

# Board of Zoning Appeals



## Minutes of the Thursday, June 11, 2020 Regular Meeting

*Members of the Board of Zoning Appeals*

Wesley Summers  
*Chairman*

Jim Newman  
Kevin Scaggs

Kathie Stallworth  
Lynn Stembridge

1. **Call to Order** – The regular meeting of June 11, 2020, having been duly publicized, was called to order by Chairman Wesley Summers at 7:00 p.m. and conducted via teleconference.
2. **Roll Call** – Board members present via teleconference were Chairman Summers, Board members Jim Newman, Kathie Stallworth, and Kevin Scaggs. Board member Lynn Stembridge was absent. Also in attendance were Libby Hodges, Director, Department of Planning & Development, Tyson Schuetze, Paul Lawler, and Matthew Cotton.
3. **Approval of Minutes** – Board member Jim Newman moved that the minutes of the Special Called Meeting of November 14, 2019 be approved as written. Board member Keven Scaggs seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application 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.
  - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
  - b. **Consideration** – Application ZV20-002

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

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

Mrs. Hodges stated this is a request to provide a 24'x24' parking pad in front of the structure at 1013 Georgia Avenue. She said this would not be something that would be allowed under the Overlay Standards.

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

Mrs. Stallworth questioned if the lot was always chopped like it is or at some point did it sell off. Mr. Schuetze replied that he purchased the property from a long time resident of the property and to his knowledge he is not sure that it was sold off at some point. He stated that part of the challenge is not only the depth, but the narrowness between the adjoining structures.

Chairman Summers referred to the submitted site plan and commented he did not see how even a small car could get through there. Mr. Schuetze agreed that between the building and the hedge growth there is almost no way to get through and he has spoken with the person that is purchasing the adjacent property and he is open to trimming down the hedge growth. He said when backing out it is hard to see down Georgia Avenue, and from a safety standpoint, he is considering placing a mirror on an existing utility pole to assist with backing out.

Chairman Summers asked if staff had looked at the possibility of putting a driveway on the northern side. Mrs. Hodges replied that she is not 100% sure that SCDOT would allow any further driveway cuts in that area due to its proximity to Martintown Road.

Mrs. Stallworth questioned how much room there was behind the house. Mr. Schuetze replied there is room to park a car or two in the back and one of the biggest challenges is maneuvering between the back and Georgia Avenue because it is narrow with no opportunities to turn around in the back or the side of the property.

Mr. Scaggs questioned how far the existing gravel driveway extends. Mr. Schuetze explained it is a version of gravel and crush-and-run along the back of the property and there is nothing paved there.

Mrs. Hodges stated there was one citizen comment submitted by Ms. Elizabeth Rowland for this application and read the comment to the Board Members.

Mr. Scaggs questioned if a back entrance could be made to the property by renting some of the parking spots from an adjacent business. Mr. Schuetze stated he is open to exploring any options with the neighboring properties on either side. He said ultimately the objective is an easier and safer access to the property.

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

Chairman Summers questioned if the decision from the Board was tabled for a month would it allow for time for something to be worked out with the neighbors. Mr. Schuetze replied that it may be the best option.

Mrs. Stallworth and Mr. Scaggs concurred with Mr. Summers.

Mr. Scaggs questioned if something is worked out where he can come across the back of the property or park in the back will Mr. Schuetze need to return to the Board. Mrs. Hodges replied probably not and he can withdraw the application with no penalty.

After reviewing the findings, Chairman Summers asked for a motion from the Board.

Chairman Summers made a motion to table Application 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, with the understanding that the applicant may return for the August 13, 2020 meeting. Mrs. Kathie Stallworth offered a second and the motion passed unanimously.

**6. Application 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.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- b. **Consideration** – Application ZV20-003

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:35 p.m.

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

Mrs. Hodges stated there are two proposed buildings to be developed on this property and due to the layout and the vehicular circulation needed, the applicant is requesting a variance to the frontage requirements. She said they do not meet it quite at the setback line the way it is written in the Code.

Mr. David Banks, of Southern Partners Engineering, Inc., representing the owner and the proposed developer of the property was sworn in by Chairman Summers and gave a brief overview of the requested variance.

