

Mary's Angels Independent Living for Young Women
Juantia Green, President / Executive Director
29 Sunflower Drive
Cades, South Carolina 29518
Sim.blessed@aol.com

The Honorable Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, South Carolina

Honorable Nikki R. Haley,

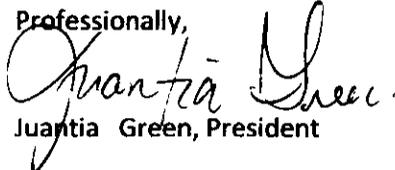
The following enclosed documentations are in support of my complaint against the local Zoning Administration located in Kingstree South Carolina. The information will inform your office on how the zoning actions have caused the organization funding lost and opportunity setbacks.

As the President of Mary's Angels, a 501©3 nonprofit organization the present funding is supplied mainly by personal funding. I've invested in Mary's Angels since June 2006 with a passion to provide "Safe Havens" to young women in need of independent living skills. This goal was placed to instill in each young woman the ability to be a positive role model as well as productive citizens.

In order to complete my goals and mission I've employed a Consultant & Grant Writer for year to year advisement (\$1700), entered a contract with the previous home owner of a future potential site (311 Ashton Ave. Kingstree SC 29556); I've lost \$500 earnest cost, a grant was prepared and ready for submitting deadline August 28,2015 of \$250k was missed; due to the neglect of zoning officer not rendering a decision in according to SC sec 6-29-770e in a timely matter.

The zoning portion of the organization being licensed or even acquiring a home is imperative. This process has to be completed in order for us to move forward in providing services to the youth as well as economical development by providing jobs to neighboring residents. I've spoken with the Town Manager, Dan Wells with no avail to the matter. I've also filed a Title II Complaint with the ADA; however it will take several months before they can address this issue. This will place our goal to seek future funding in an additional delay and new year of continuous missed funding and or grant cycles.

In conclusion, I request your assistance in this matter so that the organization and the zoning Director may resolve this issue in order for Mary's Angels to proceed in its future plans of being an enormous asset to the communities and their at risk youth.

Professionally,

Juantia Green, President

Mary's Angels Independent Living for Young Women
Juantia Green, President/Executive Director
29 Sunflower Drive
Cades, SC 29518
(843)382-5285

simblesse@aol.com

September 16, 2015

The Honorably Nikki R. Haley
Office of the Governor
1205 Pendleton Street
Columbia, South Carolina 29201

Mary's Angels Independent Living, a 501 (c)3 nonprofit organization, is seeking assistance in the matter of discrimination and the apparent violations according to Fair Housing Act displayed towards our organization over the past several years. The following documentation(s) will support the organizations complaint against the Town of Kingstree Planning & Zoning Department located 401 N. Longstreet Street Kingstree, SC 29556. The zoning Planning and Development Director, Alvin Chambers has displayed on numerous occasions bias decision making in reference to the organizations attempt to purchase property and operated as a Residential Group Care Facility for Children SC sec 63-11-30.

The organizations first attempt to obtain property was October 14, 2012 at 909 N. Longstreet Street Kingstree SC 29556. When submitting the zoning application I distinctively describe the organization purpose and provided a copy of the organizations By Laws, State Certificates, land and property lay out, proof of 501©3 status and description of Independent Living Services 63-13-90. The organization hired a grant writer and also sought funding from numerous resources to purchase the property. Mr. Chambers informed me that the area was an R 10 and wouldn't be permissible for a business. I then explain to him that it's not to be a business but a home for young women to receive the necessary daily living skills while attending school or work just as any other citizen. Also, I informed Mr. Chambers that the young women would be referred from various resources such as Mental Health, DSS and other Child & Adolescent services with variation of disabilities stemming from mental or physical disadvantages.

