

Department of Planning and Development



Project Staff Report

ZV20-002 1013 Georgia Ave. Parking Pad

Prepared by: Kuleigh Baker

Meeting Date: June 11, 2020

SECTION 1: PROJECT SUMMARY

Project Name	1013 Georgia Ave. Parking Pad
Applicant	Auben Realty
Address/Location	1013 Georgia Avenue
Parcel Numbers	007-07-16-006
Total Development Size	± .12 acres
Existing Zoning	OC, Office Commercial
Overlay	NP, Neighborhood Preservation Overlay District
Variance Requested	Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. (does not apply)
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Appeals may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on May 27, 2020. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on May 22, 2020. The property was posted with the required public notice on May 27, 2020.

SECTION 4: SITE HISTORY

The residence on the subject property was built circa 1935. In 2012, the Planning Department approved a Certificate of Zoning Compliance for the Crystal Window Cleaning home occupation. City records indicate the second floor apartment has been rented for some time. Room Renting, less than four tenants, is allowed only as an existing nonconformity in the OC, Office Commercial zoning district.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Multi-Family Residential	Mixed Use	OC, Office Commercial
North	Office/Commercial	Mixed Use/Parks, Recreation, Open Space, and Conservation	OC, Office Commercial
South	Residential	Mixed Use	OC, Office Commercial
East	Office/Commercial	Mixed Use	OC, Office Commercial
West	Single-Family Residential	Mixed Use	OC, Office Commercial

Access – The site currently has access from Georgia Ave.

Topography – The subject parcel is relatively flat. There is a slight grade change from North to South.

Utilities – There is existing water and sanitary sewer on-site.

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

Drainage Basin – The property is located within the Waterworks Basin. The Waterworks Basin has an overall Poor rating. The basin incorporates stormwater from both residential and commercial areas throughout the city including portions of the Knox Avenue and Martintown Road commercial corridors. The City has implemented capital improvement projects to eliminate flooding during heavy rainfall events along Buena Vista Avenue near Edenfield Park. The City continues to monitor the basin and implement additional BMPs to reduce pollutant loads.

SECTION 6: STAFF EVALUATION AND ANALYSIS

This property is currently zoned OC, Office Commercial, and is within the Neighborhood Preservation Overlay District. The applicant is proposing a parking pad in the front yard of the existing residence to facilitate the parking needs for rental as a residential dwelling (room renting, less than four tenants). The addition of the parking pad is restricted by several requirements of the Neighborhood Preservation Overlay District.

NADC Section 3.8.6.5.4 states: Parking shall not be permitted between structures and the corridor street. Parking shall be located on the side or in the rear of buildings only. Parking visible from the front shall be screened with a permanent wall, fence or hedge not less than forty-two (42) and no more than sixty (60) inches in height.

The current front yard appears to be turf behind a hedge. This request would add parking between the structure and the corridor street.

The maximum driveway width between right of way and the front of any building is fourteen (14) feet (Section 3.8.6.5.2).

The existing gravel driveway is approximately 8 ft. wide as it enters the property. The proposed improvements do not appear to alter the existing driveway cut, however, the proposed parking pad is approximately 25 ft. wide from the property line/existing driveway edge to the front walkway. It appears to maintain the existing driveway length of about 30 ft. to the front of the structure.

The proposal appears to meet the requirement to have parking areas setback at least five (5) feet from the property line (NADC 3.8.6.5.5.), however, parking between the corridor street and the front of the structure is still prohibited.

Residential driveways are further regulated by Sections 14.8.3.1, 14.8.3.2.1, and 14.20.

The existing driveway may stay as an Existing Lots of Record (NADC 14.8.3.1). It also states that "...a parcel of record zoned to permit one (1) single-family residence that fronts on a collector or arterial and has no frontage on another street of a lesser classification, shall be allowed one (1) curb cut; provided, however, that the development of the parcel shall include a permanent vehicular turnaround on the lot to prevent backing onto the collector and this restriction should be noted on the site plan and building permit. If the parcel has frontage on a local or subcollector street the driveway shall be located on that frontage." This parcel is not zoned single-family residential, however, Georgia Avenue is classified as a Principal Arterial road by the SCDOT.

Other requirements for new residential driveways are as follows:

14.20 Residential Driveways

14.20.1 Width-- The maximum width allowed for a residential driveway is eighteen (18) feet.

14.20.2 Apron Required -- An apron or flare shall be provided from the sidewalk through the curb to the edge of pavement consistent with the requirements of Appendix, D, Construction Standards.

14.20.3 Shared Driveways-- Driveways may be shared between adjoining lots so that there is a single curb cut. Shared driveways may provide access to not more than four (4) adjoining lots.

There does not appear to be an opportunity for a shared driveway in the existing configuration.

Following is analysis required by NADC §5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states the lack of a rear yard to turn around in forces the occupants to back out into traffic. Staff notes that comparative drawings have to been provided to demonstrate an inability to use the rear yard area. It is unclear if this configuration will effectively allow vehicles to turn around before exiting on Georgia Avenue.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states the layout of the property limits the maneuverability of parked tenant vehicles. Staff notes the depth of the property appears to be shorter than most other lots along Georgia Avenue in the near vicinity.
3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states the rental unit requires additional parking. Staff notes that other properties nearby appear not to have driveways and utilize street parking, however, parking on Georgia Avenue would not be advisable or allowed.
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states the current conditions limit the ability to acquire a tenant due to lack of parking.
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures

that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)

- The applicant states the front hedge row will remain to provide screening of parking and that visibility of the parking area from the street will be minimized.

6. (Not Applicable)

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:

- a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Parking as an accessory use is allowed in the OC, Office Commercial zoning district.
- b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land. Room rental is not an allowed use in the OC, Office Commercial Use, however, the amount of area used for this use is not necessarily being expanded by additional parking, as parking is an allowed accessory use and could be used by any allowed use in the OC District.
- c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

- The applicant states the hardship is not self-imposed as it is an existing limitation of the structure and site layout.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.

- Staff recognizes that the property may be used more profitably if developed, but is not the sole grounds for the variance request.

10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

- Staff recommends the following:
 - A solid hedge be maintained at a height between 42" and 60" of height, except as needed to clear the sight triangle.
 - The driveway must be paved, preferably with concrete to prevent the erosion and displacement of gravel or dirt.

SECTION 7: ATTACHMENTS

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Public Notice
- 6) Application Materials

cc. Tyson Schuetze, Auben Realty, tschuetze@aubenrealty.com
Michael Mendoza, Auben Realty, mmendoza@aubenrealty.com



Subject Parcel

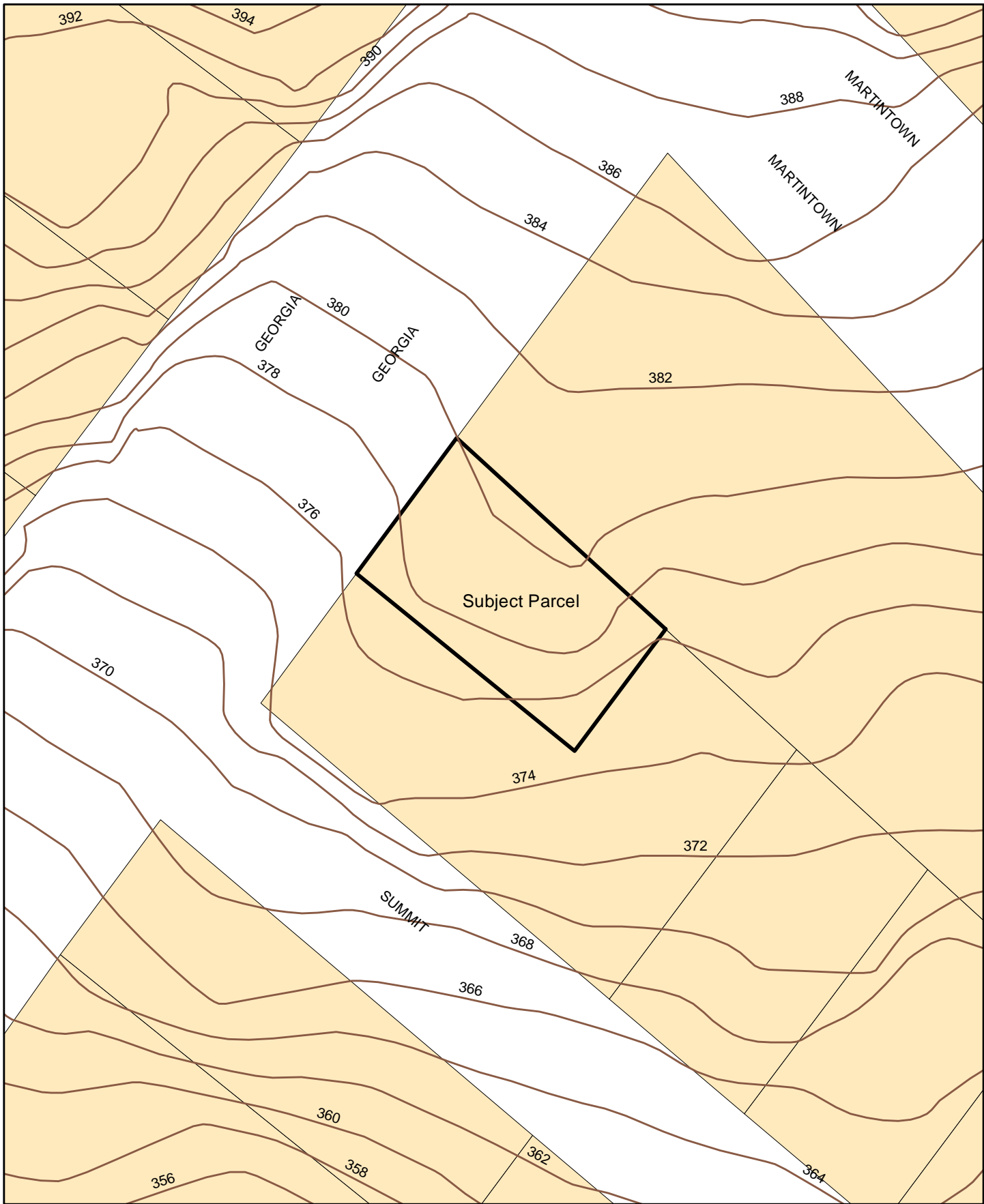
130 65 0 130 Feet



Date: 5/20/2020



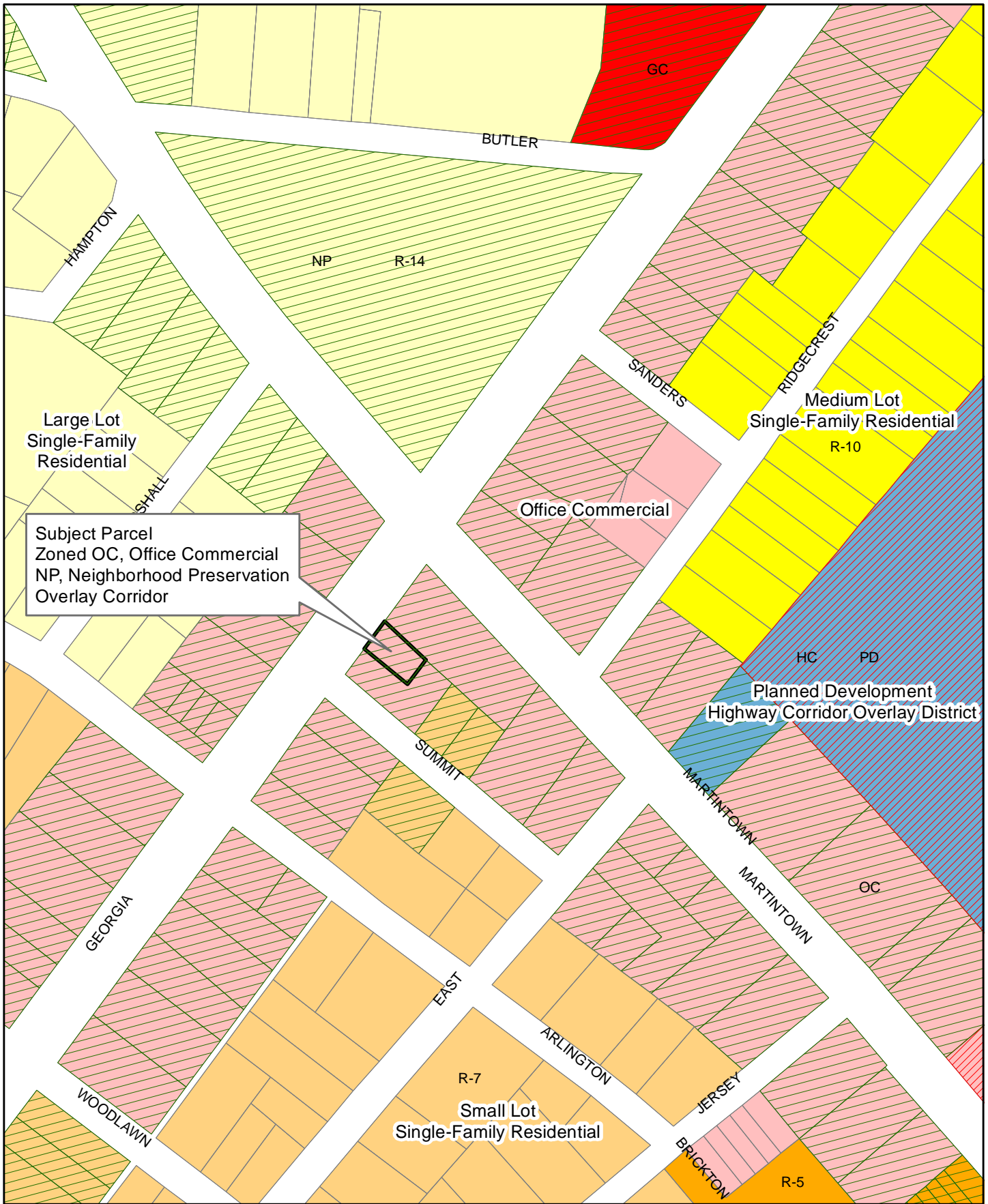
Aerial Map
Application ZV20-002
1013 Georgia Avenue
TPN 007-07-16-006



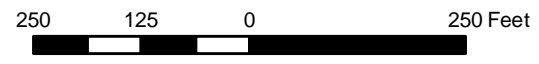
Topography Map
Application ZV20-002
1013 Georgia Avenue
TPN 007-07-16-006

Date: 5/28/2020





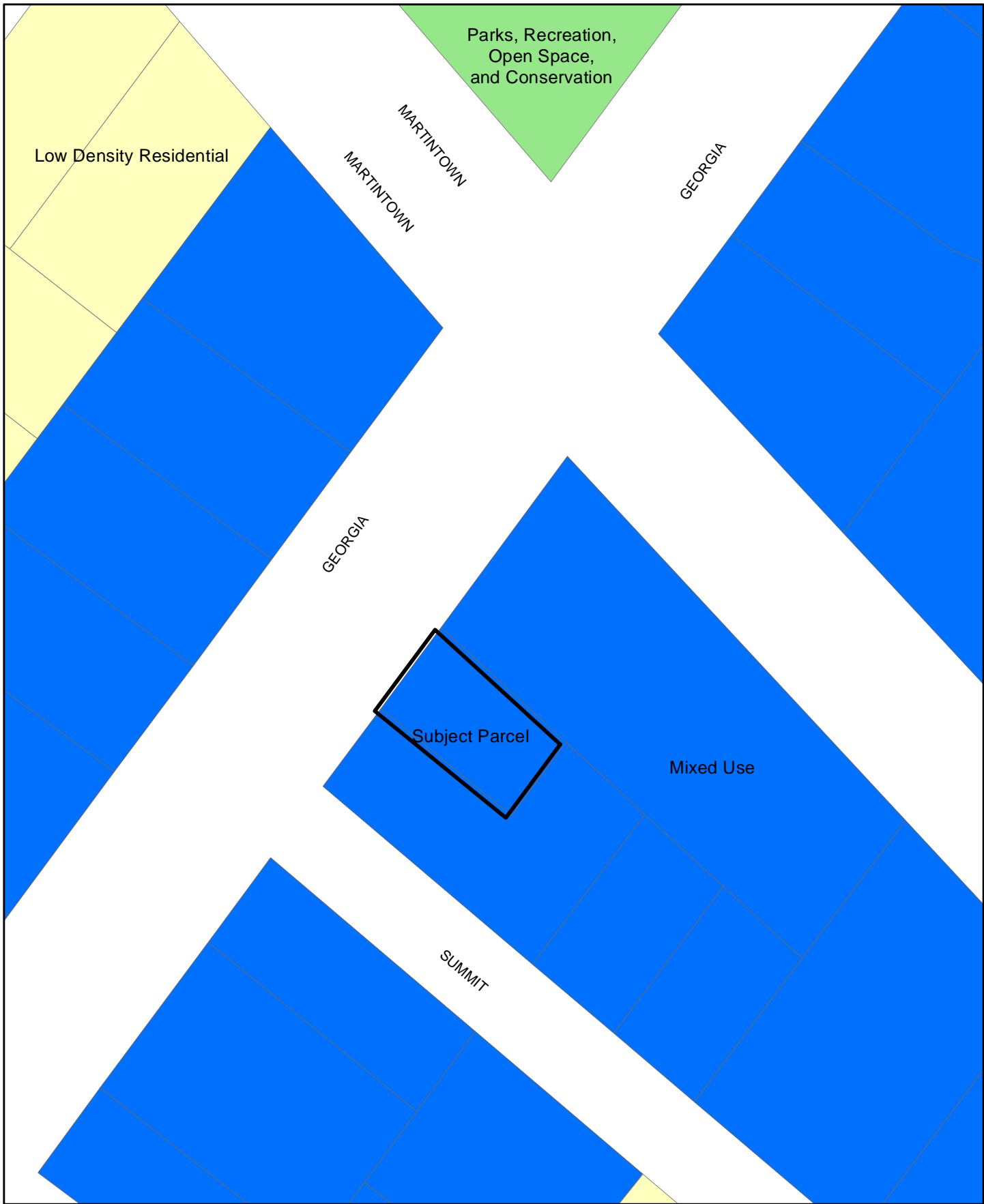
Subject Parcel
 Zoned OC, Office Commercial
 NP, Neighborhood Preservation
 Overlay Corridor



Current Zoning Map
 Application ZV20-001
 1013 Georgia Avenue
 TPN 007-07-16-006

Date: 5/28/2020





Future Land Use Map
Application ZV20-002
1013 Georgia Avenue
TPN 007-07-16-006

Date: 5/28/2020



May 22, 2020

RE: A request by Auben Realty to allow for a parking pad in the front yard of a residential structure. Parking is prohibited between structures and the corridor street per North Augusta Development Code, Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking. The application affects a \pm .12 acre portion of Tax Parcel Number 007-07-16-006 located at 1013 Georgia Avenue zoned OC, Office Commercial.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

The Department of Planning and Development has received a request by Auben Realty to allow for a parking pad in the front yard of a residential structure. Parking is prohibited between structures and the corridor street per North Augusta Development Code, Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking. The application affects a \pm .12 acre portion of Tax Parcel Number 007-07-16-006 located at 1013 Georgia Avenue zoned OC, Office Commercial.

The North Augusta Board of Zoning Appeals will hold a virtual public hearing to consider the variance request at 7pm, on Thursday, June 11, 2020, via teleconference. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on May 27, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development



130 65 0 130 F



Date: 5/20/2020



Aerial Map
Application ZV20-002
1013 Georgia Avenue
TPN 007-07-16-006

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, June 11, 2020, via teleconference, to receive public input on the following applications:

ZV20-002 – A request by Auben Realty to allow for a parking pad in the front yard of a residential structure. Parking is prohibited between structures and the corridor street per North Augusta Development Code, Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking. The application affects a ±.12 acre portion of Tax Parcel Number 007-07-16-006 located at 1013 Georgia Avenue zoned OC, Office Commercial.

ZV20-003 – A request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ±1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial.

ZV20-004 – A request by Circle K Stores, Inc. for a variance from the maximum setback required by the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District Dimensional Standards and Table 3-9. The application affects a ±1.69 portion of Tax Parcel Numbers 006-18-05-016, 006-18-05-017, and 006-18-05-018 located at 421 W. Martintown Rd., zoned GC, General Commercial.

