



County of Lexington

Board of Zoning Appeals

PUBLIC HEARING

PUBLIC HEARING

BZA Opening Remarks

We would like to welcome all of you to this meeting of the Lexington County Board of Zoning Appeals. Before we begin this meeting, I want to inform everyone we are being broadcast live on the Lexington County website and Time Warner Channel 2. Our meetings are available for viewing any time on the County website.

A sign-in sheet has been provided by staff. Be sure that you have signed in by giving your name and address as a matter of public record.

This Board is what is known as a quasi judicial body which means that these hearings are held in the same general manner as a court of law.

Therefore, those in attendance must refrain from disruptive behavior, such as clapping; anyone who disrupts the proceedings will be asked to leave. There shall be no standing head counts of proponents or opponents and no show of hands will be allowed to indicate approval or disapproval of the request.

The purpose of this public hearing is to obtain facts and comments from proponents and opponents regarding subject matter specific and pertinent to the request. Since the meeting is being recorded for the purpose of Minutes, each speaker is to come to the microphone at the podium and provide his or her name and mailing address, including street, city, state, and zip code. Each speaker is encouraged to keep their comments concise and to the point and is limited to 3 minutes.

After everyone who wishes to speak has been heard, the opportunity for additional comments or rebuttal will be considered as time may allow.

We will dispense with the approval of the Minutes and other business until after the requests have been heard. At this time, the Zoning staff will present our first variance request of the evening.

Zoning Variance # 01-14

- Applicant: Jim Lawracy, KBS Associates, LLC
- Property Owner: Irmo Chapin Recreation Commission
- Location: Eptings Camp Road and Old Bush River Road
- TMS#s 001100-06-011,019,020,091



Explanation of the Variance Request

Applicant requests a reduction in buffer from 70' to 30'; Reduction in setback from 100' to 30'; reduction in total screening from 100' to 30'; reduction in partial screening from 150' to 30'. This reduction is from properties identified as TMS#s 001100-06-014, 018, 038, 040.



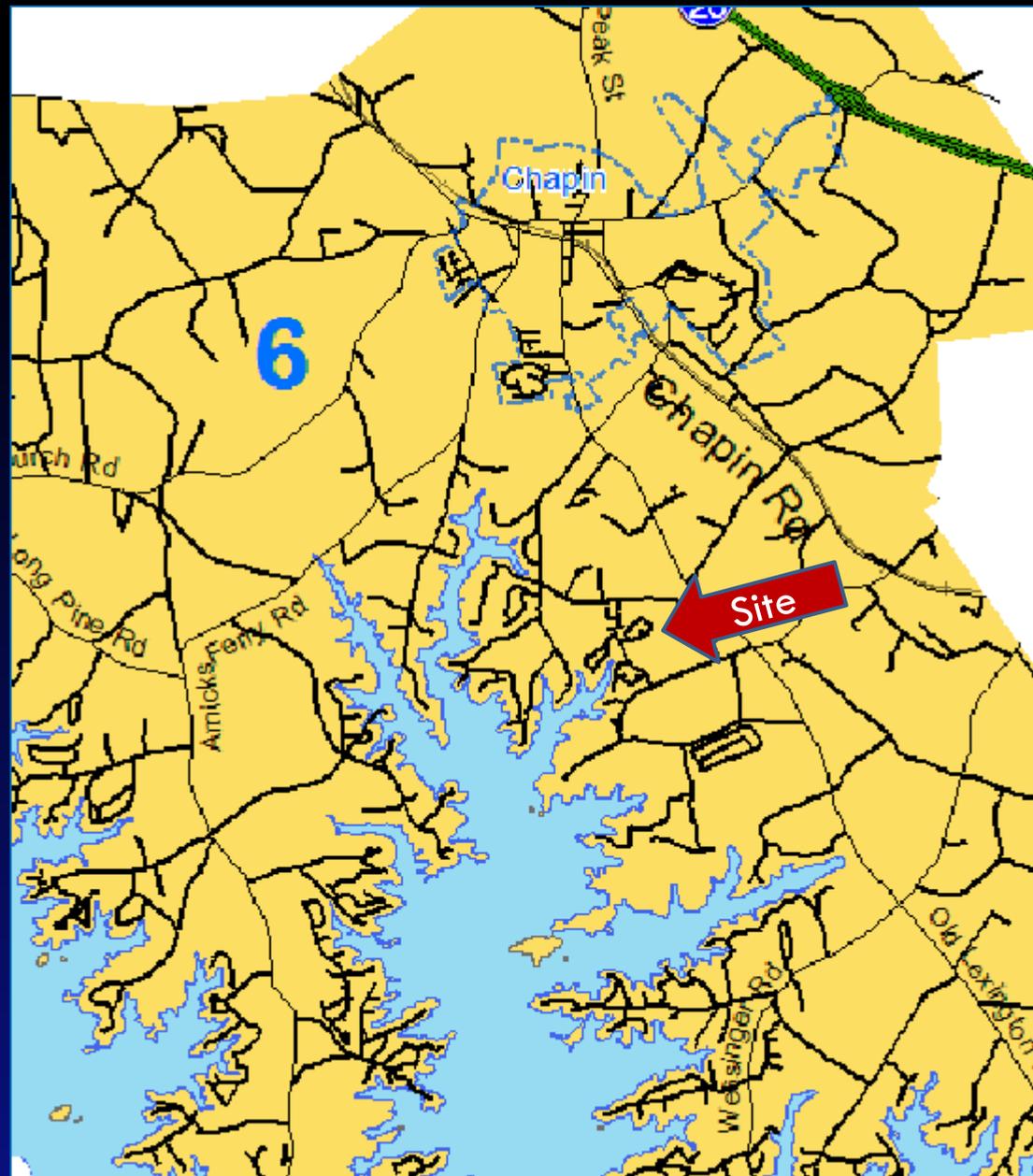
Council District

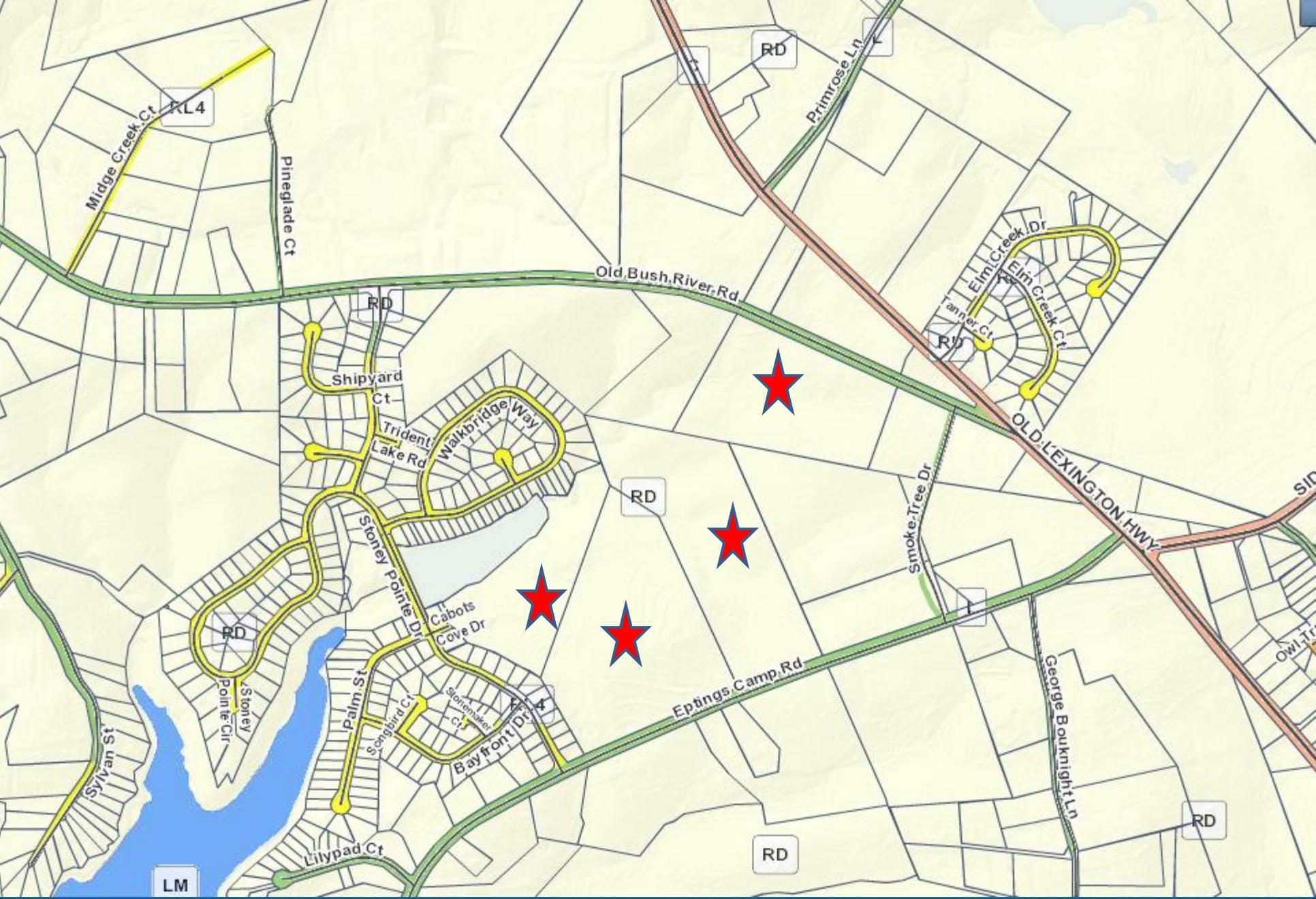
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Represented by:

Johnny Jeffcoat

Northern Planning area
zoned in 1987





Standards for Variances

122.60 Standards for Variances

The Board may grant a variance if it makes the following findings:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- b. These conditions do not generally apply to other property in the vicinity;
- c. 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; and
- d. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.



