

# Board of Zoning Appeals



## Agenda for the Thursday, September 6, 2018 Regular Meeting

### *Members of the Board of Zoning Appeals*

Wesley Summers

*Chairman*

Jim Newman

Kevin Scaggs

Kathie Stallworth

Lynn Stembridge

*CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.*

## **REGULAR MEETING**

1. **Call to Order** – 7:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of May 3, 2018.
4. **Confirmation of Agenda**
5. **Application ZE 18-001** – A request from Meybohm Realty/CSRA Development for a special exception pursuant to Article 3.18.4.5.4.3, of the North Augusta Development Code. The application affects property near the intersection of Northridge Dr., Market Plaza, and Austin Graybill Dr., a portion of tax parcel 010-14-04-007.
  - **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
  - **Consideration** – Application ZE 18-001
6. **Application ZE 18-002** – A request from Bright-Myers NA, LLC, for a special exception pursuant to Ordinance 2007-16, Zoning and Development Standards Ordinance Section 3.f.5.f., C-3 General Commercial District, and the North Augusta

Development Code 18.4.5.4.3. The application affects property along Stephens Farm Lane, a portion of tax parcel number 010-15-07-002.

- **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- **Consideration** – Application ZE 18-002

7. **Adjourn**

# Board of Zoning Appeals



## Minutes of the Thursday, May 3, 2018 Regular Meeting

*Members of the Board of Zoning Appeals*

Wesley Summers  
*Chairman*

Jim Newman  
Kevin Scaggs

Kathie Stallworth  
Lynn Stembridge

1. **Call to Order** –Chairman Wesley Summers called the meeting to order at 7:01 p.m.
2. **Roll Call** – Board members present: Chairman Summers, Kevin Scaggs, Kathie Stallworth, and Lynn Stembridge. Board member Jim Newman was absent. Also in attendance: Tom Zeaser, Director of Engineering and Public Works; Kuleigh Baker, Secretary of Engineering and Planning and Development; Justin Purucker, P.E. and Lee Dorn, P.E. the project engineers; Alan Reuber, Sr., the project developer; and the press.
3. **Approval of Minutes** – The minutes of the November 2, 2017 regular meeting were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.

**Application Number ZV18-001** – A request by Alan Reuber, Sr. for the following variances pursuant to the North Augusta Development Code:

1. Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The applicant requests a variance to change the maximum front setback in the Highway Corridor Overlay District from ninety (90) ft to one-hundred ninety (190) ft.
2. Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The applicant requests a variance to change the minimum frontage buildout in the Highway Corridor Overlay District from thirty (30) percent to twenty (20) percent.
3. Section 3.8.5.8.5, Front Setback Landscaping. The applicant requests a variance to change the Type D buffer width from twenty (20) ft to ten (10) ft along the lot frontage.

The appeal affects property located along Jefferson Davis Highway, Tax Parcel Number 013-18-01-001.

- Chairman Summers read the application summary, briefly reviewed the public meeting participation guidelines and opened the public hearing at 7:03 p.m.

Alan Reuber, Sr. of Dallas, TX was sworn in and introduced his plans to develop a Hyundai car dealership and service center on the site.

Justin Purucker, Johnson, Lascchober, and Associates, P.E., 1296 Broad Street, Augusta, GA, the project engineer, was sworn in and offered to answer any questions raised by the Board.

Tom Zeaser, Director of Engineering and Public Works, Interim Director of Planning and Development, was sworn in to answer any questions of staff raised by the Board.

Mr. Reuber, Mr. Purucker, and Mr. Zeaser responded to all comments and questions.

With no comments from the public, Chairman Summers closed the public hearing at 7:24 p.m.

- **Consideration – Application Number ZV 18-001** To determine that an unnecessary hardship would result, and to grant a variance, the Board must find and explain in writing that the evidence and facts of the case prove that each of five mandatory factors apply. After consideration of the evidence and arguments presented, the Board of Zoning Appeals reached the following findings of fact and conclusions. The Board considered each of the five criteria separately.

**There are extraordinary and exceptional conditions pertaining to the particular piece of property.** The Board discussed and agreed that the subject parcel is the only property in the vicinity that has a City waterline, Colonial Pipeline, SCE&G powerline, and SCDOT encroachment running through the property.

**The conditions do not generally apply to other property in the vicinity.** The Board discussed and agreed that the conditions of the subject property, listed above, do not generally apply to other property in the vicinity in that the surrounding properties do not have multiple utility lines, easements, and encroachments that converge.

**Because of the conditions, the application of the requirements of Table 3-3 of the North Augusta Development Code to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property.** The Board discussed and agreed that the strict application of the maximum front setback standard, front buildout, and landscaping buffer would require the applicant to develop the site in a manner that is inefficient and could pose safety hazards for neighboring property owners. The application of the requirements of the North Augusta Development Code to this site unreasonably

restricts the utilization of the property and the Engineer has attempted to situate the building on the site various ways prior to applying for a variance.

**An unnecessary hardship exists.** The Board discussed and agreed that an unnecessary hardship exists.

**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. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity.** The Board discussed and agreed that the car dealership location, if the variance is granted, is consistent with existing setbacks for neighboring properties and will not be detrimental to adjacent properties or to the public good. The surrounding businesses have setbacks, buildouts, and landscaping plans that are not compliant with the current NADC because they were developed prior to the adoption of the existing code or are located slightly outside of the city limits.

**Based on the findings previously discussed and voted upon, Ms. Stembridge moved that Application ZV 18-001, a request by Alan Reuber, Sr. for the following variances pursuant to the North Augusta Development Code:**

1. Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The applicant requests a variance to change the maximum front setback in the Highway Corridor Overlay District from ninety (90) ft to one-hundred ninety (190) ft.
2. Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The applicant requests a variance to change the minimum frontage buildout in the Highway Corridor Overlay District from thirty (30) percent to twenty (20) percent.
3. Section 3.8.5.8.5, Front Setback Landscaping. The applicant requests a variance to change the Type D buffer width from twenty (20) ft to ten (10) ft along the lot frontage for property located along Jefferson Davis Highway, Tax Parcel Number 013-18-01-001, be granted subject to the following conditions:
  - a. The applicant shall comply with all City water, SCE&G, SCDOT, and Colonial Pipeline requirements.
  - b. If the applicant's minor site plan application is not approved by staff or is withdrawn, the variance shall be void.

**Mr. Scaggs seconded the motion. The motion carried 4-0.**

6. **Adjourn** – With no objection, Chairman Summers adjourned the meeting at 7:49 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "L. Hodges", written in a cursive style.

Libby Hodges  
Director of Planning and Development  
Secretary to the Board

# Department of Planning and Development



## Project Staff Report Special Exception # ZE 18-001

August 28, 2018

### Section 1 - Summary

Project Name	Walnut Village Storage
Applicant	Meybohm Realty/CSRA Development
Representative/Engineer	Mike Polatty
Address/Location	Austin Graybill Blvd., Market Plaza and Northridge Dr.
Parcel Number	010-14-04-007 (portion)
Zoning District	General Commercial (GC)
Future Land Use	Mixed Use
Proposed Use	Mini-warehouse/ Self Storage
Parcel Size	4.2 acres
Unit Square Feet	126,150 gross sq ft.
Gross Density/Intensity	0.7 F.A.R.

### Section 2 – Existing Site Conditions

	<i>Existing Land Use</i>	<i>Future Land Use</i>	<i>Existing Zoning</i>
Subject Parcel	Vacant	Mixed Use	GC, General Commercial
North	Commercial (Retail)	Mixed Use	PD, Planned Development
South	Vacant (remainder of parcel), I-20 Interchange, Stormwater parcel	Mixed Use	GC, General Commercial; P, Public
East	Commercial (Restaurant)	Mixed Use	GC, General Commercial
West	Vacant (remainder of parcel)	Mixed Use	GC, General Commercial

**Access** – The site currently has access from Northridge Dr., Market Plaza, and Austin Graybill Dr. The site proposes two access points for vehicular access drives on Market Plaza and Northridge.

**Topography** – The area proposed for development at this time is relatively flat, with some topography indicating a stream or drainage channel interior to the site to the west of the proposed development. The vegetation is well established on the site, but indicates previous

development activity on the site. Further development should be evaluated at proposal for environmental and other impacts to the adjacent residential development, as removal of the vegetation may impact the positive effects of the remaining vegetation. Existing view sheds from the project boundaries include views of adjacent commercial development and vegetation. Those are illustrated in the attachments.

**Utilities** - An existing 12" water line and 8" sanitary sewer lines serve the site or very near the site. The roads serving this project include Northridge Dr., Austin Graybill Rd. and Market Plaza Drive and are in fair condition. Northridge Dr. ends approximately halfway through the proposed development area, which may require some treatment for final site approvals.

