEFFICIENT - 1.2



FITTS
THE FITTS GROUP
ENGINEERING

CUSTOMER
 SITE ADDRESS
 10136 Two Notch Road
 Columbia, SC 29229

PROJECT NUMBER
 325925991
 PROJECT TITLE
 Site Plan

DRAWN BY: LUN
 CHECKED:
 APPROVED:

DATE: 6/19/2026
 DATE:
 DATE:

REVISIONS/PROJECT NOTES:
 1.
 2.
 3.
 4.
 5.

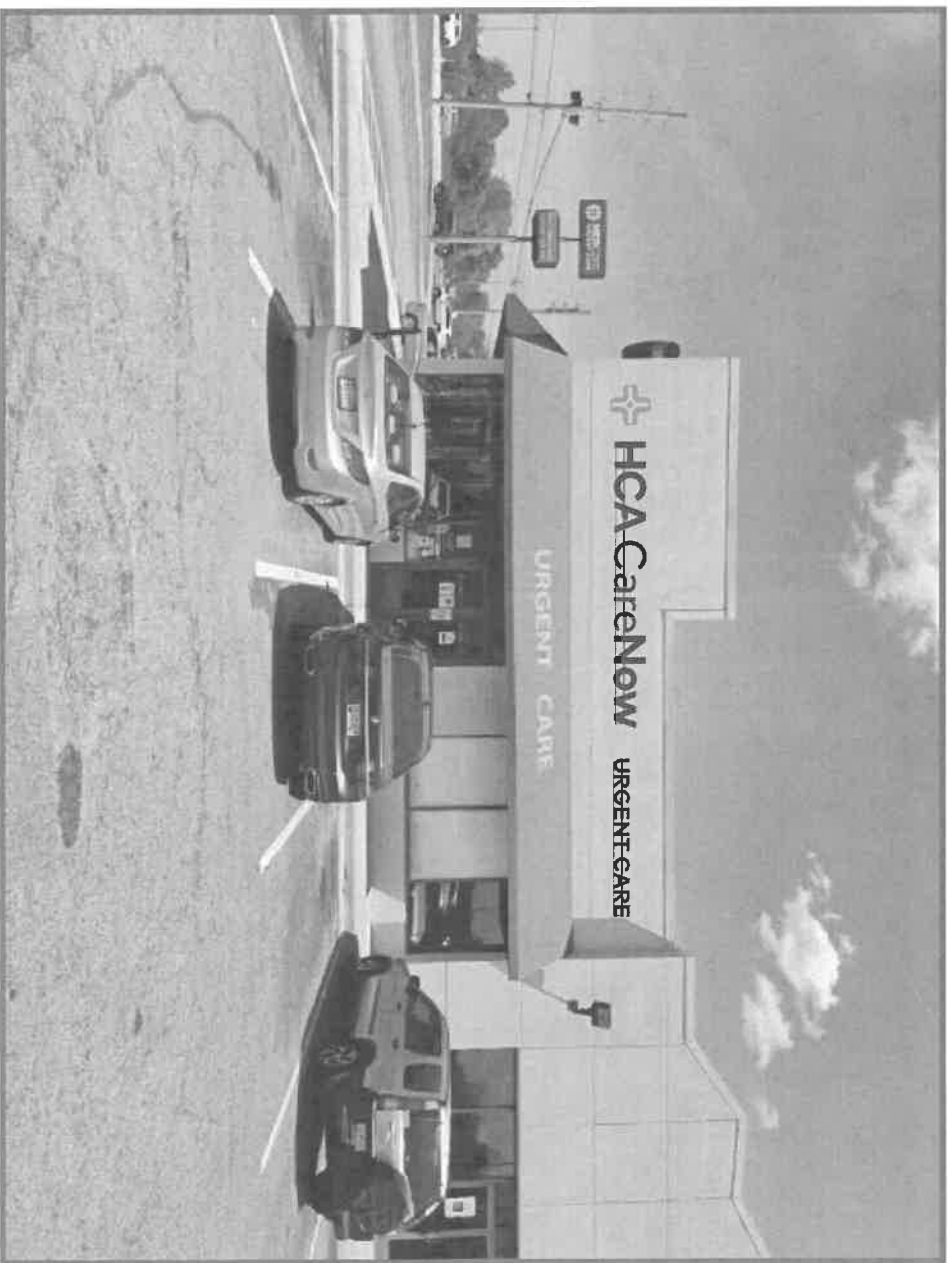
SHEET:
 2



Before



After



HCA CareNow Spring Valley
Site ID - 17602
10136 Two Notch Road
Columbia, SC 29229

