

# Board of Zoning Appeals



## Minutes of the Thursday, May 2, 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 Jim Newman. Board member Lynn Stembridge 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 April 4, 2019 regular meeting were approved as written.
4. **Confirmation of Agenda** – There were no changes to the agenda.

Staff asked to be recognized in order to explain that there was a mistake in the paper that does not affect the Board of Zoning Appeals meeting, as the advertisement for this meeting was done more than fifteen (15) days ago as required by the Development Code.

5. **ZV19-004** – A request by Dr. Matthew T. Clark for a variance of the maximum front setback requirements for the General Commercial Zoning District pursuant to Article 3, Zoning Districts and Table 3-3, Dimensional Standards of the North Augusta Development Code. The application affects ±1.78 acres located at 137 Allen Court, Tax Parcel Number 106-00-00-070.
  - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
  - b. **Consideration** – Application ZV19-004

Chairman Summers reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:08 p.m.

Mr. Scott Johnson with Civil Design Solutions was sworn in by Chairman Summers. Mr. Johnson gave a brief overview of the requested variance.

All comments and questions from the Board were addressed by Staff and the applicant.

Chairman Summers closed the public hearing at 7:13pm.

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

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

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

1. The variance will be voided if the applicant fails to receive approval for a minor site plan for an allergy and physical therapy medical office.
2. The variance applies only to the building setbacks for the subject lot.
3. The required rear buffer will be maintained with minimal disturbance.

6. **ZE19-001** – A request by Martintown, LLC. for a Special Exception pursuant to Article 3, Zoning Districts and Table 3-2, Use Matrix of the North Augusta Development Code. The application is a request for a special exception to allow for a self-storage facility and associated truck rental on ±3.7 acres zoned General Commercial and located at 417 East Martintown Road, Tax Parcel Number 007-12-06-032.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- b. **Consideration** – Application ZE19-001

Chairman Summers read the application summary and opened the public hearing at 7:32pm.

Mr. Brannon Graybill, one of the owners of Martintown, LLC, was sworn in by Chairman Summers. Mr. Graybill gave a brief overview of the requested special exception.

Mr. Christian Wall, an associate of Mr. Brannon Graybill, was sworn in by Chairman Summers. Mr. Wall addressed comments and concerns.

All comments and questions from the Board were addressed by Staff and the applicant.

Chairman Summers closed the public hearing at 7:48pm.

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

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

1. Truck, car, trailer and any other rental items will be parked and/or stored only on paved surfaces outside the right-of-way.
2. Truck, car, trailer and any other rental items will not be parked or stored in required parking spaces.
3. Building finishes and materials will be the same or similar to the submitted elevations. Small variations in design will be allowed within the standards of any overlay or other architectural standards required by the City and approved by Staff.
4. Controlled access will be coordinated with Public Safety and Building Standards as required by code.
5. Details of fencing and or gates should be provided to the Planning Department prior to site plan approval. Fencing and gates should meet the standards of the Highway Corridor Overlay.

7. **Adjourn** – With no objection, Chairman Summers adjourned the meeting at 8:06pm.

As Approved 7/11/2019,



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