**Floodplain and Environmental Conditions** - The site is not within federally designated floodplain or wetlands. There are no environmentally sensitive areas currently identified within this project site in need of protection. If streams are identified, they should be protected as required by the North Augusta Development Code.

**Drainage Basin** - This project is located within the Pole Branch Basin. Stormwater Management has conducted a baseline assessment of the basin streams and has rated the overall basin as Poor. Several water quality impairments were found in the sampling.

### Section 3 – History & Analysis

The site is zoned General Commercial (GC). Table 3-2 lists the permitted uses in the General Commercial (GC) and specifies those uses that must be approved as special exceptions. Mini-Warehouse/Self Storage is listed as 7.1 and a special exception use. Section 4.23 requires additional conditions and restrictions on Mini Warehouse/Self Storage development.

Section 4.23 states:

#### 4.23 MINIWAREHOUSES

Mini-warehouses and self-storage units may be permitted in the zoning districts designated in the Use Matrix, Table 3-2, subject to the following limitations, conditions, and restrictions:

##### 4.23.1 Site Plan

A site plan in accordance with the requirements of §5.6 of the proposed use and development shall be submitted to the Director and shall additionally indicate the location of buildings, number of storage units, type and size of storage units, all signage proposed, and the location and type of visual screening and landscaping proposed.

##### 4.23.2 Authorized Uses

The development shall be exclusively limited to storage and those activities necessary for the operation, safety, and maintenance of the development, in addition to those uses authorized in the applicable districts.

#### 4.23.3 Conditional Use

Within the authorized zoning districts, the development shall be permitted by right on sites not exceeding two (2) acres unless the site is zoned IND, Industrial. On sites exceeding two (2) acres, a conditional use permit is required.

#### 4.23.4 Screening Required

Screening shall be provided to adequately to protect adjacent properties from the environmental impacts of the mini-warehouse use including visual blight, parking lot and roadway illumination, headlights, noise, dust, litter, and debris.

#### 4.23.5 Signs

No advertising signs are permitted on the property other than signs identifying the business and use. All signage shall comply with Article 13, Signs.

#### 4.23.6 Accessory Dwelling

One (1) dwelling is permitted as an accessory use. The dwelling unit shall be occupied by an on-site manager.

Final approval to develop the site will require site plan approval. As shown, this site plan will require Planning Commission approval as a major site plan. All site plans are reviewed for compliance against the standards addressed in NADC and any conditions imposed by this agency before approving or denying the application.

### **Section 4 – Board Action**

North Augusta Development Code (NADC) Section 18.4.5.b establishes the application process for a special exception. Section 18.4.5.4.3 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

- a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.*

- b. Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:*
- 1. That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter.*
  - 2. That the Special Exception will be in substantial harmony with the area in which it is to be located.*
  - 3. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*
- c. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.*

The Board of Zoning Appeals (BZA) shall approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

#### Attachments

- 1) Public Notice
- 2) Aerial
- 3) Topography
- 4) Zoning
- 5) Future Land Use
- 6) Site Photos
- 7) Application (Narrative, Site Plans, Landscape Plans, Elevations)

cc: Mike Polatty, Meybohm Realty Group  
Ray Good, Storage Development Group, Inc.  
Chip Funderburk, Heaner Design Group

**Attachment 1 – Public Notice**

A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *Star* on Wednesday, August 22, 2018. A written notice of the special exception request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on Wednesday, August 22, 2018. The property was posted with the required public notice on Wednesday, August 22, 2018. The published public notice and the copy sent to the neighboring property owners specified that the special exception was for the Walnut Storage Facility on 4.2 acres of land on parcel 001-14-04-007 in the General Commercial (GC) zoning district.



100 Georgia Avenue  
North Augusta, SC  
29841-3843

Post Office Box 6400  
North Augusta, SC  
29861-0400

City of North Augusta

August 21, 2018

RE: Proposed special exception hearing for the Walnut Village Storage Facility, on ±4.2 acres of land located at the intersection of Northridge Dr. and Austin Graybill Dr., a portion of tax parcel 010-14-04-007.

**Please note:** Your property is not included in the application. You are receiving this notice only because you own property within 200 feet of the proposed project area.

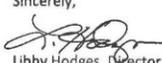
Dear North Augusta Property Owner:

Meybohm Realty has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned General Commercial (GC). The proposed development contains ±4.2 acres of parcel 010-14-04-007, at the intersection of Northridge Dr. and Austin Graybill Dr. The request is to hear an appeal for a special to review the development of mini/self-storage at this location. The case number is ZE18-001.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on **September 6, 2018**, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. Citizens and property owners interested in expressing a view on the requested hearing are encouraged to attend.

Copies of the application and related documentation will be available for public inspection after August 30, 2018 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina.

Enclosed is a map of the project area and a copy of the public hearing notice that will be published in *The Star* on August 22, 2018. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,  
  
Libby Hodges, Director  
Department of Planning and Development

Administration OFFICE: 803.441.4202 FAX: 803.441.4203	Planning & Development OFFICE: 803.441.4231 FAX: 803.441.4232	Engineering & Public Works OFFICE: 803.441.4223 FAX: 803.441.4298	Building Standards OFFICE: 803.441.4237 FAX: 803.441.4122	Finance OFFICE: 803.441.4215 FAX: 803.441.4199	Parks, Recreation & Leisure Services OFFICE: 803.441.4289 FAX: 803.441.4219	Human Resources OFFICE: 803.441.4285 FAX: 803.441.4291	Public Utilities OFFICE: 803.441.4240 FAX: 803.441.4243
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www.northaugusta.net

Figure 1: Neighbor Notification Page 1



Figure 2: Neighbor Notification Page 2

City of  
 North Augusta, South Carolina  
**Board of Zoning Appeals**  
**PUBLIC HEARING NOTICE**

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on September 6, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZE 18-001** – Walnut Village Storage Facility. Meybohm Realty has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned General Commercial (GC). The proposed development contains ±4.2 acres of parcel 010-14-04-007, at the intersection of Northridge Dr. and Austin Graybill Dr.

**ZE 18-002** – Sweetwater Storage Facility. Bright-Myers, LLC, has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned Planned Development (PD), but allowing all uses under C-3 zoning. The proposed development contains ±1.7 acres of parcel 010-15-07-002, at Stephens Farm Lane just east of its intersection with Edgfield Rd.

A map and documents related to this hearing will be available for public inspection after August 30, 2018, in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the requested hearing are encouraged to attend.

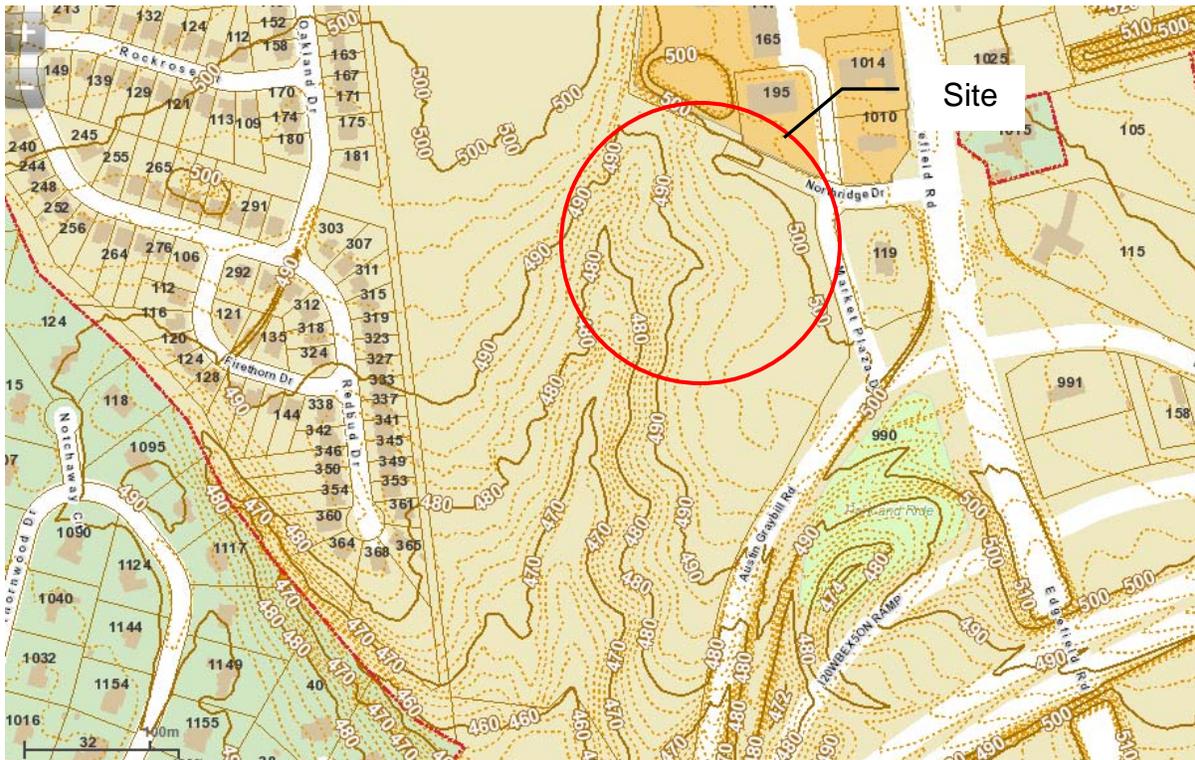
**CITIZEN ASSISTANCE:**  
 Individuals needing special assistance as a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Figure 3: Neighbor Notification Page 3