FITTS

SIGN #	SIGN MODEL
Ext007	Channel Letters CN.CS.BR.20" J.RW
Ext008	Channel Ltrs CN.CU.BR.U.10" J.-RW
Ext009	Channel Letters CN.CS.BR.20" J.RW
Ext010	Channel Ltrs CN.CU.BR.U.10" J.-RW



Existing

FITTS
THE FITTS COMPANY
a member of the Fitts Group

CUSTOMER
Hospital Corporation of America

SITE ADDRESS
10138 Two North Road
Columbia, SC 29229



Proposed

PROJECT NUMBER
328925991

PROJECT TITLE
Elevations

DRAWN BY: LJN

CHECKED:

APPROVED:

DATE: 8/15/2026

DATE:

DATE:

REVISIONS/PROJECT NOTES:

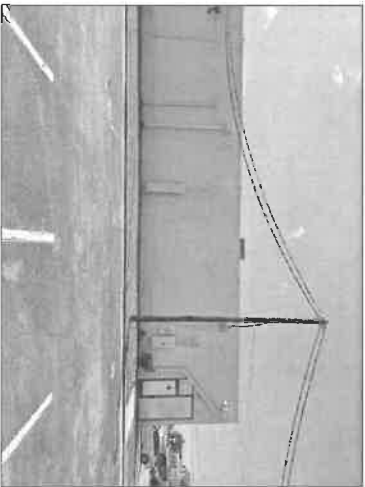
-
-
-
-
-

SHEET:
3

SIGN #	SIGN MODEL
Ext007	Channel Letters CN.CS.BR.20"J.RW
Ext008	Channel Ltrs CN.CU.BR.U.10"J.-RW
Ext009	Channel Letters CN.CS.BR.20"J.RW
Ext010	Channel Ltrs CN.CU.BR.U.10"J.-RW



Note: The gap between items 9 and 10 will be extended beyond the standard to accommodate wall conditions.



Existing



Proposed

FITTS THE FITTS GROUP ARCHITECTS & ENGINEERS	CUSTOMER	PROJECT NUMBER	DRAWN BY: LJM	DATE: 6/15/2026	REVISIONS/PROJECT NOTES: 1. 2. 3. 4. 5.	SHEET: 4
	SITE ADDRESS	PROJECT TITLE	CHECKED:	DATE:		
	Hospital Corporation of America	Elevations	APPROVED:	DATE:		
	10136 Two North Road					
	Columbia, SC 29229					

Technical drawing of the HCA CareNow logo. The logo consists of a stylized four-pointed star icon above the text "HCA CareNow". The text is in a sans-serif font, with "HCA" in a larger, bolder weight than "CareNow". Dimensions are provided for the icon and the text:

- Icon width: 26.875"
- Icon height: 20.000"
- Text height (HCA): 26.875"
- Text height (CareNow): 184.545"
- Text width: 221.676"
- Text spacing (HCA to CareNow): 10.250"