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

Mrs. Stallworth questioned if the driveways are going to exit onto Highway 25. Mr. Banks answered no. Mrs. Hodges explained that the two driveways shown on the concept plan that are coming out onto Highway 25 are existing cuts.

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

Chairman Summers asked Mrs. Hodges if there were any comments submitted from the public and she replied that there were none.

Chairman Summers closed the public hearing at 7:42 p.m.

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 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 be granted with 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.

Mrs. Kathie Stallworth seconded the motion and the motion was approved unanimously.

**7. Application 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.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.

b. **Consideration** – Application ZV20-004

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 8:00 p.m.

Mr. Paul Lawler, Engineer for Bowman Consulting Group, Ltd., was sworn in by Chairman Summers and spoke on behalf of Circle K giving a brief overview of the requested variance.

Mrs. Stallworth questioned if the carwash next to the property was purchased by the applicant.

Mr. Matthew Cotton, with Circle K, was sworn in by Chairman Summers. He explained that they are currently under contract for the carwash next door as well a portion of property next to the site.

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

Mrs. Hodges stated there is a significant portion to the north of the property that will remain vacant until someone else wants to develop it. She said part of the importance of this request is proposal of those access points going across Martintown Road.

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

Chairman Summers asked Mrs. Hodges if there were any comments submitted from the public and she replied that there were none.

Chairman Summers closed the public hearing at 8:11 p.m.

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 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 be granted with the following conditions:

- 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.
- Provide buffers (8') along all internal property lines or as close as practicable.
- Move the vacuum/air pump from the Martintown Road frontage.

Mr. Jim Newman seconded the motion and the motion was approved unanimously.

8. **Adjourn**-- With no objections, the meeting was adjourned at 8:32 p.m.

Respectfully Submitted,



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

# Department of Planning and Development



## Project Staff Report

ZV20-001 Victory Baptist Church Sign

Prepared by: Kuleigh Baker

Meeting Date: July 9, 2020

## SECTION 1: PROJECT SUMMARY

Project Name	Victory Baptist Church Sign
Applicant	AAA Sign Co.
Address/Location	628 and 620 W. Martintown Road
Parcel Numbers	006-13-09-023 and 006-13-09-026
Total Development Size	± 11.62 acres
Existing Zoning	R-14, Large Lot, Single-Family Residential
Overlay	HC, Highway Corridor Overlay District
Variance Requested	NADC Article 13, Signs Section 13.8 Allowed Signage

## 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. 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.
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

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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](http://www.northaugusta.net) on June 24, 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 June 22, 2020. The property was posted with the required public notice on June 24, 2020.



## SECTION 4: SITE HISTORY

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On January 19, 2006, the North Augusta Planning Commission unanimously approved the reconsideration of a condition of approval on the Victory Baptist Church project related to the construction of exterior sidewalks and steps from the upper parking lots to the lower parking lots in front of the new sanctuary.

On July 6, 2006, the North Augusta Board of Zoning Appeals granted a variance from the Zoning and Development Standards Ordinance to permit a freestanding sign for an institutional use in a residential district that exceeded the permitted height and size area with the following conditions:

1. The sign must meet the maximum 50 square foot sign area allowed by the Zoning and Development Standards Ordinance for an institutional use in a residential district.
2. At the proposed location, the applicant may create a landscape berm or add a pedestal that will not exceed two feet above the existing grade. The maximum height of the sign, therefore, is seven feet above grade. A conforming sign may be placed in a different location.

The proposed sign that is a subject of this application will replace the sign erected in 2006.

## SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Church	Mixed Use	R-14, Large Lot, Single-Family Residential
North	Single-Family Residential	Mixed Use	R-14, Large Lot, Single-Family Residential
South	Office/Residential	Low Density Residential	R-7, Small Lot Single-Family Residential/OC, Office Commercial
East	Church/Single-Family Residential	Mixed Use	R-7, Small Lot Single-Family Residential
West	Single-Family Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential

**Access** – The site currently has access from Bunting Dr. and W. Martintown Rd.

**Topography** – The highest site elevations fall at the South end of the property.

**Utilities** – Existing water and sanitary sewer lines are available from W. Martintown Rd.

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

**Drainage Basin** – This site is located within the Pretty Run Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Pretty Run Basin has an overall water quality rating of Poor. Pretty Run basin is located in a highly dense residential part of North Augusta. The preliminary physical stream assessments at two reaches of the stream indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Based on this assessment, it appears that urban runoff is the primary cause of pollution in Pretty Run creek. Studies and outreach activities continue.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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

1. An unnecessary hardship exists;
  - The applicant states the existing small monument sign is not sufficient for the size of the church property.
  - Staff notes an existing monument sign exists on the property permitted by a 2006 variance.
  - The code would prohibit readerboards in general on property not zoned OC, GC, TC, or IND.
  