Mr. Chambers then proceeded to post and mail out notices to the community residents of my interest to operate a facility; however Mr. Chambers miss led them by identifying the group home as a home for Juveniles with extreme disruptive behaviors, foster kids, or delinquents, and a business operating in their "back yard". Mr. Chambers also neglected to inform the organization the procedures of zoning regulations and correspondence. Mr. Chambers didn't contact me with in the 15 days required to submit a follow up notice nor the 45 days to assist in finding a new location if he did not approve of our current choice (SC code 6-29-770e). Immediately Mr. Chambers

scheduled a hearing before the residents of the community and the zoning committee. The resident made it clear and obvious of the picture they were painted for the proposed site even after my presentation before them and the Board. The presentation ensured the residents that home would not impact adversely traffic; vehicle and pedestrian safety; adjoining property in terms of noise, lights, fumes, and air flow; the aesthetic character of the environs; and the orientation and spacing of buildings.

Of course, a city council or zoning board is not bound by everything that is said by every person who speaks out at a public hearing. It is the record as a whole that will be determinative. The community needed valid reasons to fight against Mary's Angels initial goal to provide services to youth in need of stability and Mr. Chambers gave them just that. If the record shows that there were valid reasons for denying the application that were not related to the age or disability of the prospective residents, then the organization will give little weight to isolated discriminatory statements. If, however, the purportedly legitimate reasons advanced to support the action are not objectively valid, the organization would likely treat those statements not as perpetual, and to find that there has been no discrimination. Unfortunately, that's not the case in these incidences.

In the same way a local government would break the law if it rejected low-income housing in a community because of neighbors' fears that such housing would be occupied by racial minorities, a local government can violate the Fair Housing Act if it blocks a group home or denies a requested reasonable accommodation in response to neighbors' stereotypical fears or prejudices about persons with disabilities or age. This is so even if the individual government decision-makers are not themselves personally prejudiced against persons with disabilities. The evidence will show that the decisions made by Mr. Chambers were responding to the wishes of his constituents and or residents, and that the constituents were motivated in substantial part by discriminatory concerns that could be enough to prove a violation.

The ending results again were we lost out on funding opportunity, monies used to obtain a Consultant & Grant writer and our mission and goal to serve our youth.

In the course of 3 years, the organization has searched various locations for a home that was located in a low crime area and feasibly for youth to attend school and to work with in adequate miles. Each location was addressed verbally to Mr. Chambers that the organization was considering, many of the homes was located in the city limits, however Mr. Chambers either presented codes or regulations that would not permit or stall in order for the property to be later sold.

Recently, the organization submitted another permit application for zoning June 30, 2015 for 311 Ashton Ave. Kingstree SC 29556. Once again the organization researched the neighborhood, toured the home, grounds, and zoning for a residential group facility. The neighborhood has a Community

Training Home (CTH) and Towing & Car Service that has operated there for years on Ashton Avenue. After noticing these various things in one setting the organization then began preparing for licensing by DSS and entering a contract with the home owner. The home is presently in an R 10 low density area and it's a single family home which the organization qualifies under SC sec 63-13-90.

A single "family" home is a house in which one family resides. A family consists of six or less related people or acquaintance agreeably residing together and sharing expenses, relationships, tasks and responsibilities. This was just one of the examples and descriptions presented along with my application to Mr. Chambers's office that are enclosed.

SECTION 31-21-30 (5) "Dwelling" means any building or structure, or portion of any building or structure, which is occupied as, or designed or intended for occupancy as, a residence by one or more families, and any vacant land which is offered for sale or lease for the construction or location on it of any such building or structure, or portion of it.