Standards for Variances

REQUEST FOR VARIANCE IN SETBACK AND BUFFER REQUIREMENTS FOR EPTING'S CAMP RD. PARK

The Irmo Chapin Recreation Commission has purchased land on Epting's Camp Rd. which also fronts on Old Bush River Rd. The sole purpose of the purchase being to provide expanded recreational facilities in the local community at the community's request. As the Commission attempted to plan the property, the Lexington County Planning Department determined that the Commission's land would have to meet setback and buffering requirements of 100' and 70' respectively, as per Group Assembly (intermediate) zoning requirements. These requirements, effectively make 25% of the parkland un-useable as neither roads nor grassed athletic fields may encroach in either. The ICRC is therefore requesting a variance in the setback and buffering distances. These reductions are only on the locations shown on the attached plans.



Standards for Variances

STANDARDS FOR VARIANCE

- A. The property fronts on Epting's Camp Rd. and Old Bush River Rd. The land mass totals over 53 acres. Due to the configuration of the parcel it has over 8,000 lineal feet of property line. The zoning setbacks require 100' from the property line to any element of the complex, including the painted edge of any grassed sport field or driveway. Also included is a 70' buffer within that 100' setback.
- B. The existing nearby Chapin Elementary and Middle Schools and Crooked Creek Park do not have these same setback and buffer requirements
- C. Due to the setback and buffer requirements over 25 % of this property would not be useable for the intended recreational purpose.



Standards for Variances

D. The Commission intends to provide heavy evergreen screening and controlled access. These commitments and the Irmo Chapin Recreation Commission's current best management practices, as evidenced at their existing parks, will not create a detriment to the existing neighbors or community. The addition of a well maintained and managed park will only add to the character of the community.

SUMMATION Under the relief requested, the reduction in setback will allow 1. The landscape entrance drive to be 30' from the property line after entering the park off Bush River Rd. 2. Will allow the sports fields to be from 20-30' off the property line. A variance in the buffering in these areas will also be required. In the reduced setback areas the Commission requests the landscape buffers be reduced. The Commission will provide new dense evergreen screening in those areas.

The Irmo Chapin Recreation Commission feels that these variances will only provide an enhancement to the adjacent owners/community and to their peaceful enjoyment of their property.



Lexington County Zoning Ordinance

23.20 Buffer

A buffer is an area in which no activity is permitted other than necessary utility functions such as transmission lines, underground conduits, etc. A single driveway access may encroach upon this buffer when that driveway location is the only possible point of access for the parcel. This area is described by a linear measurement from the property line inward and will vary depending on the nature of an activity and its location. The chart in Section 23.50 lists the required buffers.

23.30 Setbacks

Setbacks delineate certain open spaces on lots. These spaces are linear distances measured from property lines inward. Buildings or other principal structures comprising the activity of the lot may not encroach this space. A setback may accept an accessory activity such as parking, unless superseded by a buffer. However, accessory buildings to residential activities must maintain a minimum 3-foot setback from adjoining property lines. The chart in Section 23.60 lists two types of setbacks based on the type of activity and location. They are measured either from a road right-of-way or an adjoining property line. Setbacks abutting existing roads shall be measured from the proposed right-of-way as shown in the Right-of-Way Plan if that width is greater than the existing right-of-way. However, for Residential Detached or Mobile Home activities being established on an existing dead-end road, which has limited potential for future widening, the existing road right-of-way shall be used.



Lexington County Zoning Ordinance

23.40 Screening

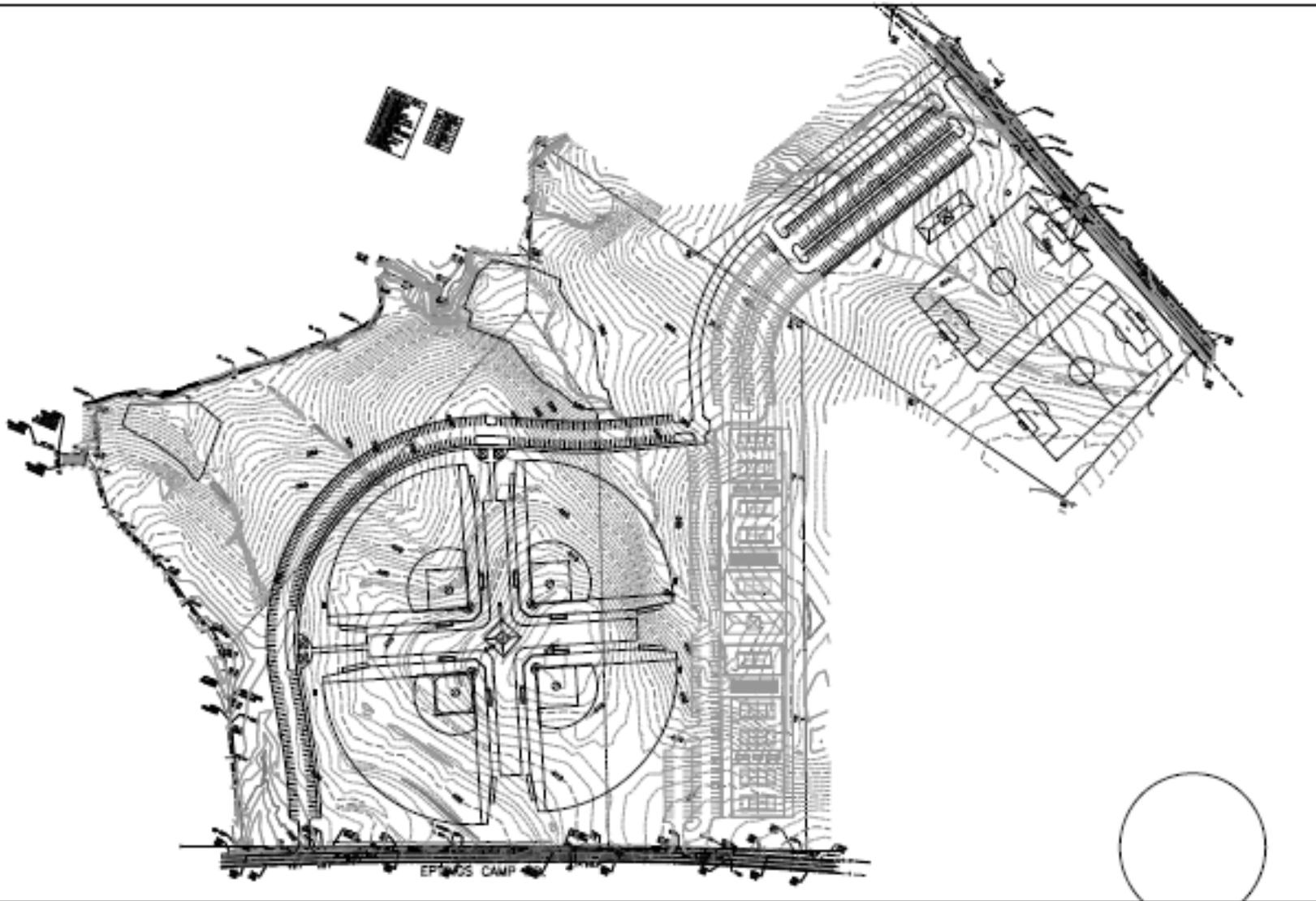
Screening consists of natural vegetation, landscaped vegetation (including planted berms), walls, or fences designed to lessen the visual interaction between adjacent activities or accessories thereto. Vegetation used for screening must be evergreen, drought-tolerant, and disease resistant. Screening may be required with no buffer involved, or in combination with a buffer. The height of the screening shall be sufficient to block the view of the activity for which the screening is required from the adjoining property. The substance of the screening shall be determined by the Zoning Administrator in consultation with the property owners involved and based on the nature of the activity proposed, with the final arbiter being the Board of Zoning Appeals. The two types of screening listed in the chart in Section 23.60 are total and partial, and are measured in linear feet. If the activity occurs within the designated distance of the property line, then that type screening is required. Total screening is defined as being visually opaque. Partial screening is defined as being approximately 50 percent visually opaque.

23.60 Chart of Maximum Buffering Restrictions

The columnar chart below lists the maximum buffering restrictions defined in this chapter as they apply to the list of principal activities. The procedure for determining the actual buffering restrictions that will apply to a particular project or site shall be as outlined in the following paragraphs.