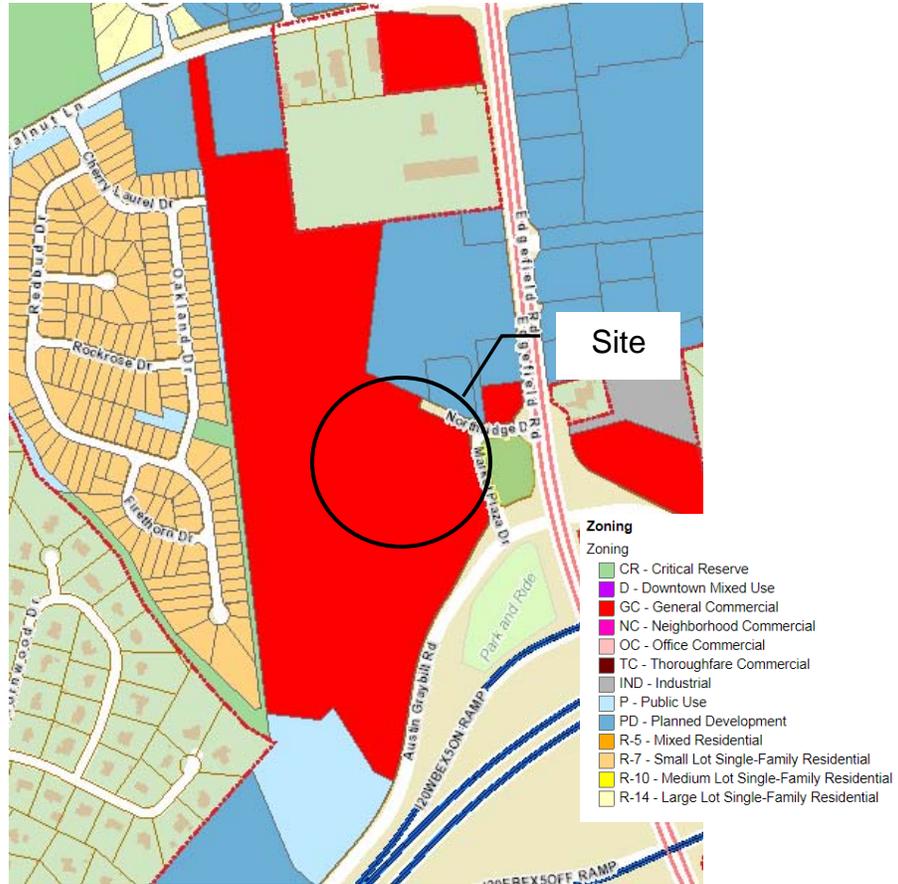
**Attachment 2 – Aerial Photography**



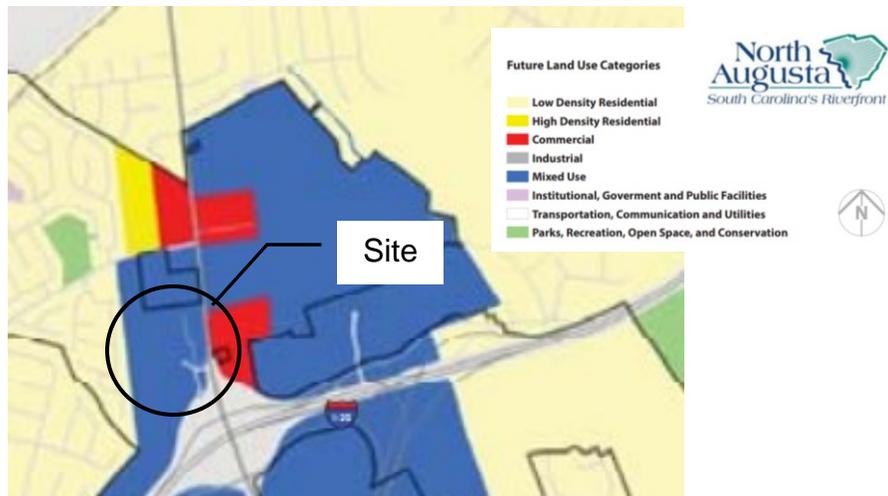
**Attachment 3 – Topography**



**Attachment 4 – Zoning**



**Attachment 5 – Future Land Use**



**Attachment 6 – Site Photos**



*Figure 1: View from end of Northridge Dr. looking east (site is on the right)*



*Figure 2: View from site, near intersection with Market Plaza, looking east*



*Figure 3: View from site, looking northwest to the end of Northridge Dr.*



*Figure 4: View from site across Northridge Dr., looking north.*



*Figure 5: View from site looking north across Northridge Dr.*



*Figure 6: View of site across Market Plaza near SCE&G power easement, looking southwest.*



*Figure 7: View of site from Market Plaza Dr. at Austin Graybill, looking north.*



*Figure 8: From Site, looking north along Market Plaza. Site is on the left.*



*Figure 9: View from site, looking south towards Austin Graybill/I-20 interchange*

**Attachment 7 – Application Materials**

(7 pages following)

# Notice of Appeal

Please type or print all information



**Staff Use Only**

Application Number <u>2E18-001</u>	Date Received <u>8-6-18</u>
Review Fee <u>\$ 200</u>	Date Paid <u>8-16-18</u>

1. Project Name Walnut Village Storage Facility  
 Project Address/Location off Northridge Drive  
 Total Project Acreage 4.2 Acres Current Zoning General Commercial  
 Tax Parcel Number(s) 010 14 04 007 (A Portion of)

2. Applicant/Owner Name CSRA Development / Meybohm Realty, Inc. Applicant Phone 706-736-3375  
 Mailing Address 3819 Wheeler Road  
 City Augusta ST Ga Zip 30909 Email mpolatty@meybohm.com

3. Is there a Designated Agent for this project?  Yes  No  
 If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Chip Funderburk License No. 21601  
 Firm Name Hearner Design Group Firm Phone 864-223-1553  
 Firm Mailing Address 110 Beattie Drive  
 City Greenwood ST SC Zip 29649 Email Chip@hearnergwd.com  
 Signature Chip Funderburk Date 07-28-2018

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?  
 (Check one.)  yes  no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required by the City must be correct and complete to initiate the compliance review process by the City.

Applicant or Designated Agent Signature  
Mike D. Polatty  
 Print Applicant or Agent Name

7/27/18  
 Date

## Walnut Village Self Storage

Project Narrative

August 6, 2018

The specific requirements set forth in the special exception check list are shown below or attached to this narrative. The item number to the left of each heading corresponds to the section requirement.

### i. North Augusta Code regulating the special exception for Mini warehouses in GC zoning

Special Exceptions require BZA approval:

#### 18.4.5.4.3 Special Exception –

a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

b. Permits for special exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. That the special exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev. 12-1-08; Ord. 2008-18)

2. That the special exception will be in substantial harmony with the area in which it is to be located.

3. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

c. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.

### j. Project Description

The applicant is proposing to construct a self-storage facility on the 4.2 acres of land next to the Dollar General and behind the Burger King fast food restaurant as shown on exhibit 2. The facility will contain 126,150 square feet of conditioned and unconditioned storage. The layout of the facility has been designed to address Market Plaza drive and Northridge Drive. The proposed elevations are also included in this submittal. Great effort has been taken to minimize the view of roll up access door and create more of a retail appearance. This site does not however directly front a major roadway and is located behind an existing gas station and fast food restaurant. This placement would therefore not be as visible to many of the residents of this area.

The owner of this land, E.G Meybohm, is the individual most affect by the request for this special exception as his property is largely undeveloped. The design and architecture of this project will set the tone for the future retail/commercial development on E.G. Meybohm's land that will surround this new

development. E.G has worked closely with the applicant and is comfortable with the look and feel of the proposed storage facility.

k. **Description and explanation of how the special exception complies with all applicable development standards contained elsewhere in the Development Code**

No exceptions are being asked for on this site other than the construction of the self-storage facility within the GC zoning. All other development code requirements will be met or exceeded. Other exterior elevations being proposed far exceed the current requirements. E.G Meybohm is also requiring heavy landscaping to also greatly enhance the presentation of this business.

l. **Description and explanation of how the special exception will be in substantial harmony with the area it is to be located.**

The applicant has designed the building to have a retail/commercial feel in elevation. The surrounding area is mainly retail/commercial. The immediate neighbor is Dollar General which has a metal 3 sided exterior. The proposed elevation for this facility that directly addresses Northside Drive and Market Plaza Drive will be predominately brick. The designers of the building have included a number of architecturally significant elements to the exterior to include small towers to better blend this into this type of a commercial area.

