

Board of Zoning Appeals



Agenda for the Thursday, November 1, 2018, Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Jim Newman

Kevin Scaggs

Kathie Stallworth

Lynn Stenbridge

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 September 6, 2018.
4. **Confirmation of Agenda**
5. **Application ZV 18-002** – A request from Tom Uskup for 714 Carolina Ave., for a variance to NADC 3.3.8.4.7.3, allow parking between structure and street, NADC 3.8.4.7.7, allow loading/unloading between structure and street, and NADC 3.8.4.7.9, allow a drive entrance greater than 20'. Parcel 007-10-09-001.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV18-002

6. **Election of Officers for 2019**
 - a. Chairman
 - b. Vice-Chairman

7. **Adoption of the 2019 Meeting Schedule**

8. **Adjourn**

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

Project Staff Report

ZV18-002 – Carolina West Project

****Case formerly labeled MW18-002**

Prepared by: Libby Hodges

Meeting Date: November 1, 2018

SECTION 1: PROJECT SUMMARY

Project Name	Carolina West Project
Applicant	Tom Uskup
Address/Location	714 Carolina Ave.
Parcel Number	007 10 09 001
Total Development Size	± 1.2 acres
Existing Zoning	D, Downtown
Overlay	Georgia Avenue (voluntary)
Waiver Requested	NADC 3.3.8.4.7.3, allow parking between structure and street, NADC 3.8.4.7.7, allow loading/unloading between structure and street, and NADC 3.8.4.7.9, allow a drive entrance greater than 20'.

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the 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. (Rev. 12-1-08; Ord. 2008-18)
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Adjustment may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Aiken Standard* on October 10, 2018. A written notice of the variance 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 October 16, 2018. The property was posted with the required public notice on October 16, 2018.

SECTION 4: SITE HISTORY

The Site has most recently been used as a child care facility with an accessory play structure on the western portion of the site. The Aiken County Tax Assessor lists the building as being constructed about 1980 and containing over 8,000 sq ft.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant Commercial	Mixed Use	D, Downtown Mixed Use
North	Single-family Residential, Commercial	Mixed Use	R-7, Small Lot Single-Family Residential; D, Downtown Mixed Use
South	Office	Mixed Use	R-14, Large Lot Single-Family Residential
East	Park	Parks, Recreation, Open Space & Conservation	P, Public
West	Commercial Use	Mixed Use	D, Downtown Mixed Use

Access – The site currently has access at several places along its frontages. The driveway cut at Carolina Avenue (across Public land) is the primary existing entrance, along with a curb cut on W. Forest Drive. There are additional curb cuts along W. Forest Drive and West Avenue. All of the surrounding roads are maintained by SCDOT and will require permitting for additional or modified curb cuts. Sidewalks are provided along Carolina Ave. and West Ave., but are not provided on W. Forest Ave. There is no sidewalk access to the building from Carolina Ave. (the site technically does not front on Carolina) or West Ave.

Topography –The property has variable topography, with some portions sloping prominently and others previously graded mostly flat. The property has a slight rise from Carolina Ave. and falls generally to the south. The site features a 3’ tall retaining wall parallel to W. Forest Dr. along the side of the building and existing playground area. Parking and walkways immediately surrounding the property are relatively flat.

Utilities – Water and sanitary sewer are available on site.

Floodplain – None noted.

Drainage Basin – This site is located within the Waterworks Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The 2014 Stormwater Management Stream Water Quality Assessment Summary lists the Waterworks Basin as overall poor water quality. This means studies have indicated water quality impairments in several categories. This basin has been ranked as a high priority for water quality improvements through best management practices and other water quality improvement projects.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The site contains ± 1.22 acres of previously developed property. The proposed use is most closely associated with either a Department Store or Hardware Store with inside storage, both of which are permitted in the Downtown zoning. The application and submitted site plan describes the reuse of the existing property and proposed improvements. The applicant would like to divide the interior of the building roughly in half, with two retail operations in the building.

Due to the requirements of the “D” Downtown Mixed Use zoning, the applicant has the choice to use either the Georgia Avenue Overlay or the Neighborhood Preservation Overlay on the project in question. The applicant has chosen to pursue the Georgia Avenue Overlay standards. Following is a review of the applicable standards with commentary and analysis.

From the Zoning District Descriptions:

3.3.3.5 D, Downtown Mixed Use District – The purpose of this district is to promote a downtown commercial core which creates an identity and sense of place for North Augusta. The district allows for a variety of commercial uses which are suited for a downtown environment and create an attraction quality not deterred by parking or access limitations. Often this quality is achieved by the type of business or customer loyalty attributable to the particular business establishment. Buildings shall conform to the design standards established for the G, Georgia Avenue Overlay District, or the NP, Neighborhood Preservation Overlay District.