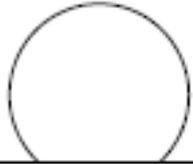
ACTIVITIES		HEIGHT (#/1)	BUFFER	SETBACKS from		SCREENING	
				Adjoining Property	Road R. O. W.	Total	Partial
Group Assembly (Intermediate)	R	¼	70	100	50	100	150
	I	3					





K&S
 K&S ENGINEERING & ARCHITECTURE, LLC
 1000 S. GREENWOOD AVENUE, SUITE 100
 GREENWOOD, SC 29615
 (803) 733-1111

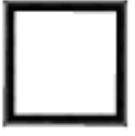
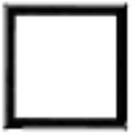
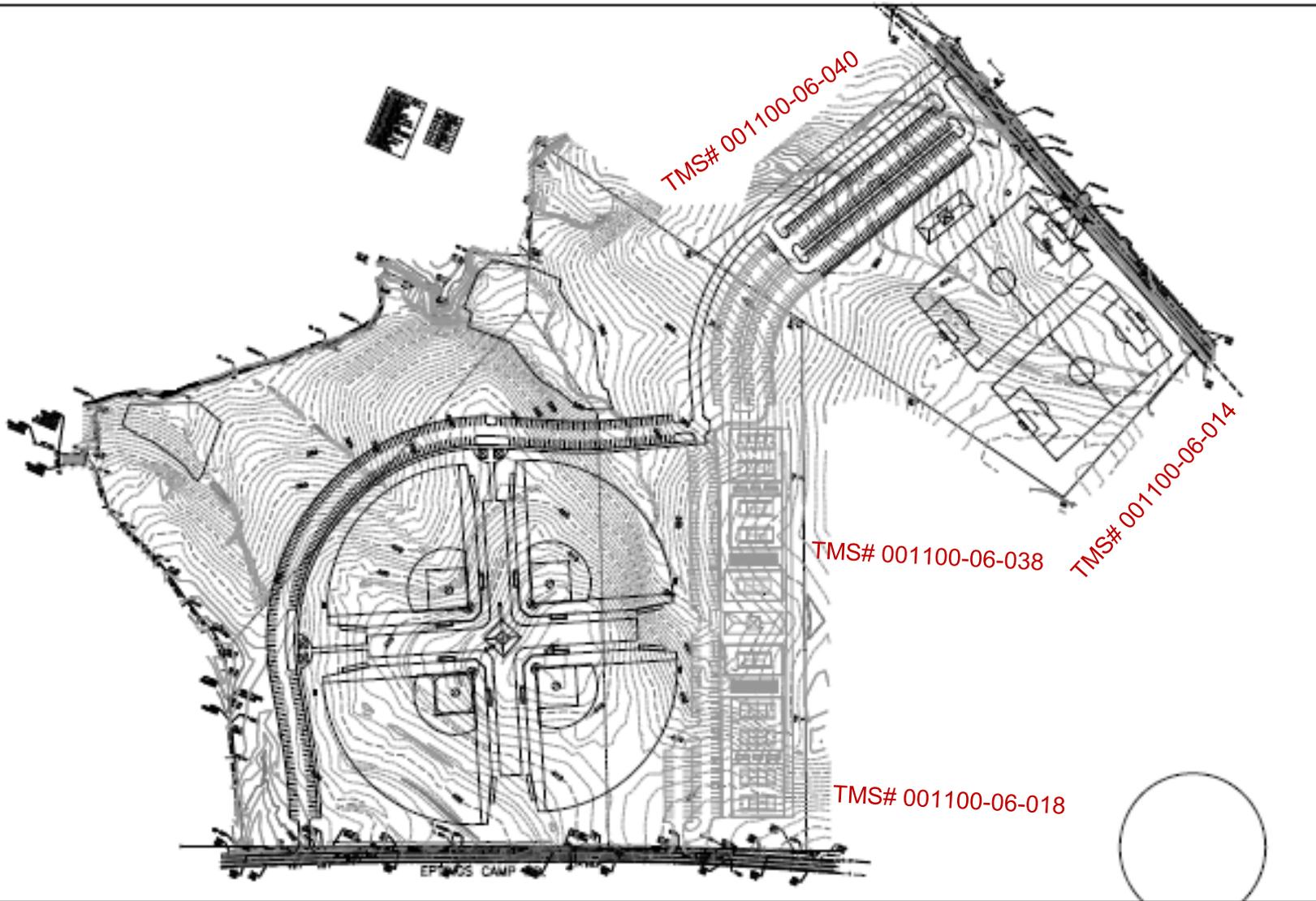
Conceptual Master Plan
Eptings Camp Road Park Phase I



Eptings Camp Road Park Phase I
 Chaplin, South Carolina



Site plan furnished by applicant



Conceptual Master Plan
Eptings Camp Road Park Phase I



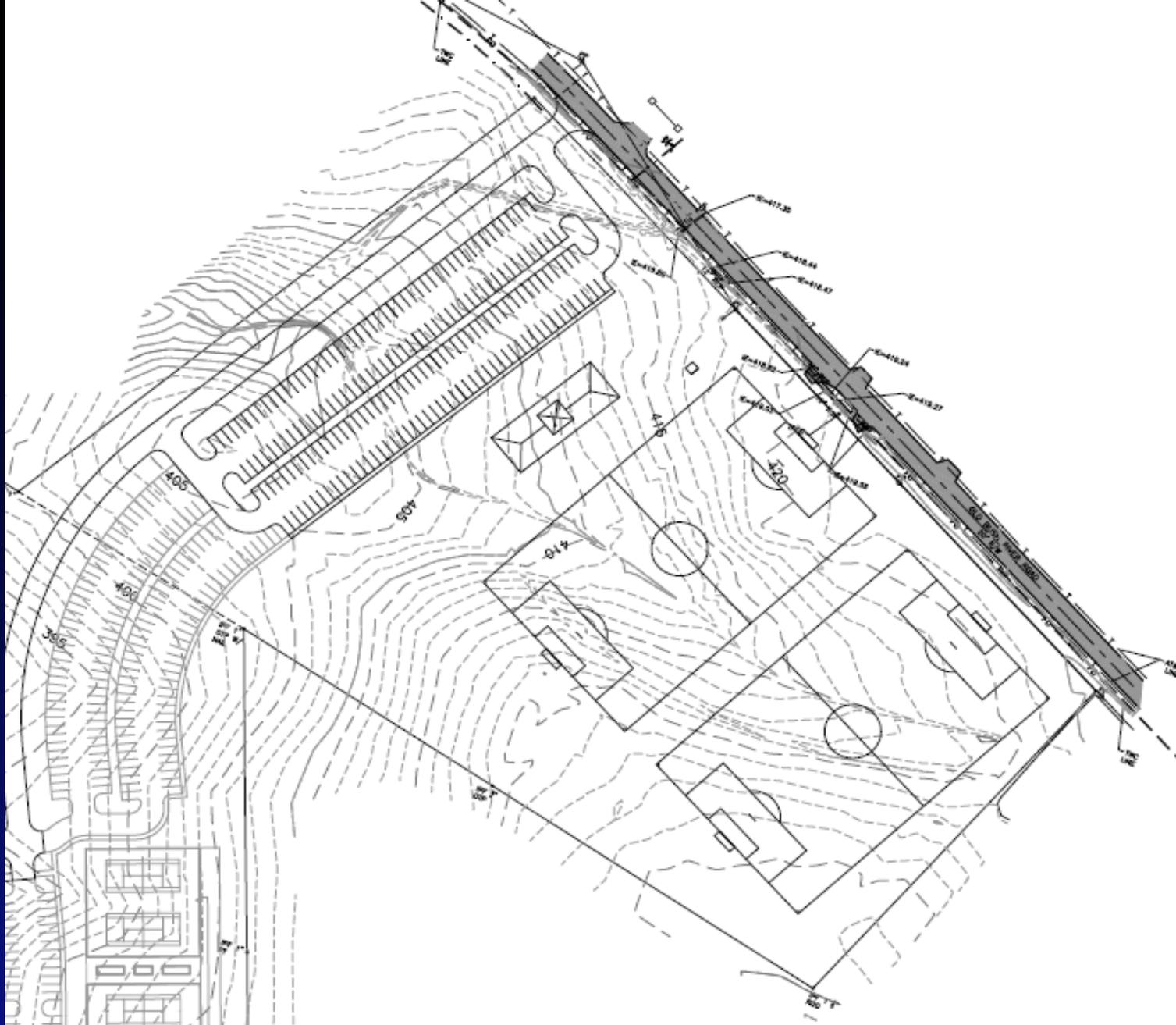
Eptings Camp Road Park Phase I
 Chaplin, South Carolina