Citizens and Property Owners interested in providing comments on the requests are encouraged to submit comments via email at planning@northaugusta.net or voicemail at 803-441-4221 until Noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

COVID-19 Procedure Changes: Please visit www.northaugusta.net for updates on processes and procedures related to city services and hearings.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2V20-002

Date Received 05-01-2020

Review Fee \$200⁰⁰

Date Paid 05-01-2020

1. Project Name 1013 Georgia Ave. parking pad

Project Address/Location 1013 Georgia Ave. North Augusta, SC 29841

Total Project Acreage _____ Current Zoning _____

Tax Parcel Number(s) 007-07-16-006

2. Applicant/Owner Name Tyson Schuetze Applicant Phone (706) 627-0975

Mailing Address 1918 Central Ave.

City Augusta ST GA Zip 30904 Email Tschuetze@aubenrealty.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 documents required by the City must be correct and complete to initiate the compliance review process by the City.

Tyson Schuetze
Applicant or Designated Agent Signature

3/11/20
Date

Tyson Schuetze
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>ZV20-002</u>	Date Received <u>5/1/2020</u>

1. Project Name 1013 Georgia Ave. parking pad
Project Address/Location 1013 Georgia Ave. North Augusta, SC 29841
Project Parcel Number(s) 207-07-16-006

2. Property Owner Name Tyson Schuetze Owner Phone (706) 627-0935
Mailing Address 1918 Central Ave.
City Augusta ST GA Zip 30904 Email Tschuetze@aubenrealty.com

3. Designated Agent Michael Mendoza
Relationship to Owner Investor Account Manager
Firm Name Auben Realty Phone (706) 495-2122
Agent's Mailing Address 1918 Central Ave
City Augusta ST GA Zip 30904 Email mmendoza@aubenrealty.com
Agent's Signature [Signature] Date 5/1/2020

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

[Signature]
Owner Signature

3/11/20
Date

5. Sworn and subscribed to before me on this _____ day of _____, 20____.

Notary Public

Commission Expiration Date

January 29, 2020

Kuleigh Baker
Planning & Development
City of North Augusta SC. 29841

To the Board of Zoning Appeals,

In reference to :

1013 Georgia Ave. North Augusta SC 29841 Parcel # 007-07-16-006

Please review the following items answered individually, per request:

1. An unnecessary hardship exists;
The Lack of rear yard for parking turnaround forces the occupants to back put onto a busy street.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
Tenants are unable to efficiently maneuver vehicles in rear of property, requesting addition parking in front for turnaround space and tenant parking

3. The conditions do not generally apply to other property in the vicinity;
This property has a rental unit that requires additional parking.

4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;

Current conditions limit the ability to acquire a tenant due to parking restrictions.

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
Front Hedgerow will remain and shall provide screening of parking.

Property owner believes that street visibility of parking will be minimized

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution

that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.

(Not Applicable)

7. The Board of Zoning Appeals does not grant a variance the effect of which would be:

- a. To allow the establishment of a use not otherwise permitted in a zoning district.
- b. To extend physically a nonconforming use of land.
- c. To change zoning district boundaries shown on the official zoning map.

8. That the unnecessary hardship is not self-imposed.

This is an existing limitation of the property.

9. That using the property more profitably was not grounds for granting the variance.

This is an existing structure / existing condition

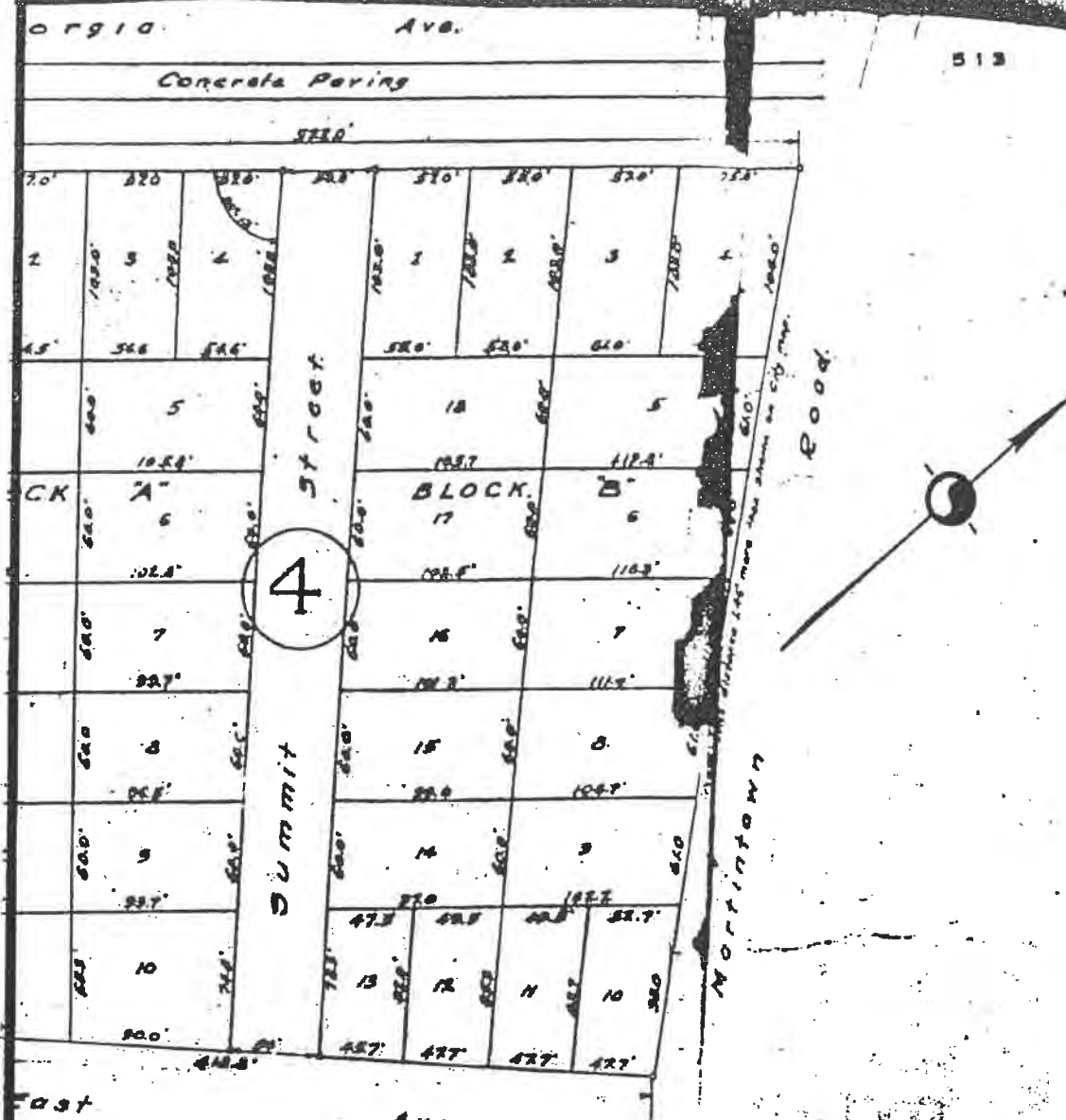
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Sincerely yours,

Tyson Schuetz

Auben Realty



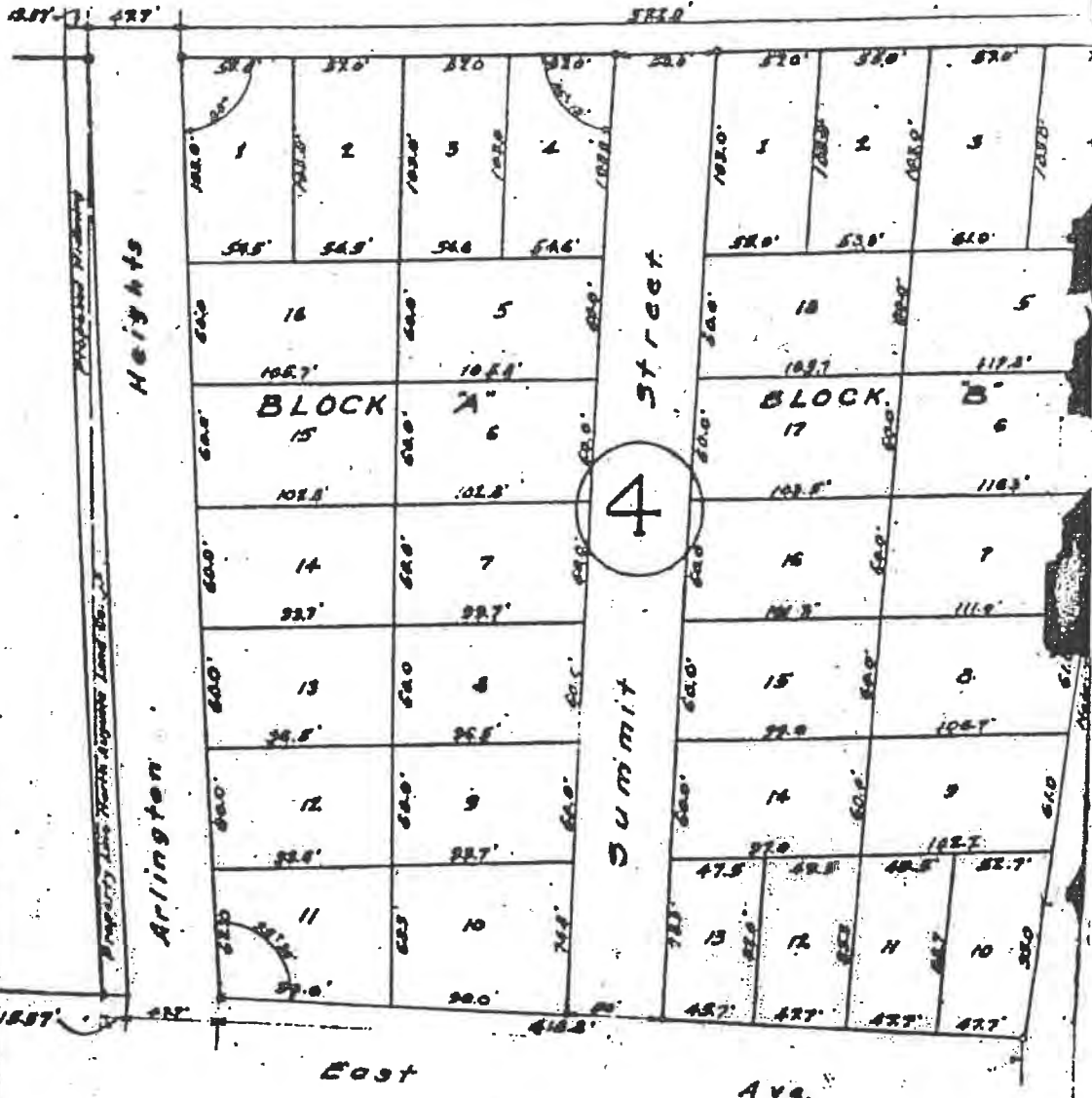


- Portion of -
 - Hampton Terrace Site -
 - North Augusta, Aiken Co. S.C. -
 - Scale 1" = 20' - Nov. 22, 1932 -

Note: This map supersedes map dated
 Aug. 17, 1930, prepared Govt. error made
 by not showing that the original
 corners were offset 2'-0" outside of
 true 1/2". No changes made in dimensions
 of lots (irrespective of lot 18 Block "B"; the
 dimensions of this lot were shortened 2 ft.

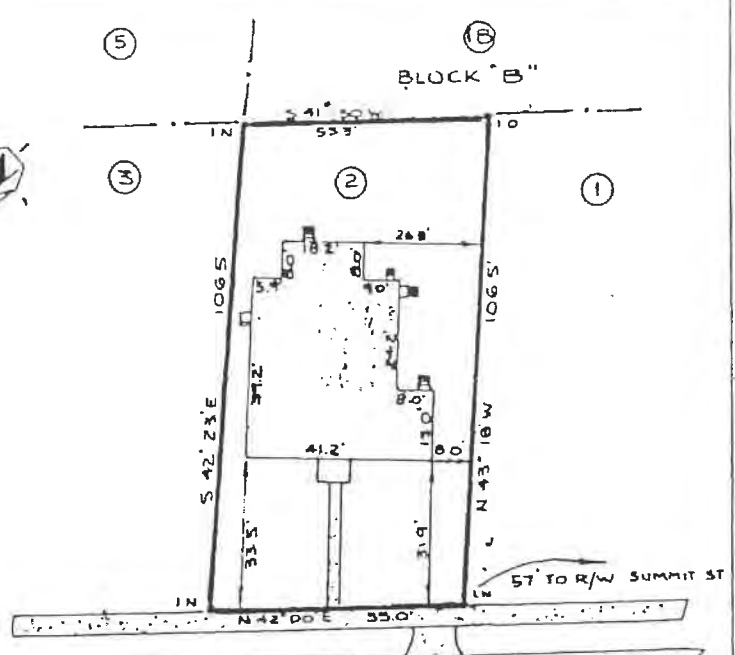
Georgia Ave.

Concrete Paving



- Hampton
 - North August
 - Scale 1/2" = 50'

Note: This map
 Aug. 15, 1910
 by the
 corners are
 true. The
 of lots. The
 dimensions of 1



GEORGIA AVE. 100' R/W

William H McKie III

RECORDED 1-16-80 at 9:00
Virginia R. Rife
R.M.C. AIKEN COUNTY



William H. McKie III

PLAT
FOR
CHARLES HARVEY EUBANK
SHOWING
1013 GEORGIA AVENUE, DESIGNATED AS LOT 2, BLK "B"
HAMPTON TERRACE SUBDIVISION SHOWN ON A PLAT RECORDED IN MISC BOOK 13, PAGE 813 IN AIKEN CO RMC
AIKEN COUNTY SOUTH CAROLINA



SCALE:
1" = 30'
SURVEYED:
W.H.M.III
DRAWN:
W.H.M.III

William H. McKie III
REGISTERED LAND SURVEYOR
NORTH AUGUSTA, SOUTH CAROLINA

DATE:
1-8-80
PROJECT NO.
SHEET NO.

RETURNED TO: *Lark Jones*



Department of Planning and Development



Project Staff Report

ZV20-003 Arby's/Starbucks Frontage

Prepared by: Kuleigh Baker

Meeting Date: June 11, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Arby's/Starbucks Frontage
Applicant	JRHuang, LLC
Engineer	Southern Partners, PE
Address/Location	Edgefield Road north of Walnut Lane
Parcel Number	010-10-04-062
Total Development Size	± 1.43 acres
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor Overlay District
Variance Requested	Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. (does not apply)
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Appeals may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on May 27, 2020. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on May 22, 2020. The property was posted with the required public notice on May 27, 2020.

SECTION 4: SITE HISTORY

The subject property is currently vacant. The property was part of the Brandenburg tract annexed on November 3, 1986. At the time of annexation, the property was zoned TC, Thoroughfare Commercial. The property was zoned GC, General Commercial with the adoption of the 2008 Zoning Map and North Augusta Development Code. Portions of the site have been subdivided and developed as commercial properties over time, including the auto parts store, credit union, and prompt care facility.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Commercial	GC, General Commercial
North	Office/Commercial	Commercial/Low Density Residential	GC, General Commercial
South	Commercial	Mixed Use	GC, General Commercial
East	Office/Commercial	Commercial/Mixed Use	TC, Thoroughfare Commercial/PD, Planned Development
West	Office/Residential	Commercial/High Density Residential	GC, General Commercial/PD, Planned Development

Access – The site currently has access from Edgefield Road and two unnamed access driveways to the existing SRP Federal Credit Union off Walnut Lane.

Topography – The subject parcel was previously graded and is essentially flat.

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta sewer and water is provided by the Edgefield County Water and Sewer Authority. Detention is handled by a regional detention pond.

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

Drainage Basin – The property is located within the Pole Branch Basin. The basin has an overall poor water quality rating. Pole Branch basin is one of the city's largest basins. The basin borders along Highway 25 at I-20 to Arbor Place off of Walnut Lane and then encompasses Bergen Road

and its communities. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Major traffic corridors including Highway 25, I-20, Five Notch Road, and all the neighboring communities impact this watershed. The preliminary physical stream assessments at Pole Branch indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Due to the high nutrient concentrations identified after the first sample event, Pole Branch has been a focus of the city monitoring program and attempts to identify sources of pollution will continue in the basin. As problems are identified, solutions will be implemented in conjunction with increased public education and outreach about the problems in this basin. Stream segment assessments throughout the basin are needed.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a variance from the setbacks in Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District, specifically the required 30% minimum frontage build-out. NADC further describes this as follows:

§ 3.8.5.3.2 Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.) (Rev. 12-1-08; Ord. 2008-18)

Staff notes that there are two primary structures on the property. The total property length along Hwy. 25 is 296.57 feet. The buildings have a total width of 93.7 feet, including the drive-through awning, which is 31.6% of the frontage, but is not within the 90 foot maximum setback. The Starbucks building has 30.7 feet of building at the 90 foot setback mark. The Arby's building has 17.7 feet at the 90 foot setback mark. This would be a cumulative 48.4 feet, or 16.3% of build-out at the 90 foot setback.

Following is analysis required by NADC §5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states the proposed building prototype requires a certain orientation on the parcel to facilitate user and pedestrian traffic that is not attainable with the current code requirements.

Staff notes that the use of two buildings require additional room to accommodate vehicle access around the buildings. It appears that the property may be divided some future time. Assuming this is true, inter-parcel access is also required by the Highway Corridor Overlay district. Additionally, parking requirement will have to be met for both properties, which will further complicate the layout.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the previously subdivided SRP outparcel does not allow for a building orientation to satisfy the 30% buildout requirement.
3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states surrounding properties have sufficient width to accommodate a different building orientation.
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states the 30% minimum buildout requirement places an unreasonable restriction on the type of building or business that can utilize the lot.
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
 - The applicant states the variance will not be detrimental to adjacent properties or out of character with the surrounding character of the commercial district.
6. (Not Applicable)
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Restaurants with drive-throughs are allowed uses in the GC, General Commercial zoning district.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
 - The applicant states the hardship is not self-imposed and multiple configurations and layouts have been considered in an attempt to meet the requirements of the Highway Corridor Overlay District.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff recognizes that the property may be used more profitably if developed, but is not the sole grounds for the variance request.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - Staff recommends the following conditions:
 - The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
 - No additional curb cuts onto Hwy. 25 will be allowed.