From the Georgia Avenue Overlay regulations:

3.8.4.4.4.1 Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

- e. Off-street parking does not lie between the building’s principal entrance and the street.

3.8.4.7.3 Location – No off-street parking shall be permitted between a principal structure and any street. No surface parking area shall adjoin Georgia Avenue. All off-street parking shall be located in the rear of buildings.

3.8.4.7.7 Loading – Loading/unloading areas shall be located only in the rear of a building or in a side yard behind the front facade of the building. Loading areas shall be screened in the same manner as parking areas.

3.8.4.7.9 Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

...

c. No driveway or access point shall exceed twenty (20) feet in width.

Following is analysis required by NADC 5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The site has existing building and site improvements that limits the available space for redevelopment. Since the applicant intends to use the western front as a new front entrance, parking and loading will be between a main entrance and a street, as there is no other land available to develop this parking. Options for access are limited on the western portion of the site, as it is difficult to get around the building or down from W. Forest due to elevation changes. Additionally, existing vegetation along the southern site boundary will be helpful to screen any improvements from neighboring properties. All parking lot landscaping will meet current standards at review.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The site has existing development on the site. There are some restrictions to development based on the topography and existing retaining walls on site, as noted previously.
3. The conditions do not generally apply to other property in the vicinity;
 - These conditions are unique to this site.
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

- The property would be unable to provide parking to each side of the development in any other configuration. Due to limited space and lack of existing on-site parking, strict conformance will restrict the redevelopment of the site. The wider driveway will enable delivery of goods to the building. A smaller drive may not be acceptable to the SCDOT.
5. 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. (Rev. 12-1-08; Ord. 2008-18)
- No changes to the location of the structure are proposed. The development as proposed will bring the site closer to compliance with the Downtown and Georgia Avenue Overlay requirements. Since the applicant intends to use the western front as a new primary front entrance, both parking and loading will be between a main entrance and a street. There is no required parking for any use in the Georgia Avenue Overlay, however, the application mentions parking along West Forest Ave. This parking is not formalized and is not protected from the right-of-way or surfaced in a way that prevents runoff and erosion of the surface and unsightly maintenance issues related to this parking. Approval of this variance may discourage the use of this parking area.
6. (does not apply)
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
- a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
- The variance application does not propose any uses not allowed under the current zoning.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
- The building is already on site. No additional self-imposed hardships are noted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
- The property will no doubt operate more profitably with these modifications, but that is not the sole grounds to grant the variance.

10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

- The Board may consider conditions to ensure the site complies as closely as possible with the Georgia Avenue overlay as it applies to improvements on the site. Given that the building is pre-existing, the setbacks are not applicable, however, the other requirements for the overlay should be met as closely as possible. Staff notes that there is a sign on the public property along Carolina that is non-conforming and will need to be removed.

SECTION 8: ATTACHMENTS

Site Map

Aerial

Topography

Current Zoning

Future Land Use

Site Photos

Application Materials (7 pages)