The site topography also falls in elevation away from Market Plaza Drive so the site and its buildings will be much less visible than a site which would sit above the surrounding roadways.

m. **How the special exemption will not discourage or negate the use of the surrounding property for use(s) permitted by right.**

The 32 surrounding acres of land around this project are owned by E.G. Meybohm which is whom the applicant will be purchasing the property from. The developer of the new townhome community, Blackston & Associates, is aware of the new proposed storage facility and does not have any issues with this use. The elevation being proposed on the storage facility is much more architecturally significant than the Dollar General Building.

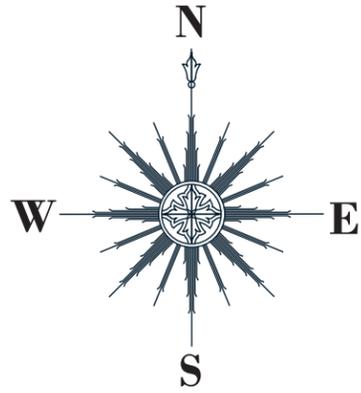
This type of use does create much less traffic than many other uses so the traffic impact to the surrounding uses will not impact their ability to operate their businesses. This type of use also does not compete financially with any of the other retail/commercial business surrounding this property. The Storage facility providing conditioned and unconditioned will be a great benefit to the residential developments in the area. Market studies have shown that there is a great need for this type of business in the area. There is also the added benefit to the surrounding retail or providing increased traffic nearby potentially adding customers to their businesses.

n. **A list and explanation of any voluntary conditions on the project or use proposed to minimize and potentially adverse impacts**

- Ungraded exterior elevations – Self storage facilities in the past have largely been a large expanse of metal buildings and roll up doors. This largely new concept of how to build self-storage facilities incorporates a more esthetic presentation of buildings and gives the facilities the ability to be incorporated into a retail commercial area. The proposed facility will largely incorporate brick into the exterior elevations that front

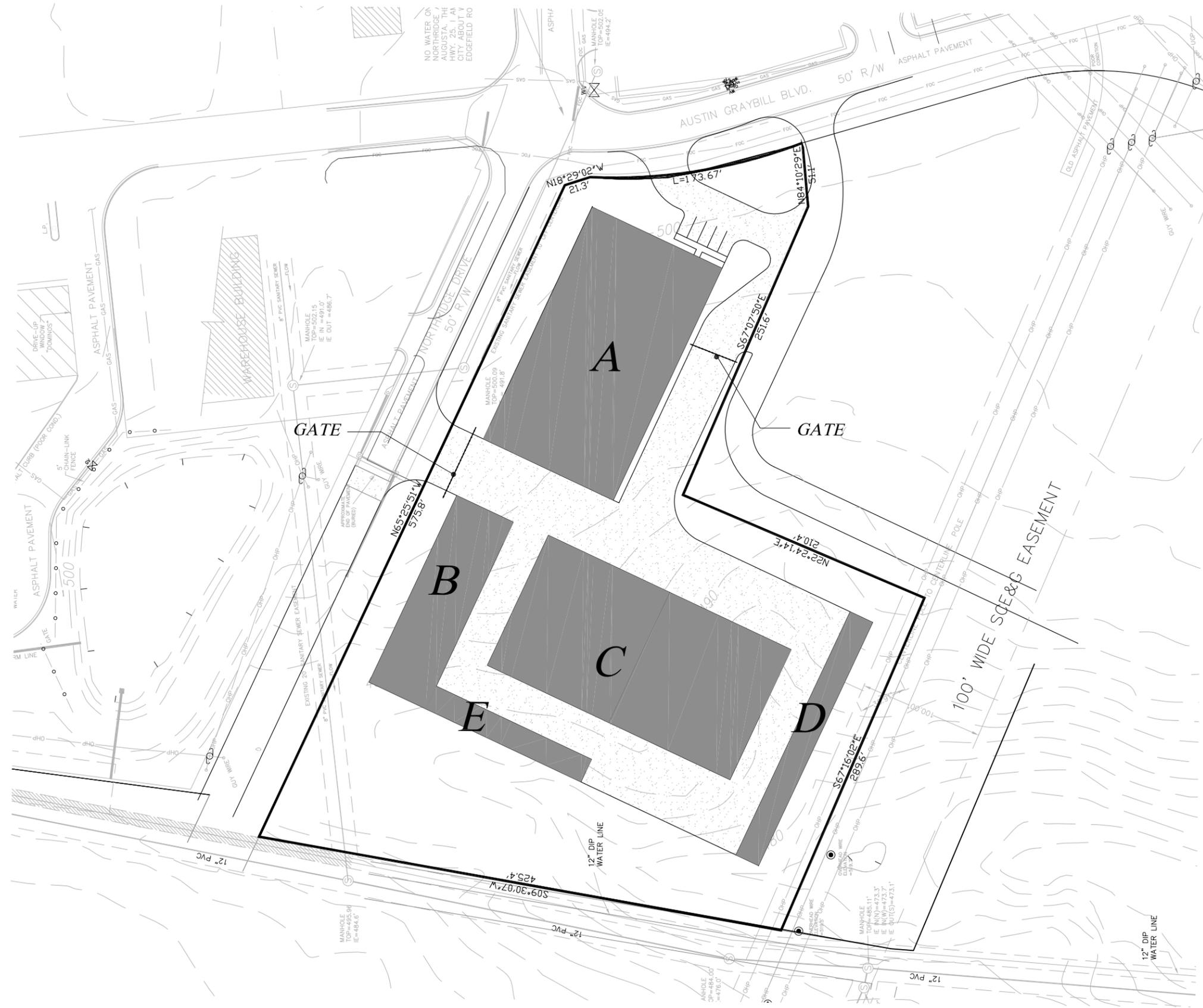
Northridge Drive and Market Plaza Drive. The buildings will be multi-dimensional in design. The three main buildings are also multi-level elevations which reduces the need for a larger parcel and creates a much more compact design.

- Increased landscaping surrounding the perimeter of the building – Evergreen trees will be planted at a spacing of 60' on center surrounding the perimeter of the facility. This will be done on the front, side and rear of the facility.

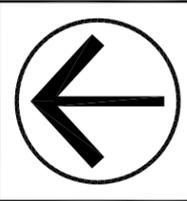


# WALNUT CROSSING STORAGE FACILITY





**PROJECT DATA**  
**BUILDING A - 120' x 205' - 73,800 SQ FT.**  
**BUILDING B - 50' x 170' - 8,500 SQ FT.**  
**BUILDING C - 110' x 210' - 36,850 SQ FT.**  
**BUILDING D - 20' x 220' - 4,400 SQ FT.**  
**BUILDING E - 20' x 130' - 2,600 SQ FT.**