SECTION 7: ATTACHMENTS

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Public Notice
- 6) Application Materials

cc. JRHUANG, LLC, jrhuang07@gmail.com
David D. Banks, P.E., Southern Partners, Inc., dbanks@southernpartners.net



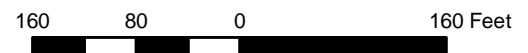
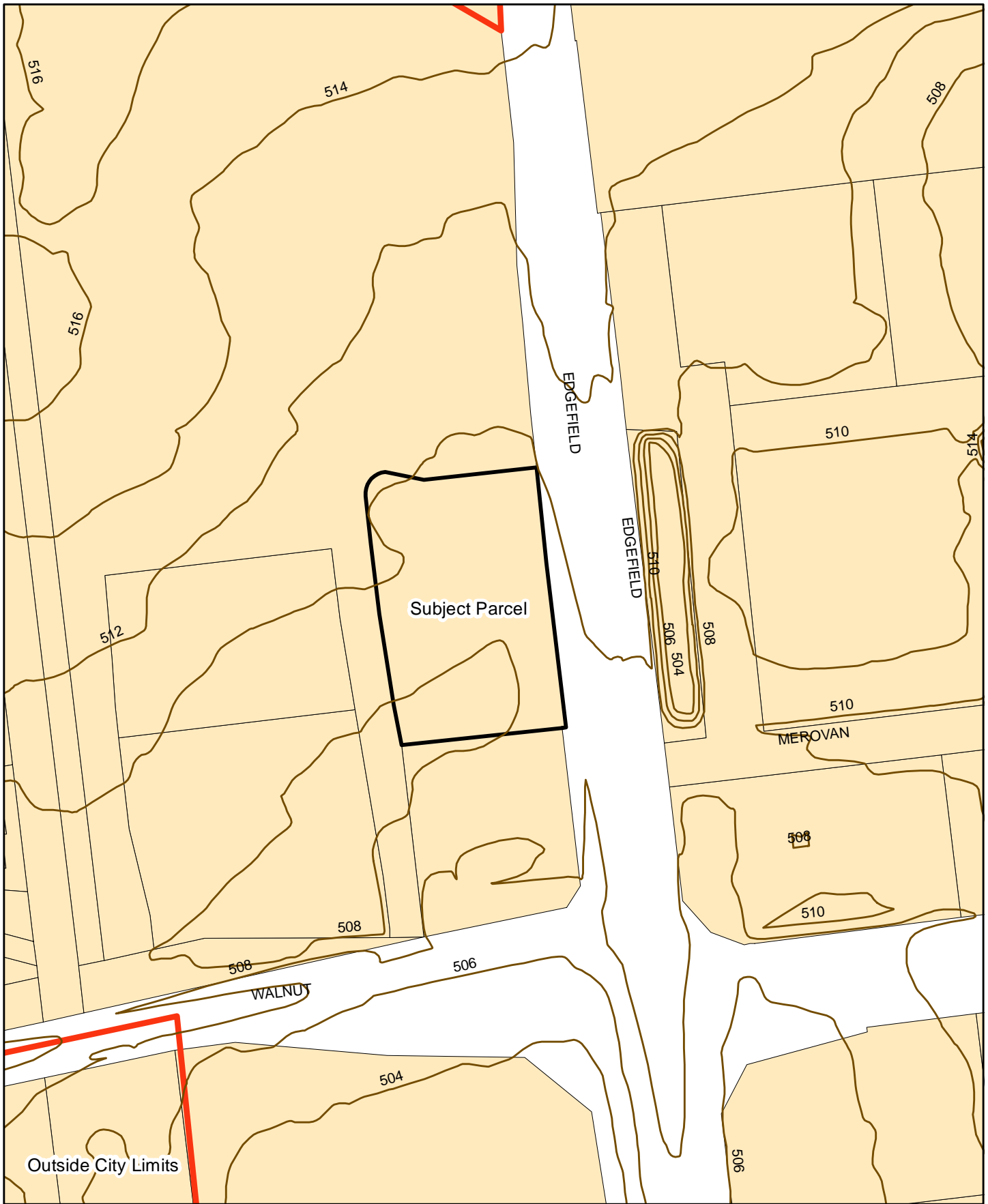
500 250 0 500 Feet



Aerial Map
Application ZV20-003
TPN 010-10-04-062

Date: 5/28/2020

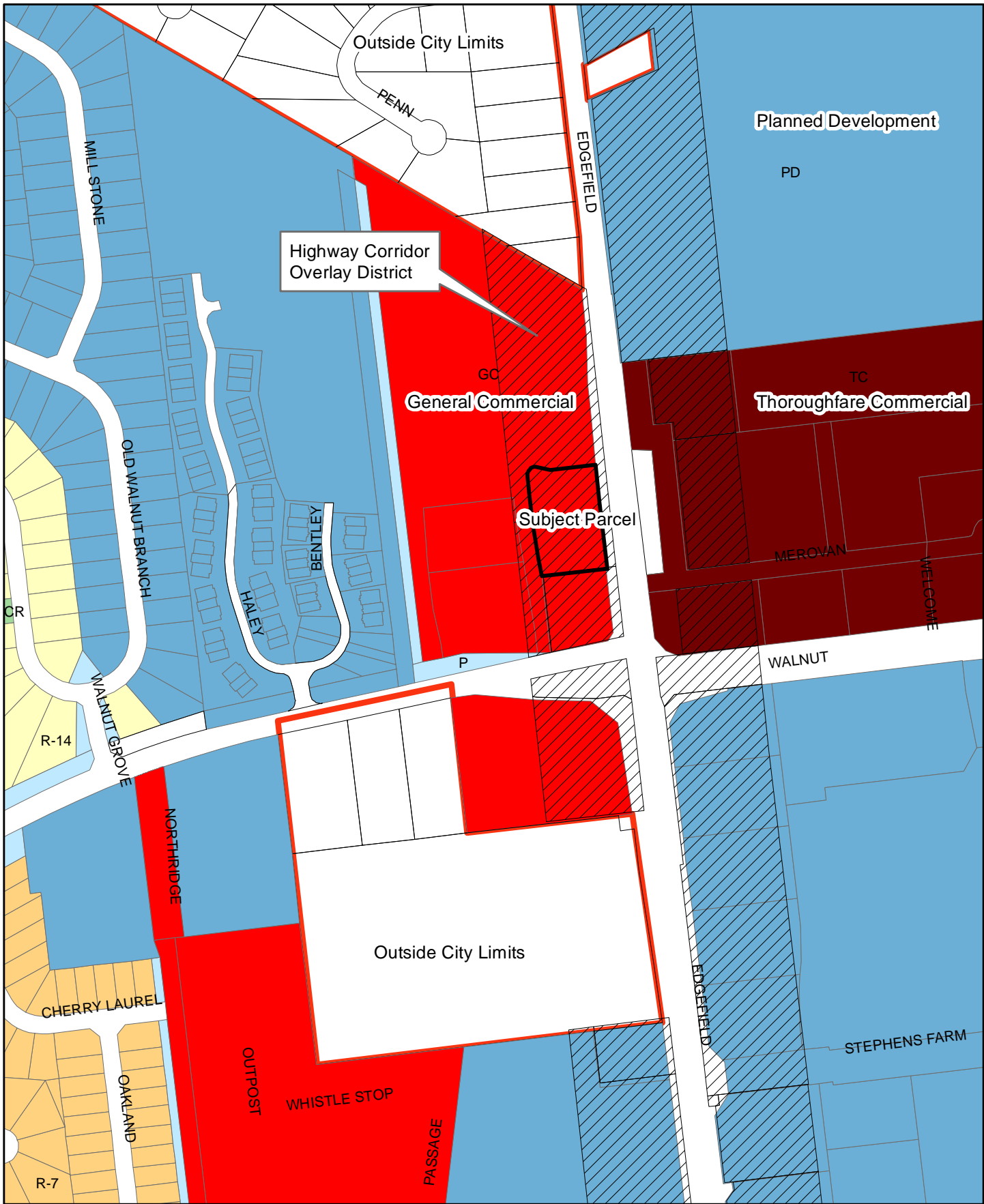




Topography Map
Application ZV20-003
TPN 010-10-04-062

Date: 5/28/2020

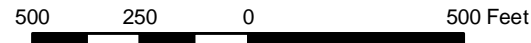
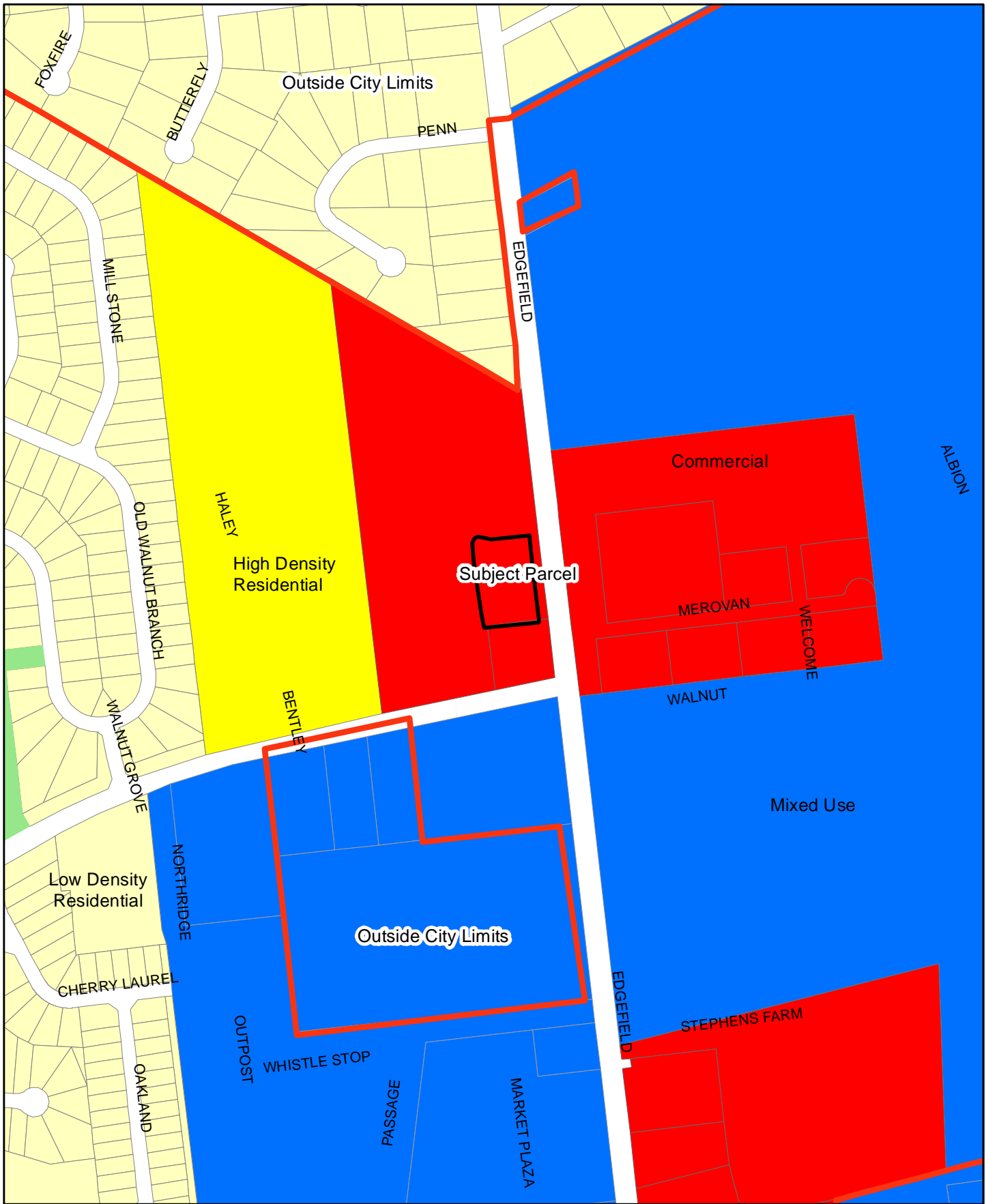




Current Zoning Map
Application ZV20-003
TPN 010-10-04-062

Date: 5/28/2020





Future Land Use Map
 Application ZV20-003
 TPN 010-10-04-062

Date: 5/28/2020



May 22, 2020

RE: A request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ± 1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

The Department of Planning and Development has received a request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ± 1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

The North Augusta Board of Zoning Appeals will hold a public hearing to consider the variance request at 7pm, on Thursday, June 11, 2020, via teleconference. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

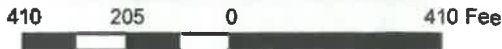
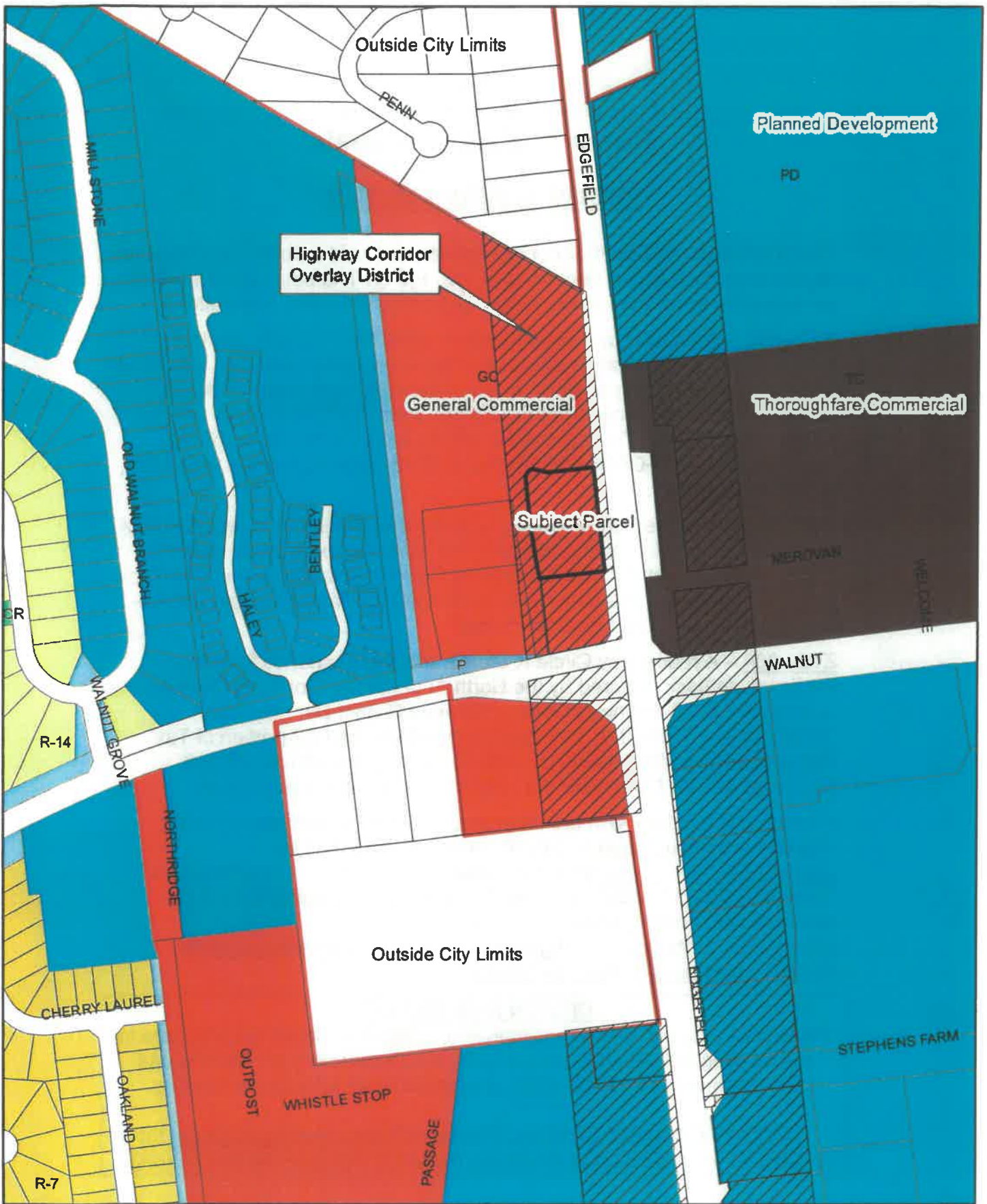
Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on May 27, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development



**Current Zoning Map
Application ZV20-003
TPN 010-10-04-062**

Date: 5/20/2020



City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, June 11, 2020, via teleconference, to receive public input on the following applications:

ZV20-002 – A request by Auben Realty to allow for a parking pad in the front yard of a residential structure. Parking is prohibited between structures and the corridor street per North Augusta Development Code, Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking. The application affects a ±.12 acre portion of Tax Parcel Number 007-07-16-006 located at 1013 Georgia Avenue zoned OC, Office Commercial.

ZV20-003 – A request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ±1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial.

ZV20-004 – A request by Circle K Stores, Inc. for a variance from the maximum setback required by the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District Dimensional Standards and Table 3-9. The application affects a ±1.69 portion of Tax Parcel Numbers 006-18-05-016, 006-18-05-017, and 006-18-05-018 located at 421 W. Martintown Rd., zoned GC, General Commercial.

Citizens and Property Owners interested in providing comments on the requests are encouraged to submit comments via email at planning@northaugusta.net or voicemail at 803-441-4221 until Noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

COVID-19 Procedure Changes: Please visit www.northaugusta.net for updates on processes and procedures related to city services and hearings.


Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV20-003 Date Received 05-11-2020
Review Fee \$200⁰⁰ Date Paid 05-11-2020

1. Project Name Arby's / Starbucks - US 25
Project Address/Location 400' north of Walnut Lane on the west side of Edgefield Road (US 25)
Total Project Acreage 1.43 ac Current Zoning GC-HCOD
Tax Parcel Number(s) 010-10-04-062
2. Applicant/Owner Name JRHUANG LLC Applicant Phone 803-840-2553
Mailing Address 3693 Dwyer Lane
City Aiken ST SC Zip 29801 Email jrhuang07@gmail.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 David D. Banks, P.E. License No. 17236
Firm Name Southern Partners, Inc. Firm Phone 706-855-6000
Firm Mailing Address 1233 Augusta West Parkway
City Augusta ST GA Zip 30909 Email dbanks@southernpartners.net
Signature  Date May 11, 2020
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 documents required by the City must be correct and complete to initiate the compliance review process by the City.


Applicant or Designated Agent Signature

May 11, 2020
Date

David D. Banks, P.E. (Agent)
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 ZV20-003

Date Received 05-11-2020

1. Project Name Arby's / Starbucks - US 25

Project Address/Location 400' north of Walnut Lane on the west side of Edgefield Road (US25)

Project Parcel Number(s) 010-10-04-062

2. Property Owner Name JRHUANG LLC Owner Phone 803-840-2553

Mailing Address 3693 Dwyer Lane

City Aiken ST SC Zip 29801 Email jrhuang07@gmail.com

3. Designated Agent David D. Banks, PE

Relationship to Owner Applicant (purchaser's) Site Engineer

Firm Name Southern Partners, Inc. Phone 706-495-3636

Agent's Mailing Address 1233 Augusta West Parkway

City Augusta ST GA Zip 30909 Email dbanks@southernpartners.net

Agent's Signature [Signature] Date May 11, 2020

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

Owner Signature [Signature] Date 5/11/2020

5. Sworn and subscribed to before me on this 11th day of May, 2020.

Notary Public [Signature]

Commission Expiration Date 9/18/2024



SOUTHERN PARTNERS, INC.

Engineering • Planning • Surveying

1233 Augusta West Parkway

Augusta, Georgia 30909

Phone: (706) 855-6000 Fax: (706) 869-9847

engineering@southernpartners.net

Narrative of Appeals Request

To: The Board of Zoning Appeals (BZA)
c/o Libby Hodges, AICP – Planning & Development Department Director
City of North Augusta

From: David D. Banks, PE – Southern Partners, Inc. *DPB*
Project Designated Agent

Date: May 11, 2020

RE: Appeal request on parcels 010-10-04-062 for the proposed Arby's and Starbucks restaurants

The proposed project is located on the east side of west side of Edgefield Road (US- 25) approximately 450 feet north of the Walnut Lane/Edgefield Road. This property is zoned General Commercial (GC) and lies within the Highway Corridor Overlay District (HC). Below is the requested appeal including the section(s) of the North Augusta Development Code and pertinent support.

1) 3.8.5.3 Dimensional Standards *TABLE 3-9: Minimum Frontage Buildout - 30%*

The North Augusta Development Code requires a 30% minimum frontage buildout within the 90-foot Maximum Front Setback within the HC overlay district. The proposed development as shown will divide the existing parcel in to two separate parcels. Both parcels will require this variance. Combined these parcels will have 16.3% frontage buildout within the 90-foot Maximum Front Setback. The Full Width Buildout is 93.7 feet which is 31.6% of the frontage, but is not within the 90-foot Maximum Front Setback.

My client is requesting a variance from the 30% requirement that will allow the development of this parcel with the proposed buildings. The following items, enumerated by the checklist letter, describe the variance request.

It is being requested that the Minimum Frontage Buildout be as proposed on the included Plot Plan. The granting of this appeal will not cause a detriment to the adjacent properties or surrounding areas.