cc. Tilden Hilderbrand, tilden@hassandhilderbrand.com

Tom Uskup, tuskup@gmail.com



Figure 1: Site



Figure 2: Aerial

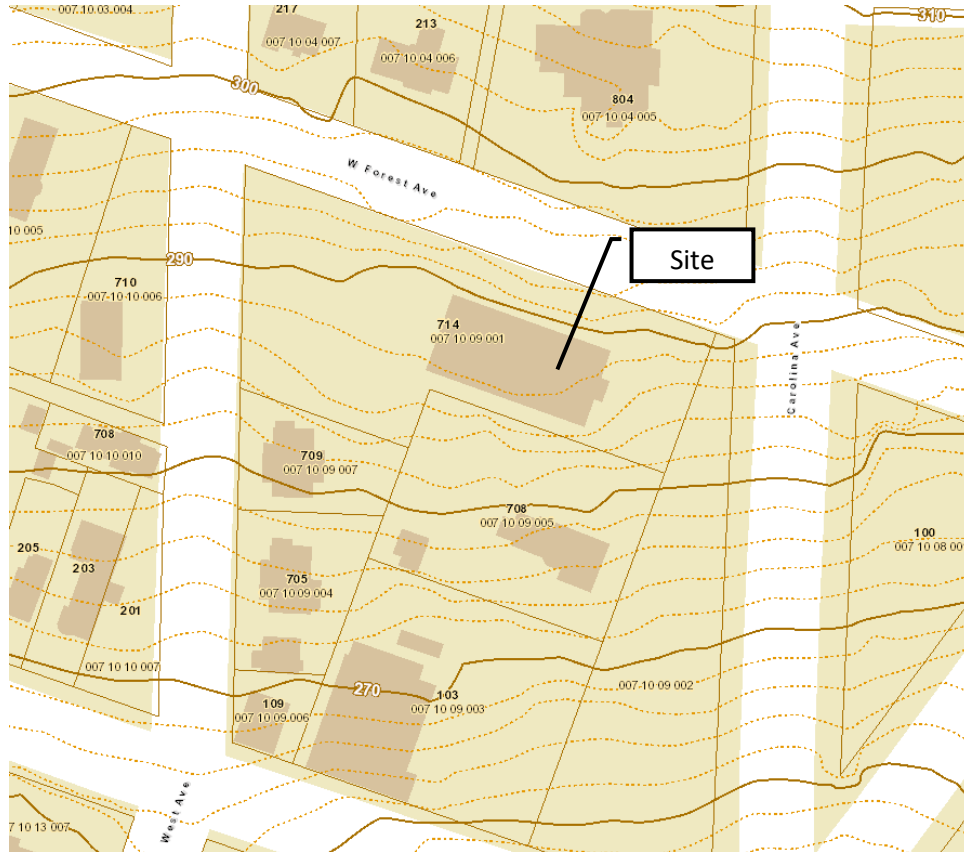


Figure 3: Topography

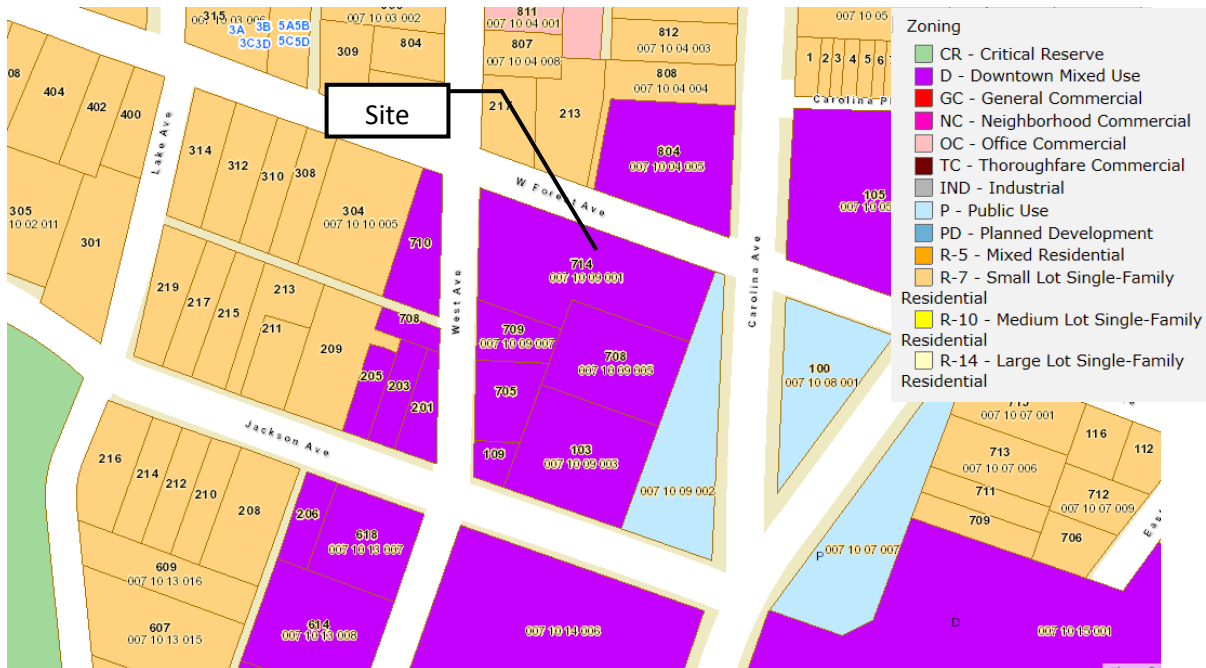


Figure 4: Current Zoning

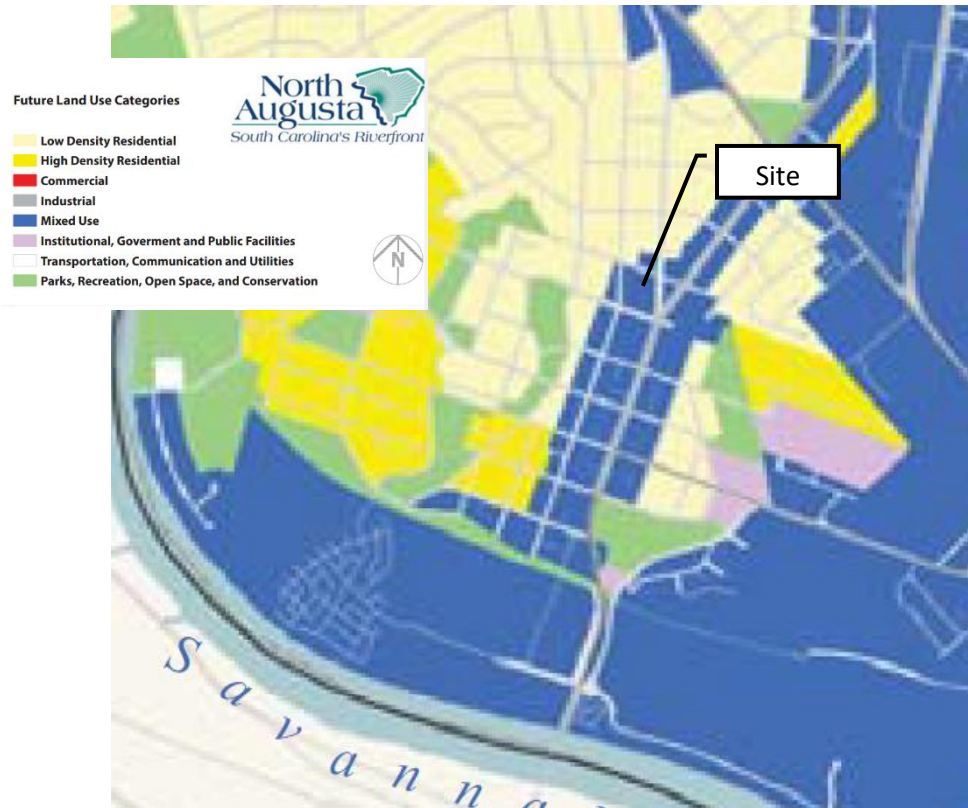


Figure 5: Future Land Use

Site Photos



Figure 6: From across Carolina Ave.

Project Staff Report

ZV18-002 – Carolina West Project

Prepared by: Libby Hodges

Meeting Date: November 1, 2018



Figure 6: From public property; looking south to neighboring single-family residence; dumpster enclosure in foreground is on subject property



Figure 7: Looking west along property line (dumpster enclosure is behind me)

Project Staff Report

ZV18-002 – Carolina West Project

Prepared by: Libby Hodges

Meeting Date: November 1, 2018



Figure 8: View from site from Carolina Ave. park area



Figure 9: View of site from across West Ave.

Project Staff Report

ZV18-002 – Carolina West Project

Prepared by: Libby Hodges

Meeting Date: November 1, 2018



Figure 10: View of site from West Ave. sidewalk

October 16, 2018

RE: Carolina West Waiver of Section 3.8.4.7 of the North Augusta Development Code Proposed for a property currently zoned Downtown (D) and applying the Georgia Avenue Overlay District standards. The proposed development contains ±1.22 acres, Tax Parcel: 007-10-09-001.

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

Dear North Augusta Property Owner:

The Carolina West Project has requested a waiver of Section 3.8.4.7. of the North Augusta Development Code to allow for parking between the building and the street, loading zone between the building and street, and a driveway wider than 20', for a property currently zoned Downtown (D) and applying the Georgia Avenue Overlay District standards. The proposed development contains ±1.22 acres of parcel 007-10-09-001, 714 Carolina Ave.

The North Augusta Board of Zoning Appeals will hold a public hearing to collect public input and consider the waiver request on November 1, 2018, in the Council Chambers on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue. You are welcome and encouraged to attend and participate in this public hearing. Following the public hearing, the Board of Zoning Appeals will consider and decide on the application.

A map of the project area is enclosed, along with a copy of the public hearing notice that was published in *The Star* on October 17, 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, AICP
Director
Department of Planning and Development

