Board of Zoning Appeals

North Augusta
South Carolina's Riverfront

Minutes of the Thursday, March 7, 2019 Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers
Chairman

Jim Newman   Kathie Stallworth
Kevin Scaggs   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 Wes Summers, Kevin Scaggs, Kathie Stallworth, and Lynn Stembridge. Jim Newman 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 January 3, 2019 regular meeting were approved as written.

4. **Confirmation of Agenda** – There were no changes to the agenda.

5. **Application ZV19-001** – A request by Danny Fincher for a variance pursuant to Section §3.5.9.2, Setback Encroachments, of the North Augusta Development Code. The appeal affects a ±0.11 acre parcel zoned R-7, Small Lot Single-Family Residential located at 218 Orchard Way, Aiken County Tax Parcel Number 005-12-15-030.

   Chairman Summers opened the public hearing, read the application summary, and briefly reviewed the public meeting participation guidelines.

   Mr. Lance Cheely with Origin Landscape Architecture was sworn in by Chairman Summers as Mr. Fincher's representative. Mr. Cheely provided background information regarding the proposed patio project and answered questions from the Board.

   Mr. Fincher was sworn in by Chairman Summers and answered questions from the Board regarding the proposed patio plan and similar development on neighboring properties.

   All comments and questions were addressed.

Chairman Summers closed the public hearing at 7:14 p.m.

Comments and questions from the Board were addressed.

After reviewing the findings, Chairman Summers requested for a motion grant the variance based on the findings of facts.

Mr. Scaggs motioned to approve application number ZV19-001, a request by Danny Fincher for a variance pursuant to Section §3.5.9.2, Setback Encroachments, of the North Augusta Development Code to allow for a covered patio in the rear setback with no conditions. Mrs. Stallworth seconded the motion. The vote was approved 4-0.

6. **Application ZV19-002** – A request by Robert Harris for a variance pursuant to Section §4.2 and Table 4-1, Accessory Structures and Uses, of the North Augusta Development Code. The appeal affects a ±8.35 acre parcel zoned R-7, Small Lot Single-Family Residential located at 1800 Flamingo Road, Aiken County Parcel Number 006-14-02-001.

Chairman Summers read the application summary, opened the public hearing and briefly reviewed the public meeting participation guidelines.

Mr. Robert Harris, the applicant, was sworn in by Chairman Summers and described the property and reasons he requested the variance.

Mrs. Stallworth disclosed that she knows the applicant personally and asked the Planning and Development Department to clarify if she needed to recuse herself. Mrs. Stallworth was told she did not need to recuse herself due to a lack of financial interest or the inability to be impartial regarding the case.

All comments and questions were addressed by staff and the applicant.

Chairman Summers closed the public hearing at 7:28 p.m.

Comments and questions from the Board were addressed.

After reviewing the findings, Chairman Summers requested for a motion to grant the variance. Mrs. Stallworth motioned to approve application number ZV19-002, a request by Robert Harris for a variance pursuant to Section §4.2 and Table 4-1, Accessory Structures and Uses, of the North Augusta Development Code to allow for a Granny Flat to be built on his property with no conditions. Mr. Scaggs seconded the motion. The vote was approved 4-0.

7. **Adjourn** – With no objection, Chairman Summers adjourned the meeting.

Respectfully Submitted,

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