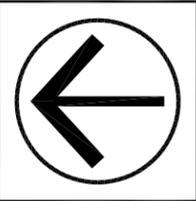
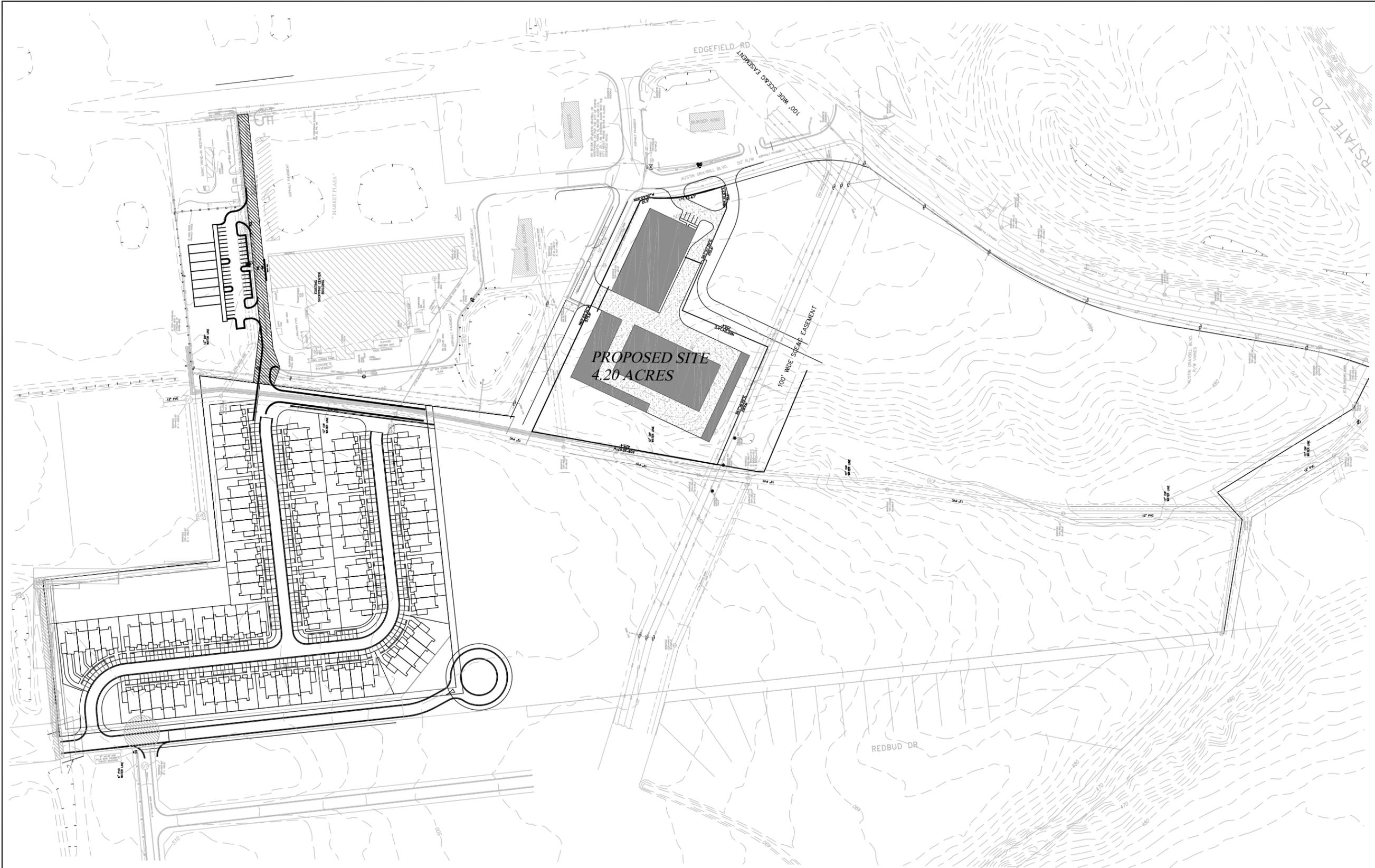
**WALNUT VILLAGE  
 SELF STORAGE FACILITY  
 US. 25 AT I-20**

PROJECT LOCATED IN NORTH AUGUSTA, Aiken County, SOUTH CAROLINA

**MEYBOHM  
 REALTY**  
 3310 WHEELER ROAD  
 AUGUSTA, GA 30909  
 (706) 736-3375 A/E: MIKE POLATY



SHEET INDEX	
SITE PLAN	3



**WALNUT VILLAGE  
SELF STORAGE FACILITY  
US. 25 AT I-20**

PROJECT LOCATED IN NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

**MEYBOHM  
REALTY**  
3310 WHEELER ROAD  
AUGUSTA, GA 30606  
(706) 736-3375 A/E: MIKE POLATY



SHEET INDEX	
SITE BOUNDARIES	2
2	



STORAGE

STORAGE

Green street sign



# Department of Planning and Development



## Project Staff Report Special Exception # ZE 18-002

August 28, 2018

### Section 1 - Summary

Project Name	Sweetwater Storage
Applicant	Bright-Myers NA, LLC
Representative/Engineer	Tim Mitch
Address/Location	Stephens Farm Lane
Parcel Number	010-15-07-002 (portion)
Zoning District	Planned Development (PD)
Future Land Use	Mixed Use
Proposed Use	Mini-warehouse/ Self Storage
Parcel Size	1.7 acres
Unit Square Feet	80, 870 gross sq ft.
Gross Density/Intensity	1.09 F.A.R.

### Section 2 – Existing Site Conditions

	<i>Existing Land Use</i>	<i>Future Land Use</i>	<i>Existing Zoning</i>
Subject Parcel	Vacant	Mixed Use	PD, Planned Development
North	Commercial (Retail)	Mixed Use	PD, Planned Development
South	Industrial (Outside of City limits)	N/A	N/A
East	Vacant (Stormwater Pond)	Mixed Use	PD, Planned Development
West	Vacant (remainder of parcel)	Commercial	PD, Planned Development

**Access** – The site currently has access from Stephens Farm Lane. The site proposes two curb cut access points for onto Stephens Farm Lane. The divided median would preclude access from the eastern driveway. The western driveway cut would align with a median cut and provide cross-access to the western residual parcel.

**Topography** – The area proposed for development at this time is flat, having been graded during previous site development.

**Utilities** - An existing 8" water line and un-dimensioned sanitary sewer line serve the site or very near the site.

**Floodplain and Environmental Conditions** - The site is not within federally designated floodplain or wetlands. There are no known environmentally sensitive areas currently identified within this project site in need of protection.

**Drainage Basin** – This project is located within the Pole Branch Basin. Stormwater Management has conducted a baseline assessment of the basin streams and has rated the overall basin as Poor. Several water quality impairments were found in the sampling.

### Section 3 – History & Analysis

The site is zoned Planned Development (PD). The adopted ordinance for the Planned Development (PD) zoning allows C-3 zoning uses, which required a special exception through the Board of Zoning Appeals for Self Storage/ Mini-Warehouse uses. Staff determined that the best course of action for approval would be to process as a special exception as outlined Table 3-2 and Section 4.23 of the current North Augusta Development Code.

Per Ordinance 2007-16, designating "Sweetwater" as a Planned Development (PD):

- I. C. Permitted Uses: Any use proposed by the developer and considered by the Planning Commission as being compatible to other nearby uses within and beyond the District may be permitted in such district, upon approval by the Planning Commission and City Council. A listing of proposed uses including type and number of dwelling units within a particular PD District shall be adopted as part of the regulations applying to the District. After approval by the Planning Commission and City Council, the list or portion thereof shall be adopted as part of the regulations applying to that particular PD District. Thereafter, the uses permitted in the District shall be restricted to those listed, approved and adopted.

Per the Zoning & Development Standards Ordinance (11-1996):

3.f.5. General Commercial District

f. Special Exceptions Permitted in the C-3 General Commercial District: Owing to their potential impact on permitted uses in the district and the community, special exceptions may be allowed as outlined in Article One, Section H. Only the Board of Zoning Appeal shall grant special exceptions.\*

The following are identified as Permitted Special Exception Uses in the C-3 General Commercial District:

1. Mini-warehouses.

(Defined as: Mini-Warehouse: A structure comprised of individual rental units for the purpose of storage, separated by permanent walls with individual exterior doors and each unit generally not exceeding three hundred (300) square feet in floor area.)

\*Note: The provisions of Article Five, Section A, must be adhered to when permitting special exceptions through the actions of the Zoning Board of Appeals.

Section 4.23 of the current NADC states:

4.23 MINIWAREHOUSES

Mini-warehouses and self-storage units may be permitted in the zoning districts designated in the Use Matrix, Table 3-2, subject to the following limitations, conditions, and restrictions:

4.23.1 Site Plan

A site plan in accordance with the requirements of §5.6 of the proposed use and development shall be submitted to the Director and shall additionally indicate the location of buildings, number of storage units, type and size of storage units, all signage proposed, and the location and type of visual screening and landscaping proposed.

4.23.2 Authorized Uses

The development shall be exclusively limited to storage and those activities necessary for the operation, safety, and maintenance of the development, in addition to those uses authorized in the applicable districts.

4.23.3 Conditional Use

Within the authorized zoning districts, the development shall be permitted by right on sites not exceeding two (2) acres unless the site is zoned IND, Industrial. On sites exceeding two (2) acres, a conditional use permit is required.

4.23.4 Screening Required

Screening shall be provided to adequately to protect adjacent properties from the environmental impacts of the mini-warehouse use including visual blight, parking lot and roadway illumination, headlights, noise, dust, litter, and debris.

4.23.5 Signs

No advertising signs are permitted on the property other than signs identifying the business and use. All signage shall comply with Article 13, Signs.

4.23.6 Accessory Dwelling

One (1) dwelling is permitted as an accessory use. The dwelling unit shall be occupied by an on-site manager.

Final approval to develop the site will require site plan approval. As shown, this site plan will require Planning Commission approval as a major site plan. All site plans will be reviewed for compliance against the standards addressed in NADC, Ordinance 2007-16 (Sweetwater), and any conditions imposed by this agency before approving or denying the application.