(6)(a) "Familial status" means one or more individuals who have not attained the age of eighteen years and are domiciled with:

- (i) a parent or another person having legal custody of the individual; or
- (ii) the designee of the parent or other person having the custody, with the written permission of the parent or other person

For the purposes of the Uniform Code, a "unit" that provides complete, independent living facilities for one or more persons is a "dwelling unit" without regard to the nature of the relationship between or among the persons occupying the unit. This reflects the fact that the relationship, if any, between or among those persons has no bearing on the building construction and fire safety concerns sought to be addressed by the Uniform Code. Therefore, for the purposes of the Uniform Code:

- ✦ a unit that provides complete, independent living facilities (including permanent provisions for living, sleeping, eating, cooking and sanitation) for one or more persons is a "dwelling unit" without regard to whether the unit is occupied or intended to be occupied by one person, by a "traditional" family, or by a group of unrelated persons;
- ✦ a detached building that contains a single dwelling unit is a "one-family dwelling" without regard to whether the unit is occupied or intended to be occupied by one person, by a "traditional" family, or by a group of unrelated persons;
- ✦ a detached building that contains two dwelling units is a "two-family dwelling" without regard to whether the units are occupied or intended to be occupied by individual persons, by "traditional" families, or by groups of unrelated persons; and

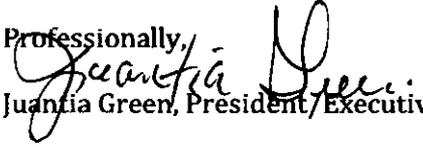
- ✦ a building that contains three or more dwelling units (each of which extends from foundation to roof and has open space on at least two sides) is a “multiple single family dwellings (townhouse)” without regard to whether the units are occupied or intended to be occupied by individual persons, by “traditional” families, or by groups of unrelated persons.

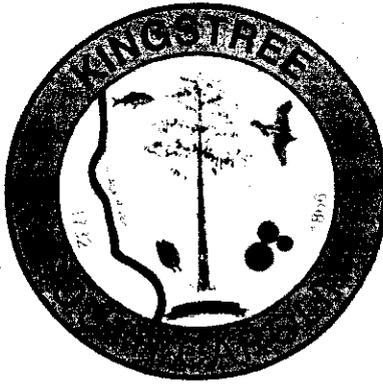
Mr. Chambers then claimed to have conferred with other parties in reference to my application which he has never attempted to do in other incidences. This effort to stall violated again SC code 6-29-770e to make contact or assist in locating a suitable location. Mr. Chambers sent out various emails to constituents informing of his decision to **deny** Mary’s Angels application even before their response. When I spoke with him in regards to the permit and reminding him of the organizations plan to complete purchase of the house in lieu of his decision he consistently wanted to know what kind of disabilities the individuals would have and insisting that the home must have a sprinkler system even after proof was submitted to the County Fire Marshall that our organization was omitted from installing the system due to the number of clients served (5) and them being independent. I then explained to him it would be in violation of HIPPA for **any** entity to present that information to any one not authorized (also enclosed).

During this course of addressing group homes for persons with disabilities with Mr. Chambers, the issue had arisen whether the Fair Housing Act also provides protections for group living arrangements for children. Such living arrangements are covered by the Fair Housing Act’s provisions prohibiting discrimination against families with children which I informed him. Kingstree’s local zoning government did not enforce a zoning ordinance which treats group living arrangements for children just as favorably as it treats a similar group living arrangement for unrelated adults (CTH’s). Thus, an ordinance that defined a group of up to six unrelated adult persons as a family, but specifically disallowed a group living arrangement for five or fewer children, would, on its face, discriminate on the basis of familial status. Likewise, the zoning Director, Alvin Chambers violated the Act by denying the permit to such a home because neighbors did not want to have a group home facility for children next to them.

The law generally recognizes that children require adult supervision. Imposing a reasonable requirement for adequate supervision in group living facilities for children would not violate the familial status provisions of the Fair Housing Act.

In conclusion, by restricting occupancy of single-family housing based generally on disabilities, age, and biological or legal relationships between its inhabitants bears no reasonable relationship to the goals and mission of Mary’s Angels. Youth’s achievement depends not upon the biological or legal relations between the occupants of a house but generally upon the size of the dwelling, occupant’s wiliness to receive services and to learn independent living skills and supportive trained staff that will assist them. Mary’s Angels is seeking any and all needed assistance in this matter that we may move forward in providing guidance and nurture to our female youth, so they may become productive citizens in any community they chose to call home.

