

Project Staff Report

CU20-004 CSRA Drop and Shop

Prepared by: Kuleigh Baker

Hearing Date: May 28, 2020 via GoToMeeting

SECTION 1: PROJECT SUMMARY

Project Name	CSRA Drop and Shop
Applicant	Jennie Powell
Engineer	n/a
Address/Location	1760 Knox Avenue
Parcel Number	006-16-14-001
Total Development Size	±.94 ac
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Traffic Impact Tier	Tier 1
Proposed Use	Used Merchandise Retail Store

SECTION 2: APPLICABLE CODES

Section 5.5 of the North Augusta Development Code (NADC) provides uniform approval procedures for conditional uses.

5.5 CONDITIONAL USE PERMITS

5.5.1 Purpose

The purpose of this section is to establish procedures and standards for the processing and approval of conditional use permits. Conditional use permits provide a form of limited discretionary approval for certain uses which are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration. Conditional uses ensure the appropriateness of the use at a particular location within a given zoning district.

5.5.2 Applicability

Only those uses that are enumerated as conditional uses in a zoning district, as set forth in the Use Matrix, Table 3-2, shall be authorized by the Director.

5.5.3 Approval Procedure

5.5.3.1 No conditional use permit shall be authorized, developed, or otherwise carried out until the applicant has secured approval of the conditional use and approval of a final site plan by the Planning Commission or Director, as applicable.

5.5.3.2 A proceeding for approval of a conditional use shall be initiated by filing an application with the Department. A pre-application meeting with the Department prior to filing is required.

5.5.3.3 Major Site Plans –

(omitted, does not apply in this case)

5.5.3.4 Minor Site Plans –

(omitted, does not apply in this case)

5.5.3.5 An application for a conditional use permit that has been denied may be resubmitted only if there has been a substantial change in circumstances, as determined by the Director, or if substantial revisions have been made to the application for development approval. A determination by the Director may be appealed to the Board of Zoning Appeals.

5.5.4 Approval Criteria

The following conditions, restrictions, and limitations shall apply to any conditional use and may be specified in detail as conditions of an approval.

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

5.5.4.4 The use or development conforms with the provisions and policies of the Comprehensive Plan.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit include:

- a. Relationship of allowable uses.
- b. Protective screening and/or buffering of property perimeter.
- c. Protective screening/location of dumpsters, mechanical systems and loading docks.
- d. Landscaping relative to screening, buffering and ingress/egress control and not solely for beautification purposes.
- e. Lighting.
- f. Height limitations.
- g. Required setbacks.

- h. Parking. The location of parking and in some instances reduction in the amount of parking to be allowed.
- i. Access, circulation, ingress and egress.
- j. Hours of operation for special conditional uses permitted in, or adjacent to, residential zoning districts.
- k. Signage.
- l. Performance standards relative to: air pollution, noise, glare and heat, vibration, noxious odors, toxic and liquid wastes, fire and explosion, radioactivity and electromagnetic radiation.
- m. Building design.

5.5.5 Scope of Approval

5.5.5.1 The approval of a conditional use permit shall authorize the applicant to apply for final site plan approval pursuant to §5.6. All approvals of conditional use permits require approval of the site plan. Any conditional use permit approval shall not be in effect unless a required site plan is approved. No building permit may be issued until the final site plan and conditional use permits are approved. Approval of a conditional use permit does not authorize any development activity.

5.5.5.2 Minor field alterations or minor revisions to approved conditional uses may be approved by the Director if the conditional use still meets the intent of the standards established within the original approval. Minor alteration/revisions shall be limited to changes that do not increase the intensity, density, or character of the use. If the Director determines that the change is not minor, the applicant shall apply for a revised conditional use permit. The applicant may appeal the decision of the Director to the Board of Zoning Appeals.

5.5.5.3 Violations of any of the conditions applied to a conditional use permit shall be treated in the manner as set forth in §§5.1.6 and 5.11.

5.5.6 Recordation

The department shall certify the approved conditional use permit, and shall record it with the associated site plan in the office of the Register of Mesne Conveyance (RMC) of Aiken County. The conditional use approval is perpetually binding on the property, unless another conditional use permit request is brought and approved or the underlying zoning is changed that establishes the conditional use by right subject to no conditions.