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that despite the residential zoning, the church is located in a high traffic area surrounded by other commercial properties and provides an ample buffer between a neighboring residential properties.
  - The property fronts on two roads, Martintown Road and Bunting Drive. There is another Church and an office building between the remaining buildings and Martintown Road. The proposed sign is noted to be in the same place as the existing monument sign.

- Other non-residential uses in a residential district would be required to follow the same guidelines.
3. The conditions do not generally apply to other property in the vicinity;
    - The applicant states that the church is unique in its physical size and function in the surrounding North Augusta area.
  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 that the electronic readerboard is needed to convey messages to parents and students on a daily basis in addition to community outreach notifications.
    - Staff notes changeable copy signs are regulated similarly.
  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 that the readerboard sign would benefit the community and that proper buffering exists between the church property and surrounding residential properties. It is the applicant's belief that the scale of the proposed sign is compatible with the lot frontage and will not increase potential for excessive noise, light or incompatible late night activity of any kind.
    - The existing monument sign is 6 ft tall and 10 ft wide.
    - The adjacent Church of Christ signs appears to be taller but no other readerboard or changeable copy is included.
    - The proposed sign is 75 sq ft with a 31.5 sq ft readerboard (42% of sign area) and 18 ft tall which is closest to what would be permitted in the GC, General Commercial zoning district.
    - There is currently a text amendment before the City Council for consideration to allow electronic readerboards for certain allowed commercial uses in residential districts. If staff recommendations are followed, the maximum signage allowed would be in the NC district, with a maximum of 60 sq. ft. and 10' in height.
  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.

- The applicant states that there is no other means to provide information to the community other than through the electronic message board and agrees to follow the guidelines of the development code in regard to readerboard displays.
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.
      - Signs are allowed in residential zoning districts, however, electronic readerboard signs are not allowed in an R-14 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 due to a non-residential use in a residential zoning district.
  9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
    - Churches are generally regarded as not-for-profit.
  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.
    - This variance, if granted, will apply only to this property and the sign details as submitted. Square footage and height limits should be specified by the Board.
    - Staff is open to any other conditions.

## SECTION 7: ATTACHMENTS

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- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos