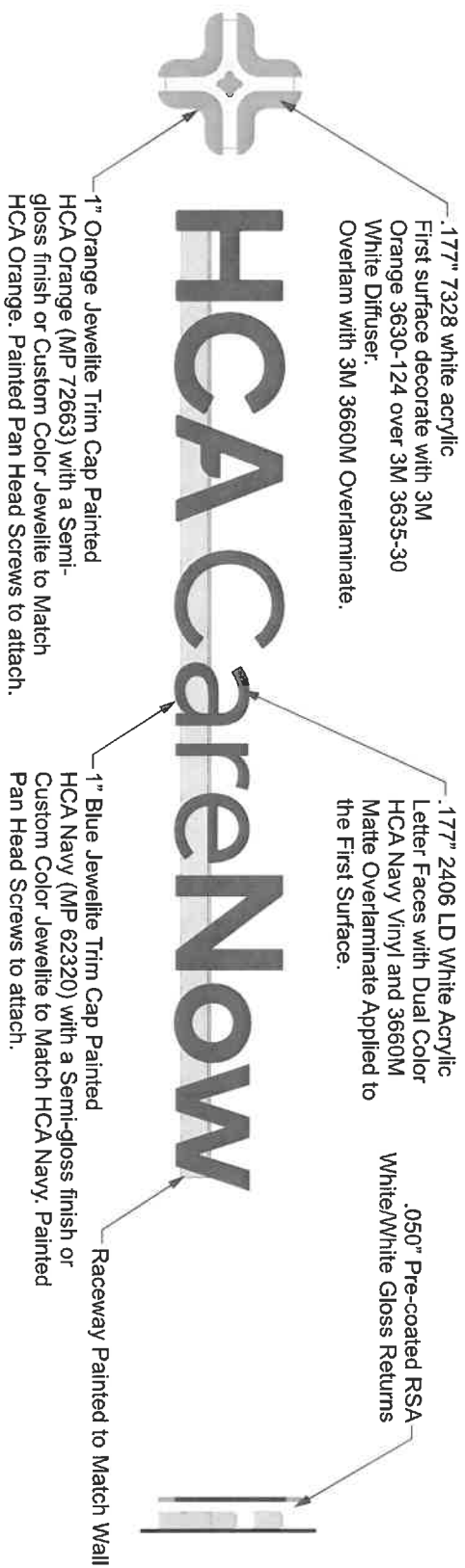
Side View



FITTS
THE FITTS COMPANY
INCORPORATED
44 Madison Ave. New York, N.Y. 10017
© 1980, 1981, 1982

CUSTOMER Hospital Corporation of America SITE ADDRESS 10136 Two Notch Road Columbia, SC 29229	PROJECT NUMBER 32892591 PROJECT TITLE Channel Letters	DRAWN BY: LIN CHECKED: DATE: APPROVED: DATE:	REVISIONS/PROJECT NOTES: 1. 2. 3. 4. 5.	SHEET: 5

Sign Location 7 & 9 - Channel Letters CN.CS.BR.20".I - with Raceway



Front View

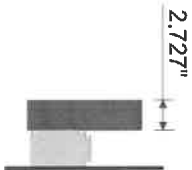
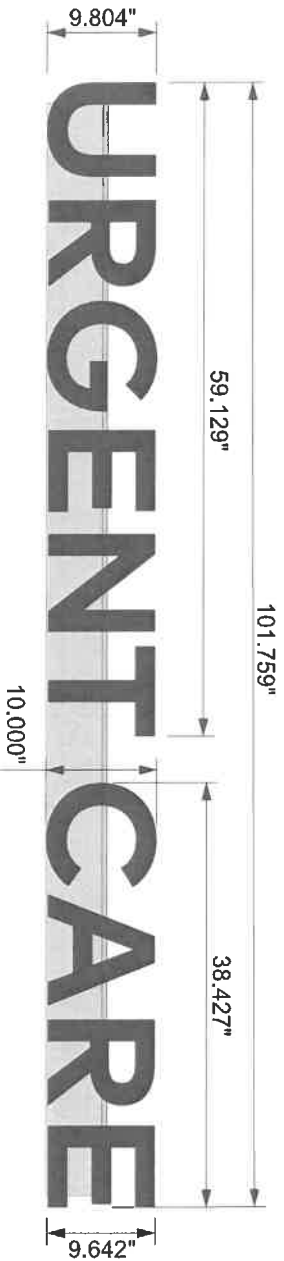
Side View

Note:
Inside of Letters to be Painted with White Light Enhancement Paint.