5.5.7 Subsequent Applications

In the event that an application for a conditional use permit is denied by the Director, or the Planning Commission on appeal, or the application is withdrawn after it is advertised, the Department may not accept another application for the same amendment on the same property or any portion of the same property within one (1) year of the original hearing. However, the Department may consider such application within that time if relevant evidence that was not reasonably available at the time of the original hearing is presented.

5.5.8 Expiration and Extension of Approval

A conditional use approval, a site specific development plan for the purposes of this section, and the associated site plan shall expire two (2) years from the date of approval unless a building permit has been issued and construction has commenced or, if no construction is required, the approved conditional use has been initiated. The applicant may apply for and the Planning Commission or Director, as applicable, may grant extensions on such approval for additional periods up to one (1) year each, but not to exceed five (5) extensions. If an amendment to this Chapter is adopted by the City Council subsequent to the conditional use or associated site plan approval that would preclude the initial approval, a request for an extension may not be granted. (Adopt. 8-16-10; Ord. 2010-12)

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, internet only public notice is required for a conditional use permit. A notice for the administrative hearing was placed on the City website, www.northaugusta.net, on May 12, 2020.

SECTION 4: SITE HISTORY

The subject property is part of a development of commercial properties fronting on Knox Avenue with side and rear access from Sycamore Drive.

The subject property operates as a single development, with shared parking and access across the front and sides of the building. There is limited historic information available on the site aside from a series of Certificates of Zoning Compliance for various professional, retail, and health-related services.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial	Mixed Use	GC, General Commercial
North	Commercial/ Recreational	Mixed Use	GC, General Commercial
South	Commercial/ Religious Institutional	Mixed Use	GC, General Commercial
East	Residential	Mixed Use	GC, General Commercial
West	Medical Office	Mixed Use	GC, General Commercial

Access – The site currently accessible from Knox Avenue and Sycamore Drive with cross-access to several surrounding drives.

Topography – The site is relatively flat along the front, with a change in elevation to the south of the property, likely a regional detention area.

Utilities – All exiting utilities will remain.

Floodplain – The subject property is not located within a federally designated floodway.

Drainage Basin – The property is part of the Womrath Basin. The stream channel is currently effective at transporting the current loads of stormwater during heavy storm events. Mining along Womrath Road and Claypit Road have impacted the stream channel. Much of the basin is impacted by activities outside the City Limits, but the city continues to work with Aiken County to resolve issues and to identify areas where BMPs will improve conditions.

SECTION 6: STAFF EVALUATION AND ANALYSIS

Use 5.33 Flea markets (indoors)

This use allowed only as a Conditional Use in the GC, General Commercial

The following conditions are reviewed in order to allow this Conditional Use:

5.5.4.1 The use or development is located, designed, and proposed to be operated so as to maintain or promote the public health, safety, and general welfare;

Staff finds that there will be no negative impact to the general public health, safety and welfare with the allowance of this use.

5.5.4.2 The use or development complies with all required regulations and standards of this Chapter, including all applicable provisions of Article 3, Zoning Districts, and with all other applicable regulations;

The allowance of an indoor flea market requires no exterior alterations. The proposed retail location is an existing non-conforming site and no further alterations are required.

5.5.4.3 The use or development is located, designed, and proposed to be operated so as to maintain the value of contiguous property, or that the use or development is a public necessity; and

The use should have limited effects on contiguous property. The retail drop-off location will be opened in an established commercial development with various other commercial, service, medical, and professional uses nearby.

5.5.4.4 The use or development conforms with the provisions and policies of the Comprehensive Plan.

The project is an infill project in an existing commercial development and generally conforms to encouragement of commercial infill development.

5.5.4.5 Conditions that may be specified as a requirement for a conditional use permit:

Staff specifies a condition that no outdoor display of goods be permitted. Any future development should comply with the codes and standards at that time.