Professionally,

Juanita Green, President/Executive Director



Town of Kingstree

Juantia Green
Mary's Angels Independent Living
29 Sunflower Drive
Cades, South Carolina 29518

**Re: Zoning to allow Group Home
311 Ashton Avenue Kingstree, South Carolina
Tax Map #11-038-037**

Dear Ms. Green:

An application was submitted to this office requesting zoning to allow for a Residential Group Home in an R-10 (Low Density, Single Family Residential) zoning district. Stated in your application, the location will be occupied by Mary's Angels Independent Living: a community-based initiative and is incorporated within the state of South Carolina with the intent to operate as an eleemosynary purpose to serve young women ages 16 to 18 years of age. This use is not permitted by right in this district.

Before any decision can be made to allow an exemption for this use, the following information is needed to accompany your application:

- 1) A contract to purchase the property.
- 2) License or certification with the state of South Carolina or agency.
- 3) Identify the specific purpose and use of the property: child care, adult care, persons with mental or physical disabilities, or rehabilitation services (penal system, drug or alcohol).
- 4) Adverse impact on the neighborhood: natural resources, noise, vehicular or pedestrian traffic.

Once, I am in receipt of this information a decision will be made. You may contact me at (843) 355-8156 with any questions or concerns that you may have.

I am;

Alvin Chambers, Community Planning and Development Director

CERTIFICATE OF ZONING COMPLIANCE

When is a certificate of zoning compliance required?

A certificate of zoning compliance is required prior to the issuance of a building permit of new commercial, industrial and residential buildings, or the re-occupancy of an existing commercial or industrial building.

What do I have to do to receive a certificate of zoning compliance?

To receive a certificate of zoning compliance, the following application must be completed in full and submitted to the Code Enforcement Department. Site plans must be included with new construction that includes the following:

- Actual dimensions of the lot, including easements (right-of-ways)
- Exact size and location of all existing buildings and structures on the lot
- Exact size and location of all new construction and/or alterations
- Existing and intended use of all parts of the land or buildings
- Proposed landscaping and other site design where required
- Number, size and location of off street parking spaces
- Number, size and location of all existing signs

How long will it be until I received notification?

The application will be reviewed in one to two business days and you will be notified by telephone when the application has been approved. Written approval will be mailed to you or picked up at town hall.

What's the next step?

A building permit is required after you receive a certification of zoning compliance to begin construction or alterations. A certificate of occupancy is required before occupying an existing building.

If you have any questions, please do not hesitate to contact the Kingstree Code Enforcement Department for assistance Monday through Friday from 8:00am to 5:00pm.



Town of Kingstree of South Carolina

County of Williamsburg

Zoning Permit Application

Application No: _____

Date: 6/30/2015

TYPE OF APPLICATION

New Single Family Dwelling	New Two-Family Dwelling	New Commercial
Residential Addition	Commercial Addition	Deck
Accessory Building	Commercial Interior	Porch
Interior Remodeling	Sign	Garage
Fence	Driveway/Walkway/Patio	Pool
Occupancy of a Building/Structure	Change of Use of Property/Structure	Demolition

With this application, please submit one (1) copy of a current survey/site plan and one (1) set of construction plans (if applicable). Surveys must show the existing conditions and exact locations of physical features including metes and bounds, drainage, waterways, specific utility locations and easements, all drawn to scale. All surveys must be prepared by a land surveyor (signed/sealed).

If any of the requested information is submitted incomplete, the application shall be returned unprocessed.

