

Board of Zoning Appeals



Minutes of the Thursday, October 3, 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 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. Member Jim Newman was absent. Also in attendance: Libby Hodges, Director, Department of Planning & Development; and members of the public.
3. **Approval of Minutes** – Chairman Summers moved that the minutes of the September 5, 2019 regular meeting be approved as written. Mrs. Stembridge seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV19-010** – A request by Henriann Walpole for a variance of the minimum lot frontage required by the North Augusta Development Code Table 3-3, Dimensional Standards. The application affects ± 5.15 acres zoned R-7, Small Lot Single-Family Residential located at 1808 Bunting Drive, Tax Parcel Number 006-13-08-002.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV19-010

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:10 p.m.

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

Mrs. Hodges stated the variance is asking for a reduction in the lot frontage requirement for an R-7 lot. She explained this is a pre-existing lot and the applicant wishes to split it into two lots and they cannot quite make the lot frontage requirement for R-7

The applicant, Henriann Walpole, was sworn in by Chairman Summers. Mrs. Walpole stated the property forms a triangle and the front of the property comes out into Bunting Road at a smaller point than the rest of the property and it expands as you go to the back of the property. She explained there is space for two entrance driveways and request the variance because there is only 17-feet of space on the frontage and the requirement is 15-foot per house and she is wanting to place two houses on the property.

Mr. Scaggs asked if the frontage was originally on Martintown Road. Mrs. Walpole replied that she believed that sometime back that it was.

Chairman Summers asked if the part of the property towards the front is mixed use or zoned commercial. Mrs. Hodges answered it is zoned R-7.

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

Chairman Summers read, for the record, three emails that were received by the City's Planning and Development Department from Pamela Tabor, Development Manager of the Child Advocacy Center of Aiken County; Sandy Zanko, resident of North Augusta; and Michelle McDowell, resident of North Augusta, which all stated they are in approval of the requested variance.

Mr. Jim Blount was sworn in by Chairman Summers. Mr. Blount stated he is in approval of two single-family homes being built on one lot.

Mr. Rob Harris was sworn in by Chairman Summers. Mr. Harris stated it is important that everyone understands that Mrs. Walpole wants to develop the property for her and her daughter in one house and her son and daughter-in-law in another house. He said this is going to be a homestead for a family not one that is going to be developed and sold. Mr. Harris stated she has agreed to deed restrict over an acre on the back of the land for all the deer and ducks that are along the greenway.

Chairman Summers closed the public hearing at 7:23 pm.

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

Mr. Kevin Scaggs made a motion to approve application ZV19-010 a request by for a variance of the minimum lot frontage required by the North Augusta Development Code Table 3-3, Dimensional Standards. Mrs. Lynn Stembridge seconded the motion and the motion was approved unanimously.

6. **ZV19-011** – A request by Jeff Partl for a variance of the minimum lot size required by the North Augusta Development Code, Table 3-3, Dimensional Standards. The application affects ± 0.42 acres zoned R-14, Large Lot Single-Family Residential located at 417 W. Woodlawn Ave., Tax Parcel Number 007-06-14-039.
- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV19-011

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:37 p.m.

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

Mrs. Hodges stated this is the companion piece to the previous variance that was granted and it was not noted that the lot size would be under that variance in addition to the frontage. She said in order for the lots to be split this variance needs to be addressed as well.

Mr. Jeff Partl was sworn in by Chairman Summers and shared his comments on the project.

Chairman Summers closed the public hearing at 7:42 pm.

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

Mr. Kevin Scaggs made a motion to approve application ZV19-011 a request by Jeff Partl for a variance of the minimum lot size required by the North Augusta Development Code, Table 3-3, Dimensional Standards. Mrs. Kathie Stallworth seconded the motion and the motion was approved unanimously.

7. **Adjourn** -- With no objections, the meeting was adjourned at 7:46 p.m.

Respectfully Submitted,



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