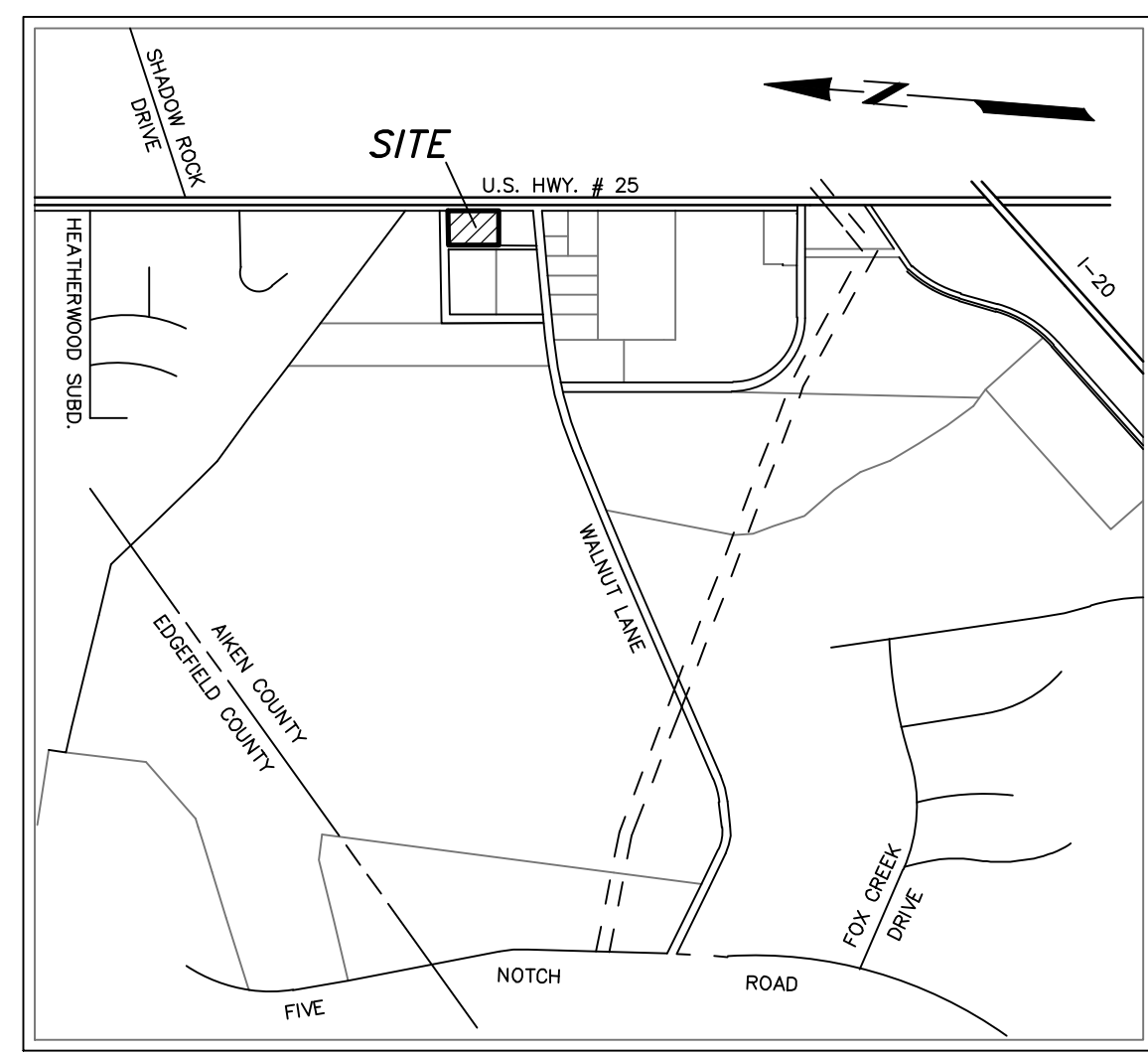
If you have any questions, please feel free to give me a call at 706-495-3636.

- i. A description of the unnecessary hardship created by the requirements of the Development Code. The proposed prototypical building dimensions for the users and traffic circulation pattern require a certain orientation on the parcel and the 30% at the maximum building line requirement is not obtainable.
- j. A description of any extraordinary or exceptional conditions unique to the property and how they relate to the appeal for the variance. The existing property width as subdivided into Outparcel from the overall SRP tract does not allow for the building orientation to satisfy the 30% requirement. The width of the principle structure provides for 16.3%

coverage at the building line. However, the full width buildout as seen from the front elevation is 93.7 feet which is 31.6% of the frontage and exceeds the 30% buildout.

- k. An explanation of why the conditions do not generally apply to other property in the area. Other properties in the area have sufficient width to accommodate a different building orientation and buildout percentage as required.
- l. A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property. The 30% requirement places an unreasonable restriction on the type of building and business that can utilize the property and the configuration of the building on the lot.
- m. An explanation of why the granting of the variance will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district. The variance will not be a detriment to adjacent properties since the total width meets the 30% buildout. This will not be harmful to the character of the district.
- n. A list and explanation of any voluntary conditions on the variance to minimize any potential adverse impacts. This layout provides substantial internal connectivity which prevents unnecessary traffic on US Hwy 25.

Multiple different configurations and layouts have been placed on the lot in order to attempt and meet the 30% requirement. A copy of one of these is included for review. However, none the other layouts allow for the proper traffic circulation, connectivity between the two stores and surrounding properties and required ingress/egress.



**FULL SITE VARIANCE
REQUIRED FOR MINIMUM FRONTAGE BUILDOUT**

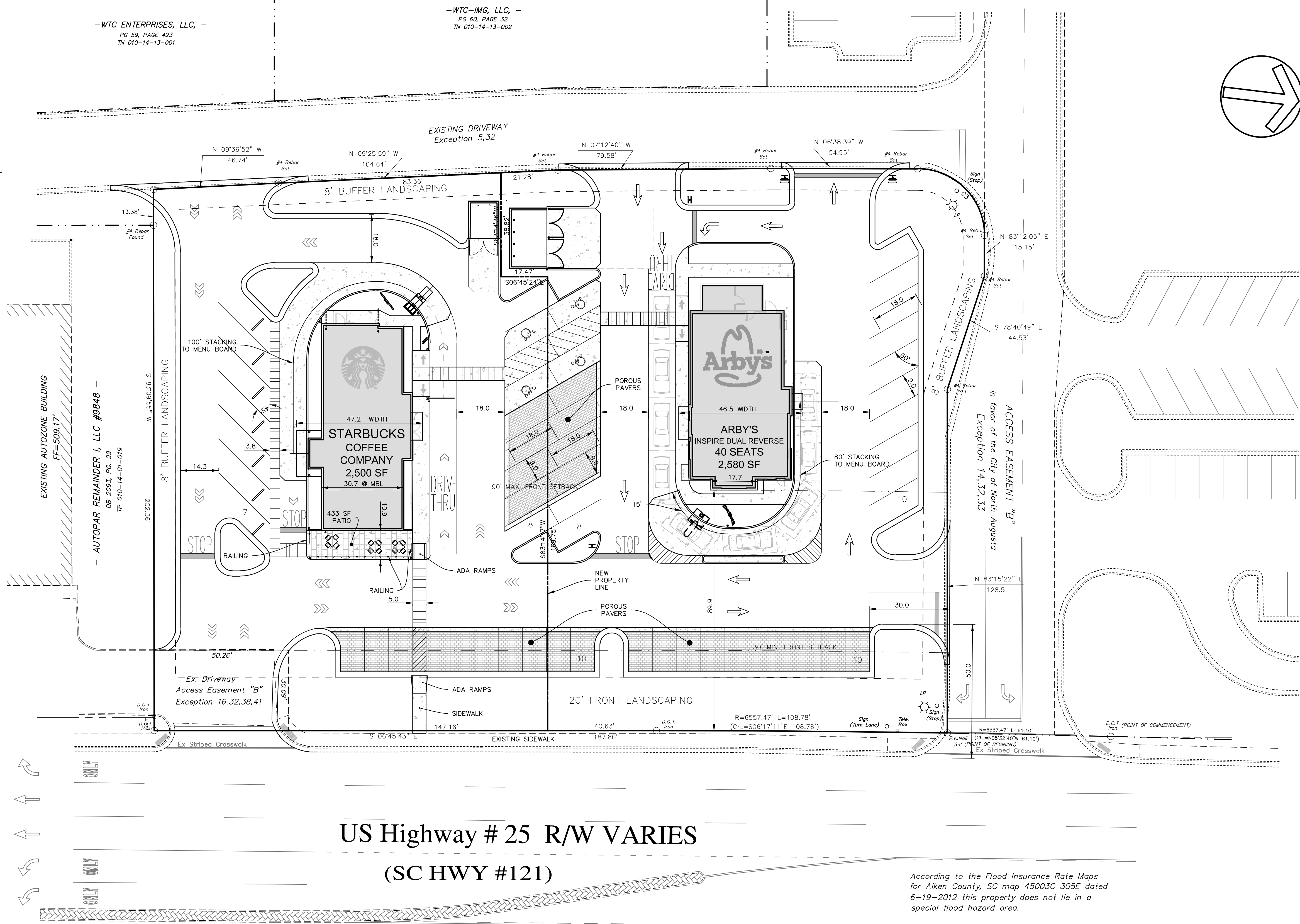
TOTAL FRONTAGE = 296.6 FEET
30% MIN. FRONTAGE BUILDOUT = 89.0 FEET
FRONTAGE BUILDOUT = 48.4 FEET
FULL WIDTH BUILDOUT = 93.7 FEET
(31.6% OF FRONTAGE)

**STARBUCKS SITE VARIANCE
REQUIRED FOR MINIMUM FRONTAGE BUILDOUT**

TOTAL FRONTAGE = 147.2 FEET
30% MIN. FRONTAGE BUILDOUT = 44.2 FEET
FRONTAGE BUILDOUT = 30.7 FEET
FULL WIDTH BUILDOUT = 47.2 FEET
(32.1% OF FRONTAGE)

**ARBY'S SITE VARIANCE
REQUIRED FOR MINIMUM FRONTAGE BUILDOUT**

TOTAL FRONTAGE = 149.4 FEET
30% MIN. FRONTAGE BUILDOUT = 44.8 FEET
FRONTAGE BUILDOUT = 17.7 FEET
FULL WIDTH BUILDOUT = 46.5 FEET
(31.1% OF FRONTAGE)



**US Highway # 25 R/W VARIES
(SC HWY #121)**

According to the Flood Insurance Rate Maps for Aiken County, SC map 45003C 305E dated 6-19-2012 this property does not lie in a special flood hazard area.



**ARBY'S / STARBUCKS
US HIGHWAY 25
CONCEPT PLAN**

COMMERCIAL DEVELOPMENT
PROJECT LOCATED WITHIN NORTH AUGUSTA, SOUTH CAROLINA

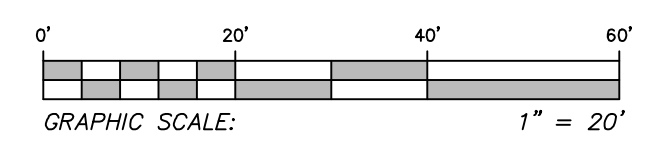
DEVELOPER / CONTACT
HR Developers, LLC
2445 DEVINE STREET
COLUMBIA, SC 29205
(803) 799-4321 ATT: STAN HARPE

PROJECT DATA

TOTAL ACRES	1.43
TOTAL BLDG SQ FT	5,080
MIN. PARKING PER NA CODE	15
1 SPACE PER 350 SF	
MAX. PARKING PER NA CODE	67
1 SPACE PER 75 SF	
PARKING PROVIDED	53
SITE IMPERVIOUS AREA	76.7%
SETBACKS:	
MAX./MIN HEIGHT	70/14
MAX./MIN FRONT	90/30
SIDE/REAR SETBACK	8/8
TAX MAP / PARCEL #	010-10-04-062
CURRENT ZONING	GC Highway Corridor Overlay District
MAX. IMPERVIOUS (70%)	1.0 AC
MIN. PERVIOUS (30%)	0.43 AC
PERVIOUS - NATURAL	0.33 AC
PERVIOUS - PAVERS	0.10 AC
PERVIOUS AREA PROVIDED	0.43 AC

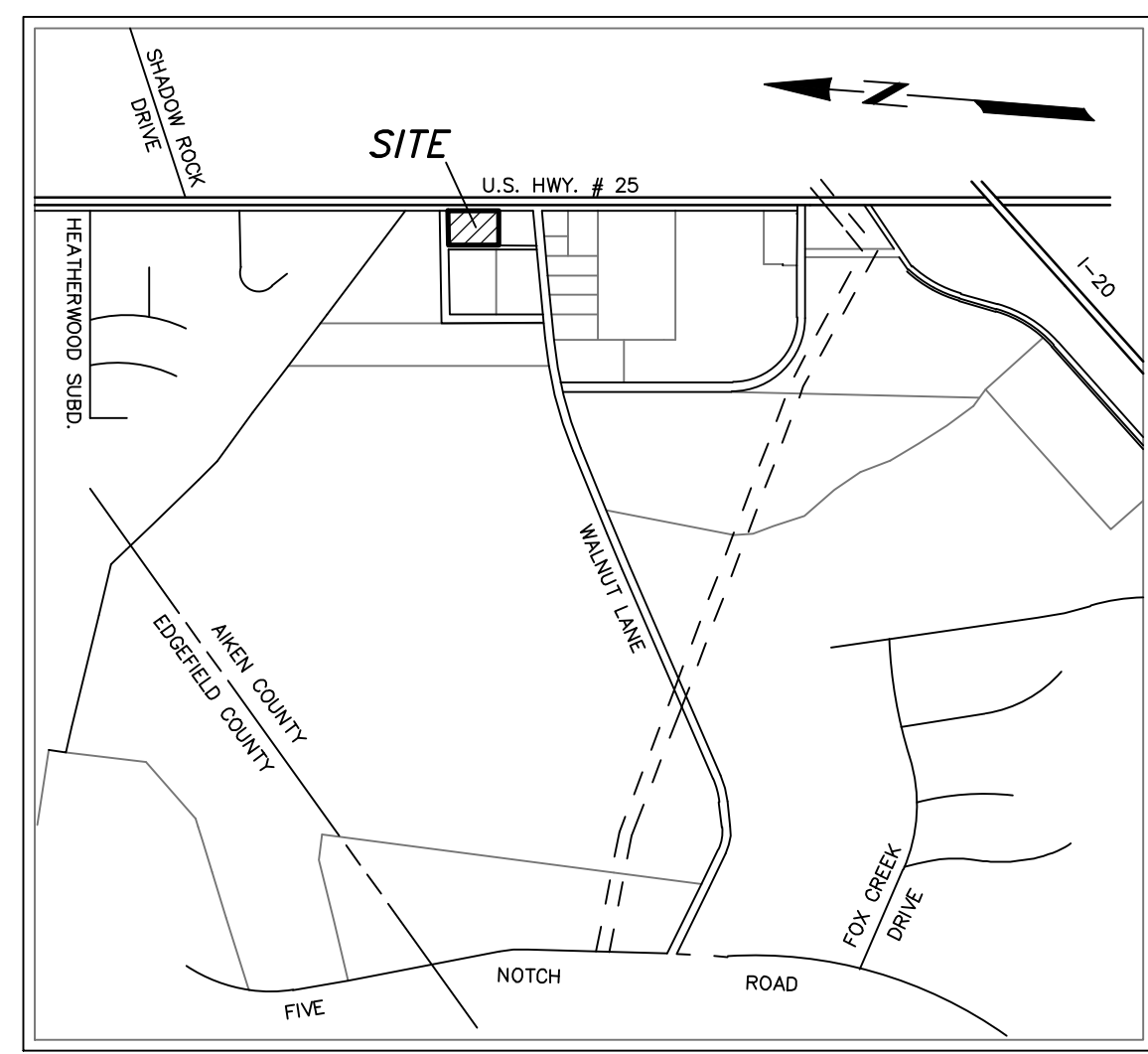
SHEET INDEX

SITE PLAN	1
GRADING PLAN	X
STORM SEWER PLAN	X
UTILITY PLAN	X
LANDSCAPE PLAN	X
SESC PLAN	X
PROFILES	X
SITE DETAILS	X

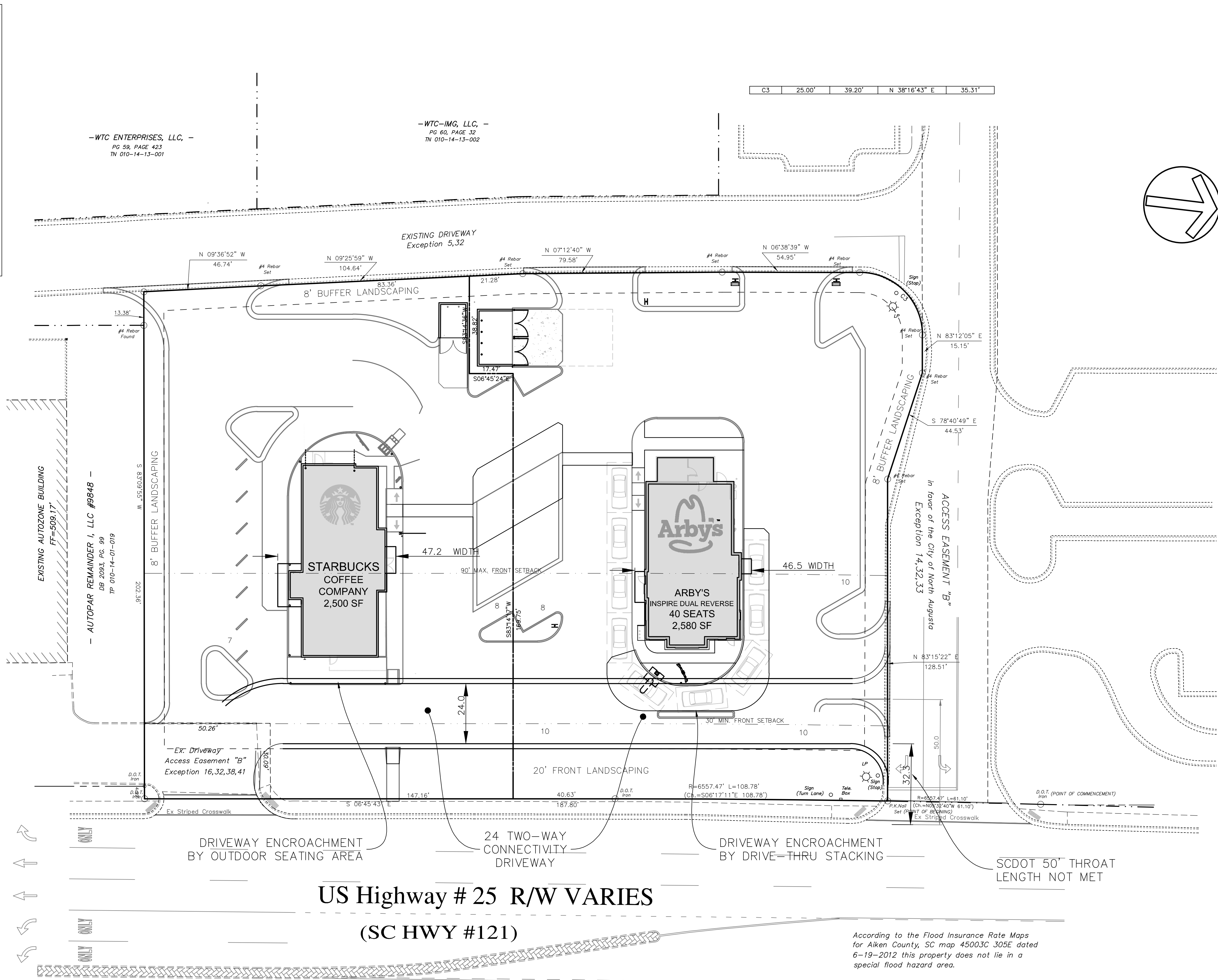


NO.	DATE	REVISION	BY
05-08-20		SUBMITTED FOR NA PLANNING REVIEW	DOB

K:\Data\ACAD\28000\28569\Engineering\28569_MST.dwg, 5/11/2020 12:21:01 PM, dbrank



LOCATION MAP
N.T.S.



US Highway # 25 R/W VARIES
(SC HWY #121)

BUILDING PLACEMENT TO MEET THE
30% MINIMUM FRONTAGE BUILDOUT

According to the Flood Insurance Rate Maps for Aiken County, SC map 45003C 305E dated 6-19-2012 this property does not lie in a special flood hazard area.