1. Location of Property for which a Zoning Permit is Desired:

Street Address: 311 Ashton Ave Tax Map No.: 11-038-037 Zone: _____

2. Applicant Name: Juantia Green Tel. No.: 843-382-5285 Fax No.: _____

Applicant's Address: 29 Sunflower Dr Cades SC 29518

3. Property Owner's Name: Ivori Henryband Tel. No.: _____ Fax No.: _____

Property Owner's Address: 311 Ashton Ave Kingstree SC 29556

4. Present Approved Zoning Use of the Property: family home

5. Proposed Zoning Use of the Property: family home

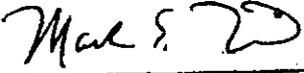
6. Describe in detail the activity or activities to be conducted in all structures on the property. State whether the activities described are conducted as a nonconforming use.



South Carolina Building Codes Council

PO Box 11329
Columbia, SC 29211-1329

Request for Statewide Code Modification

Jurisdiction or Organization: <u>Home Builders Association of South Carolina</u>	
Representative: <u>Mark Nix</u>	Title: <u>Executive Director</u>
Address: <u>625 Taylor Street / Columbia, SC 29201</u>	
Phone: <u>803-771-7408</u>	E-mail: <u>mnix@hbasc.com</u>
Signature: <u></u>	Date: <u>February 2, 2015</u>

Code: <u>International Residential Code</u>	Edition: <u>2015</u>	Section: <u>R313 Automatic Fire Sprinkler Systems (Previous modification)</u>
Check One: <input checked="" type="checkbox"/> Delete and substitute the following <input type="checkbox"/> Delete without substitution <input type="checkbox"/> Add the following <input type="checkbox"/> Modify the following		
Type or print proposed modification. Use additional pages if necessary. <u>Underline New language. Line Through Deleted Language.</u>		

SECTION R313 AUTOMATIC FIRE SPRINKLER SYSTEMS

R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall not be required to be installed in townhouses.

Exception: An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.

R313.1.1 Design and installation. Automatic residential fire sprinkler systems when installed for townhouses shall be designed and installed in accordance with Section P2904 or NFPA 13D.

R313.2 One- and two-family dwellings automatic fire systems. An automatic residential fire sprinkler system shall not be required to be installed in one- and two-family dwellings.

Exception: An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic residential sprinkler system.

R313. 2.1 Design and installation. Automatic residential fire sprinkler systems when installed shall be designed and installed in accordance with Section P2904 or NFPA 13D.

Reason: <input checked="" type="checkbox"/> Unusually Restrictive <input type="checkbox"/> Impractical <input type="checkbox"/> Threat to Human Injury or Life Safety
Type or print the reason for the proposed modification. Use additional pages if necessary.

Since the inclusion of the mandatory requirement for residential sprinklers in the 2009 IRC, more than 42 states have amended or passed legislation prohibiting communities from mandating residential sprinklers in new one- and two-family dwellings. Many others have removed the mandate through the modification process. The HBASC oppose s mandatory requirement and continues to support the voluntary installation of residential sprinklers as the buyer's choice. The IRC clearly states, "The purpose of this code is to provide minimum requirements to safeguard life or limb, health and public welfare." The IRC Commentary states that the IRC is intended to provide reasonable minimum standards that reduce the factors of hazardous and substandard conditions that would otherwise put the public at risk to damaging their health, safety or welfare. Any imposition of a mandated sprinkler requirement is excessive and is not a reasonable minimum standard for meeting the "purpose" of the code. It is important to remember that the code is composed of many

Modification Number: IRC 2012 11.

Section: R313.2 One and two-family dwellings automatic fire systems.

Modification: The section was deleted without substitution.

Reason: To allow sprinkler installation to be the home buyer's choice.

Note: A modification to delete Section R313.2 was originally submitted by the Home Builders Association of South Carolina and disapproved by the Building Codes Council. The issue was reconsidered and approved in conjunction with Section 313.1 as a compromise supported by the Home Builders Association of South Carolina (HBASC), The Building Officials Association of South Carolina (BOASC) and South Carolina Fire Sprinkler Coalition. The request to reconsider was submitted by the BOASC and the reason for the modification offered by the HBASC.