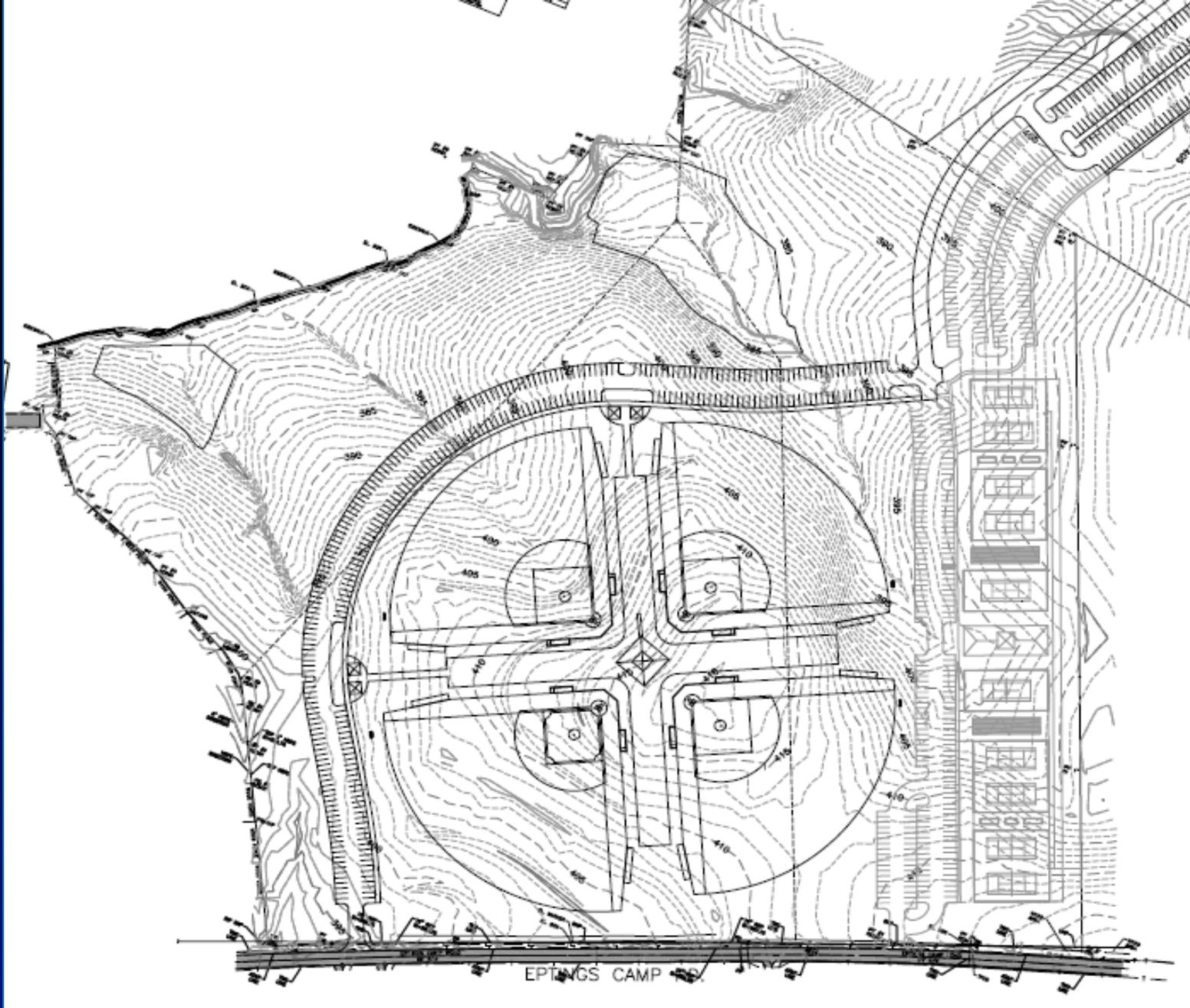
Site plan furnished by applicant with protected parcels