SOUTHERN PARTNERS INC
ENGINEERING - SURVEYING
LAND SURVEYING
1233 AUGUSTA WEST PARKWAY
AUGUSTA, GEORGIA 30909
(706) 856-6000
eng@spinc.com

**ARBY'S / STARBUCKS
US HIGHWAY 25
CONCEPT PLAN**

COMMERCIAL DEVELOPMENT
PROJECT LOCATED WITHIN NORTH AUGUSTA, SOUTH CAROLINA

DEVELOPER / CONTACT
HR Developers, LLC

2445 DEVINE STREET
COLUMBIA, SC 29205
(803) 799-4321 ATT: STAN HARPE

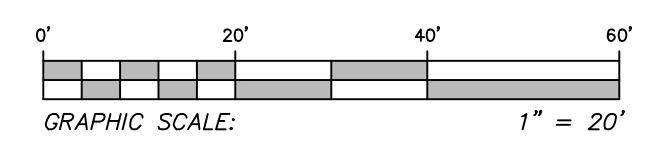
PROJECT DATA

TOTAL ACRES	1.43
TOTAL BLDG SQ FT	5,080
MIN. PARKING PER NA CODE	15
1 SPACE PER 350 SF	
MAX. PARKING PER NA CODE	67
1 SPACE PER 75 SF	
PARKING PROVIDED	53
SITE IMPERVIOUS AREA	76.7%
SETBACKS:	
MAX./MIN HEIGHT	70/14
MAX./MIN FRONT	90/30
SIDE/REAR SETBACK	8/8
TAX MAP / PARCEL #	010-10-04-062
CURRENT ZONING	GC
Highway Corridor Overlay District	
MAX. IMPERVIOUS (70%)	1.0 AC
MIN. PERVIOUS (30%)	0.43 AC
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PERVIOUS AREA PROVIDED	0.43 AC

SHEET INDEX

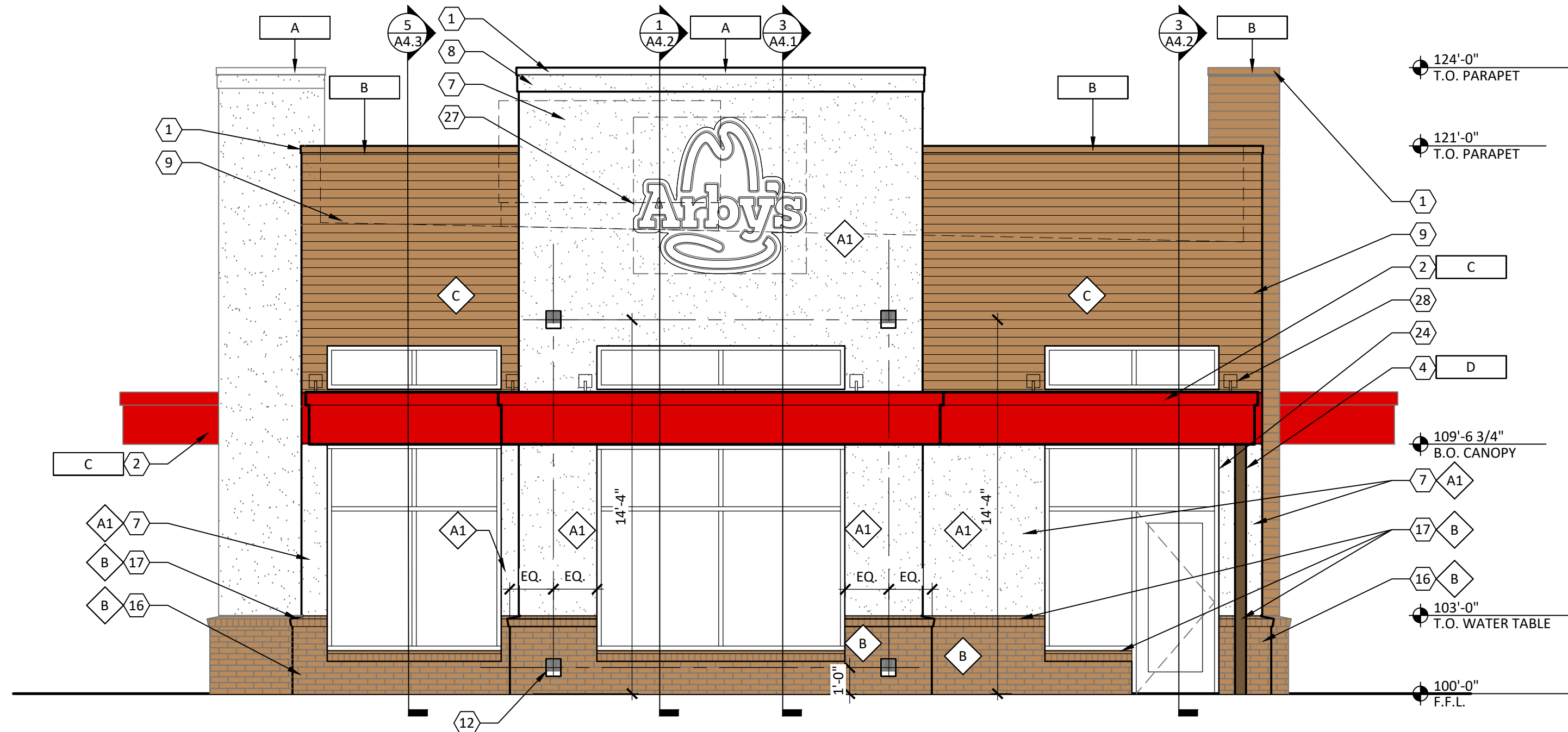
SITE PLAN	1
GRADING PLAN	X
STORM SEWER PLAN	X
UTILITY PLAN	X
LANDSCAPE PLAN	X
SESC PLAN	X
PROFILES	X
SITE DETAILS	X

NO.	DATE	REVISION	BY
05-08-20		SUBMITTED FOR NA PLANNING REVIEW	DOB



Know what's below
Call before you dig

S.P. No.	18-28071
SCALE	
DATE	05-22-18
ISSUE	REVISED PER



1
A2.1
1/4" = 1'-0"

CODED NOTES (X) (ALL CODED NOTES MAY NOT BE USED)

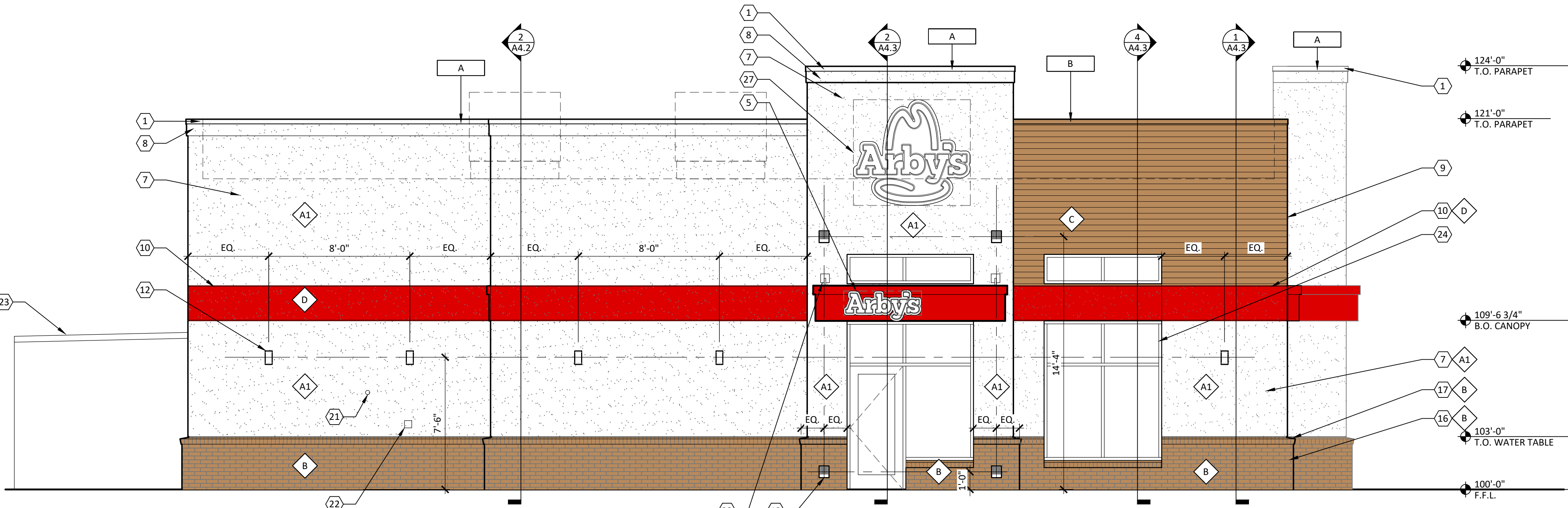
1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. CENTER DRIVE THRU CANOPY ON DRIVE THRU WINDOW.
4. PRE-FABRICATED METAL POST FOR CANOPY.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
7. NEW EIFS WALL SYSTEM.
8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS.
10. PAINTED ACCENT BAND, ALIGN WITH METAL ACCENT BAND.
11. DRIVE THRU WINDOW.
12. WALL MOUNTED LIGHT FIXTURE.
13. PAINT BOLLARD.
14. NOT USED.
15. ROOF LADDER, MOUNT DIRECTLY TO SHEATHING. PAINT "K"
16. BRICK VENEER.
17. BRICK ROWLOCK SILL. USE SOLID BRICK @ OUTSIDE CORNERS & JAMBS. REFER TO DETAIL 3/A2.1.
18. NOT USED.
19. ELECTRICAL EQUIPMENT.
20. GAS METER.
21. GREASE OUTLET.
22. CO2 HOOKUP.
23. COOLER/FREEZER. PRE-FINISHED TO MATCH PAINT "K".
24. ALUMINUM STOREFRONT.
25. PREFABRICATED SCUPPER. MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 7/A1.3.
26. CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE. MOUNT ON BRICK WALL. REFER TO SIGNAGE VENDOR'S DRAWINGS.
28. COORDINATE TURNBUCKLE LOCATION TO AVOID CLERESTORY WINDOW.

*DESIGN NOTE:
#28 IS ONLY USED IN HIGH PARAPET OPTIONS. REVISE TO NOT USED IF REGULAR PARAPET IS USED IN PROJECT.

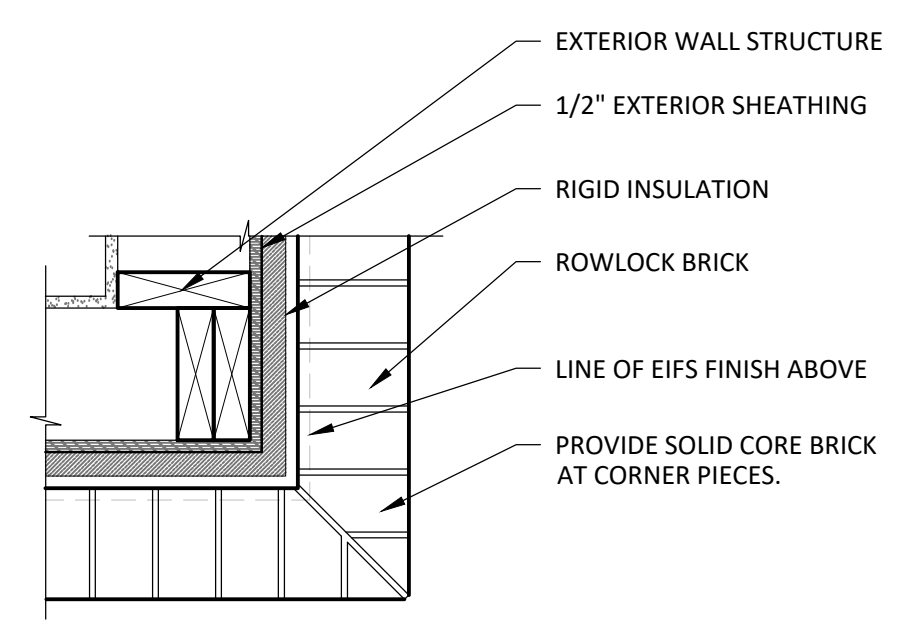
FINISH SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	NOTES
FINISHES			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	NOT USED	---	---
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
METALS			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING BONE WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM. DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING MIDNIGHT BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM. DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

- A. PAINT ALL EXPOSED GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE. DO NOT PAINT ELECTRIC OR GAS SERVICE EQUIPMENT.
- B. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
- C. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.
- D. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
- E. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
- F. REFER TO SHEET AB.2 FOR TEMPERED GLASS LOCATIONS.
- G. ALUMINUM STOREFRONT TO BE DARK BRONZE.
- H. ALL GLAZING TO BE 1" INSULATED GLAZING.
- I. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS.
- J. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
- K. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.
- L. PAINT ALL EXPOSED BRICK LITTELS TO MATCH ADJACENT BRICK.
- M. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BED OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.
- N. PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL.
- O. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH. U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)
- P. THRU-WALL FLASHING SHALL BE PRE-FINISHED TO MATCH STOREFRONT (DARK BRONZE).



2
A2.1
1/4" = 1'-0"



3
A2.1
1 1/2" = 1'-0"

PROPRIETARY INFORMATION NOTICE
THESE PROTOTYPICAL DOCUMENTS MAY REQUIRE REVISIONS TO CONFORM TO LOCAL, STATE, AND FEDERAL CODES, ORDINANCES OR OTHER CONDITIONS. THE DESIGN CONCEPTS EMBODIED IN THESE DOCUMENTS ARE SPECIFICALLY FOR THIS PROJECT. INFORMATION CONTAINED HEREIN REMAINS THE SOLE PROPERTY OF ARBY'S RESTAURANT GROUP. IT IS CONFIDENTIAL AND PROPRIETARY AND IS NOT TO BE COPIED, REPRODUCED, DISCLOSED OR OTHERWISE TRANSFERRED TO OTHER PARTIES IN ANY FORM WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF ARBY'S RESTAURANT GROUP.



ARBY'S RESTAURANT GROUP
INSPIRE DUAL-HIGH 40 - REVERSE
PROJECT ADDRESS
CITY, STATE 12345
FOR CLIENT NAME
ADDRESS, CITY, STATE 12345

PROJECT NUMBER:

ISSUE	DATE
PRELIMINARY	
PERMIT	
BID	
REVISION	

EXTERIOR ELEVATIONS

SHEET:

A2.1
Lx-HP-MF-40-Std

NOT FOR CONSTRUCTION, FOR REFERENCE ONLY



1234





STARBUCKS



STARBUCKS



1234



1234



1234

Department of Planning and Development



Project Staff Report

ZV20-004 Circle K Store Redevelopment

Prepared by: Kuleigh Baker

Meeting Date: June 11, 2020

SECTION 1: PROJECT SUMMARY

Project Name	Circle K Store Redevelopment
Applicant	Circle K Stores, Inc.
Engineer	Bowman Consulting Group
Address/Location	421 W. Martintown Rd.
Parcel Numbers	006-18-05-016, 006-18-05-017, and 006-18-05-018 (portion of)
Total Development Size	± 1.69 acres
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor Overlay District
Variance Requested	Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. (does not apply)
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Appeals may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on May 27, 2020. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on May 22, 2020. The property was posted with the required public notice on May 27, 2020.

SECTION 4: SITE HISTORY

The property was developed as a convenience store and gas station in the mid-1980s. The drive-thru car wash was added to the site in the mid-1990s. The most recent ownership change to Circle K Stores, Inc. was completed in 2015.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcels	Gas Station/Convenience Store/Car Wash	Mixed Use	GC, General Commercial
North	Vacant/Daycare	Mixed Use/Low Density Residential	GC, General Commercial
South	Office/Single-Family Residential	Low Density Residential	OC, Office Commercial/GC, General Commercial/R-10, Medium Lot Single-Family Residential/R-7, Small Lot Single-Family Residential
East	Commercial/Senior Living	Mixed Use	GC, General Commercial/R-7, Small Lot Single-Family Residential
West	Office	Mixed Use	GC, General Commercial/R-7, Small Lot Single-Family Residential

Access – The site currently has access from W. Martintown Rd. and North Hills Dr. Both access locations are proposed to remain with the redevelopment. Cross-access to the neighboring office property will be provided.

Topography – The subject parcel was previously graded and is essentially flat.

Utilities – Water and wastewater service are existing on-site.

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

Drainage Basin – The property is located within the Pretty Run Basin. The large basin drains older neighborhoods such as Lynnhurst, the Greenway Trail, the Rapids, and other developments between Martintown Road and Georgia Avenue. Urban runoff, leaking sewers, and failing septic

systems have contributed to the poor conditions of the basin. The stream channel is not effective at transporting current loads of stormwater during heavy storm events. The city continues to reach out to residence to provide information that may help reduce pollutant loads. Staff notes that a project to deal with stormwater in the Lynnhurst Subdivision is underway as of June, 2020, with the expectation that it will deal with flooding issues and improve water quality in the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The application is for a redevelopment of the Circle K store to include full demolition of the existing convenience store and adjacent car wash to be replaced with a new building, canopy, parking areas, and landscaping.

The applicant requests a variance for ± 62 ft from the maximum setback of 90 ft required by the North Augusta Development Code Article 3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The maximum front setback requested for the project is ± 152 ft. and would bring the back of the building close to the rear property line.

Following is analysis required by NADC §5.1.4.5.b (Applicant responses and staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states the maximum front setback does not allow for sufficient building circulation around the fueling canopy.

Staff notes that the existing building's setback on the property is approximately 60' from the front property line.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states the redevelopment of the subject parcels is in conjunction with SCDOT to close two existing driveways to improve access safety along a state road.

While the request from SCDOT is separate from this application, staff notes that safety considerations for sight distance for driveways, landscaping and other obstructions are important in the review of the variance.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states surrounding locations are not businesses that primarily rely on vehicle circulation. Staff notes that there are no other gas stations within at least a mile of this station.

4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states a maximum front setback of 90 ft would require narrow drive aisles around the canopy, creating safety issues for drivers. Staff notes the current canopy on either side provides access surrounding the building on all sides.

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
 - The applicant states proposed maximum front setback will not be of substantial detriment to adjacent commercial properties or change the character of the district. Staff recognizes that the surrounding district does not follow consistent setbacks due to development over time. Adjacent lots have setbacks varying from ~60' to more than 80'. The nearby strip shopping center has a more than 300' setback.

6. (Not Applicable)

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - The existing gas station and convenience store are allowed uses in the GC, General Commercial zoning district.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land, but instead proposes a variance for a new structure.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
 - The applicant states the hardship is not self-imposed and multiple configurations and layouts have been considered in an attempt to meet the requirements of the Highway Corridor Overlay District.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff recognizes that the property may be used more profitably if re-developed, but is not the sole grounds for the variance request.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - The applicant proposes a sidewalk along N. Hills Dr. to allow pedestrian access to the convenience store. The applicant should maintain sidewalk access on all right-of-ways. The Highway Corridor also requires pedestrian passageway to the front entry door of the building.
 - The applicant proposes large shrubs, ornamental grasses, and trees to screen the front canopy area. Staff notes the screening of the canopy with vegetation is likely impossible, and sight distance considerations will be critical to maintain the safety of the new driveway cut.
 - Contact with and approval of neighboring properties with shared access should be documented prior to final site plan approval.
 - Staff does not recommend removing any requirement for buffering with adjacent properties. This buffer would be 8' along all internal property lines.