Proponent: Building Officials Association of South Carolina.

Effective Date: July 1, 2013.

Modification Number: IRC 2012 12.

Section: R317.1.1 Field treatment.

Modification: Add text to the end of the existing section.

The section now states: Field-cut ends, notches and drilled holes of preservative-treated wood shall be treated in the field in accordance with AWPA M4 or in accordance with the preservative-treated wood product manufacturer's recommendations.

Reason: To add the preservative-treated wood product manufacturer's field treatment recommendations as a method of compliance.

Proponent: Structural Engineers Association of South Carolina.

Effective Date: July 1, 2013.



Town of
Kingstree

Kingstree Planning & Building
Department
401 N. Longstreet Street
Kingstree, SC 29555
Phone: 843-355-7484

Form

A_{BZA}

**Appeal
Application**
(May 2012)

Instructions to Applicant: This application is used to appeal decisions made by the Zoning Administrator. Under the Kingstree Zoning Ordinance, and as authorized by the state code, the Kingstree Board of Zoning Appeals has the power to reverse or affirm, wholly or in part, or may modify the orders, requirements, decisions, or determinations of the Zoning Administrator (or other administrative official acting under the town's zoning ordinance). An appeal requires that the board conduct a hearing and make specific findings of fact. Because a public hearing is required, applicants should anticipate a review period of not less than thirty (30) days. You will be notified once a hearing date for your request has been set by the board.

Type or print all answers on this application. Any additional information or supplemental exhibits you believe the board should consider as part of your request may be attached to this application form. A nonrefundable fee of \$100.00, payable to the Town of Kingstree, must be submitted along with the completed application.

Block A: Applicant Information

A1	Applicant name:	Last Name	First Name	Middle Initial
		Green	Juanita	R.
A2	Primary person or agent to be contacted concerning this application:	Last Name	First Name	Middle Initial
		Green	Juanita	R.
A3	Primary contact or agent information:	Mailing address	29 Sunflower Dr Cades, SC 29518	
		Telephone number	(843) 382-5285 / 269-6855	
		Fax number	843-372-2780	
		Email address	sim.blessed@yahoo.com	
A5	Is there any other person that we may contact if we have questions? If yes, please include contact information:	Juanita Pompey 457 McClam Rd Cades, SC 29518 (843) 382-4337		

Block B: Property Information

B1	Property address and tax map number of affected property (if applicable):	909 N. Longstreet Kingstree, SC 29556
B2	Address and name of affected property owner (if applicable):	909 N. Longstreet Kingstree, SC 29556.



Town of
Kingstree

Form

A
BZA

**Appeal
Application**
(May 2012)

Certification of Applicant or Authorized Agent

I hereby certify that the information that I have supplied as part of this application is true and correct to the best of my knowledge.

Juanita R. Green Juanita R. Green 10-4-12
Applicant's Name (Print) Signature Date

Agent's Name (if applicable) Signature Date

Note: The applicant and, when applicable, the authorized agent(s) must sign the application form. Agents must attach a signed statement from the applicant authorizing them to make representations and take other actions related to this application.

FOR INTERNAL USE ONLY

DATE COMPLETE APPLICATION SUBMITTED:		Zoning Administrator Notes
APPLICATION/ CASE NUMBER:		
Submission Checklist	Initial & Date	
Complete Application		
\$100.00 Fee		
Processing Checklist	Initial & Date	
Meeting Scheduled		
Notice of Meeting Sent to Applicant/Parties of Interest		
Letters to Departments		
Staff Report & Meeting Packet Mailed		
Meeting Room/Bulletin Board Notice		
Approval & Certifications	Initial & Date	
Decision was AFFIRMED, REVERSED, or MODIFIED (circle applicable)		
Findings of Fact Signed by Chairman		
Letter of BZA Decision Mailed to Applicant/Parties of Interest		

ARTICLE 4 | USE REGULATIONS

§153.401.3 SPECIAL EXCEPTION USES

An "S" in the zoning district column of Table 153.402 indicates that a use is allowed only if reviewed and approved by the Board of Zoning Appeals in accordance with the special exception procedures of this chapter. In addition, special exception uses are subject to compliance with the use-specific conditions and all other applicable regulations of this chapter. A cross-reference to the applicable use-specific conditions can be found in the "Special Conditions" column of Table 153.402.