Community Development



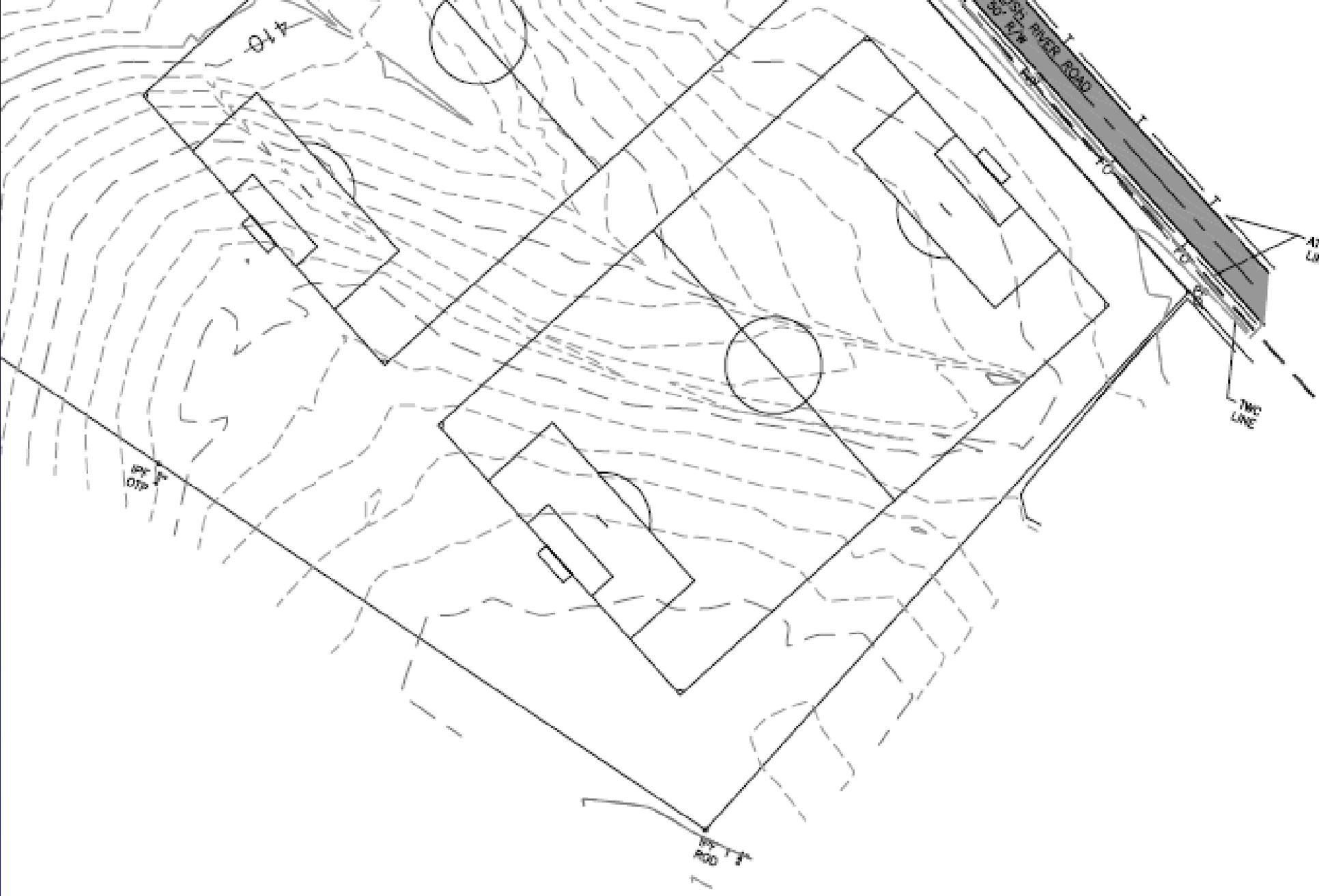
Site plan furnished by applicant



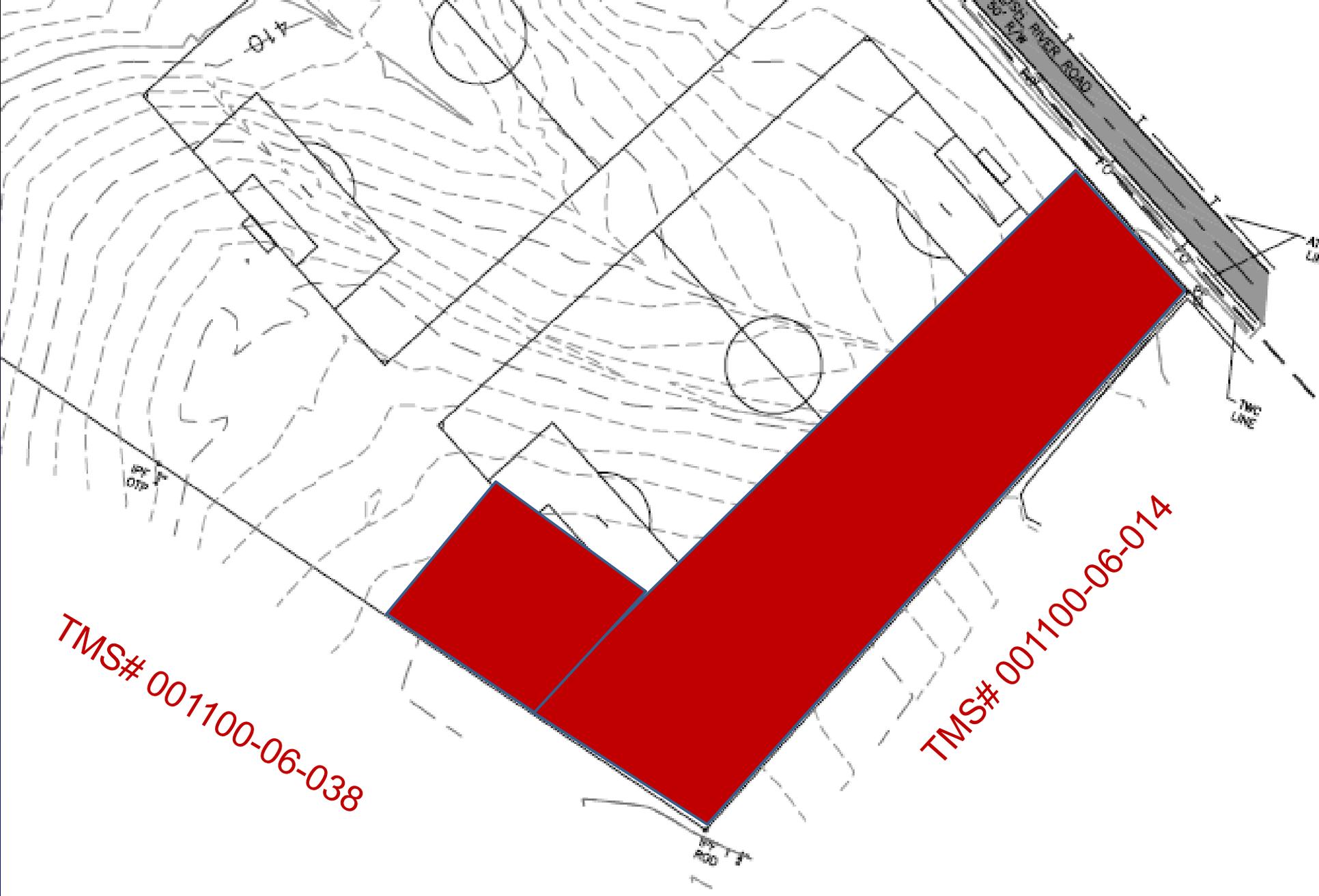
Site plan furnished by applicant



Community Development



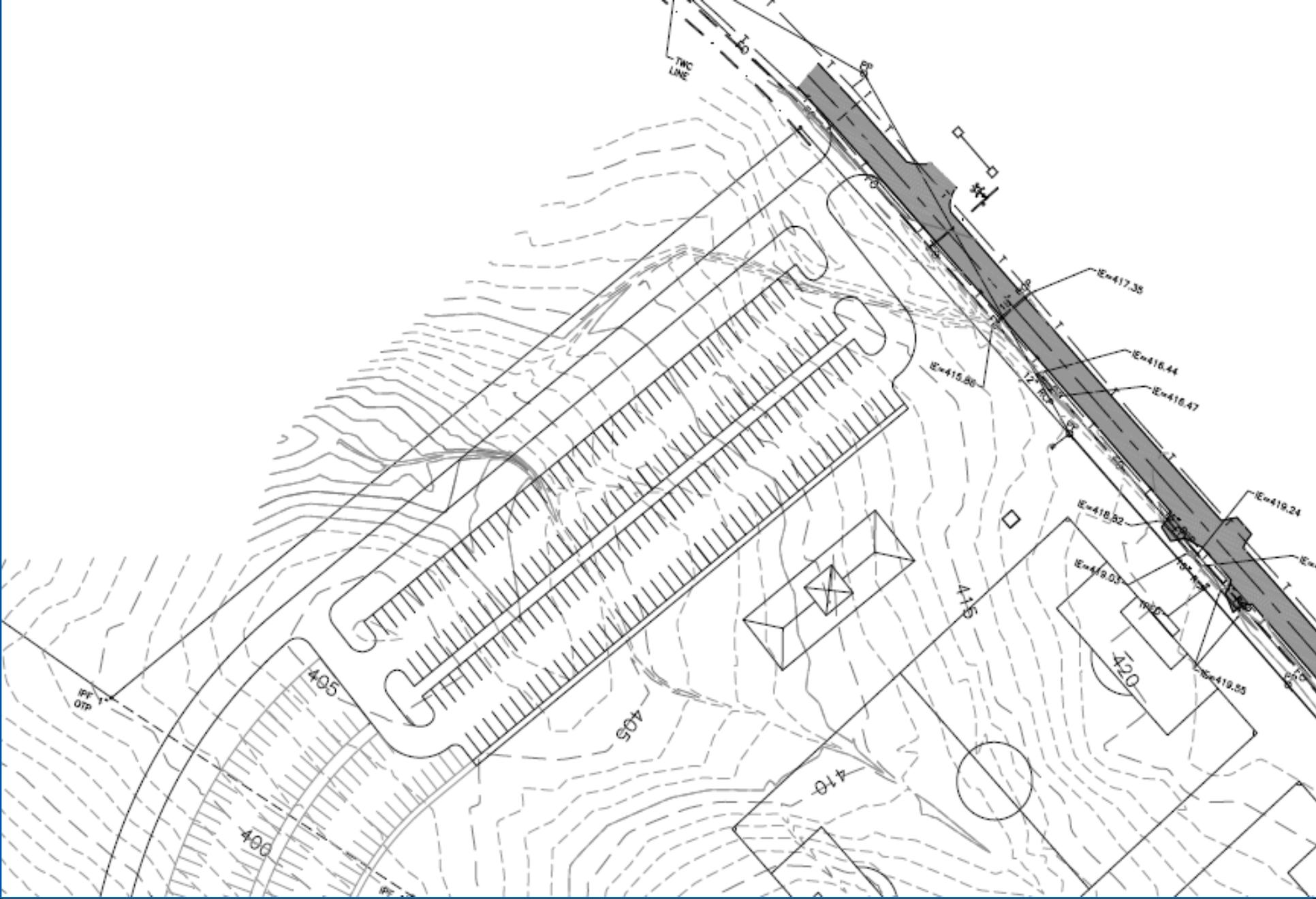
Site plan furnished by applicant



Affected area with buffer and setback requirements



Community Development

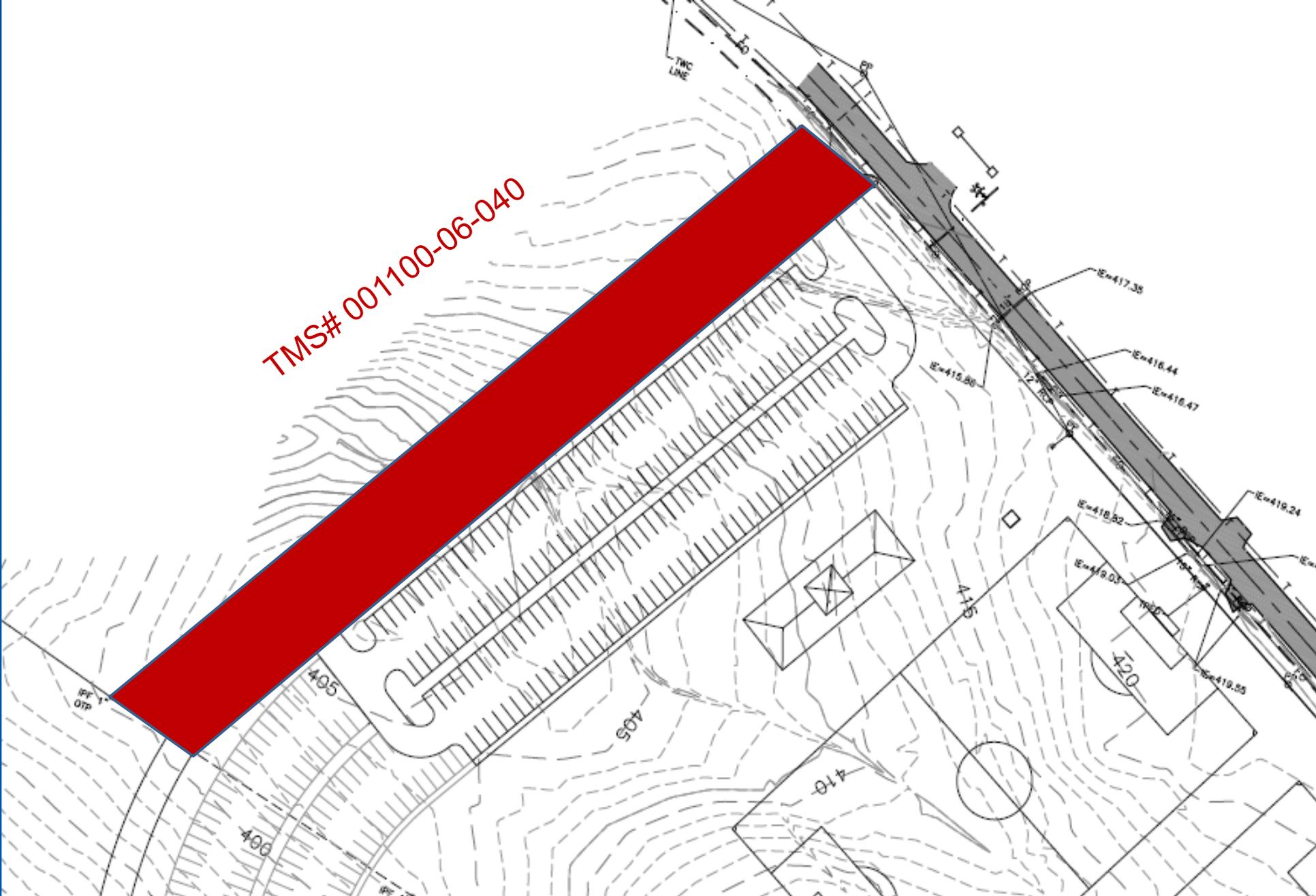


Site plan furnished by applicant



Community Development

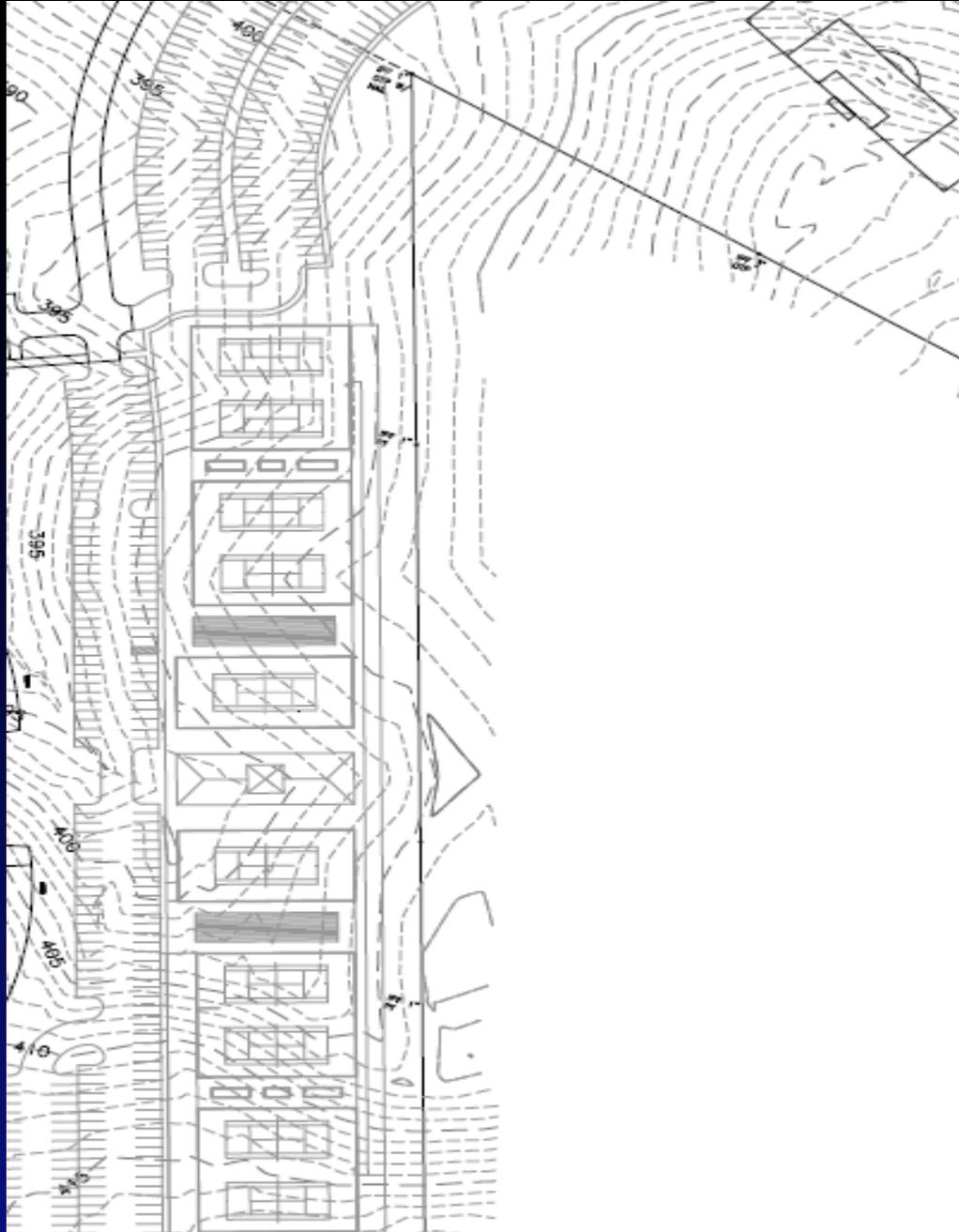