SECTION 7: ATTACHMENTS

Site Maps
Public Notice
Application Materials

Cc: Jennie Powell; csradropandshop@yahoo.com



Subject Parcel

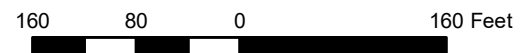
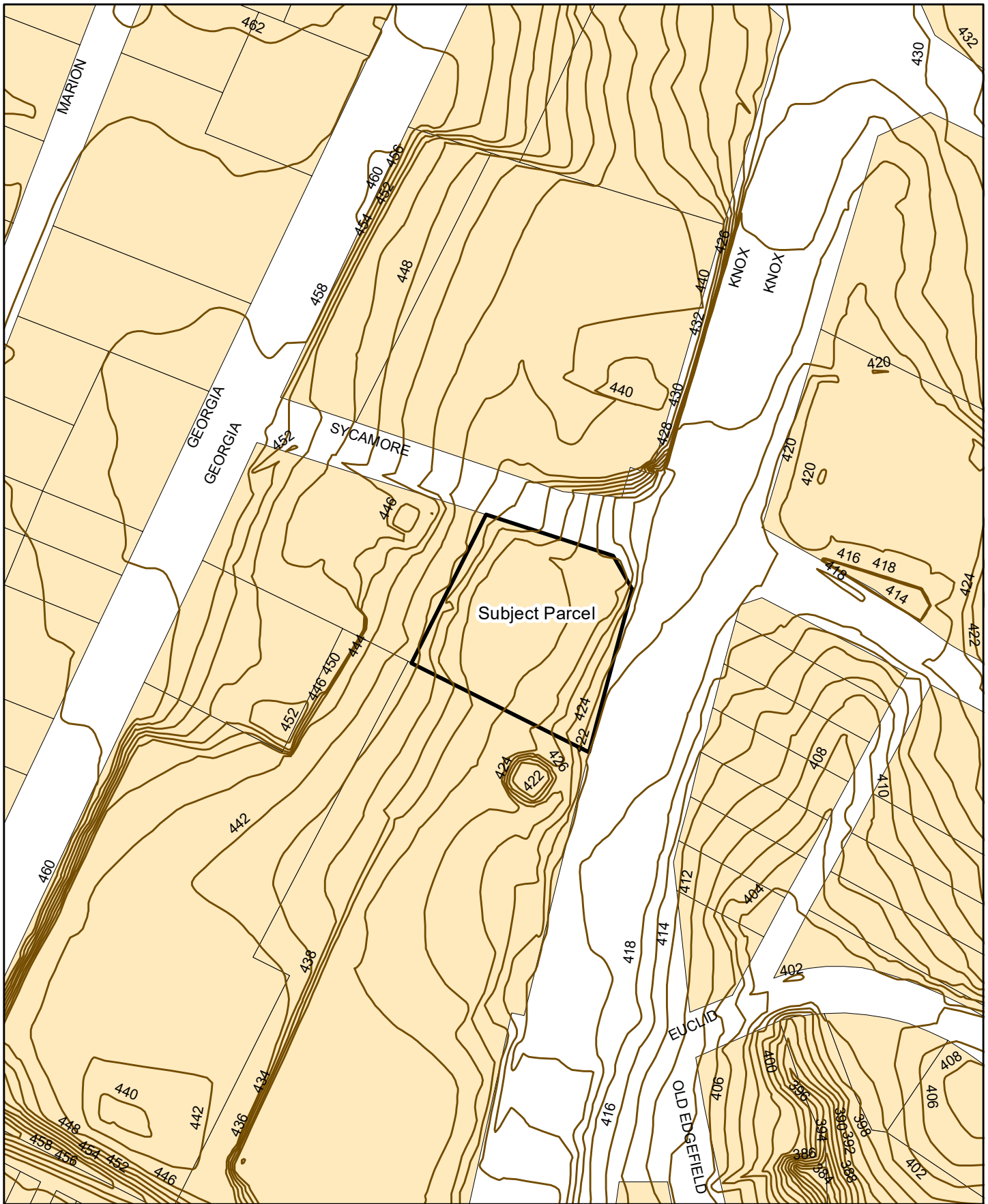
160 80 0 160 Feet