§153.401.4 USES NOT ALLOWED

A blank cell in the zoning district column of Table 153.402 indicates that a use is not allowed in the respective zoning district, unless said use is otherwise expressly allowed by other provisions within this chapter.

SECTION 153.402 USE TABLE

Uses shall be allowed within the zoning districts of this chapter in accordance with Table 153.402 "Schedule of Uses".

Table 153.402 Schedule of Uses											
KEY: P = Permitted by Right C = Conditional Use S = Special Exception Blank Cell = Use Not Allowed											
Use Classifications	Districts										Special Conditions
	CP	FA	R-10	R-8	R-6 & R-6R	CC	HC	OC	NC	LI	
Residential Uses											
Single-Family Dwelling, Detached		P	P	P	P		P	P	P		
Single Family, Attached (Townhouses or Row Houses)				S	S						§153.403.44
Single-Family Dwelling (watchman or caretaker)										C	§153.403.45
Two-Family Dwelling, Attached (Duplex)				P	P		P				
Garage Apartment				P	P						
Planned Group Dwelling					P						
Multi-Family Dwelling					P	C	P				§153.403.23
Congregate Residence					S	S	S				§153.403.12
Manufactured Home					See Note						§153.403.22
Mobile Home											
Manufactured Home Park											
Modular Home		P	P	P	P		P	P	P		
Home Occupations		C	C	C	C		C	C	C		§153.403.15

Mary's Assistance Housing Initiative

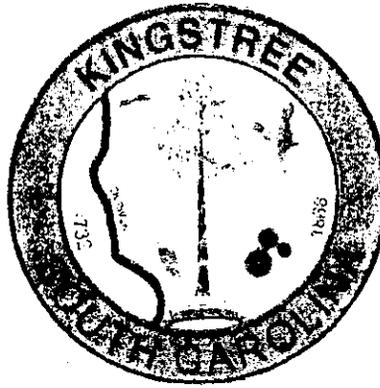
29 Sunflower Dr.
Cades, SC 29518
(843) 382-5285



The following attachment is to complete Block C of the description portion of the Appeal process. I hereby certify that the following information is true and correct to the best of my knowledge.

- ❖ C1 The mentioned dwelling on 909 N. Long St. Kingstree will be used to house 5 females ages 16-21. Our goal is invest in people and help them become productive and independent. In order to do that we must supply them a place to call home along with 24/7 staff supervision. The young ladies that will be coming from diverse back rounds will be taught an 8 step curriculum. This program will be very beneficial not only to the young ladies being served but the community and state as well. Its prevention and awareness programs will assist in saving taxpayers billions of dollars on unplanned pregnancy and HIV awareness just to name a few. Because of the stringent policies in place, MAIL young ladies are made aware at intake that discarded behaviors will not be accepted or tolerated. This program will not in any form disrupt the everyday living and activities of its neighboring businesses or housing occupants.
- ❖ C2 Like any other home, persons want to feel the warmth and comfort of trusting that it's their safe heaven. This program will not change that atmosphere of that reality. We insure that our Mission and Goal is to educate these youths at moderately levels that it's conducive for all parties concerned. There is no tolerance for loud noise, inappropriate clothing, or behaviors as outlined in our intake package. They will respect the privacy and property of the each and every neighbor.
- ❖ C3 Our key responsibility is not only to the youth but to the community as well, that our young women are successful in receiving their services. Our two major factors are monitoring and accountability. At all times our staff will be aware of our females' whereabouts. Our property will be maintained and a privacy boarder will be set in place.
- ❖ C4 This application is submitted for the necessary approval for zoning permission to provide young women with a place to call home. A place where they can be educated and receive the service they need in a much smaller setting to avoid the interruptions of a larger facility. The program stands alone and this is what makes it