SECTION 7: ATTACHMENTS

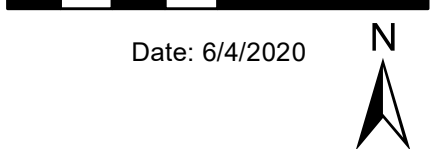
- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Public Notice
- 6) Application Materials

cc. Matthew Cotton, Circle K Stores, Inc.; mcotton1@circlek.com
Paul Lawler, P.E., Bowman Consulting Group, LTD.; plawler@bowmanconsulting.com



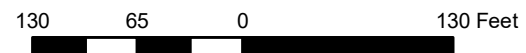
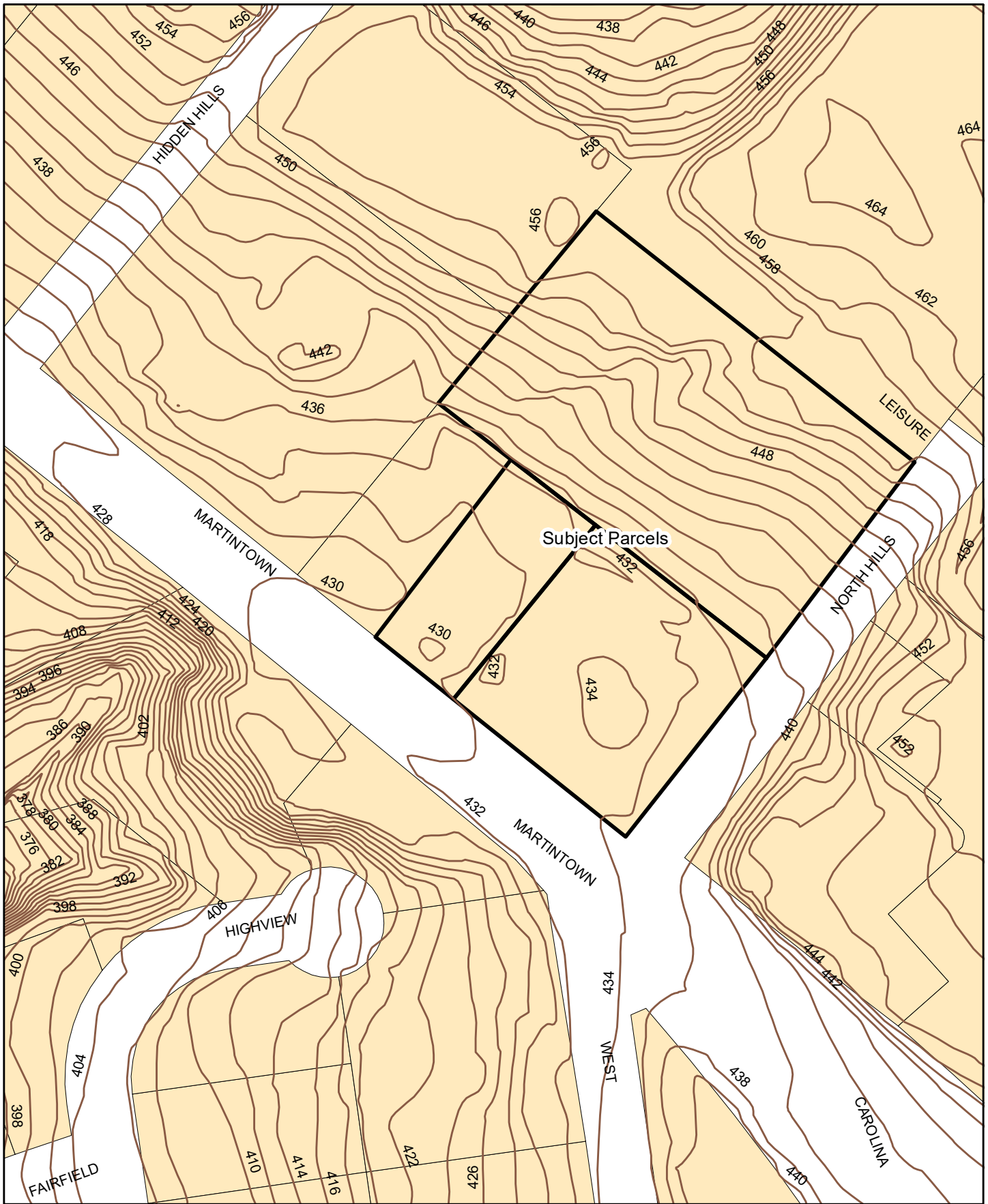
Subject Parcels

130 65 0 130 Feet



Aerial Map
Application ZV20-004
421 W. Martintown Rd.
TPNs 006-18-05-016,
006-18-05-017 and 006-18-05-018

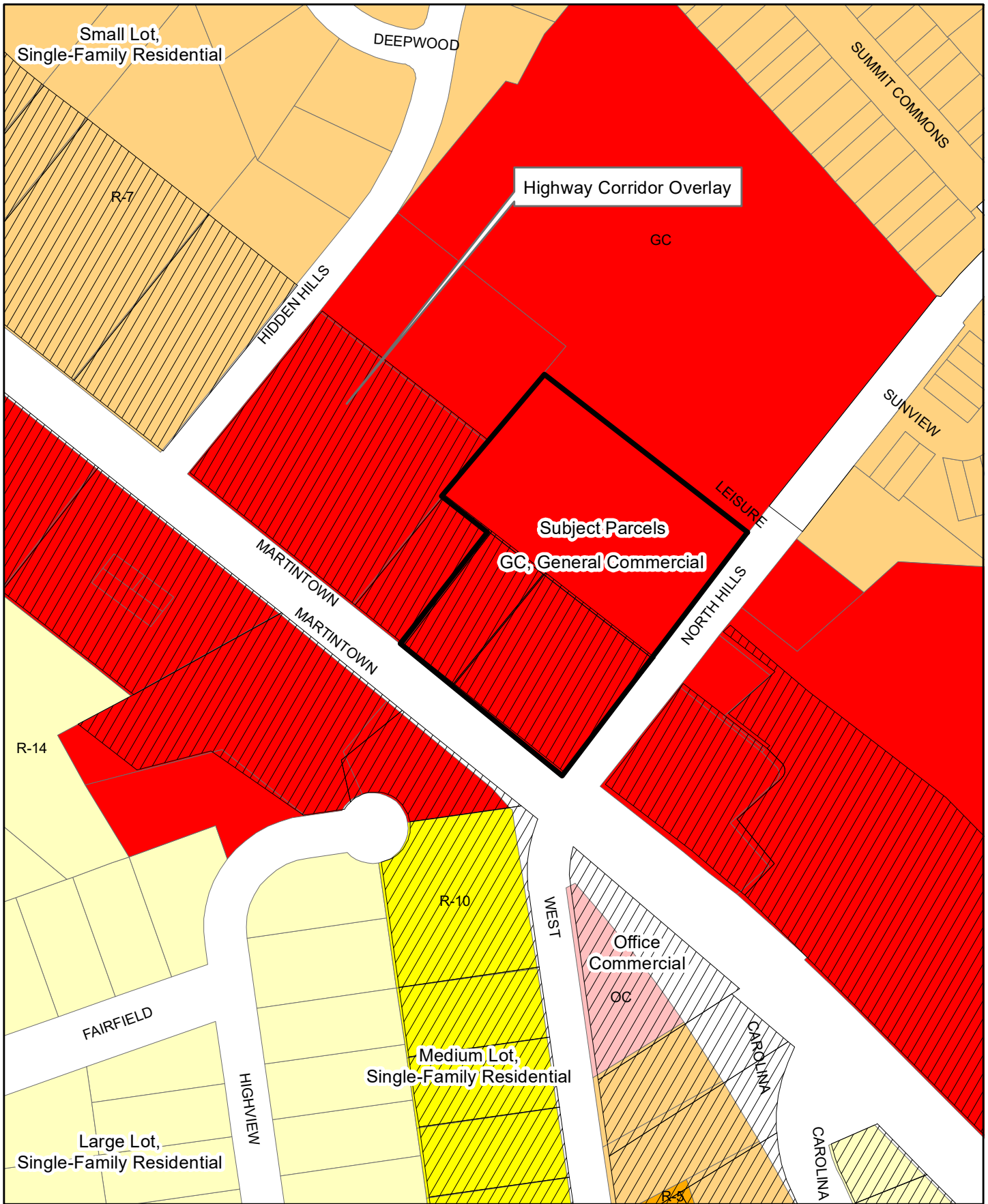
Date: 6/4/2020



Topography Map
 Application ZV20-004
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/4/2020

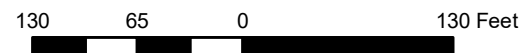
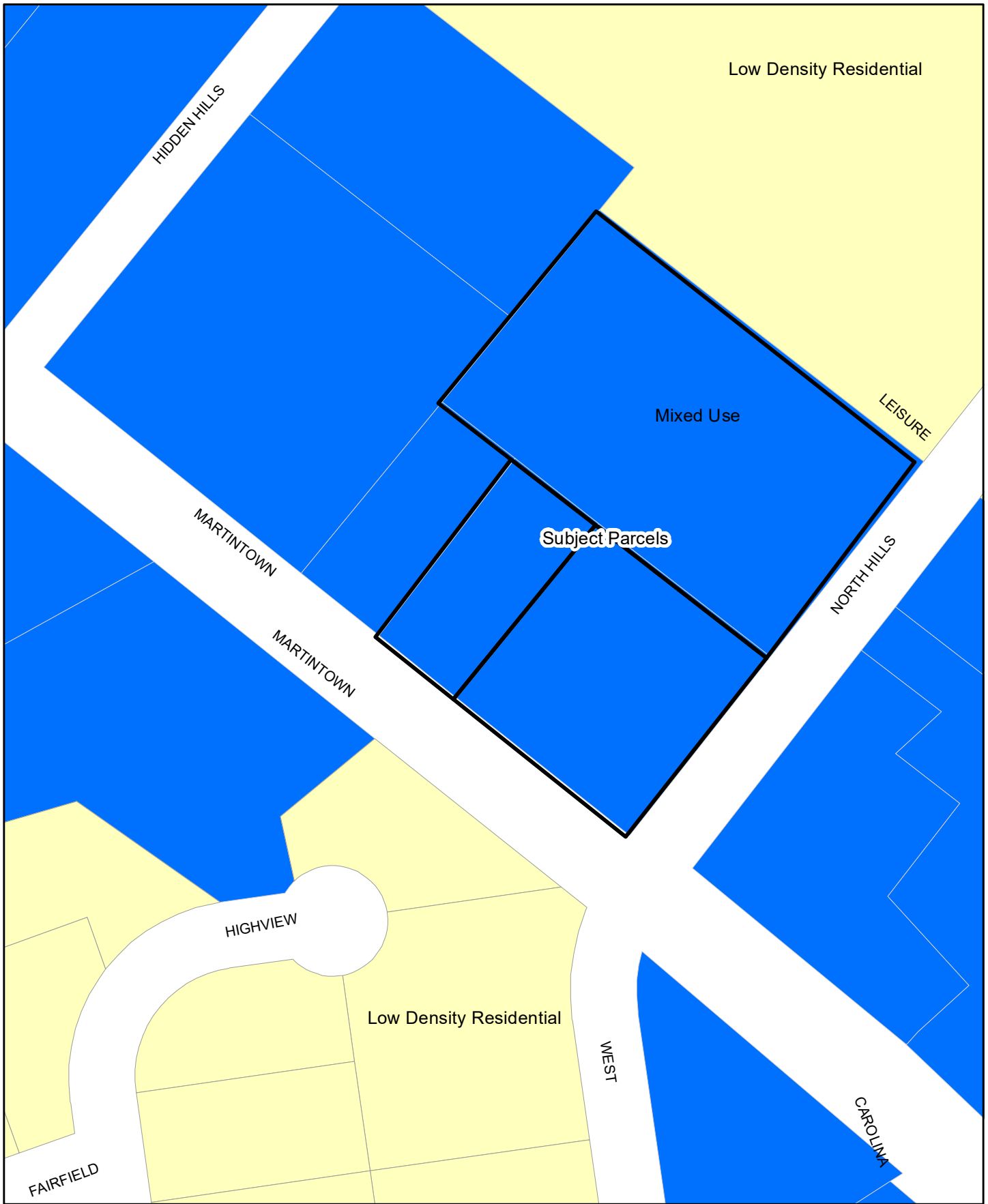




Current Zoning Map
 Application ZV20-004
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/4/2020





Future Land Use Map
 Application ZV20-004
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

Date: 6/4/2020



May 22, 2020

RE: A request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ± 1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

The Department of Planning and Development has received a request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ± 1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial and within the HC, Highway Corridor Overlay District.

The North Augusta Board of Zoning Appeals will hold a public hearing to consider the variance request at 7pm, on Thursday, June 11, 2020, via teleconference. Comments will be collected via email at planning@northaugusta.net or voicemail at 803-441-4221 until noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

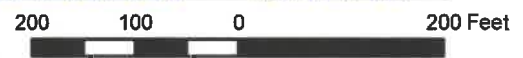
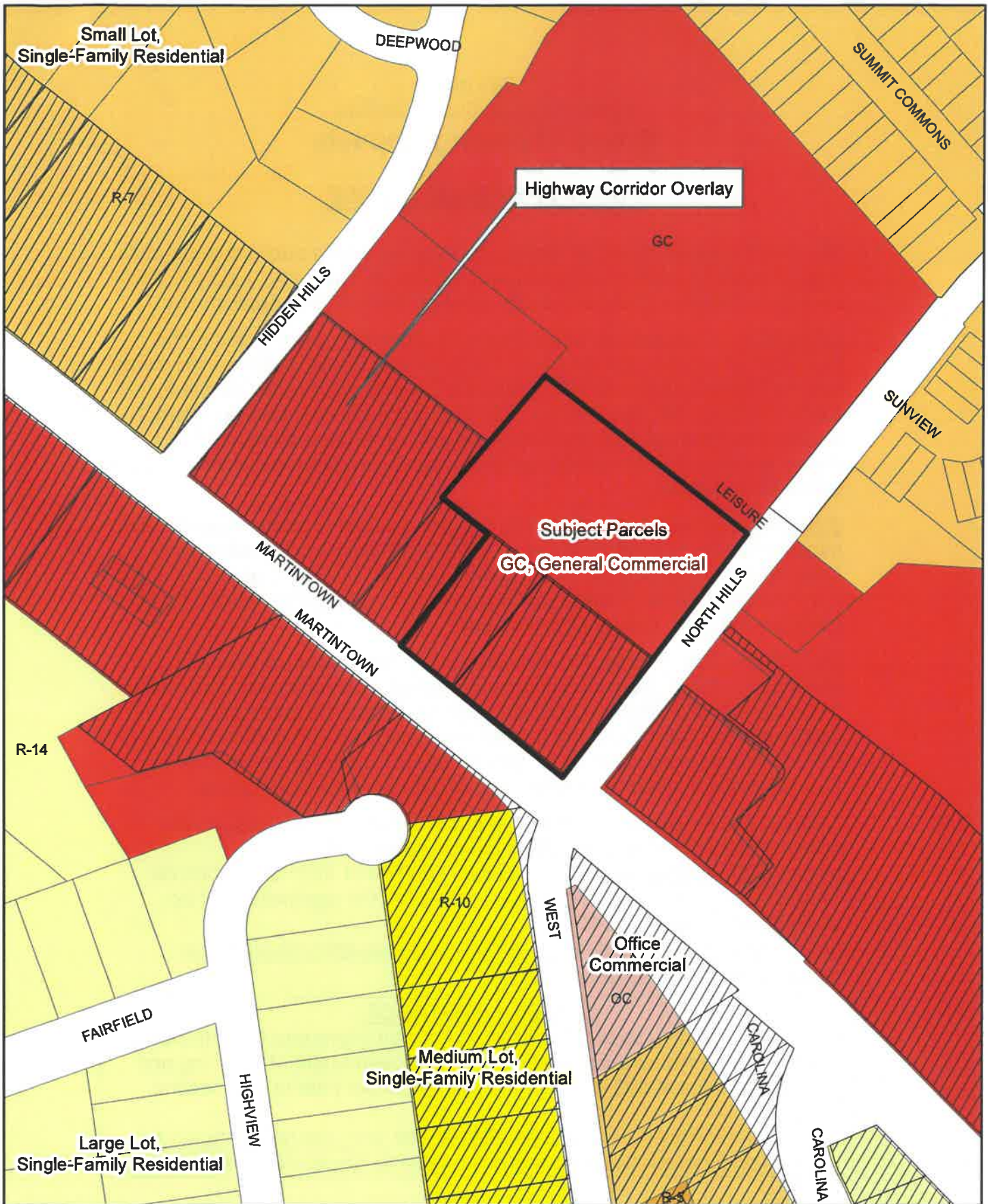
Please check www.northaugusta.net for updates regarding the ongoing public health crisis and procedural changes.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on May 27, 2020. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development



Date: 5/20/2020



Current Zoning Map
 Application ZV20-004
 421 W. Martintown Rd.
 TPNs 006-18-05-016,
 006-18-05-017 and 006-18-05-018

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, June 11, 2020, via teleconference, to receive public input on the following applications:

ZV20-002 – A request by Auben Realty to allow for a parking pad in the front yard of a residential structure. Parking is prohibited between structures and the corridor street per North Augusta Development Code, Article 3, Section 3.8.6.5, NP, Neighborhood Preservation Corridor Overlay District, Access and Parking. The application affects a ±.12 acre portion of Tax Parcel Number 007-07-16-006 located at 1013 Georgia Avenue zoned OC, Office Commercial.

ZV20-003 – A request by JRHuang, LLC for a variance to the required 30% minimum frontage buildout required in the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District and Table 3-9. The application affects a ±1.43 portion of Tax Parcel Number 010-10-04-062 zoned GC, General Commercial.

ZV20-004 – A request by Circle K Stores, Inc. for a variance from the maximum setback required by the North Augusta Development Code Article 3, Section 3.8.5.3, Highway Corridor Overlay District Dimensional Standards and Table 3-9. The application affects a ±1.69 portion of Tax Parcel Numbers 006-18-05-016, 006-18-05-017, and 006-18-05-018 located at 421 W. Martintown Rd., zoned GC, General Commercial.

Citizens and Property Owners interested in providing comments on the requests are encouraged to submit comments via email at planning@northaugusta.net or voicemail at 803-441-4221 until Noon on Thursday, June 11, 2020. Documents related to the application will be available after June 4, 2020 at <https://www.northaugusta.net/government/city-departments/planning-development/board-of-zoning-appeals>.

CITIZEN ASSISTANCE:

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

COVID-19 Procedure Changes: Please visit www.northaugusta.net for updates on processes and procedures related to city services and hearings.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Circle K Store Redevelopment

Project Address/Location 421 W. Martintown Rd.

Total Project Acreage 1.69 ac. Current Zoning GC (General Commercial)

Tax Parcel Number(s) 006-18-05-016, 006-18-05-017 and a portion of 006-18-05-018
2. Applicant/Owner Name Circle K Stores Inc. Applicant Phone 704-706-7858

Mailing Address 2550 W. Tyvola Road, Suite 200


City Charlotte ST NC Zip 28217 Email mcotton1@circlek.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 Paul Lawler, P.E. License No. 34841

Firm Name Bowman Consulting Group Firm Phone 980-446-3336

Firm Mailing Address 4350 Main Street, Suite 219

City Harrisburg ST NC Zip 28075 Email plawler@bowmanconsulting.com

Signature  Date 5/11/20
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 documents required by the City must be correct and complete to initiate the compliance review process by the City.



Applicant or Designated Agent Signature

Paul Lawler, P.E.

Print Applicant or Agent Name

5/11/20

Date

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 _____

Date Received _____

- 1. Project Name** Circle K Store Redevelopment

Project Address/Location 421 W. Martintown Road

Project Parcel Number(s) 006 18 05 17, 006 18 05 016 & Portion of 006 18 05 018
- 2. Property Owner Name** Circle K Stores Inc. (Contract Purchaser) **Owner Phone** (704) 706-7858

Mailing Address 2550 W. Tyvola Road, Suite 200


City Charlotte **ST** NC **Zip** 28217 **Email** mcotton1@circlek.com
- 3. Designated Agent** Paul Lawler


Relationship to Owner Engineer

Firm Name Bowman Consulting Group, Ltd. **Phone** (o) (980) 446-3336
(c) (864) 607-2159

Agent's Mailing Address 4350 Main Street, Suite 219

City Harrisburg **ST** NC **Zip** 28075 **Email** plawler@bowmanconsulting.com

Agent's Signature  **Date** 3/25/20
- 4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.**

Owner Signature  **Date** 3/26/2020
- 5. Sworn and subscribed to before me on this _____ day of _____, 20 ____.**

Notary Public

Commission Expiration Date

May 11, 2020

City of North Augusta
Planning and Development Department
100 Georgia Avenue
North Augusta, SC 29841

RE: Notice of Appeal
421 W. Martintown Rd.
Convenience Store Redevelopment

To whom it may concern:

On behalf of Circle K Stores Inc., Bowman Consulting Group is submitting the enclosed variance request. Please see the application, enclosed supporting documents, and information below supporting the application.

General Description of the Request

Circle K is proposing to redevelop their existing convenience store located at 421 W. Martintown Road within the City. The proposed improvements include full demolition of the existing convenience store and car wash facility on the adjacent property and construction of a new building, canopy, parking areas, drives, utilities, and landscaping. Please see enclosed supporting documents for additional information on the redevelopment project.