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

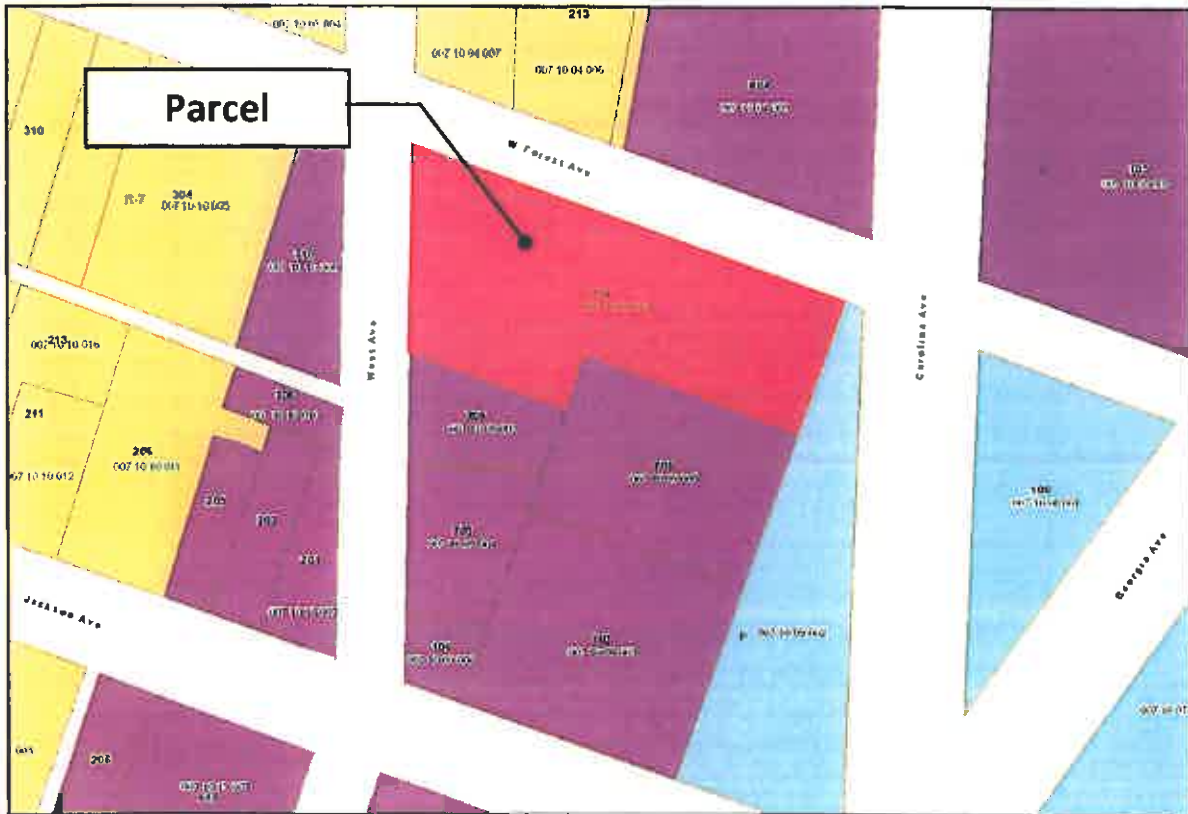
The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on November 1, 2018, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

MW 18-002 – Carolina West Project Waiver. Tom Uskup, has requested a waiver of Section 3.8.4.7. of the North Augusta Development Code to allow for parking between the building and the street, loading zone between the building and street, and a driveway wider than 20', for a property currently zoned Downtown (D) and applying the Georgia Avenue Overlay District standards. The proposed development contains ±1.22 acres of parcel 007-10-09-001, 714 Carolina Ave.

A map and documents related to this hearing will be available for public inspection after October 25, 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.



MW 18 – 002 714 Carolina Avenue

± 1.22 Acres

Parcel 007-10-09-001

714 Carolina Ave.

Project Narrative
714 Carolina Avenue
A PLANNED COMMERCIAL DEVELOPMENT

Property Information: The property is located at 714 Carolina Avenue. It is G.I.S. parcel number 007-10-09-001 and consists of 1.22 acres. It is currently zoned Downtown Mixed Use in the Georgia Avenue Overlay District. The site is currently occupied by a closed daycare facility. The existing single-story brick structure is approximately 8,100 square feet. Plats indicate that the structure was built around 1975. There are 10 existing parking stalls on the site on the east side of the building with a drive onto Forest Avenue and a connection to a shared drive onto Carolina Avenue through a parcel owned by the City of North Augusta. This drive shared with a residence contiguous to the south of this property. There is an existing curb cut onto West Avenue. The existing building would be renovated to include a total proposed retail square footage of approximately 4,100 square feet. This includes 1,500 square feet of retail sales space and 2,600 square feet of stock storage. This area would be on the western end of the existing structure. This 4,100-square-foot portion of the building would be served by 6 proposed parking stalls and a loading area. Based on a similar retail store in Aiken, this number of stalls would be adequate. The remaining 4,000 square feet on the eastern end of the building would be utilized as rental office/professional space. The eastern end of the building would utilize the 10 existing parking spaces and the existing parking on Forest Avenue. There are approximately 15 parking spaces that have been utilized along Forest Avenue outside the flow of traffic for what was probably pick up and drop off parking. A screened dumpster would be installed along the south edge of the western parking lot.

Elevations of Facades: Photographs of the existing facade is attached to this narrative. The façade will be refurbished, repaired and painted. Lighting would be provided as required in the development code.

Open Space Acreage: The total open space for the development after the additional parking is installed would be approximately 0.62 acres (51%).

Landscaping: A landscape plan will be prepared during the minor site plan submittal process. It will include the required parking lot landscaping, screening, street trees and buffers.

Pedestrian Access: A sidewalk system will be included to provide pedestrian access from the structure to the street where on-street parking is provided along with internal sidewalk connections to internal parking areas.

Signage: Since the site has frontage on two streets, the existing sign on Forest Avenue and the existing sign on West Avenue will be renovated, refaced and re-used.