**Project Staff Report**

ZV20-001 Victory Baptist Church Sign

Prepared by: Kuleigh Baker

Meeting Date: July 9, 2020

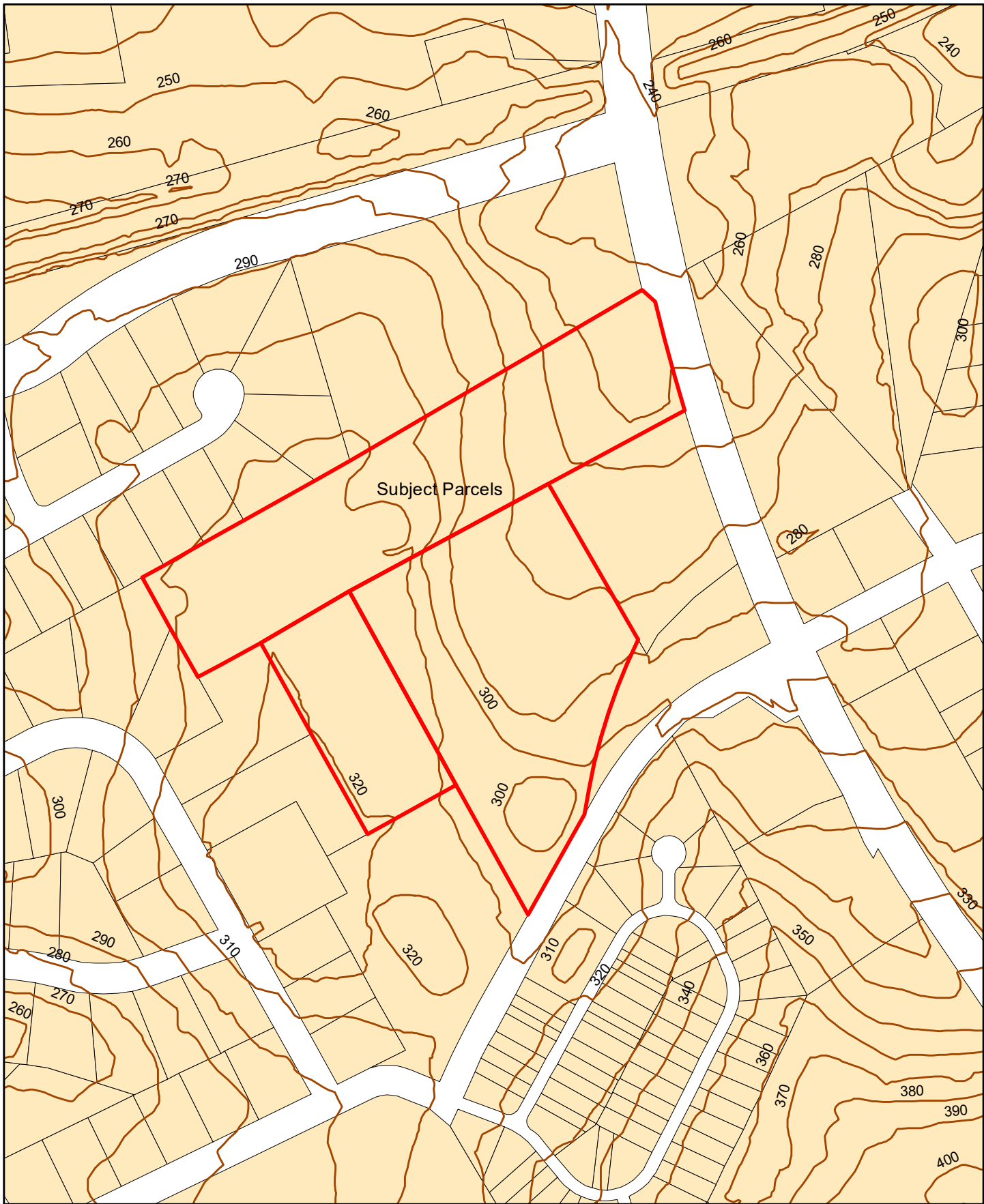
- 6) Public Notice
- 7) Application Materials

cc. Edward W. Martin, Jr., Victory Baptist Church trustee  
Bobbie D. Stephens, AAA Sign Co. Inc. [bobbies@aaasignco.com](mailto:bobbies@aaasignco.com)



Aerial Map  
Application ZV20-001  
Victory Baptist Church Sign  
620 W Martintown Rd  
TPN 006-13-09-023