so significant because it's the only female youth independent living facility in the area that will provide these services. The only one with the long term transitional housing guidelines that allows them time to be productive without the rush of the normal 6-18 months requirement then released. The program will also maintain revenue in our counties Sheriff Department, provide collaborations with Alcohol & Drug, Workforce Centers, Health & Nutrition, and increase the need to keep doctors at Mental Health. The positive outcome in this investment will reshape the point of view of value for these young ladies as well as the community. As we look to the next 15 years we expect significant changes to take place. The shifting of demographics of the county and a strong structure in Empowering the youth through education.



Town of Kingstree

Juantia R. Green
C/O Mary's Angels: Independent Living for Young Women, Inc.
29 Sunflower Drive
Cades, South Carolina 29518

October 22, 2012

RE: 909 North Longstreet Street
Williamsburg County Tax Map Number:
11-023-015

Dear Ms. Green:

I am writing to inform you that your request for an Independent Living Care Facility to be located at the above stated reference has been denied. The proposed location is located within the R-10 (Low Density, Single Family) Zoning District. It is the intent of this district to provide areas for livable low density residential development and to discourage the encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of this district.

Section 153.401 of the Town of Kingstree Zoning Ordinance does not permit the use of the following types of use: Boarding House, Congregate Residence, Convalescent (Recovery) Center, Group Care Facility, Planned Grouped Dwelling, or Rehabilitation Center to locate within the R-10 Zoning District. I have classified your request to operate as an Independent Care Facility, comparable to the uses listed in the fore mentioned. Your purpose to house individuals for up to 18 months is not compatible with the uses as outlined for the district. Any use, i.e.; educational or religious use are allowed if it complies with "use-specific conditions", or reviewed and approved by the Board of Zoning Appeals (BZA) Board.

On October 4, 2012 you made application to the BZA to appeal the decision of the Zoning Administrator in denying "Mary's Angels" to operate within the R-10 Zoning District. You are by this letter, notified that the matter stated below will be heard at a public hearing by the BZA.

Location: Kingstree Town Hall, 401 North Longstreet Street, Kingstree, South Carolina 29556

Date: Tuesday, November 13, 2012

Time: 6:00 p.m.

Appellant: Juantia R. Green, Mary's Angels

Case Number: BZA 12-11-001

Property Affected: 909 North Longstreet Street, Kingstree, South Carolina, Tax Map # 11-023-015

**Agenda Monthly Meeting
Kingstree Board of Zoning Appeals
Tuesday, November 13, 2012
6:00 PM
Town Hall Meeting Room
Frank H. McGill Municipal Complex**

PUBLIC HEARING

Case Number BZA 12-11-001 Juantia Green, AKA, Mary's Angels Appeals the Zoning Administrator's decision not to allow an Independent Living Facility to be located on property located at 909 North Longstreet Street and is represented by Tax Map No. 11-023-015. The property is located in the R-10 (Low Density Residential, Single Family) Zoning District. The applicant(s) appeal to allow for occupancy and use. The Planning and Zoning Department is declaring that the zoning does not support an Independent Living Facility (Group Care Facility) and it is incompatible with the neighborhood.

CALL MEETING TO ORDER

ROLL CALL

Paige Brown (Recuse)
Randy Croom
Gregory Fulton
David Ipock

Lee Lineberger
Lyndon Outram
Jim Wise

Approve Minutes

- a. September 11, 2012.

Discussion of BZA Cases

- a. BZA 12-11-001

Non-Agenda Items

Adjournment