

Board of Zoning Appeals



Minutes of 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

1. **Call to Order** –Chairman Wesley Summers called the meeting to order at 7:00 p.m.
2. **Roll Call** – Board members present: Chairman Summers, Jim Newman, Kathie Stallworth, and Lynn Stembridge. Board member Kevin Scaggs was absent. Also in attendance: Libby Hodges, Director of Planning & Development; members of the public and press.
3. **Approval of Minutes** – The minutes of the May 3, 2018 regular meeting were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application Number ZE18-001** – 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.
 - Chairman Summers read the application summary, briefly reviewed the public meeting participation guidelines and opened the public hearing.

Mrs. Hodges was sworn in by Chairman Summers and introduced Application ZW 18-001 – Walnut Village Storage which is about 4.2 acres of an overall 50+ acre tract, proposing 126,150 gross square feet of mini warehouse/ self-storage. Under the general commercial zoning district, this is considered a special exception. Mrs. Hodges established a criteria in section 4 under the board action which the board would need to find to consider it a special exception.

Mrs. Hodges asked if there were particular questions the board had for her.

Chairman Summers asked for clarification of a subdivision under construction off of Walnut Lane road. Mrs. Hodges explained the subdivision to be The Retreat at Walnut Village, 86 lots, site plan PP18-001 which was approved earlier this year.

Mrs. Stallworth asked about water impurities for the Pole Branch Basin.

Mrs. Hodges explained about the water impurities.

Mike Polatty, President of Meybohm Realty and managing partner of CSRA Development, was sworn in. Keith Lawrence of 211 Dixon Ct., Evans, GA was also sworn in.

Mr. Polatty introduced plans to develop a self-storage facility on the property. The original site was intended for retail/commercial. The current layout was shown. Meybohm wanted to upscale. There will still be greenspace at the rear. A presentation was shown and the master plan of the site explained.

Mr. Keith Lawrence also spoke on the current plans to develop and indication on plans from two years ago.

Chairman Summers invited members of the audience to ask questions.

Teddy Olson of 134 Oakland Dr. was sworn in. Ms. Olson asked a question pertaining to the traffic for the storage facility coming through the Walnut Grove neighborhood close by. Mr. Lawrence clarified there was no way for traffic to go straight through the neighborhood.

Nancy James of 337 Redbud Dr. was sworn in. Ms. James asked about a fence around the storage facility. Mr. Lawrence confirmed a complete security enclosure around the entire complex. Ms. James asked about the lighting of the storage facility. Mr. Lawrence addressed the lighting plan cognizant of the residential area by the storage facility.

Mr. Polatty and Mr. Lawrence responded to all comments and questions.

- Chairman Summers closed the public hearing.

Comments and questions were addressed.

Mr. Newman motioned to approve Item a. Ms. Stallworth seconded the motion and the vote was unanimously approved.

Ms. Stallworth motioned to approve Item b. Mr. Newman seconded the motion and the vote was unanimously approved.

Mr. Newman motioned to approve Item c. Ms. Stembridge seconded the motion. The vote was unanimously approved.

Mr. Newman motioned to approve the application. Ms. Stembridge seconded the motion. All voted to approve with two conditions:

1. The applicant shall comply with all additional requirements of Section 4.23 as verified by site plan approval.
2. The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application.

- 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. The application affects property along Stephens Farm Lane, a portion of tax parcel number 010-15-07-002.
- Chairman Summers read the application summary, briefly reviewed the public meeting participation guidelines and opened the public hearing.

Mrs. Hodges was sworn in by Chairman Summers and introduced Application ZW 18-002.

Tim Mitchell of 537 Market ST. Chattanooga, Bright Meyers was sworn in and introduced the project. Mr. Mitchel explained that the site was previously developed and was already graded, had approved stormwater detention and access to water and sewer.

A PowerPoint was presented.

Comments and questions were addressed.

- Chairman Summers closed the public hearing.

Ms. Stembridge motioned to approve Item a. Mr. Newman and Mrs. Stallworth seconded the motion. The vote was unanimously approved.

Mr. Newman motioned to approve Item b: 1, 2, & 3. Ms. Stembridge seconded the motion and the vote was unanimously approved.

Mr. Newman motioned to approve Item c. Ms. Stallworth seconded the motion and the vote was unanimously approved.

Mr. Newman motioned to approve the application. Ms. Stallworth seconded the motion. All voted to approve with two conditions:

1. The applicant shall comply with all additional requirements of Section 4.23 as verified by site plan approval.
2. The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application.

7. **Adjourn** – With no objection, Chairman Summers adjourned the meeting at 8:00 p.m.

Respectfully Submitted,



Libby Hodges, Director of Planning and Development
Secretary to the Board of Zoning Appeals