Date: 6/29/2020



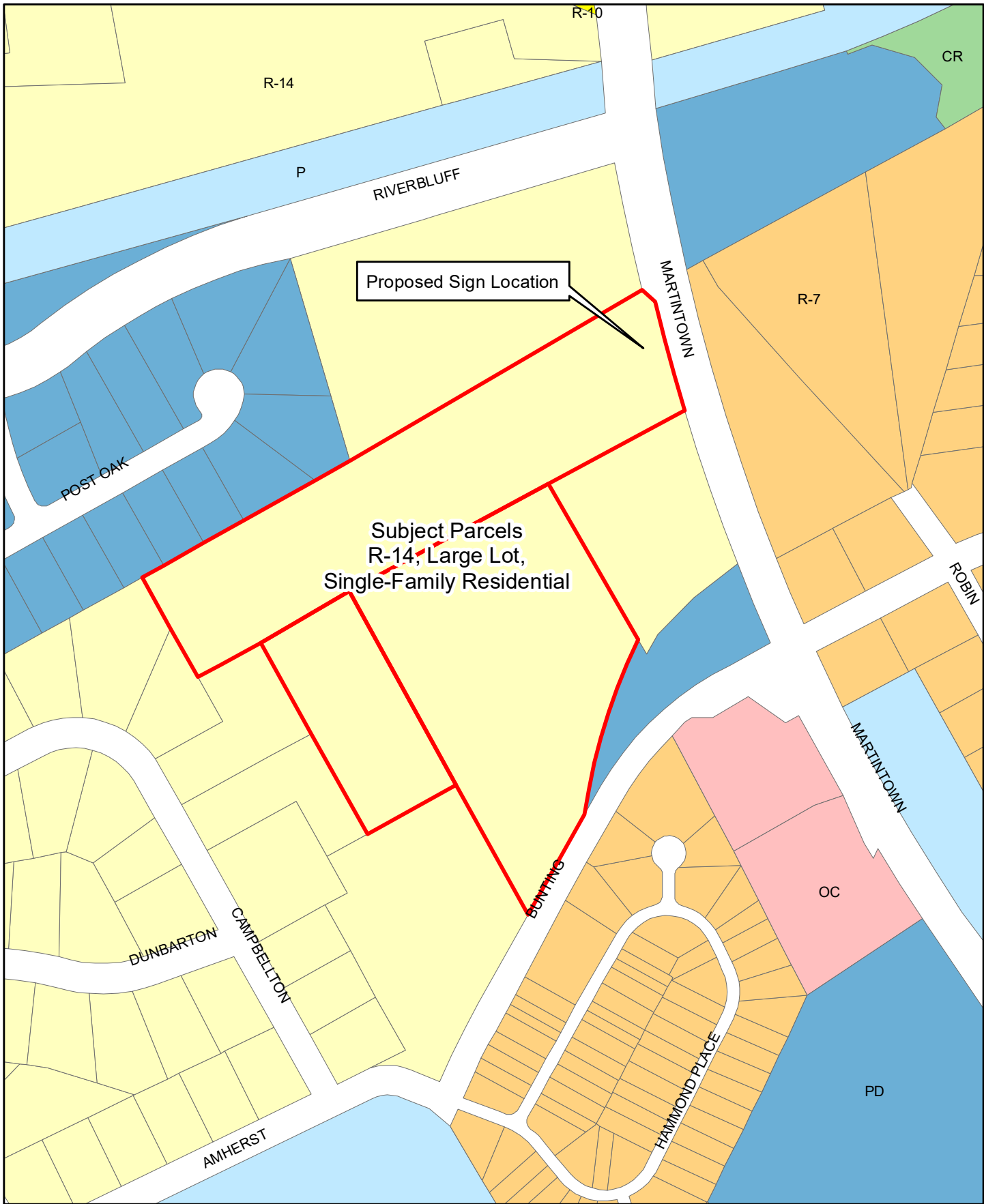
280 140 0 280 Feet



Topography Map  
Application ZV20-001  
Victory Baptist Church Sign  
620 W Martintown Rd  
TPN 006-13-09-023