**Section 4 – Board Action**

North Augusta Development Code (NADC) Section 18.4.5.b establishes the application process for a special exception. Section 18.4.5.4.3 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

- a. *Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.*
- b. *Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:*
  1. *That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter.*
  2. *That the Special Exception will be in substantial harmony with the area in which it is to be located.*
  3. *That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.*
- c. *In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.*

Project # ZE 18-002

August 28, 2018

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The Board of Zoning Appeals (BZA) shall approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

#### Attachments

- 1) Public Notice
- 2) Aerial
- 3) Topography
- 4) Zoning
- 5) Future Land Use
- 6) Site Photos
- 7) Ordinance 2007-16, pages 2-4
- 8) Application Materials (Application, Narrative, Site Plans, Landscape Plans, Elevations)

cc: Tim Mitch, Meyers Brothers Properties, LLC (email)

Todd Burnett, Freeland & Kauffman, Inc (email)

Joel Presley, Presley Realty (email)

**Attachment 1 – Public Notice**

A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *Star* on Wednesday, August 22, 2018. A written notice of the special exception request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on Wednesday, August 22, 2018. The property was posted with the required public notice on Wednesday, August 22, 2018. The published public notice and the copy sent to the neighboring property owners specified that the special exception was for the Walnut Storage Facility on 4.2 acres of land on parcel 001-14-04-007 in the General Commercial (GC) zoning district.



South Carolina's Riverfront

100 Georgia Avenue  
 North Augusta, SC  
 29841-3843

Post Office Box 6400  
 North Augusta, SC  
 29861-6400

City of North Augusta

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August 21, 2018

RE: Special Exception hearing for the Sweetwater Storage Facility on ±1.7 acres of land located on Stephens Farm Lane just east of its intersection with Edgefield Rd., a portion of parcel 010-15-07-002.

**Please note:** Your property is not included in the application. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

Bright-Myers, LLC, has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned Planned Development (PD). The proposed development contains ±1.7 acres of parcel 010-15-07-002, at Stephens Farm Lane just east of its intersection with Edgefield Rd. The case number is ZE18-002.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on **September 6, 2018**, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. Citizens and property owners interested in expressing a view on the requested hearing are encouraged to attend.

Copies of the application and related documentation will be available for public inspection after August 30, 2018 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina.

Enclosed is a map of the project area and a copy of the public hearing notice that will be published in *The Star* on August 22, 2018. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

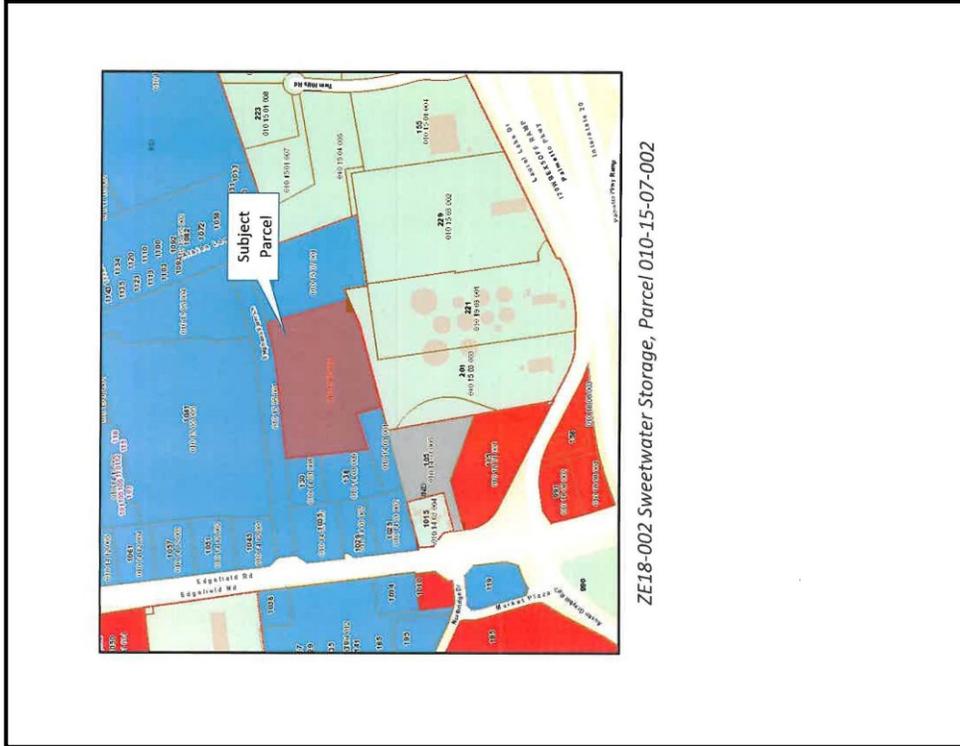


Libby Hodges, Director  
 Department of Planning and Development

Administration Office: 803.441.4202 Fax: 803.441.4203	Planning & Development Office: 803.441.4221 Fax: 803.441.4232	Engineering & Public Works Office: 803.441.4223 Fax: 803.441.4206	Building Standards Office: 803.441.4227 Fax: 803.441.4122	Finance Office: 803.441.4215 Fax: 803.441.4169	Parks, Recreation & Leisure Services Office: 803.441.4201 Fax: 803.441.4319	Human Resources Office: 803.441.4295 Fax: 803.441.3631	Public Utilities Office: 803.441.4240 Fax: 803.441.4243
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[www.northaugusta.net](http://www.northaugusta.net)

Figure 1: Neighbor Notification Page 1



ZE18-002 Sweetwater Storage, Parcel 010-15-07-002

Figure 2 Neighbor Notification Page 2

City of  
 North Augusta, South Carolina  
**Board of Zoning Appeals**  
**PUBLIC HEARING NOTICE**

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on September 6, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZE 18-001** – Walnut Village Storage Facility. Meybohm Realty has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned General Commercial (GC). The proposed development contains ±4.2 acres of parcel 010-14-04-007, at the intersection of Northridge Dr. and Austin Graybill Dr.

**ZE 18-002** – Sweetwater Storage Facility. Bright-Myers, LLC, has requested a hearing for a Special Exception to allow for Mini-Warehouse/Self Storage for a property currently zoned Planned Development (PD), but allowing all uses under C-3 zoning. The proposed development contains ±1.7 acres of parcel 010-15-07-002, at Stephens Farm Lane just east of its intersection with Edgewater Rd.

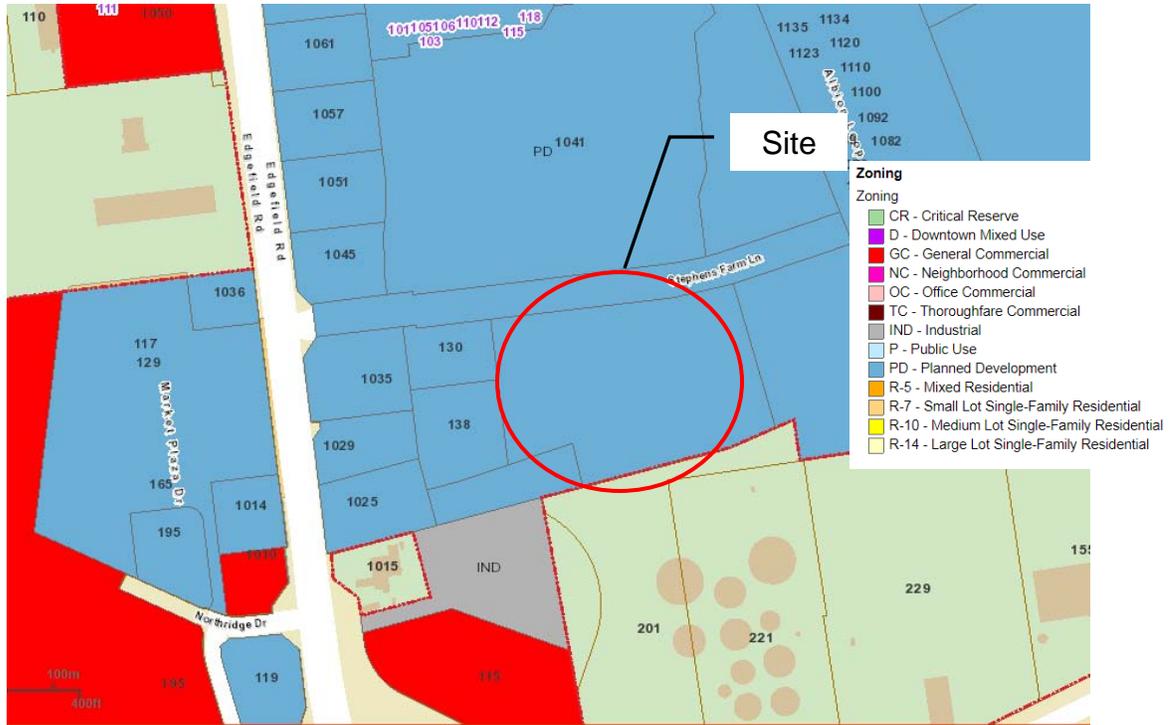
A map and documents related to this hearing will be available for public inspection after August 30, 2018, in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the requested hearing are encouraged to attend.