FITTS THE FITTS COMPANY 10000 W. 10TH AVE. DENVER, CO 80231	CUSTOMER	Hospital Corporation of America	PROJECT NUMBER	328925991	DRAWN BY: LUN	DATE: 6/15/2026	REVISIONS/PROJECT NOTES: 1. 2. 3. 4. 5.	SHEET: 6
	SITE ADDRESS	10136 Twin North Road Columbia, SC 29229	PROJECT TITLE	Channel Letters	CHECKED: APPROVED:	DATE:		



Sign Location 8 & 10 - Channel Letters CN.CS.BR.20".I - with Raceway



Front View

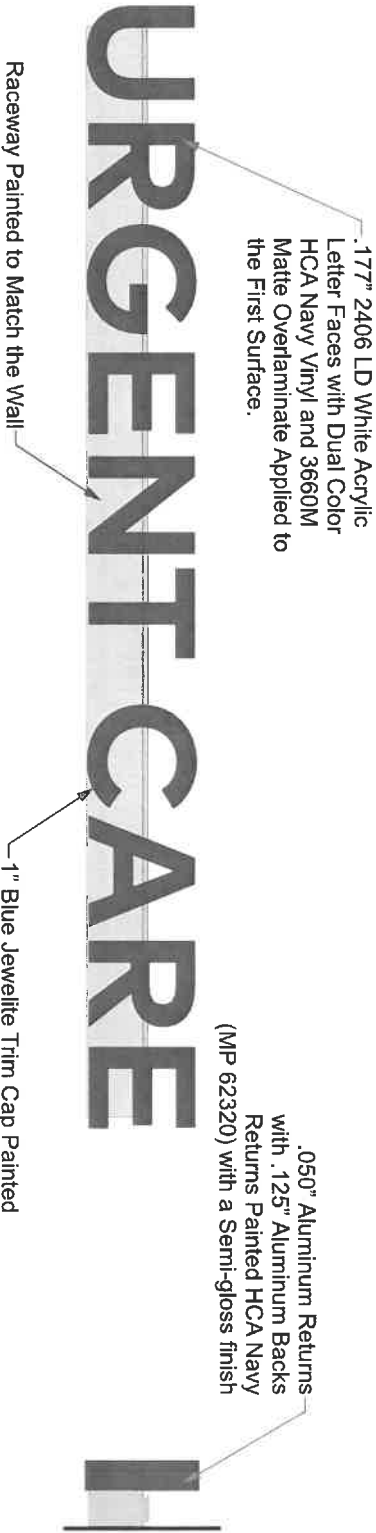
Side View

Square Footage: 7.1

FITTS THE FITTS COMPANY 10136 Two Notch Road Columbus, SC 29229	CUSTOMER		PROJECT NUMBER		DRAWN BY: LUN		DATE: 6/15/2026		REVISIONS/PROJECT NOTES:		SHEET:	
	SITE ADDRESS		PROJECT TITLE		CHECKED:		DATE:		1.		9	
	10136 Two Notch Road		Channel Letters						2.			
	Columbus, SC 29229								3.			
									4.			
							5.					

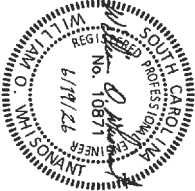


Sign Location 8 & 10 - Channel Letters CN.CS.BR.20".I - with Raceway



Front View

Side View



Note:
 Inside of Letters to be Painted with White Light Enhancement Paint.

FITTS THE FITTS COMPANY 10000 Highway 101 Columbia, SC 29229	CUSTOMER Hospital Corporation of America SITE ADDRESS 10136 Two Notch Road Columbia, SC 29229	PROJECT NUMBER 32892591 PROJECT TITLE Channel Letters	DRAWN BY: LUN CHECKED: DATE: 6/18/2026 APPROVED: DATE:	REVISIONS/PROJECT NOTES: 1. 2. 3. 4. 5.	SHEET: 10
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343.435"

20.000"

221.676"

20.000"

101.759"

10.000"

HCA CareNow URGENT CARE

FITTS THE FITZPATRICK GROUP 10 MILL CREEK DRIVE NORTH CHARLOTTE, NC 28269-4208							
CUSTOMER		Hospital Corporation of America		PROJECT NUMBER		S26S25991	
SITE ADDRESS		10136 Two Notch Road Columbia, SC 29229		PROJECT TITLE		Channel Letters	
				DRAWN BY: L.J.N.		DATE: 6/15/2026	
				CHECKED: DATE:		APPROVED: DATE:	
				REVISIONS/PROJECT NOTE:			
				1			
				2			
				3			
				4			
				5			
				SHEET:			
				12			



Richland County Government
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Columbia, SC 29204

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