On behalf of the Applicant, Circle K Stores Inc., Bowman Consulting Group is requesting a variance from the maximum front setback for the Highway Corridor Overlay District. Article 3, Table 3-9 of the Development Code identifies a maximum Front Setback of 90 feet. A variance of ± 62 feet is being requested for a maximum front setback of ± 152 feet.

As shown on the enclosed Site Plan, the proposed convenience store building is ± 150.5 feet from the W. Martintown Road right-of-way. Due to the existing conditions of the convenience store and the vehicular nature of a convenience store with gasoline sales use, Circle K Stores Inc. is requesting this variance to redevelop the property.

Variance Application Information

h. An explanation of the variance request.

A variance of ± 62 feet is being requested from the Highway Corridor Overlay District maximum front setback of 90 feet for a maximum front setback of ± 152 feet. Article 3, Table 3-9 of the North Augusta Development Code identifies the maximum front setback.

i. A description of unnecessary hardship created by the requirements of the Development Code.

Due to the proposed use of a convenience store with gasoline sales, a maximum front setback of 90-feet is unachievable due to the vehicular nature of the use. Sufficient circulation around the fueling canopy is required for the safety of the customers.

j. A description of any extraordinary or exceptional conditions unique to the property and how they relate to the appeal for the variance.

The redevelopment of the subject parcels is a major improvement to the existing conditions of the properties. In working with SCDOT, the redevelopment is proposing to close the two existing driveways serving the existing Circle K on W Martintown Rd improving access safety along the state road. Additionally, the improvements to the properties will be more aesthetically pleasing.

k. An explanation of why the conditions do not generally apply to other property in the area.

Other properties in the area are not uses that primarily support vehicles.

l. A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property.

A maximum front setback of 90' would require narrow drive aisles around the canopy creating safety issues.

m. An explanation of why the granting of the variance will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district.

The proposed maximum front setback variance will not be of substantial detriment to adjacent properties or the public good. Adjacent properties are zoned commercial and currently have commercial uses on them. The charter of the district will not be harmed as the proposed improvements will meet or exceed all other zoning ordinance and site development regulations. Additionally, the redevelopment of the site will improve the aesthetic character of the area.

n. A list and explanation of any voluntary conditions on the variance to minimize any potential adverse impacts.

The proposed site configuration, as shown on the provided Site Plan, will have proposed sidewalk along N Hills Dr to allow pedestrians safe access to the convenience store. Additionally, shrubs, large ornamental grasses, and trees are proposed to screen the front canopy area.

Based on the above-mentioned reasons, the Applicant respectfully requests a variance of ± 62 feet from the 90-foot maximum front setback.

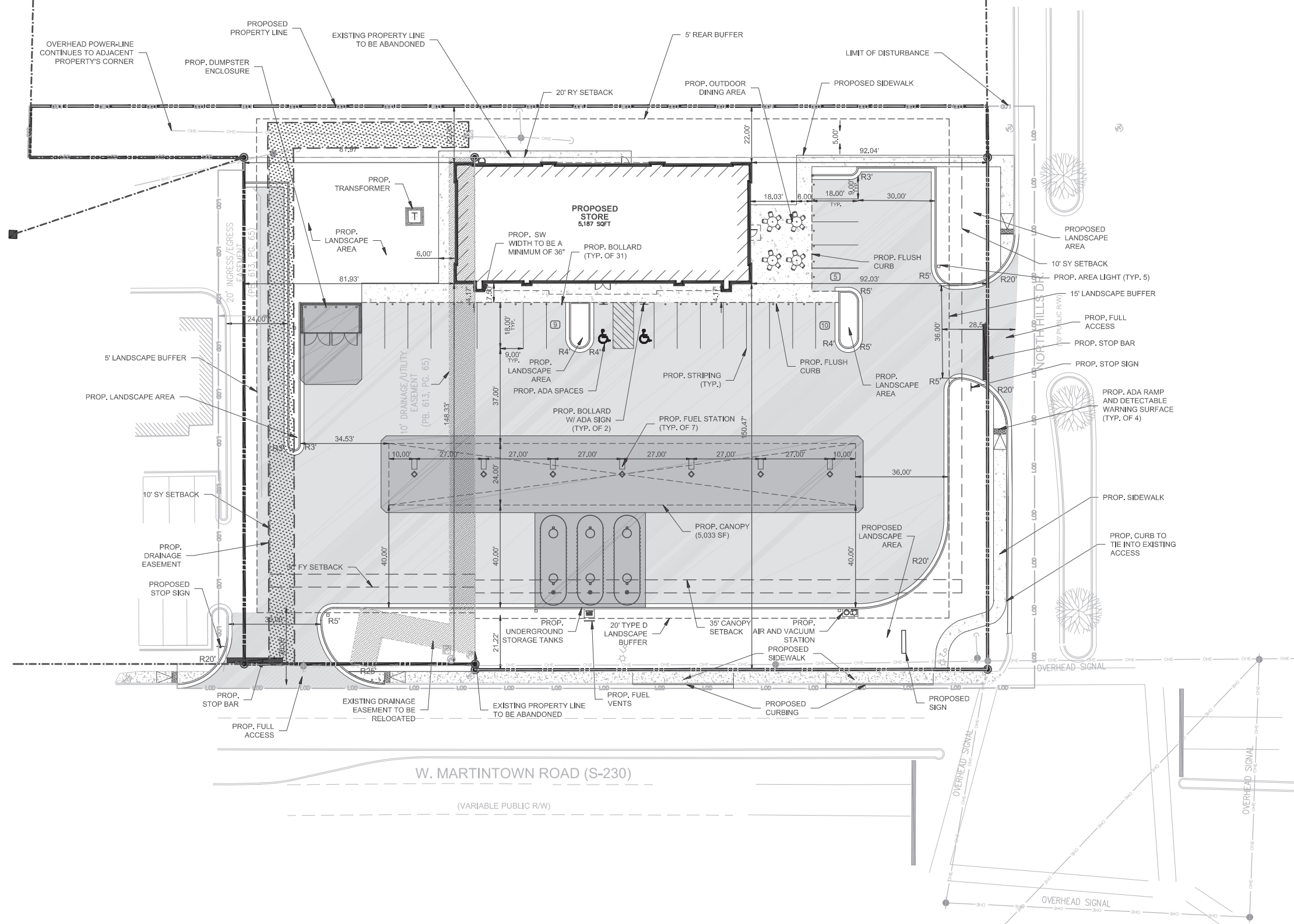
Respectfully submitted,

BOWMAN CONSULTING GROUP, LTD.



Paul Lawler, P.E.
Project Manager

Enclosures

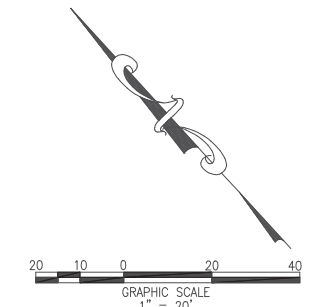


PROPOSED SITE LEGEND

STANDARD CONCRETE PAVEMENT	[Pattern]
STANDARD CONCRETE SIDEWALK	[Pattern]
HEAVY DUTY CONCRETE PAVEMENT	[Pattern]
TRAFFIC SIGN	[Symbol]
STREET SIGN	[Symbol]
CURRENT PROPERTY LINE	[Line Style]
PROPOSED PROPERTY LINE	[Line Style]
LIMITS OF DISTURBANCE	[Line Style]
MIN / MAX BUILDING SETBACKS	[Line Style]
MIN / MAX LANDSCAPE BUFFERS	[Line Style]
MINIMUM VISUAL BUFFER	[Line Style]
GUIDERAIL	[Line Style]
WALL	[Line Style]
FENCE	[Line Style]
STANDARD CURB AND GUTTER	[Line Style]
PROPOSED TREE LINE	[Line Style]
PROPOSED BASIN	[Symbol]

- SITE AND LOT NOTES**
- SEE SHEET C002 FOR CIVIL NOTES AND ABBREVIATIONS.
 - SEE SHEET C700 - C702 FOR SITE, PAVING, AND SIGNAGE DETAILS.
 - UNLESS OTHERWISE NOTED, ALL PARKING STRIPING TO BE 4" WIDE WHITE SOLID PAVEMENT MARKING.
 - PROPERTY IS LOCATED WITHIN NORTH AUGUSTA JURISDICTION.
 - TYPICAL BUILDING SETBACKS ACCORDING TO NORTH AUGUSTA DEVELOPMENT CODE:
 - FRONT SETBACK (W. MARTINTOWN RD., (MIN.)) 30'
 - SIDE SETBACK (NORTH HILLS DR., (MIN.)) 10'
 - SIDE SETBACK (MIN.) 10'
 - REAR SETBACK (MIN.) 20'
 - TYPICAL LANDSCAPE BUFFERS ACCORDING TO THE NORTH AUGUSTA COUNTY ZONING ORDINANCE
 - FRONT LANDSCAPE BUFFER: 20'
 - WESTERN SIDE LANDSCAPE BUFFER: 5'
 - EASTERN SIDE BUFFER: 15'
 - REAR BUFFER: 5'
 - IMPERVIOUS AREA
 - ZONING ORDINANCE MAXIMUM: 70%
 - PROPOSED IMPERVIOUS AREA: 70%
 - PARKING REQUIREMENTS PER THE NORTH AUGUSTA ZONING ORDINANCE:
 - STALL DIMENSIONS: 9' X 18' MINIMUM
 - MINIMUM REQUIRED SPACES: 1 SPACE PER PUMP + 1 SPACE PER 350 SF
REQUIRED SPACES = (7 PUMPS = 7 SPACES) + (5187 / 350 = 14.82) = 7 + 14.82 = 21.82 = 22 SPACES
 - MAXIMUM REQUIRED SPACES: 1.5 SPACES PER PUMP + 1 SPACE PER 200 SF
REQUIRED SPACES = (7 PUMPS X 1.5 = 10.5 SPACES) + (5187 / 200 = 25.94) = 10.5 + 25.94 = 36.44 = 37 SPACES
 - TOTAL PROPOSED AUTO SPACES: 22 SPACES + 2 ADA = 24 TOTAL SPACES
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL NORTH AUGUSTA REGULATIONS AND CODES.
 - ALL DIMENSIONS AND RADI ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT TIE-INS SHALL BE SMOOTH, FLUSH, AND HAVE POSITIVE DRAINAGE TO INLETS.

CONTRACTOR NOTE:
REFER TO THE MOST CURRENT EDITION OF THE SCDOT STANDARD DRAWINGS (UPDATED JANUARY 2013) IF CURRENT DETAILS ARE NOT SHOWN IN THIS SITE PLAN SET.



Bowman CONSULTING

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SITE PLAN
CIRCLE K STORE #2723249 REDEVELOPMENT
CONSTRUCTION PLANS
NORTH AUGUSTA, SC
421 W. MARTINTOWN RD.



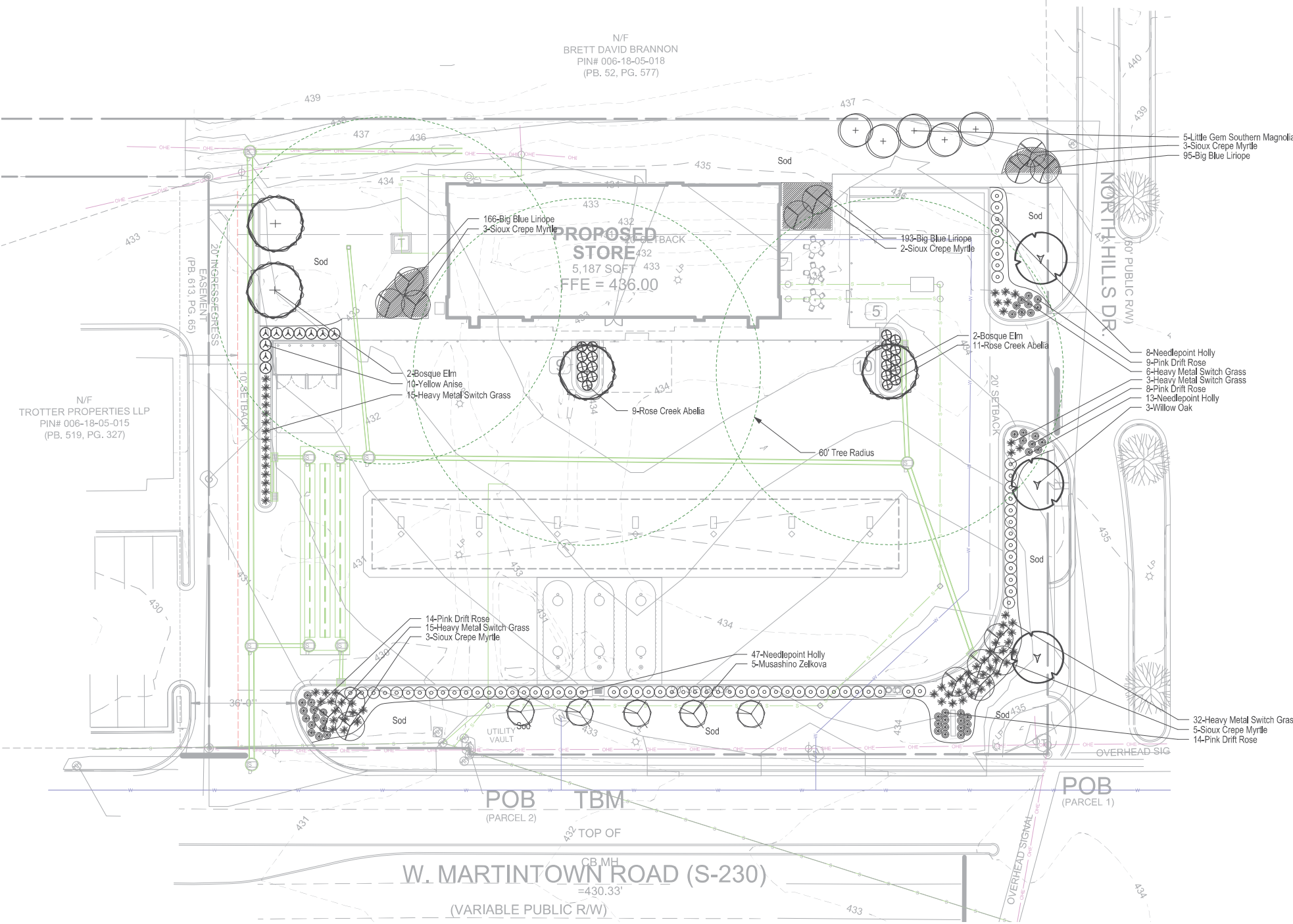
PLAN STATUS

DATE	DESCRIPTION
BJ DESIGN	BLH DRAWN
	PL CHKD
SCALE: H: 1" = 20'	
V: 1" = 20'	
JOB No. 120003-01-053	
DATE: APRIL 8, 2020	
FILE No. 120003-01-053	

SHEET C300

PLANT LIST

Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Trees				
16	Lagerstroemia indica x faueri 'Sioux'	Sioux Crepe Myrtle	6'-8" Hgt.	Multi-Trunked
5	Magnolia grandiflora 'Little Gem'	Little Gem Southern Magnolia	6'-8" Hgt.	
3	Quercus phellos	Willow Oak	3" Cal, 10' Hgt.	B & B; single straight leader
4	Ulmus parvifolia 'Bosque'	Bosque Elm	3" Cal, 10' Hgt.	B & B
5	Zelkova serrata 'Musashino'	Musashino Zelkova	3" Cal.	Straight Leader; B & B
Shrubs				
20	Abelia x chinensis 'Rose Creek'	Rose Creek Abelia	3 Gal.	
68	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	
10	Illicium parviflorum	Yellow Anise	3 Gal.	
71	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	3 Gal.	
45	Rosa 'Mejococo'	Pink Drift Rose	3 Gal.	
Groundcovers				
454	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	Plant 18" O.C.
Other				



GENERAL LANDSCAPE NOTES

- Landscape Contractor to read and understand the Landscape Details and Specifications (sheet L-101) prior to finalizing bids. The Landscape Specifications shall be adhered to throughout the construction process.
- Contractor is responsible for locating and protecting all underground utilities prior to digging.
- Contractor is responsible for protecting existing trees from damage during construction.
- Contractor is responsible for understanding and adhering to all constraints and limits of the site ie: Code requirements as stated on the landscape plan, minimum plant sizes in the plant list, property boundaries, limits of disturbance, easements and buffers.
- All tree protection devices to be installed prior to the start of land disturbance, and maintained until final landscaping.
- All tree protection areas to be protected from sedimentation.
- All tree protection fencing to be inspected daily, and repaired or replaced as needed.
- No parking, storage or other construction activities are to occur within tree protection areas.
- All planting areas shall be cleaned of construction debris (ie, concrete, rock, rubble, building materials, etc) prior to adding and spreading of the topsoil.
- Minimum 4" depth of topsoil shall be added to all planting and sodded areas. Graded areas shall be held down the appropriate elevation to account for topsoil depth. See Landscape Specifications for required topsoil characteristics.
- Remove debris from all parking lot islands, fracture/loosen subgrade to a min. 24" depth and add topsoil to a 6'-8" bermed height above island curbing; refer to sheet L-101 for landscape specifications and landscape island detail.
- Prior to beginning work, the Landscape Contractor shall inspect the subgrade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by the General Contractor and observe the site conditions under which the work is to be done. Notify the General Contractor of any unsatisfactory conditions, work shall not proceed until such conditions have been corrected and are acceptable to the Landscape Contractor.
- Any deviations from the approved set of plans are to be approved by the Landscape Architect.
- Landscaping shall be installed in conformance with ANSI Z60.1 the "American Standard for Nursery Stock" and the accepted standards of the American Association of Nurserymen.
- Existing grass in proposed planting areas shall be killed and removed. Hand rake to remove all rocks and debris larger than 1 inch in diameter, prior to adding topsoil and planting shrubs.
- Sod to be delivered fresh (Cut less than 24 hours prior to arriving on site), laid immediately, rolled, and watered thoroughly immediately after planting. Edge of sod at planting beds are to be "V" trenched; see Landscape Details.
- Any existing grass disturbed during construction to be fully removed, regraded and replaced. All tire marks and indentations to be repaired.
- Soil to be tested to determine fertilizer and lime requirements prior to laying sod.
- Annual and perennial beds: add min. 4 inch layer of organic material and till to a min. depth of 12 inches. Mulch annual and perennial beds with 3 inch depth of mini nuggets.
- All shrub beds (existing and new) to be mulched with a min. 3 inch layer of mulch (double shredded hardwood mulch).
- Planting holes to be dug a minimum of twice the width of the root ball, for both shrubs and trees. Set plant material 2-3" above finish grade. Backfill planting pit with planting mix as specified in the Landscape Specifications.
- Water thoroughly twice in first 24 hours and apply mulch immediately.
- The Landscape Contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The Landscape Contractor shall not be responsible for acts of God or vandalism. See Landscape Specifications for Warranty requirements/expectations.
- Any plant that is determined dead, in an unhealthy, unsightly condition, lost its shape due to dead branches, or other symptoms of poor, non-vigorous growth, shall be replaced by the Landscape Contractor. See Landscape Specifications for warranty requirements/expectations.
- Stake all evergreen and deciduous trees as shown in the planting detail and as per the Landscape Specifications.
- Remove stakes and guying from all trees after one year from planting.