Date: 6/29/2020

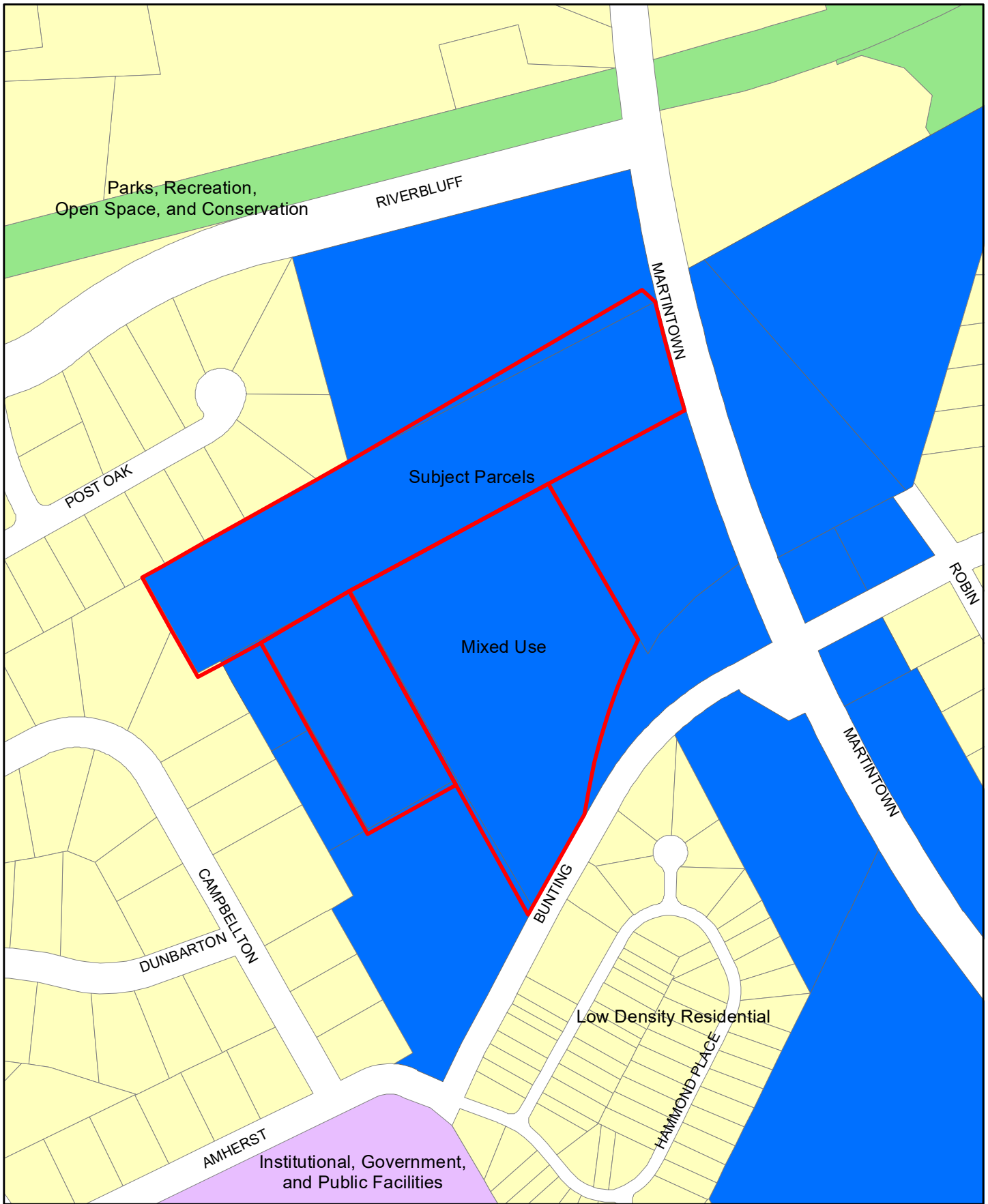




Zoning Map  
 Application ZV20-001  
 Victory Baptist Church Sign  
 620 W Martintown Rd  
 TPN 006-13-09-023

Date: 6/29/2020





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Future Land Use Map  
Application ZV20-001  
Victory Baptist Church Sign  
620 W Martintown Rd  
TPN 006-13-09-023

Date: 6/29/2020





Landscaping obscures view from Martintown Rd.





Current sign sits in ditch

June 22, 2020

RE: A request by Victory Baptist Church to vary the requirements of the North Augusta Development Code Article 13, Table 13-1 and Section 13.8.3.I, for a sign that is 18 ft. tall, 75 sq. ft. and contains an electronic reader board. The application affects a ±11.62 acre portion of Tax Parcel Numbers 006-13-09-023 and 006-13-09-026 located at 620 and 628 W. Martintown Rd. zoned R-14, Large Lot Single-Family Residential.

**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:

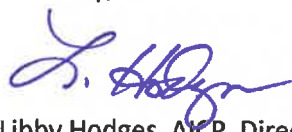
The Department of Planning and Development has received a request by Victory Baptist Church to allow for an 18 ft tall, 75 sq ft sign with an electronic readerboard. Readerboard signs are prohibited in residential zoning districts (North Augusta Development Code Article 13, Table 13-1 and Section 13.8.3.I.). The application affects a ±11.62 acre portion of Tax Parcel Numbers 006-13-09-023 and 006-13-09-026 located at 620 and 628 W. Martintown Rd. and zoned R-14, Large Lot Single-Family Residential. 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 June 24, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at 7:00 PM on Thursday, July 9, 2020, in the Council Chambers, 3<sup>rd</sup> floor, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. Following the public hearing, the Board of Zoning Appeals will consider and decide on the application.