Existing Vegetation: The existing vegetation will be left in place. Minimal tree removal may be required to install the proposed parking on the west side of the building.

Water & Sewer: Water and sewer service will be provided by the City of North Augusta utilizing existing taps. A minor site plan will be reviewed by City staff members.

Variances Required: Variances would be required as follows:

1. A variance from Section 3.8.4.7.3 to allow parking between a principal structure and a street.

Project Narrative
714 Carolina Avenue
A PLANNED COMMERCIAL DEVELOPMENT

2. A variance from Section 3.8.4.7.7 to allow a loading/unloading area between a principal structure and a street.
3. A variance from Section 3.8.4.7.9.c to allow a driveway greater than 20' in width (24').



JORDAN TROTTER

COMMERCIAL REAL ESTATE

DAY CARE IN NORTH AUGUSTA

7.14 CAROLINA AVE, NORTH AUGUSTA, SC 29841



PROPERTY SUMMARY

Sale Price:

\$450,000

Lot Size:

1.22 Acres

Building Size:

8,122 SF

Building Class:

B

PROPERTY OVERVIEW

Former site Childcare Network day care in downtown North Augusta. This day care building is 8,122 square feet with a reception area, directors office, kitchen with commercial hood, 7 large classrooms each with exterior exits, laundry room, boys and girls restrooms and a fenced playground in the rear. The building has a fire alarm system and paved parking in the front. The facility is ready for a new operator to move an existing day care or start a new one.

LOCATION OVERVIEW

From Downtown Augusta take 13th Street bridge to Georgia Ave in North Augusta go through downtown then veer left on Carolina Ave. Property is on the corner of Carolina Ave and W. Forest Avenue.

PROPERTY HIGHLIGHTS

- Former Day Care
- 8,122 SF
- Ready for New Operator

Trapp Wilson
Associates

706.736.1031 x105

trapp@jordantrotter.com

3638 Walton Way Ext, Suite 200
Augusta, GA 30909

706.736.1031

www.jordantrotter.com



JORDAN TROTTER

COMMERCIAL REAL ESTATE

DAY CARE IN NORTH AUGUSTA

714 CAROLINA AVE, NORTH AUGUSTA, SC 29841



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COMMERCIAL REAL ESTATE

DAY CARE IN NORTH AUGUSTA

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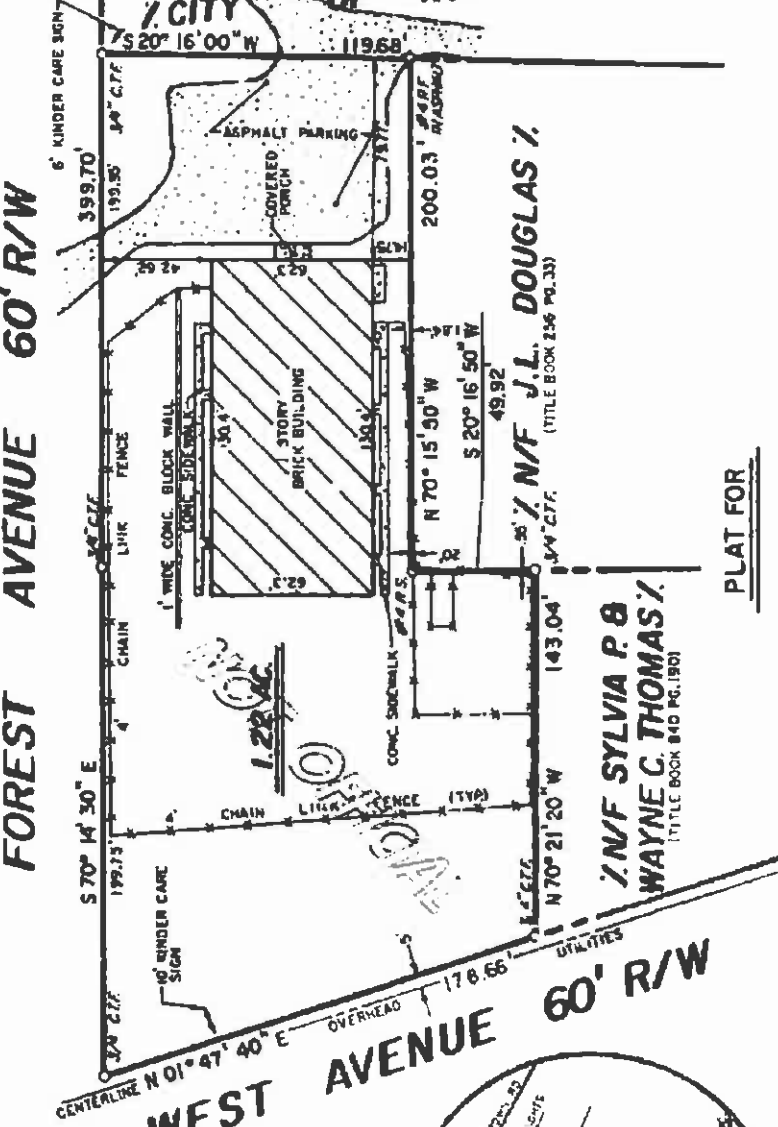
FLOOD NOTE:

According To The Official FIA Flood Hazard Maps, This Lot Is Not In A Designated 100 Year Flood Plain.