TMS# 001100-06-040



Affected area with buffer requirement



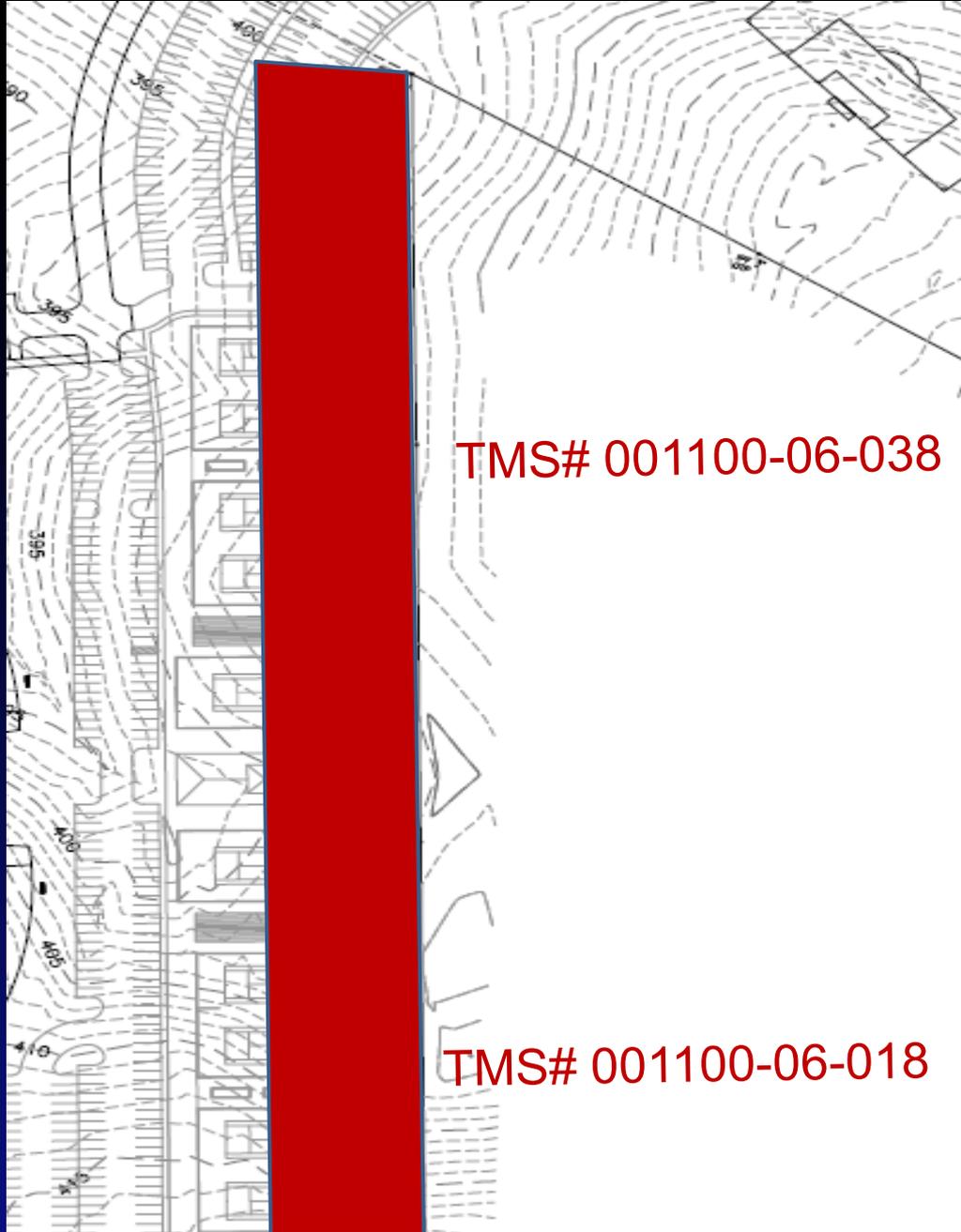
Community Development



Site plan furnished by applicant



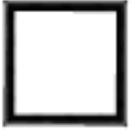
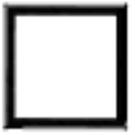
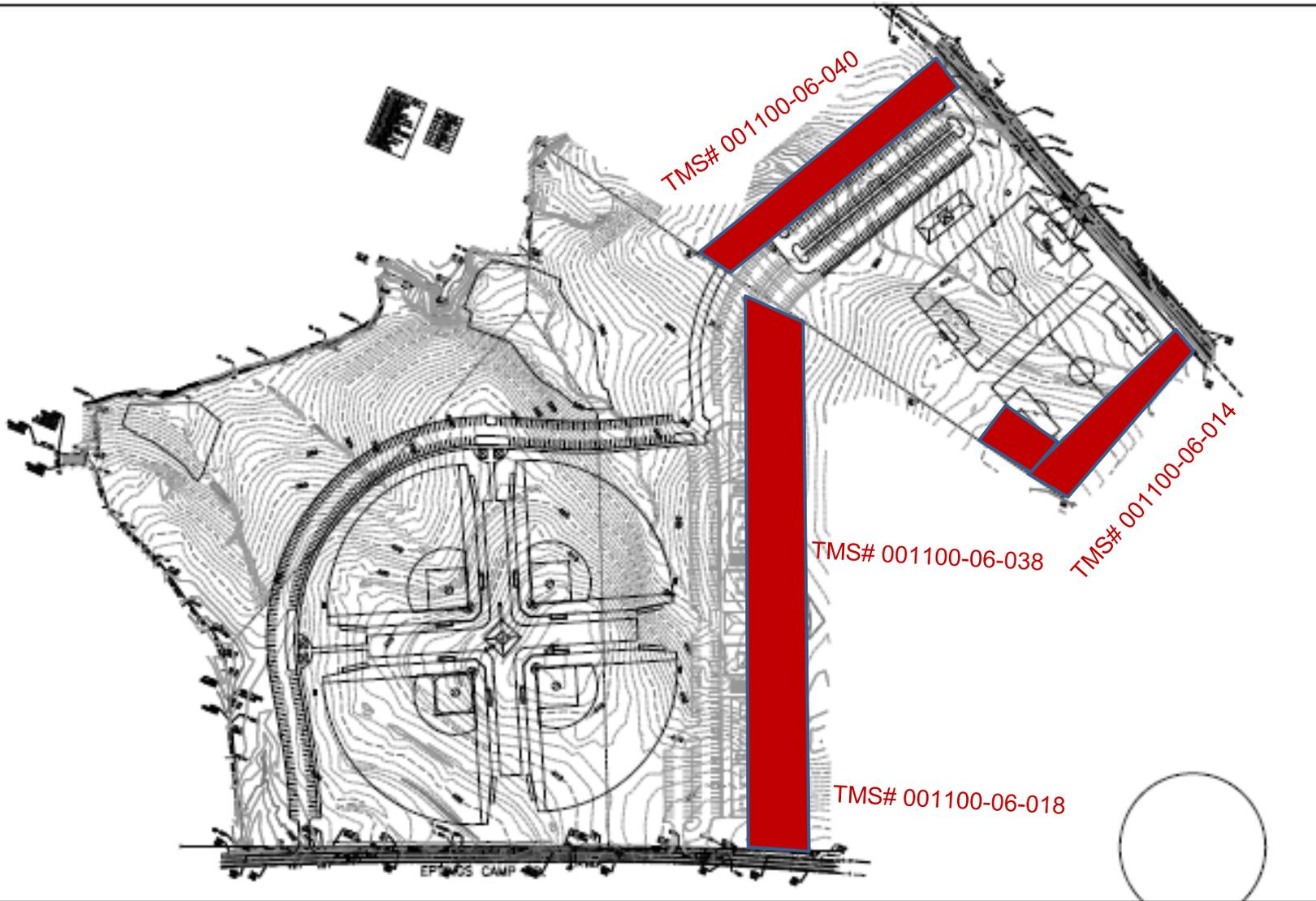
Community Development



TMS# 001100-06-038

TMS# 001100-06-018





Conceptual Master Plan
Eptings Camp Road Park Phase I



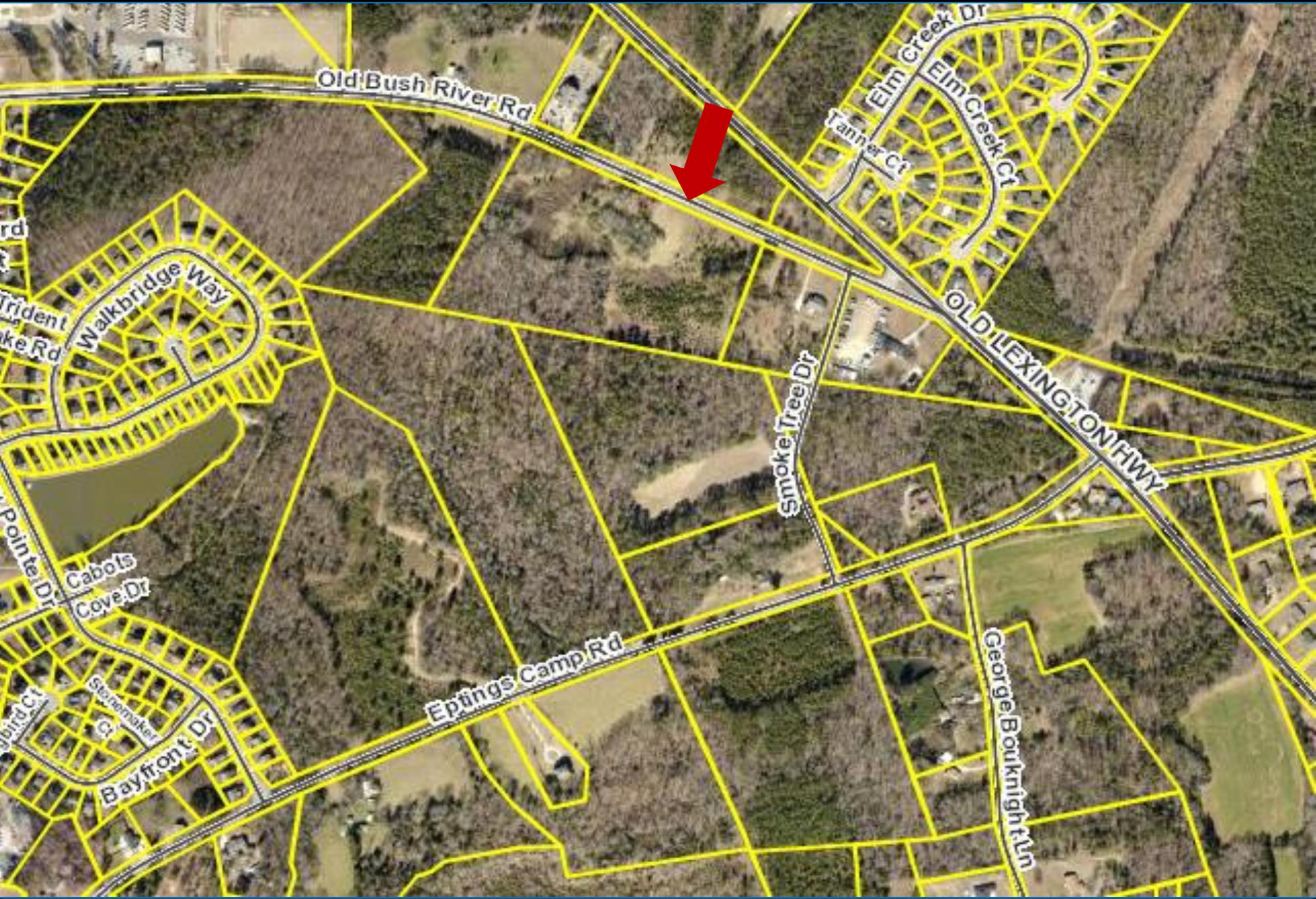
