

Board of Zoning Appeals



Minutes of the Thursday, July 11, 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, and Kevin Scaggs. Board member Lynn Stembridge and Jim Newman were absent. Also in attendance: Libby Hodges, Director of Planning & Development, and members of the public.
3. **Approval of Minutes** – The minutes of the May 2, 2019 regular meeting were approved as written with one amendment. Mr. Scaggs stated on page 2 and 3 of the minutes that Board Member Jim Newman's name was written as Ken and should be changed to Jim. Chairman Summers moved that the minutes be approved as amended. Mrs. Stallworth seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV19-005** – A request by WifeSaver for a variance to allow a greater setback than required by the North Augusta Development Code Article 3, Zoning Districts and Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The appeal affects a ±1.9 acre property zoned GC, General Commercial located at 414 E. Martintown Rd., Tax Parcel Number 007-12-12-003.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV19-005

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:05 p.m.

Chairman Summers asked if Mrs. Hodges had information she would like to share.

Mrs. Hodges stated the request is to move the setback to allow a building further back on the property so that they may continue to operate the front building while they build the back building. She said the front building would be demolished and turned into a parking lot in order to accommodate the building in the back.

The applicant, Chris Cunningham, 414 East Martintown Road, North Augusta, SC was sworn in by Chairman Summers. Mr. Cunningham gave a brief overview of the requested variance and stated he is trying to remain in business while building the new building and keep his employees working.

Steve Bryant, 129 Butler Avenue, North Augusta, SC was sworn in by Chairman Summers and asked if the drive-thru was going to be basically the same as it is now. Mr. Cunningham replied yes. Mr. Bryant inquired about the front area that was to become a parking lot and how customers would enter. Mr. Cunningham referred to the supplied copy of the proposed site improvement plan and indicated where customers would be allowed to enter and exit safely.

Chairman Summers asked how things would flow during construction. Mr. Cunningham indicated on the proposed site improvement plan where areas would be barricaded during construction. Mr. Cunningham explained that the small storage building located behind the Wife Safer will be torn down and front of the new building will approximately be where the storage building was. Chairman Summers asked Mrs. Hodges if there were any issues with setbacks. Mrs. Hodges replied that she does not anticipate any.

Mrs. Stallworth stated her only concern is that the area be kept as clean as possible if patrons are going to be parking near the area. Mr. Cunningham replied there would be no problem with maintaining the area.

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

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

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 Mrs. Kathie Stallworth, Chairman Wes Summers voted unanimously to approve the application with the following conditions:

1. The applicant must demolish the existing structure following the completion of new construction. A monetary guarantee may be required if either the Planning or Engineering Director deems it necessary.
 2. A phasing plan should be submitted at the time of minor site plan approval. This plan should outline how any risks to customers will be mitigated and the location of ancillary parking to accommodate for those lost during construction.
6. **Adjourn** – With no objection, Chairman Summers adjourned the meeting at 7:26pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "L. Hodges", written in a cursive style.

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