**CITIZEN ASSISTANCE:**  
 Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

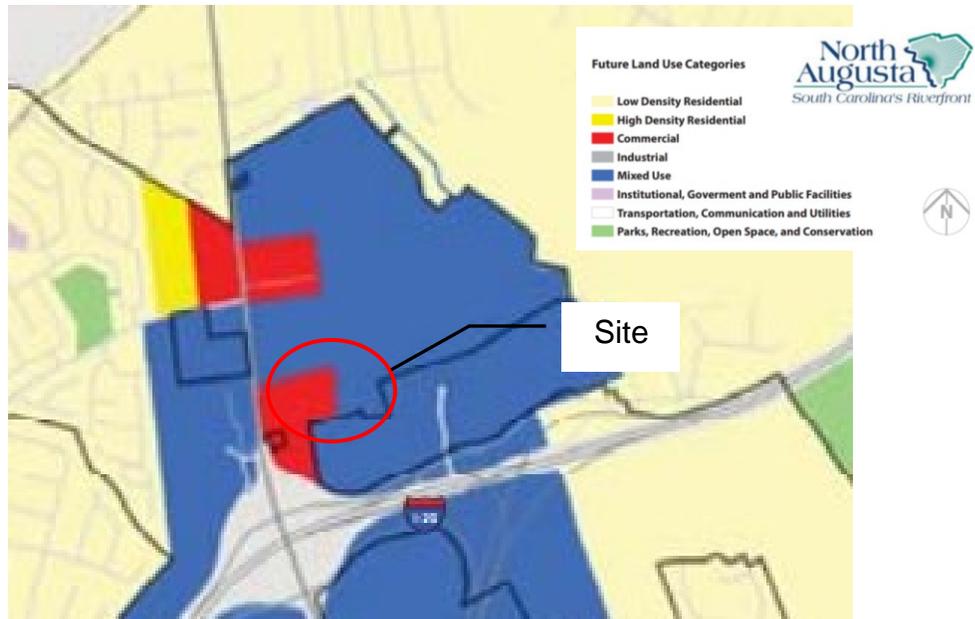
Figure 3: Neighbor Notification Page 3



**Attachment 4 – Zoning**



**Attachment 5 – Future Land Use**



**Attachment 6 – Site Photos**



*Figure 1: Site from across Stephens Farm Rd., looking east*



*Figure 2: Site from across Stephens Farm Rd., looking northwest*



*Figure 3: From site, looking east along Stephens Farm Lane*



*Figure 4: From site, looking across Stephens Farm Lane*



*Figure 5: From site, looking west along Stephens Farm Lane, towards Edgefield Rd/Hwy 25*

**Attachment 7 – Ordinance 2007-16, pages 2-4**

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN  
 SWEETWATER

I. The General Development Plan for the 274± acre Sweetwater Planned Development for the property shown on the attached map, 'Exhibit A' a prepared by the City of North Augusta dated September 10, 2007, is hereby approved as outlined below and as shown on the general development plan sheets attached hereto as 'Exhibit B' as prepared by W.R. Toole Engineers, Inc. dated July 24, 2007. The General Development Plan Major Modification Narrative for Sweetwater as prepared by W. R. Toole Engineers, Inc., dated July 30, 2007, attached hereto as 'Exhibit C', represents the intent of Development Group of North Augusta, LLC, and addresses the requirements of the Zoning and Development Standards Ordinance for a Planned Development.

A. Scope of Development: The scope of development described in the General Development Plan for the Sweetwater Junction Planned Development and described herein shall be the maximum level of development allowed. The land uses permitted in the Sweetwater Junction Planned Development shall be limited to those described in this ordinance.

1. Minor Modifications: Minor modifications to the development plan and program, i.e., mix of uses, number and location of buildings, development schedule, setbacks, parking, and landscaping, may be approved by the Planning Commission at the time of concept plan approval for a phase, subdivision approval for any portion of a phase or site plan approval for an individual parcel.
2. Residential Maximum: The maximum number of residential units that may be permitted to be developed is eight hundred seventy-five (875) as shown in the Development Program. Of that amount 47 may be constructed as live work units in any phase. The development program also includes one hundred (100) residential flex units that may be included in the development plan in any phase. The maximum density for any phase may not exceed sixteen (16) dwelling units per acre (dua).
3. Commercial Maximum: The maximum amount of commercial space that may be permitted to be developed is 974,715 gross square feet as shown in the Development Program.

B. Development Program:

<u>Phase</u>	<u>Description</u>	<u>Area in Acres</u>	<u>Total Units / Square Feet</u>	<u>Average Density / Intensity</u>	<u>Maximum Density / Intensity</u>
R1	Single-Family Residential	20.24	100	4.94 dua	8 dua
R2	Single-Family Residential	19.09	112	5.87 dua	8 dua
R3	Single-Family Residential	24.96	100	4.01 dua	8 dua
R4	Single-Family Residential	10.16	53	5.22 dua	8 dua
R5	Single-Family Residential	16.41	63	3.84 dua	8 dua

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN  
SWEETWATER

R6	Multi-family Residential	28.02	300	10.71 dua	16 dua
--	Residential Live Work and Flex Units	--	147	--	--
C1	Commercial	62.48	656,040	10,500 sf/ac	10,500 sf/ac
C2	Commercial	30.35	318,675	10,500 sf/ac	10,500 sf/ac
--	Open Space (3 parcels)	62.29	--	--	--

Development Program Definitions:

**Dua** – dwelling units per acre. Residential units are expressed as number of dwelling units.

**Maximum density** – The maximum number of units that may be constructed per acre on a parcel or in a single subdivision excluding open space.

**Average Density** – The total number of units that may be constructed per gross acre.

**Total Density** – The total number of units that may be constructed in a phase.

**Intensity** – The total number of gross square feet of non-residential building that may be constructed per acre. Intensity is expressed as gross square feet.

C. Permitted Uses:

<u>Phase</u>	<u>Description</u>	<u>Uses</u>
R1 through R5	Single-Family Residential	<u>Permitted</u> – Single-family residential including detached patio homes and townhouses, parks, schools, meeting facilities, recreation areas, and churches. Neighborhood commercial as permitted in the C-2 zone provided the use is located on an intersection of a collector road. Accessory uses to any permitted use. The Highway Corridor Overlay District standards shall apply to all parcels containing commercial uses.
C1 and C2	Commercial	<u>Permitted</u> – Any use permitted in the C-3, General Commercial, District and accessory uses thereto. Residential flex units above the first floor are permitted if allocated. The Highway corridor Overlay district standards shall apply to all parcels fronting on US 25, Walnut Lane, Sweetwater Boulevard and internal collectors.
--	Open Space	<u>Permitted</u> – Open space, forest and wetland areas, stormwater detention, recreation, trails, etc.

Outdoor Display and Sales on Commercial Sites – Any area to be used for the outdoor display or sale of merchandise on a commercial parcel in any phase shall be designated on the subdivision plat or site plan for each use anticipating outdoor display or sales. No outdoor display or sales will be permitted without such designation.

ORDINANCE TO APPROVE GENERAL DEVELOPMENT PLAN  
SWEETWATER

F. General Development Standards: Applicable to individual parcel site plans unless specified elsewhere or affected by location on a specified roadway, buffer requirement, separation from a different use or location in the Highway Corridor Overlay District. Modifications to development standards may be approved by the Planning Commission at the time of concept plan approval for a phase or preliminary plat approval for any portion of a phase.