Eptings Camp Road Park Phase I
 Chapin, South Carolina



Approximate area affected by buffer and setback



Community Development



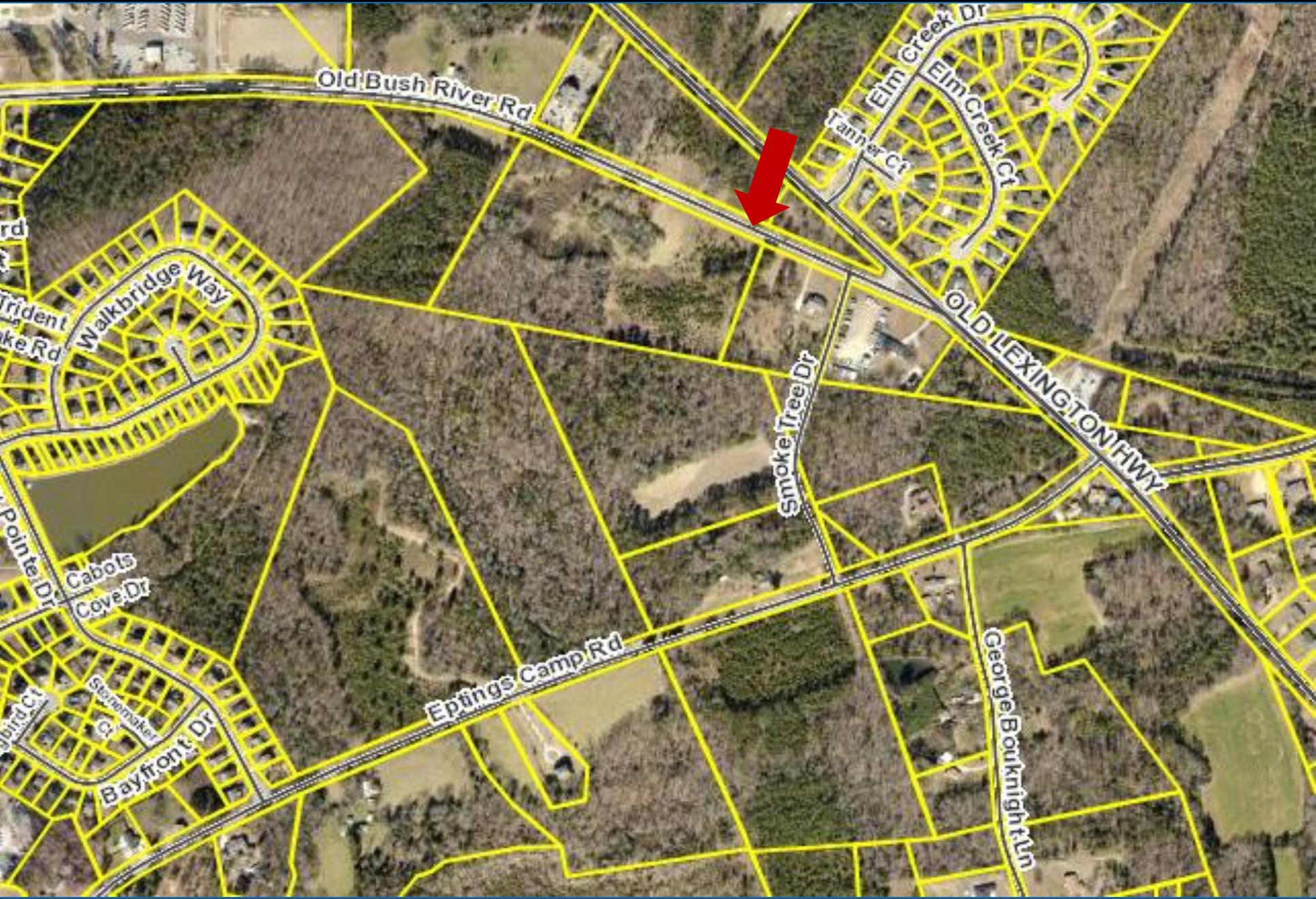
2013 aerial photograph



**ZONING
HEARING**
LEXINGTON COUNTY
ADMINISTRATION BUILDING
6:00 P.M.
TUESDAY • FEBRUARY • 18
FOR INFORMATION CALL 785-8121

ZONING VARIANCE REQUEST #01-14: Applicant requests a reduction in buffer, setback and screening requirements for a proposed Group Assembly Intermediate activity.