Aerial Map
Application CU20-004
1760 Knox Ave
TPN 006-16-14-001

Date: 5/18/2020

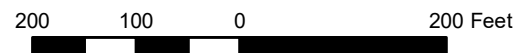
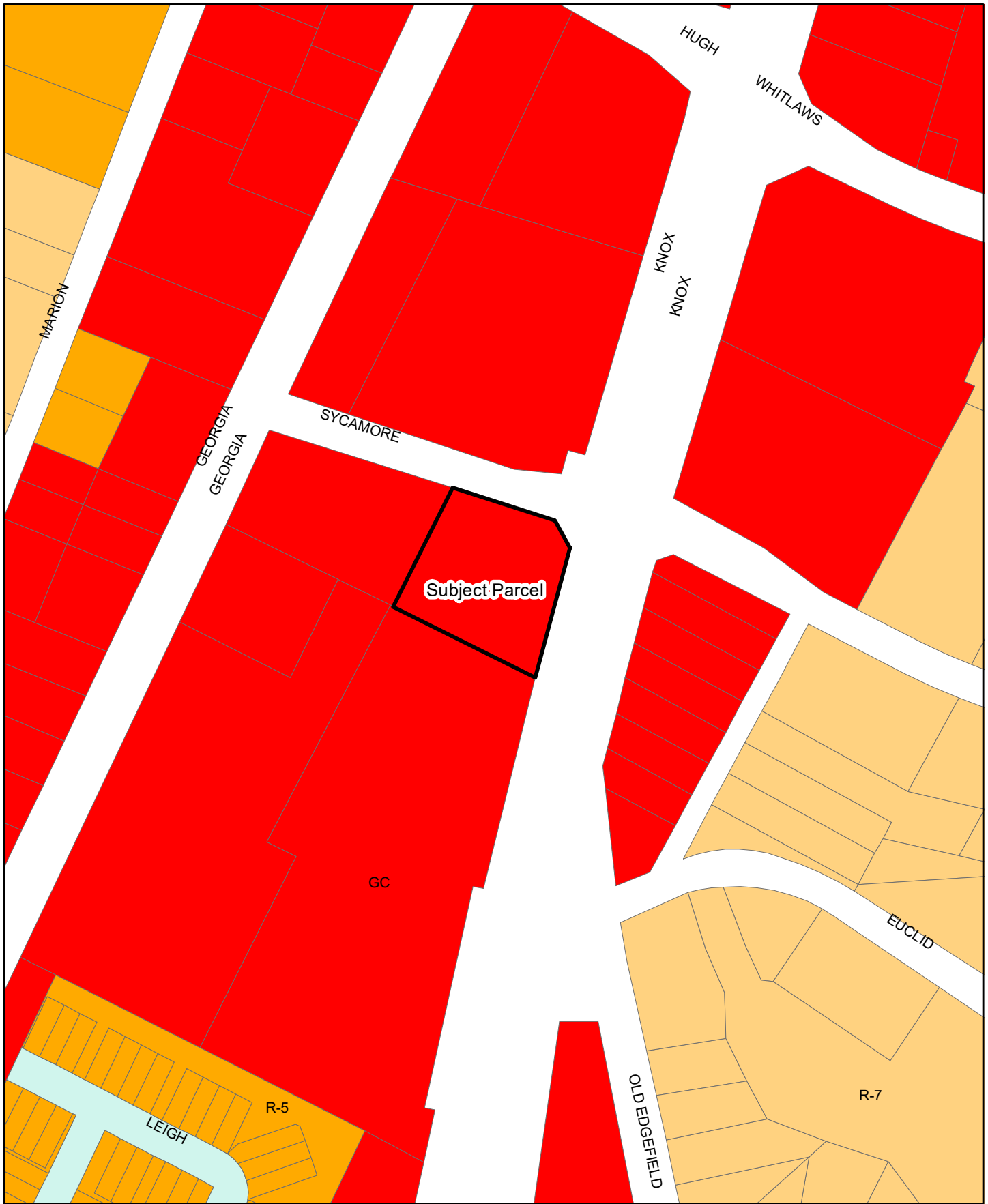




Topography Map
Application CU20-004
1760 Knox Ave
TPN 006-16-14-001

Date: 5/18/2020

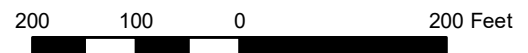




Zoning Map
Application CU20-004
1760 Knox Ave
TPN 006-16-14-001

Date: 5/18/2020





Future Land Use Map
Application CU20-004
1760 Knox Ave
TPN 006-16-14-001

Date: 5/18/2020



City of North Augusta, South Carolina
PUBLIC NOTICE
Conditional Use Administrative Hearing

In accordance with §5.5 of the North Augusta Development Code, the Director of Planning and Development will hold an administrative hearing beginning at 10:00 a.m. on Thursday, May 28, 2020 via teleconference to consider the following application:

CU20-004 – A request by CSRA Drop and Shop for a Conditional Use Permit to allow for a used merchandise retail store located at 1760 Knox Avenue, Tax Parcel Number 006-16-14-001, in the General Commercial/Highway Corridor Overlay District

Residents and Property Owners interested in expressing a view on the request are encouraged to submit comments. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until 5 p.m. on Wednesday, May 27, 2020. Documents related to the application will be available after May 21, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development>.

