

Board of Zoning Appeals



Minutes of the Thursday, April 4, 2019 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, Kathie Stallworth, Kevin Scaggs, and Lynn Stembridge. Chairman 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 March 7, 2019 regular meeting were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application ZV19-003** – A request by ZEL Engineers on behalf of I-20 Investors, LLC for variances pursuant to North Augusta Development Code Section §3.8.5.5, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District, Setbacks, Section §3.8.5.5.3, Pedestrian Circulation, Internal Walkways, and Section §3.8.5.8.4, Dumpster location. The appeal affects a ±16.06 acre parcel zoned R-5, Mixed Residential located off Frontage Road, Aiken County Tax Parcel Number 001-20-02-006.

Chairman Summers read the application summary, opened the public hearing at 7:06p.m. and briefly reviewed the public meeting participation guidelines.

Mr. Dan Rickabaugh Danny with ZEL Engineers who resides in North Augusta was sworn in by Chairman Summers. Mr. Rickabaugh gave a brief overview of why the applicant requested the three variances.

All comments and questions were addressed from staff and the applicant related to concerns brought forth by the Board.

Chairman Summers closed the public hearing.

After reviewing the findings, the Board found in the affirmative that the appeal meets all of the standards required to issue the variances. Chairman Summers asked for a motion from the Board.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Kathie Stallworth, Chairman Wes Summers, joined by member Ms. Lynn Stembridge voted unanimously to approve the application with the following conditions:

A. NADC §3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District, Setbacks:

1. Variances or waivers of the southern boundary buffer will not be granted.
2. Variances apply to the buildings as shown. Staff may allow the adjustments for location not to exceed 10% of the layout provided with this application.
3. Variances for setbacks apply to this phase only. Phase II shall be evaluated under the regulations at that time.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Kathie Stallworth, Chairman Wes Summers, joined by member Ms. Lynn Stembridge voted unanimously to approve the application with the following conditions:

B. NADC §3.8.5.5.3, Pedestrian Circulation, Internal Walkways:

1. Variances apply to the buildings and walkways as shown.
2. Variances for sidewalks apply to this phase only. Phase II shall be evaluated under the regulations at that time.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Lynn Stembridge, Chairman Wes Summers, joined by member Ms. Kathie Stallworth voted unanimously to approve the application with the following conditions:

C. Section §3.8.5.8.4, Dumpster location:

1. Variances for dumpster locations apply to this phase only. Phase II will be evaluated under the regulations at that time.

2. All dumpsters will be built to the City of North Augusta standard and will be well maintained and kept in good repair including gates, fencing and surrounding landscaping.

6. **Adjourn** – With no objection, Chairman Summers adjourned the meeting at 8:10 p.m.

Respectfully Submitted,



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