2013 aerial photograph





Site photography



2013 aerial photograph



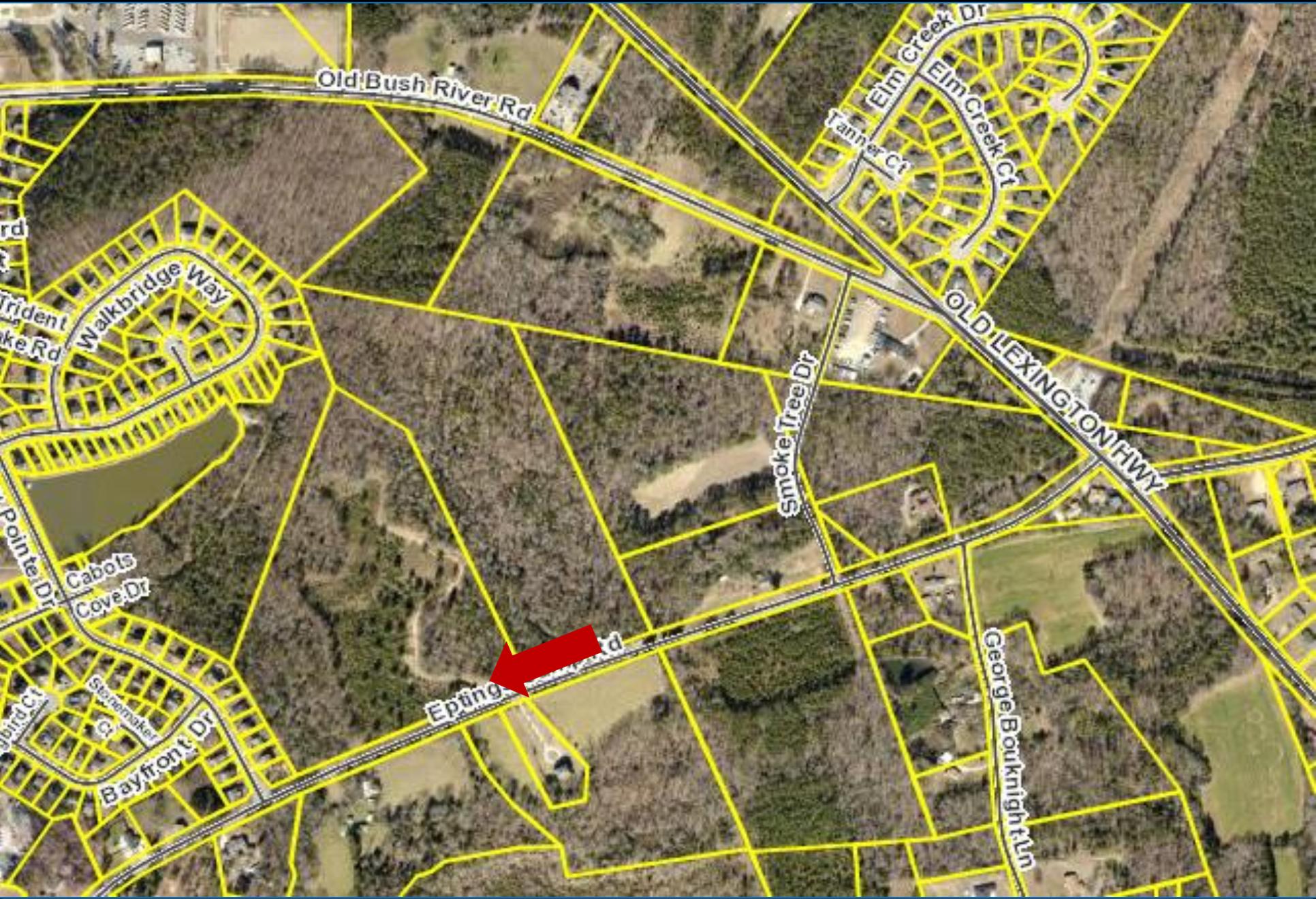


Site photography





Site photography



2013 aerial photograph

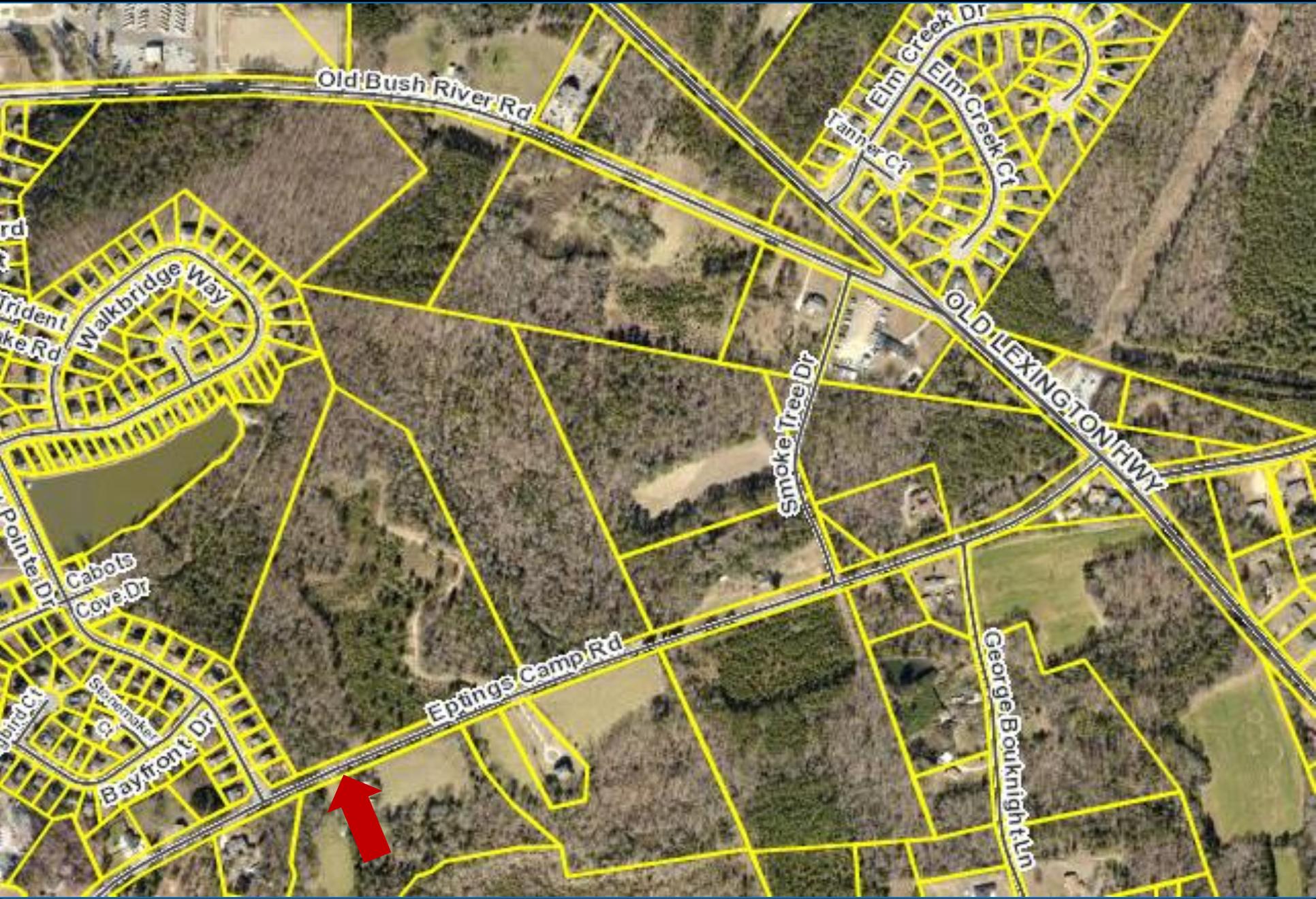




ZONING HEARING

ZONING HEARING
LEONARD COUNTY
ADMINISTRATIVE BUILDING
6:00 P.M.
TUESDAY - FEBRUARY 4, 2014





2013 aerial photograph







2013 aerial photograph





Site photography





County of Lexington

Board of Zoning Appeals

PUBLIC HEARING

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