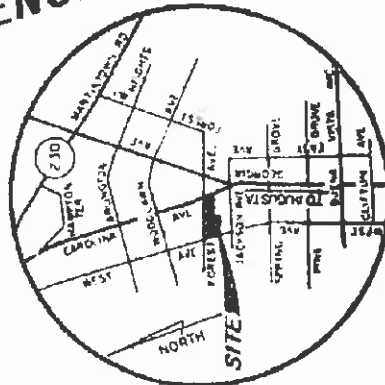
FOREST AVENUE 60' R/W

CAROLINA AVENUE 100' R/W

1/2 CITY OF NORTH AUGUSTA 1/2



- LEGEND**
- C.T.F. — Cramped Top Iron Found
 - R.F. — Rebar Found
 - R.S. — Rebar Set



LOCATION MAP

NOT TO SCALE

CHILDCARE NETWORK, INC.

SHOWING A 1.22 ACRE TRACT RECORDED IN TITLE BOOK 585 PG. 243 LOCATED IN THE CITY OF NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA

MARCH 4, 1993

SCALE: 1" = 50'



PREPARED BY

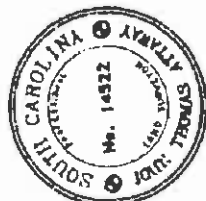
Cranston, Robertson & Whitehurst, P.C.

437 ELLIS ST. AUGUSTA, GEORGIA 30903

ENGINEERS — PLANNERS — SURVEYORS

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 'A' SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PRODUCTIONS OTHER THAN SHOWN.

John Thomas Whitehurst
JOHN THOMAS WHITEHURST U.S. # 18522



REFERENCES:

1. Plot For Phillip Realty Co By Baldwin & Cranston Associates, Inc. Dated July 16, 1975.
2. Plot For Phillips Management Group By Baldwin & Cranston Associates, Inc. Dated June 25, 1976.
3. Title Book 580 Page 162.
4. Title Book 656 Page 273.

RECORDED 3-29-93 at 1200 hrs.

