

# Board of Zoning Appeals



## Minutes of the Thursday, November 14, 2019 Special Called Meeting

*Members of the Board of Zoning Appeals*

Wesley Summers  
*Chairman*

Jim Newman  
Kevin Scaggs

Kathie Stallworth  
Lynn Stembridge

1. **Call to Order** – Chairman Summers called the meeting to order at 7:00 p.m.
2. **Roll Call** – Board members present: Chairman Summers, Lynn Stembridge, Kevin Scaggs, and Jim Newman. Member Kathie Stallworth was absent. Also in attendance: Libby Hodges, Director, Department of Planning & Development; and members of the public.
3. **Approval of Minutes** – The minutes of the October 3, 2019, regular meeting were approved as written with one amendment. Board member Scaggs noted that Item 3 noted Chairman Scaggs as the one to make a motion of the minutes when it should be Chairman Summers. Chairman Summers moved that the minutes be approved as amended. Mr. Scaggs seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application ZV19-012** – A request by SpringBridge Development, LLC for a variance of the maximum building height required for properties in the GC, General Commercial Zoning District as listed in North Augusta Development Code, Article 3, Table 3-3, Dimensional Standards. The application affects a ±2.5 acre portion of Tax Parcel Number 010-18-09-001 located along Austin Graybill Road.

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:02 p.m.

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

The applicant, Mac Breazeale, was sworn in by Chairman Summers. Mr. Breazeale gave a brief overview of the requested variance.

Mr. Newman asked if the variance request was for just the site or the whole acreage. Mrs. Hodges replied that pertains only to the portion that is part of the application.

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

Chairman Summers asked if there were any questions from the public in attendance.

Resident, Wayne Saul, was sworn in by Chairman Summers. Mr. Saul stated he received a letter stating he was in within 200-feet of the development and he wanted to know exactly where the hotel was going to be built on the property. Mrs. Hodges answered that it will be built on the front portion of the property near Austin Graybill Road. Mr. Saul asked if the road going into the hotel one is one that is there now or a new road being built. Mrs. Hodges answered it is a new drive only. Mr. Saul asked if there were any type of variance for the powerlines. Mrs. Hodges answered no.

Mr. Saul asked if there would be a retention pond for this location to control the runoff from the slope. Chairman Summers replied that would be for the Planning Commission and Planning Director to address when the plans are submitted. Mrs. Hodges stated the development is on the Planning Commissions agenda for November 21, 2019.

Resident, Alice Hester, was sworn in by Chairman Summers. Mrs. Hester questioned what was going to be built on the property, what the name of the hotel will be, and will this be all that is built on the property. Chairman Summers answered that the applicant is going to build a hotel named Tru Hotel by Hilton, and it is all that will be built on that portion of the property.

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

Chairman Summers closed the public hearing at 7:26 p.m.

Chairman Summers asked Mrs. Hodges if this meeting of the Board of Zoning Appeals was re-advertised. Mrs. Hodges answered yes. She explained that the meeting was re-advertised as a special called meeting and another round of letters were sent out to all the homeowners within 200-feet of the greater area of the parcel.

Chairman Summers read the Board of Zoning Appeals considerations for a variance and reviewed the rules of procedures.

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

Mr. Kevin Scaggs made a motion that Application ZV19-012 a request by SpringBridge Development, LLC for a variance of the maximum building height required for properties in

the GC, General Commercial Zoning District as listed in North Augusta Development Code, Article 3, Table 3-3, Dimensional Standards be granted with the following conditions:

- 1) Staff recommends that the building height be limited to four stories, or 50-feet, with an allowance for architectural features appropriate to the standard façade.
- 2) The variance will apply only to this site as a future subdivision of the larger parcel of which it is currently a part. Any other development on other portions of the property will be required to obtain the appropriate variances if needed.

Mrs. Lynn Stembridge seconded the motion and the motion was approved unanimously.

**6. Election of Officers for 2020**

- a) Chairman
- b) Vice-Chairman

Mr. Newman nominated Mr. Summers to serve as Chairman and Ms. Stallworth to serve as Vice-Chairman in 2020. Mr. Scaggs seconded the nomination. The Board unanimously elected Mr. Wesley Summers to serve as BZA Chairman and Mrs. Kathie Stallworth as Vice-Chairman in 2020.

**7. Adoption of the 2020 Meeting Schedule**

Chairman Summers reviewed the proposed 2020 meeting schedule and asked for a motion from the Board.

Mrs. Stembridge made a motion to approve the 2020 Meeting Schedule with the Board of Zoning Appeals to meet on the second Thursday of the month at 7:00 p.m. in the City Council Chambers. Mr. Scaggs seconded the motion. The motion was passed unanimously.

**8. Adjourn** -- With no objections, the meeting was adjourned at 7:49 p.m.

Respectfully Submitted,



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