Use	Minimum Setbacks			Height (Feet) (Max.)	Impervious Area (Max.)	Landscaped Open Space (Min.)
	Front (Feet)	Rear (Feet)	Side (Feet)			
General Commercial - Retail	20	20	20	45	75%	25%
General Commercial - Hotel	40	20	20	75	75%	25%
Single Family Residential	10	20	5	35	N/A	25%
Patio Home Residential	10	20	0/8	35	50%	25%
Duplex Residential	10	20	0/8	35	50%	25%
Townhouse Residential	10	20	0/10	35	60%	25%
Apartment / Condominium Residential	20	20	0/20	75	60%	25%

G. Plan Approval Process: Subsequent to the adoption of this ordinance the following plan approval steps shall be required in the order listed prior to the issuance of any development permits

1. Master Utility Plans –Master plans for water distribution; sewage collection; and stormwater quality, detention and drainage, to the extent that they are currently incomplete or inconsistent with the current plan, shall be developed and approved prior to or coincidental with the initial phase concept plan. The level of detail provided in the master utility plans shall be determined by the Project Engineer and City Engineer.
2. Master Circulation Plan – A master circulation plan that incorporates the conclusions of the Gresham Smith and Partners traffic study as reviewed and approved by the city based on a more development intensive layout than the proposed General Development Plan shall be developed and approved prior to or coincidental with the initial phase concept plan. The Master Circulation Plan shall include and depict the lane lengths, taper lengths and road designs for all off-site improvements, internal roadways and proposed signal locations. The Master Circulation Plan shall include a master pedestrian circulation plan that shows the general alignment of Greenway extensions and

**Attachment 8 – Application Materials**

(6 pages following)

# Notice of Appeal

Please type or print all information



### Staff Use Only

Application Number 218-002

Date Received 8/6/18

Review Fee \$200

Date Paid 8/10/18

1. Project Name Sweetwater Storage  
Project Address/Location Stephens Farm Lane  
Total Project Acreage Approx 1.7 acres Current Zoning Sweetwater PD  
Tax Parcel Number(s) 010-15-07-002
2. Applicant/Owner Name Bright-Meyers 2001, LLC Applicant Phone 423-755-8830  
Mailing Address 537 Market St Ste 400  
City Chattanooga ST TN Zip 37402 Email Tim@meyersbrothers.com
3. Is there a Designated Agent for this project?  Yes  No  
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor TODD BURNETT License No. 27370  
Firm Name FREELAND & KAUFFMAN, INC Firm Phone 864 672 3411  
Firm Mailing Address 209 W STONE AVE, GREENVILLE, SC 29609  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email TBURNETT@FK-INC.COM  
Signature [Signature] Date 7/18/18
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?  
(Check one.)  yes  no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required by the City must be correct and complete to initiate the compliance review process by the City.

[Signature]  
Applicant or Designated Agent Signature

7/24/18  
Date

Tim MITCHELL JR.  
Print Applicant or Agent Name

## **Special Exception Application**

### **Sweetwater Planned Development**

Bright-Meyers NA, LLC ("Developer") is seeking approval for a Special Exception of the North Augusta Development Code for a new development in the Sweetwater Planned Development. The proposed development is located on a parcel owned by the Developer near the intersection of Edgefield Road and Stephens Farm Lane. The parcel is located in the "C-1" phase of the Sweetwater Planned Development with a description of "Commercial", with permitted uses as listed in the C-3, General Commercial, District and accessory thereto. The proposed use of the development consists of a 2-story, 40,000 square foot climatized self-storage facility, positioned in front of a single story 20,000 square foot structure containing a mix of climatized and non-climatized units. The rear of the property will contain approximately 20,000 square feet of non-climatized storage.

Bright-Meyers seeking approval for a Special Exception for the self-storage use of the development, as it is required in the NADC in the C-3 Zoning District. This use is subject to limitations, conditions, and restrictions as defined in **Article 4 Section 4.23 "mini-warehouses"** of the NADC.

Per the site plan that accompanies this Notice of Appeal submittal, the proposed self-storage facility will be located on the northern property line of the parcel along Stephens Farm Lane. The site is located in between the Holiday Inn Express to the West, and the Walmart development's retention pond to the East. The Kinder Morgan plant is located to the South of the site, and the Walmart Supercenter and shopping center is located to the North. Bright Meyers, "Developer", owns the adjacent parcels to the east and the west.

The entrance to the facility will be located directly across from the existing entrance to the Walmart Supercenter to maximize traffic flow efficiency and utilize the split median. The building itself will well under maximum height restriction of 45', placed at a minimum 20' setback form the right of way, and the developer will install a minimum 5' sidewalk along the parcel frontage with required street trees/landscaping, buffers, and street lights that will provide human-scale proportions to the site. The building and parking lot will be designed with low emitting lights to minimize light pollution on the site and surrounding properties.

The parcel currently locates in an "area of minimal flood hazard" and sits on level ground with full stabilized land on each side. A stormwater detention pond sized for post development runoff locates on the east end of the property. Reinforced concrete pipe stormwater runs along the southern property line and will serve as a tie-in point for source flow. Water and sewer are also already in place along the north side of the proposed development, so construction impact remains minimal and is limited to tie-in with the approval of Engineering Department.

The building will be constructed using traditional brick, EIFS, glazing, metal panel and architectural awnings that will provide a seamless visual transition from the surrounding properties by matching the architectural styles of the commercial buildings in the Sweetwater Planned Development. The existing site is on a level grade and will require minimal site disturbance during the initial phases of construction. The self-storage facility will promote low traffic impact on Stephens Farm Lane as customers rarely visit their individual units, as well as low noise impact as all activities will be contained inside the climate-controlled structure. The

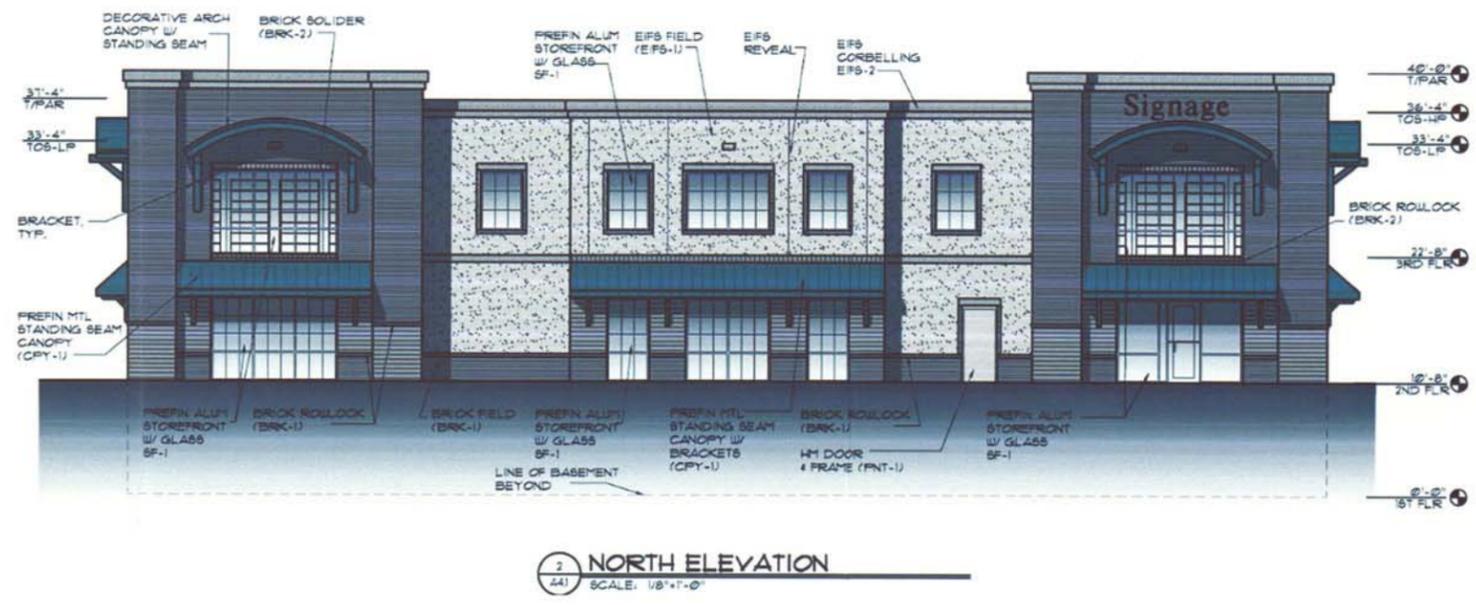
**Special Exception Application**  
**Sweetwater Planned Development**

developer will install and maintain dense and attractive landscaping buffers to help obstruct the facility from view from residents, customers, and hotel guests.

The Developer has teamed up with Absolute Storage Management, an independent Self-Storage Management Company, to operate and manage the facility. Absolute is an extremely experienced operator with a national presence that is contracted to ensure safety for customers in the form of on-site management and a significant electronic security system inclusive of controlled access and video surveillance that will be installed at time of construction. The facility will abide by The City of North Augusta's ordinance on operating hours, also ensuring that the impact on surrounding properties remains minimal.







THIS DOCUMENT IS THE PROPERTY OF STANARD ARCHITECTURE, INC. AND SHALL REMAIN THE PROPERTY OF STANARD ARCHITECTURE, INC. UNLESS INDICATED OTHERWISE. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STANARD ARCHITECTURE, INC. ALL RIGHTS ARE RESERVED BY STANARD ARCHITECTURE, INC. THE CONTRACTOR AND THE ARCHITECT ASSUME NO LIABILITY FOR ANY DISCREPANCIES BETWEEN PROCEEDING WITH CONTRACTUAL DOCUMENTS.

**STANARD ARCHITECTURE INC.**  
 322 East Main Street  
 Cartersville, Georgia 30120  
 770-425-7400 (F) 770-425-7444  
 stanardach.com

ISSUED FOR CONSTRUCTION

REVISIONS

PROJECT NUMBER  
201548

DATE

SHEET NUMBER

**A4.1**