Application for Development Approval

Please type or print all information



Staff Use

Application Number CU20-004 Date Received 05-07-2020
Review Fee \$25⁰⁰ Date Paid 05-07-2020

1. Project Name CSRA Drop and Shop
Project Address/Location 1760 Knox Ave
Total Project Acreage _____ Current Zoning _____
Tax Parcel Number(s) 006-16-14-001

2. Applicant/Owner Name Jennie Powell Applicant Phone 706-830-4571
Mailing Address 73 Indian Springs Road
City Aiken ST SC Zip 29801 Email CSRA drop and shop @ yahoo.com

3. Is there a Designated Agent for this project? _____ Yes _____ No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) _____ yes _____ no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. Jennie Powell 05/05/2020
Applicant or Designated Agent Signature Date
Jennie Powell
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number <u>CU20-004</u>	Date Received <u>05-07-2020</u>

1. Project Name CSRA Drop and Shop
Project Address/Location 1760 Knox Ave.
Project Parcel Number(s) 006-16-14-001

2. Property Owner Name Don Dunagan Owner Phone 803-640-1058
Mailing Address 798 Callaway Dr.
City Graniterville ST SC Zip _____ Email _____

3. Designated Agent Jemie Powell
Relationship to Owner _____
Firm Name CSRA Drop & Shop Phone 706-830-4571
Agent's Mailing Address 73 Indian Springs Rd
City Aiken ST SC Zip 29801 Email CSRAdropand.shop@yahoo.com
Agent's Signature Jemie Powell Date 05/05/2020

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Don W. Dunagan
Owner Signature Date May 6 2020

5. Sworn and subscribed to before me on this 6 day of MAY, 2020.

[Signature]
Notary Public
3-17-25
Commission Expiration Date



May 07,2020

To Whom It May Concern:

The use of 1760 Knox Avenue, North Augusta, South Carolina 29841 will be used for a drop spot and the sale of homemade items and new items.

I am renting the property from Don and Gloria Dunagan. Mr. Dunagan has stated to me that he has owned this property for 30 years.

I have an online bidding site, which is also considered like a yard sale site. On my bidding site, members post pictures of items they want to sell and the people that are also members of the site can go on the site and bid on any item.

The bidding will run from Tuesday at 6am until Sunday at 8pm. Anyone that makes a bid before 8:01pm wins that item. I do not allow the following items to be sold on my bidding site. (pets, firearms, alcohol, tobacco, adult items, recalled items, event tickets, prescription medication) Food items are allowed; however, it must be new and unopened and must have an expiration date in the description. The seller then tags that person and lets them know the day they will be dropping their winnings off at my shop. The buyer then has 7 days to come in and pick up their winnings. I understand that things come up and family emergencies happen, but I ask the buyer to contact the seller to let them know the situation. If the buyer does not pick up in that time frame, the seller is allowed to pick up the item and re-post the item. They will give me the money for the items won plus a 15% fee. The 15% fee will go to the shop as income. The seller will come back into the shop after 7 seven to pick up their earnings. Tags are placed on each item with an amount and that is added up to be able to pay the seller.

I will also be selling handmade craft items, such as jewelry , crocheted baby blankets, and items with vinyl designs. I will also have new baby clothes, whatnots in the shop for sale.

I am seeking this property for people to have a safe place to sell and pick up their goods. It will keep people from meeting in parking lots, and someones home.

My hours of operation will be :

Sunday & Monday -----closed

Tuesday-----11-7

Wednesday-----10-2

Thursday-----11-7

Friday-----11-7

Saturday-----10-2

There is plenty of parking spaces for my customers to park as there is a barber shop on the front corner of the building

There will be steady traffic coming and going from people dropping off there items and picking up items.

Thanks,



Jennie Powell