LANDSCAPE REQUIREMENTS

- A. BUFFERS**
- REQUIRED**
- Buffer type A:
 - a) 8' Wide landscape strip
 - b) 1 Large tree per 60 LF
 - North: 289 / 60 = 5 Large Trees
 - West: 134 / 60 = 2 Large Trees
 - c) 2 points per LF
 - North: 289 x .2 pts = 57.8 Landscape Points
 - West: 134 x .2 pts = 26.8 Landscape Points
- PROVIDED**
- Buffer Type A:
 - a) 8' Wide landscape strip
 - b) Large trees:
 - North: = 5 Large Trees
 - West: = 2 Large Trees
 - c) Points
 - North: = 57.8 Landscape Points
 - West: = 26.8 Landscape Points
- B. PARKING LOT LANDSCAPE AREA**
- REQUIRED**
- Perimeter Landscaping adjacent to Streets:
 - a) 5' Wide landscape strip
 - b) 1 Large tree per 60 LF
 - Martintown: 260 / 60 = 4 Large Trees
 - North Hills: 176 / 60 = 3 Large Trees
 - c) 1 Small tree per 40 LF
 - Martintown: 260 / 40 = 7 Small Trees
 - North Hills: 176 / 40 = 4 Small Trees
 - d) 1 shrub per 5 LF
 - Martintown: 260 / 5 = 52 Shrubs
 - North Hills: 176 / 5 = 35 Shrubs
 - Interior Landscape: 24 spaces / 10 = 2.4
 - a) 1 Large tree per 10 spaces
 - 2.4 x 1 = 2 Large Trees
 - b) 2 Small tree per 10 spaces
 - 2.4 x 2 = 5 Small Trees
 - c) 8 Shrubs per 10 spaces
 - 2.4 x 8 = 19 Shrubs
- PROVIDED**
- Perimeter Landscaping adjacent to Streets:
 - a) 5' Wide landscape strip
 - b) Large Trees
 - Martintown: = 5 Zelkova's
 - North Hills: = 3 Willow Oak's
 - c) Small Trees
 - Martintown: = 7 Sioux Crape Myrtles
 - North Hills: = 4 Sioux Crape Myrtles
 - d) Shrubs
 - Martintown: = 47 Needlepoint Hollies
 - North Hills: = 31 Switchgrass
 - North Hills: = 21 Needlepoint Hollies
 - North Hills: = 25 Switchgrass
 - Interior Landscape:
 - a) Large Trees = 2 Bosque Elms
 - b) Small Trees = 5 Sioux Crape Myrtles
 - c) Shrubs = 20 Rose Creek Abelia



North Augusta
 421 W. Martintown Rd.
 North Augusta, SC 29841

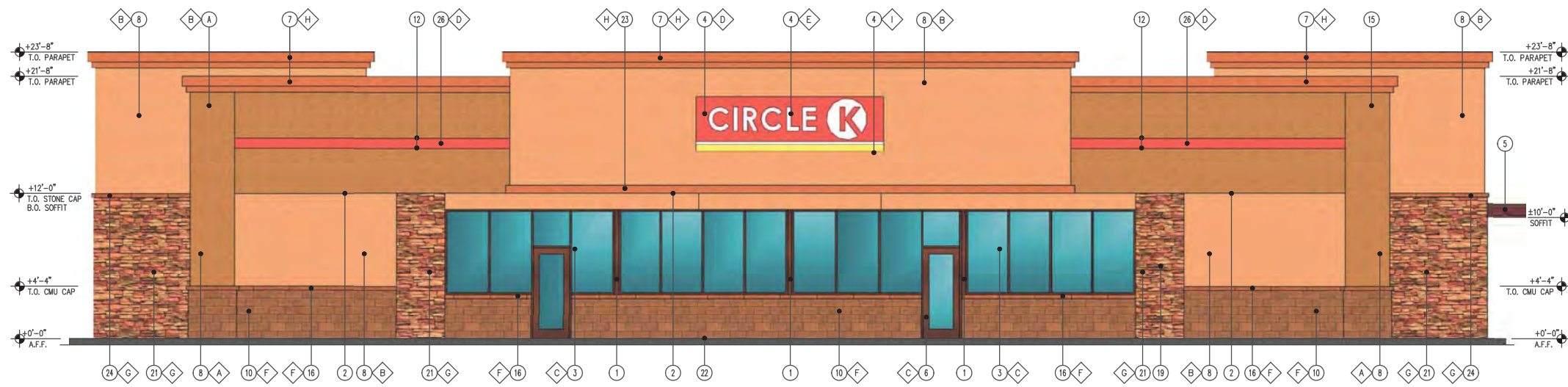


REVISION SCHEDULE
 NO. DATE BY DESCRIPTION

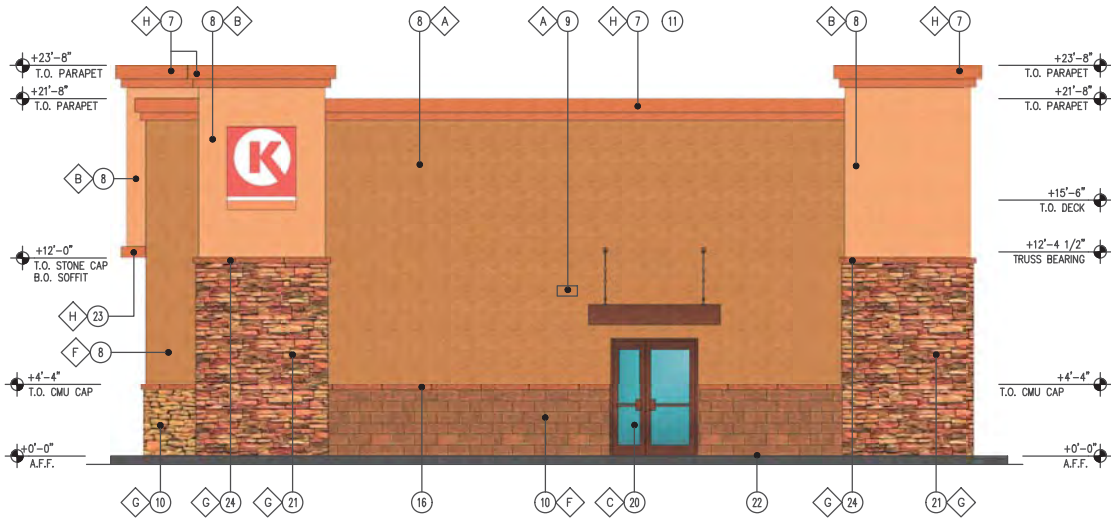
MLD PROJECT # 2020059
 DRAWN BY MB
 CHECKED BY SLM
 DATE 4/1/20

Landscape Plan
L-100

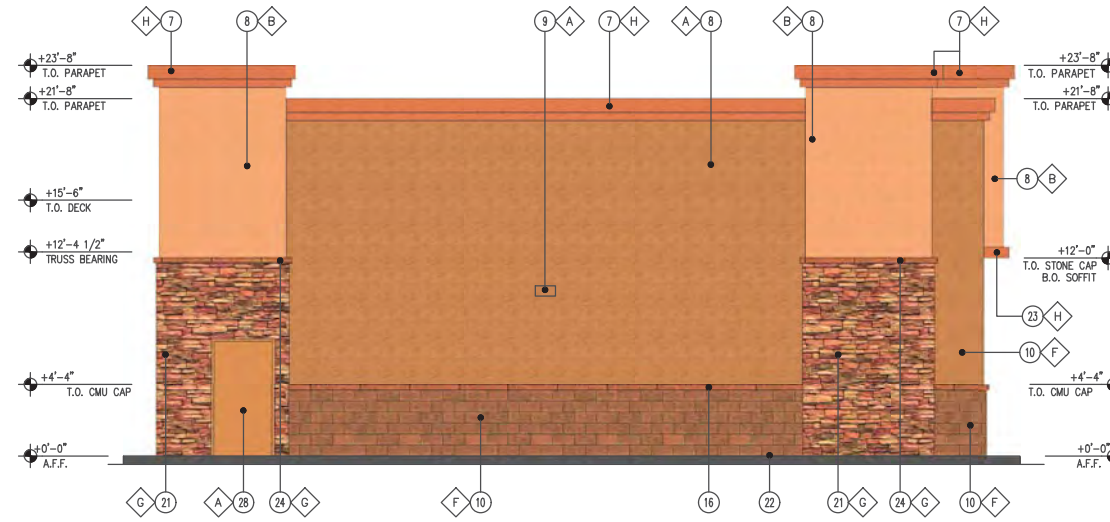
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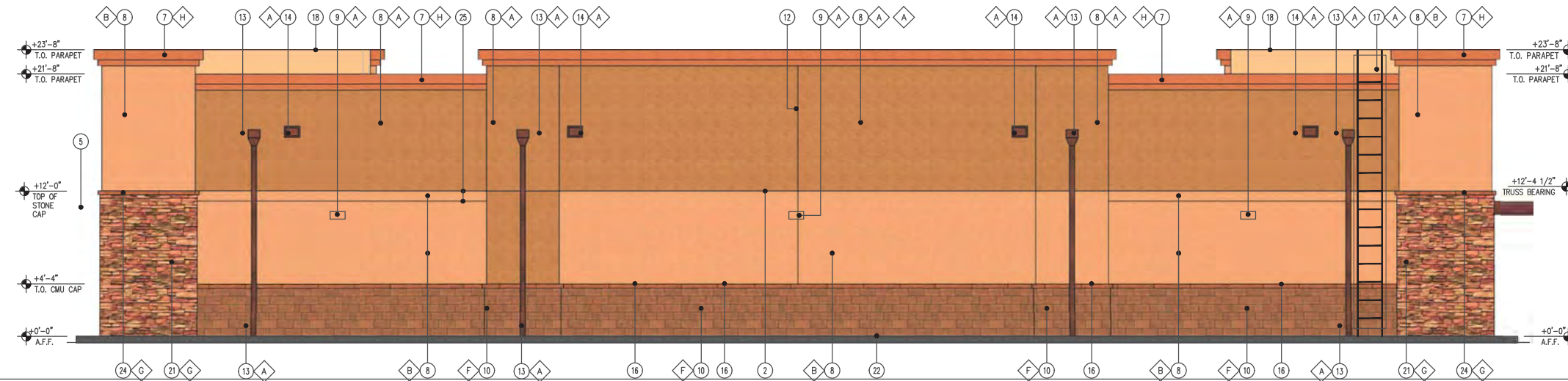
FRONT ELEVATION
SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



REAR ELEVATION

- NOTES
1. ALL MATERIALS AND FINISHES TO BE INSTALLED PER THE MANUFACTURER'S WRITTEN INSTRUCTIONS.
 2. GENERAL CONTRACTOR TO VERIFY ALL EXTERIOR COLORS AND FINISHES WITH THE OWNER PRIOR TO CONSTRUCTION.
 3. REFER TO WOOD ROOF TRUSS SEALED DRAWINGS.
 4. REFER TO SHOP DRAWINGS BY CANOPY MANUFACTURER'S ENGINEER.
 5. REFER TO STRUCTURAL ENGINEERING DRAWINGS.

EXTERIOR FINISH SCHEDULE

A	*SHERWIN WILLIAMS #SW6095 'TOASTY'
B	*SHERWIN WILLIAMS #SW615 'TOTALLY TAN'
C	CLEAR, INSULATED GLASS - U - 0.24 / SHGC - 0.41 MINIMUM
D	*SHERWIN WILLIAMS H-SOLIDS POLYURETHANE 'SAFETY RED' CIRCLE K RED
E	*SHERWIN WILLIAMS #SW7005 CIRCLE K WHITE
F	WESTERN BLOCK SPLIT FACE CMU - 'BOOT BROWN' - OR SIMILAR
G	CULTURED STONE CSV 20006 - CHARDONNAY COUNTRY LEDGESTONE
H	*SHERWIN WILLIAMS #SW6090 'JAVA'
I	CIRCLE K ORANGE #PMS 144

*USE SHERWIN WILLIAMS MANUFACTURER ONLY

- KEY NOTES
- 1 STEEL COLUMN WRAP WITH BREAK METAL TO MATCH STOREFRONT FRAME
 - 2 LINE OF CANOPY/SOFFIT
 - 3 CLEAR ANODIZED ALUMINUM WITH CLEAR GLASS STOREFRONT SYSTEM
 - 4 INTERNALLY ILLUMINATED SIGN TO BE PERMITTED SEPARATELY
 - 5 DARK BRONZE METAL AWNING
 - 6 3'X7'-6" STOREFRONT DOOR WITH DARK BRONZE FRAME
 - 7 EPS CORNICE MOULDING WITH METAL CAP FLASHING
 - 8 DRAINABLE EPS SYSTEM WITH ACRYLIC FINISH ON RIGID FOAM INSULATION
 - 9 WALL MOUNTED FULL CUT OFF TYPE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
 - 10 4X8X6 SPLIT FACE CMU VENEER, GROUTED TO MATCH CMU
 - 11 ROOF LINE AND HVAC UNITS
 - 12 EPS EXPANSION JOINT WITH FRY REGLET PCS-375-50
 - 13 PAINTED METAL SCUPPERS AND DOWNSPOUTS
 - 14 PAINTED METAL TRIM AT EMERGENCY OVERFLOW DRAIN OPENINGS
 - 15 ADDRESSING LOCATION 8" TALL BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
 - 16 4X4X8 SOLID CMU CAP BLOCK
 - 17 PAINTED ROOF ACCESS LADDER
 - 18 PARAPET WALL BEYOND
 - 19 6(X)X6 KEY-BOX AT 6'-0" AFF. (IF REQUIRED BY FIRE DEPARTMENT)
 - 20 3'X7' AND 2'X7' STOREFRONT DOOR WITH DARK BRONZE FRAME
 - 21 STONE VENEER, INSTALL PER MANUFACTURER SPECIFICATIONS. INSTALL GROUT TO MATCH STONE COLOR
 - 22 EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE
 - 23 EPS ACCENT BAND ON RIGID FOAM INSULATION
 - 24 STONE VENEER CAP, INSTALL PER MANUFACTURER SPECIFICATIONS.
 - 25 EPS SCORE LINE WITH FRY REGLET
 - 26 ACM (ALUMINUM COMPOSITE MATERIAL) PANEL. SECURED WITH HIDDEN FASTENERS
 - 27 PAINTED HOLLOW METAL DOOR AND FRAME
 - 28 3'-6"X7'-0" PAINTED HOLLOW METAL DOOR AND FRAME

ALL EPS TO BE DRAINABLE SYSTEM (TYPICAL). INSTALLER TO PROVIDE CONTROL JOINTS SO THAT "PANELS" DO NOT EXCEED 120 SQUARE FEET. "PANELS" SHALL BE 18" MAXIMUM, ONE DIMENSION SHALL NOT EXCEED OTHER BY 2 1/2 TIMES

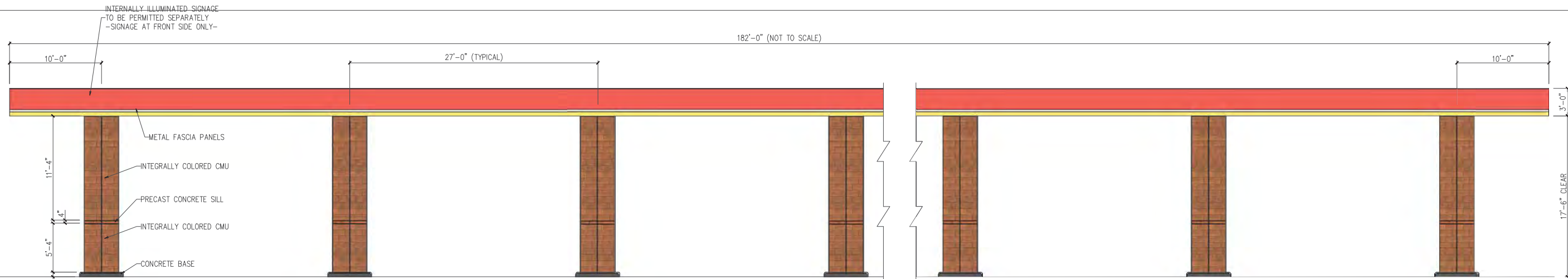
Ted Richard Brown
Architectural Services
Post Office Box 2070, Matthews, North Carolina 28106
Telephone: (704) 330-1111

NEW CONVENIENCE STORE FOR:
CIRCLE K - 3249
421 WEST MARTINTOWN ROAD
NORTH AUGUSTA, SOUTH CAROLINA 29841

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions

Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	3/1/2019
Job No	11420



CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"

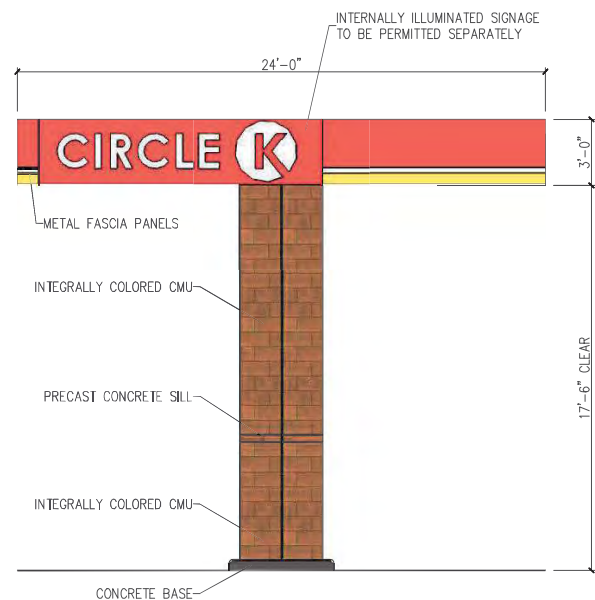
EXTERIOR MATERIAL SPECIFICATIONS

CMU:
WESTERN BLOCK SPLIT-FACE CMU 'BOOT BROWN'

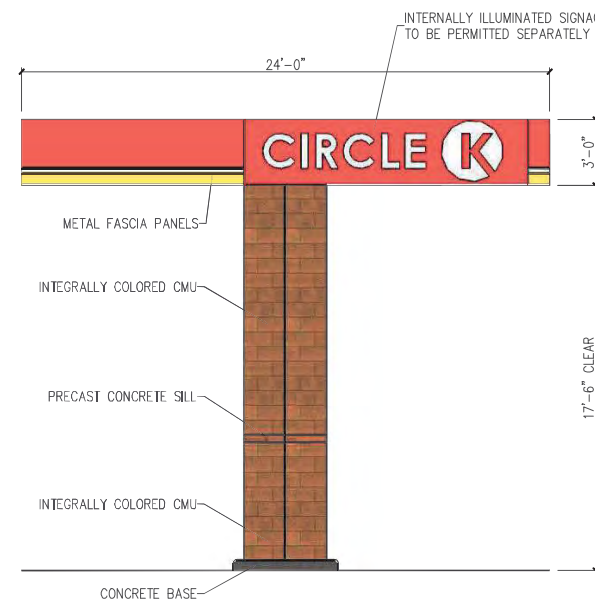
CANOPY PANELS:
METAL FASCIA PANELS

NOTES

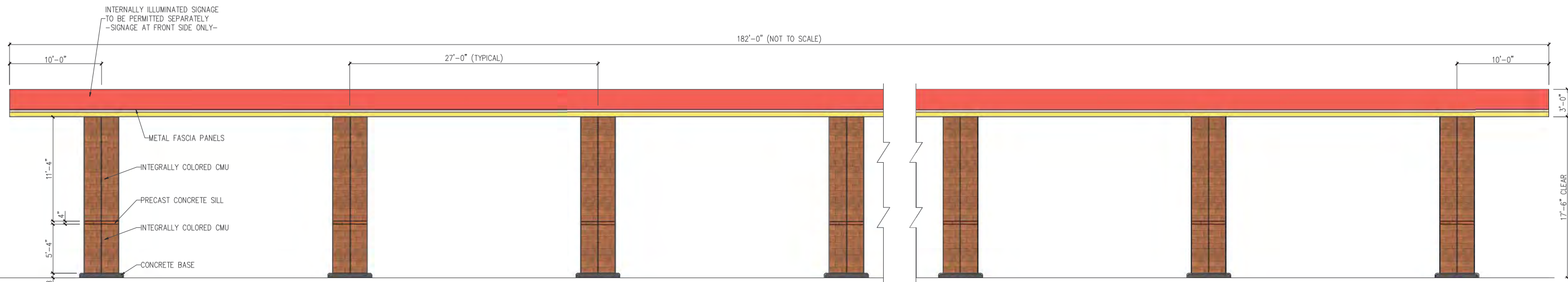
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4. REFER TO STRUCTURAL ENGINEERING DRAWINGS.



CANOPY RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CANOPY LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"

Ted Richard Brown, PLLC
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PRELIMINARY PLANS
NOT FOR CONSTRUCTION

Revisions	
Scale	AS NOTED
Drawn By	CTC
Checked By	TRB
Date	3/27/2020
Job No	11420

A-6
OF 6

CHRIS HOPE/PROFESSIONAL ENGINEER/2617 ROLLING HILLS DRIVE/MONROE, NC 28110/(704) 882-1500