BOOK 14322 PAGE 28-1
AUGUSTA, SOUTH CAROLINA

C.O.W. 93-99 A

RETURNED TO: *Bill Fred Thomas & Associates*

SITE DATA
 SHEET NO. 101-2003
 PROJECT NO. 101-2003
 DATE: 10/15/10

714 CAROLINA AVENUE
 PROPERTY LOCATION: THE CITY OF WEST AVENUE
 PROJECT NO. 101-2003
 DATE: 10/15/10

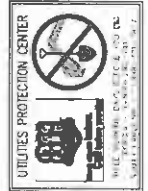
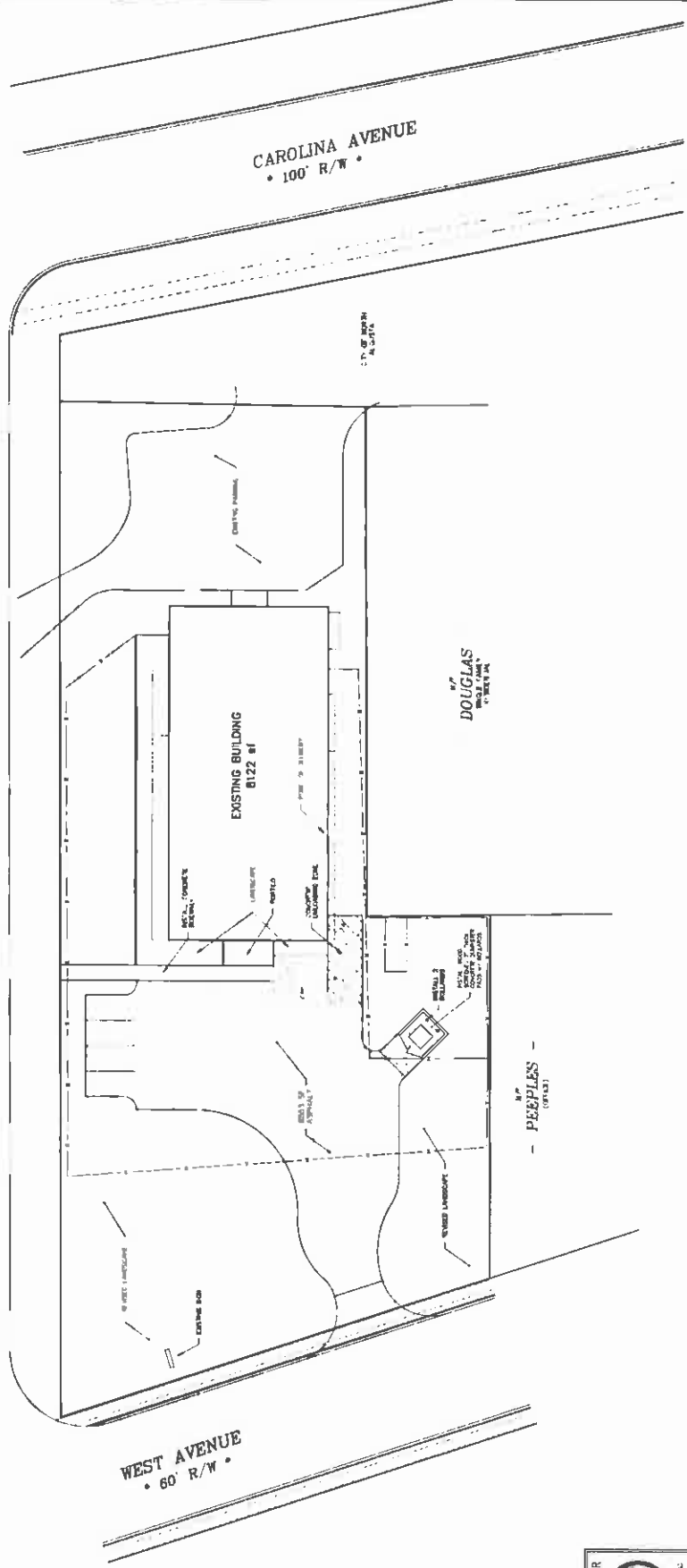
TOM USKUP
 PROJECT ENGINEER
 DATE: 10/15/10

PLANS & SPECIFICATIONS
 DATE: 10/15/10

FOREST AVENUE
 • 60' R/W •

WEST AVENUE
 • 60' R/W •

CAROLINA AVENUE
 • 100' R/W •



NOTES
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF WEST AVENUE SPECIFICATIONS AND STANDARDS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
 6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE TRAFFIC CONTROL MEASURES.
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES.
 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS.
 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE AS-BUILT RECORDS.
 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS.
 11. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DOCUMENTATION.
 12. THE CONTRACTOR SHALL MAINTAIN ADEQUATE QUALITY CONTROL.
 13. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY RECORDS.
 14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCIDENT RECORDS.
 15. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMPLAINT RECORDS.
 16. THE CONTRACTOR SHALL MAINTAIN ADEQUATE INSPECTION RECORDS.
 17. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CORRECTION RECORDS.
 18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE CLOSURE RECORDS.
 19. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RE-ENTRY RECORDS.
 20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE FINAL RECORDS.

Board of Zoning Appeals



The Board of Zoning Appeals (BZA) meets as needed on the first Thursday of the month at 7:00 PM in the City Council Chambers, 3rd Floor, North Augusta Municipal Center, 100 Georgia Avenue. An exception is made in 2019 for the July meeting which is scheduled on the second Thursday.

2019 BZA Meeting Schedule and Deadlines

Application Due Date	Agenda Issued	Meeting Date
December 3	December 27	January 3
January 7	January 31	February 7
February 7	February 28	March 7
March 7	March 28	April 7
April 2	April 25	May 2
May 6	May 30	June 6
June 11	July 3	July 11 (2 nd Thursday)
July 1	July 25	August 1
August 5	August 29	September 5
September 3	September 26	October 3
October 7	October 21	November 7 (Business Mtg)
November 5	November 27	December 5

Submitting an Appeal to the BZA

The appeals process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2nd floor of the Municipal Center. Information required at initial submittal is listed by appeal type on the application checklist which is available in the Document Library on the City website, www.northaugusta.net.

Completeness – An application is determined to be complete if the application form, required fee(s) and all applicable supporting documents have been submitted to and received by the City. An applicant will be notified when an application is determined complete or if additional information is required. After an application is determined complete, it will be scheduled for consideration at the next Board of Zoning Appeals meeting.

Public Hearing – Every BZA appeal requires a public hearing that is advertised in the newspaper and on the City website two weeks prior to the meeting. Additionally, a notice is posted on the subject property and a public hearing notice is mailed to the owners of record of all property within two hundred (200) feet of the subject property at least fifteen days prior to a Board of Zoning Appeals hearing.

Please contact the Department of Planning and Development at 803-441-4221 for additional information on the appeals process.