Documents related to the application will be available for review after July 2, 2020, in the offices of the Department of Planning and Development, on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugusta.net](http://www.northaugusta.net). Residents and property owners interested in expressing a view on these cases are encouraged to attend or provide comments via email to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221. **Due to COVID-19, please visit [www.northaugusta.net](http://www.northaugusta.net) for any updates to meeting format, location or procedures prior to the meeting.**

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

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 July 9, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV20-001** -- A request by Victory Baptist Church to allow for an 18 ft tall, 75 sq ft sign with electronic reader board. These signs are prohibited in residential zoning districts per Table 13-1 and Section 13.8.3.l. of Article 13, Signs of the North Augusta Development Code. The application affects a ±11.62 acre portion of Tax Parcel Numbers 006-13-09-023 and 006-13-09-026 located at 620 and 628 W. Martintown Rd. zoned R-14, Large Lot Single-Family Residential.

**ZV20-005** – A request by Insulation by Cohen's to allow for a 60 ft tall, 382 sf sign. The proposed sign exceeds the maximum size and height permitted in the Thoroughfare Commercial zoning district per Article 13, Signs, Table 13-2 and Section 13.8.3.p.i.d. of Article 13. The application affects a ±6.06 acre portion of Tax Parcel Number 001-19-01-001 located at 154 Bergen Rd. zoned TC, Thoroughfare Commercial.

Documents related to the applications will be available for public inspection after July 2, 2020 in the offices of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugusta.net](http://www.northaugusta.net). All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221.

**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.

Due to COVID-19, please visit [www.northaugusta.net](http://www.northaugusta.net) for any updates to meeting format, location or procedures prior to the meeting.



280 140 0 280 Feet



**Zoning Map**  
 Application ZV20-001  
 Victory Baptist Church Sign  
 620 W Martintown Rd  
 TPN 006-13-09-023

Date: 3/13/2020

# Notice of Appeal

Please type or print all information



### Staff Use Only

Application Number ZV20-001

Date Received 03-02-2020

Review Fee \$200.00

Date Paid 03-02-2020

1. Project Name Victory Baptist Church

Project Address/Location 620 Martintown Rd. W

Total Project Acreage 5.68 & 5.94 Current Zoning R-14

Tax Parcel Number(s) 006 13 09 023 (628)  
006 13 09 026 (620)

2. Applicant/Owner Name AAA Sign Co. Inc Applicant Phone \_\_\_\_\_

Mailing Address 2015 Westside Drive

City Augusta ST GA Zip 30907 Email bobbies@aaa-signco.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 AAA Sign Co. Inc License No. \_\_\_\_\_

Firm Name \_\_\_\_\_ Firm Phone \_\_\_\_\_

Firm Mailing Address Same.

City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_

Signature Bebbie D. Stephens Date 2/28/20

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.

Bebbie D. Stephens  
Applicant or Designated Agent Signature

2/28/20  
Date

Bebbie D. Stephens  
Print Applicant or Agent Name



**LETTER OF AUTHORIZATION**

MAR - 3 RECD

Initial: oac

Project Name: Victory Baptist Church  
Property Address: 620 W. Martintown Rd. N. Augusta SC. 29841  
Property Owner: Victory Baptist Church

In connection with the referenced property, I hereby give my permission for the business listed below to act as an agent for the purpose of submitting a sign permit application for review.

Authorized Agent: AAA Sign Co., Inc.

Agent/Business Address: 2015 Westside Dr., Augusta, GA 30907

Agent/Business Telephone Number: 706-860-6890

[Signature]  
Witness

Edward W. Martin, Jr  
Property Owner (Print Full Name)  
TRUSTEE

[Signature]  
Property Owner Signature

2-28-20  
Date

**Victory Baptist Church**

**620 W. Martintown Road**

**North Augusta, SC**

**Variance Appeal Narrative**

This church is really located in a high traffic area surrounded by other Churches and a funeral home. There is one residence near the church entrance off Martintown Road but the frontage is 245' for the church property along Martintown Rd. There is a small sign there now which will be removed as it is low and below road grade and not functional. This sign would be a significant distance from the residential property (140+') and from the residence located at 634 Martintown Road and there is a wooded buffer between the church property and the residential property.

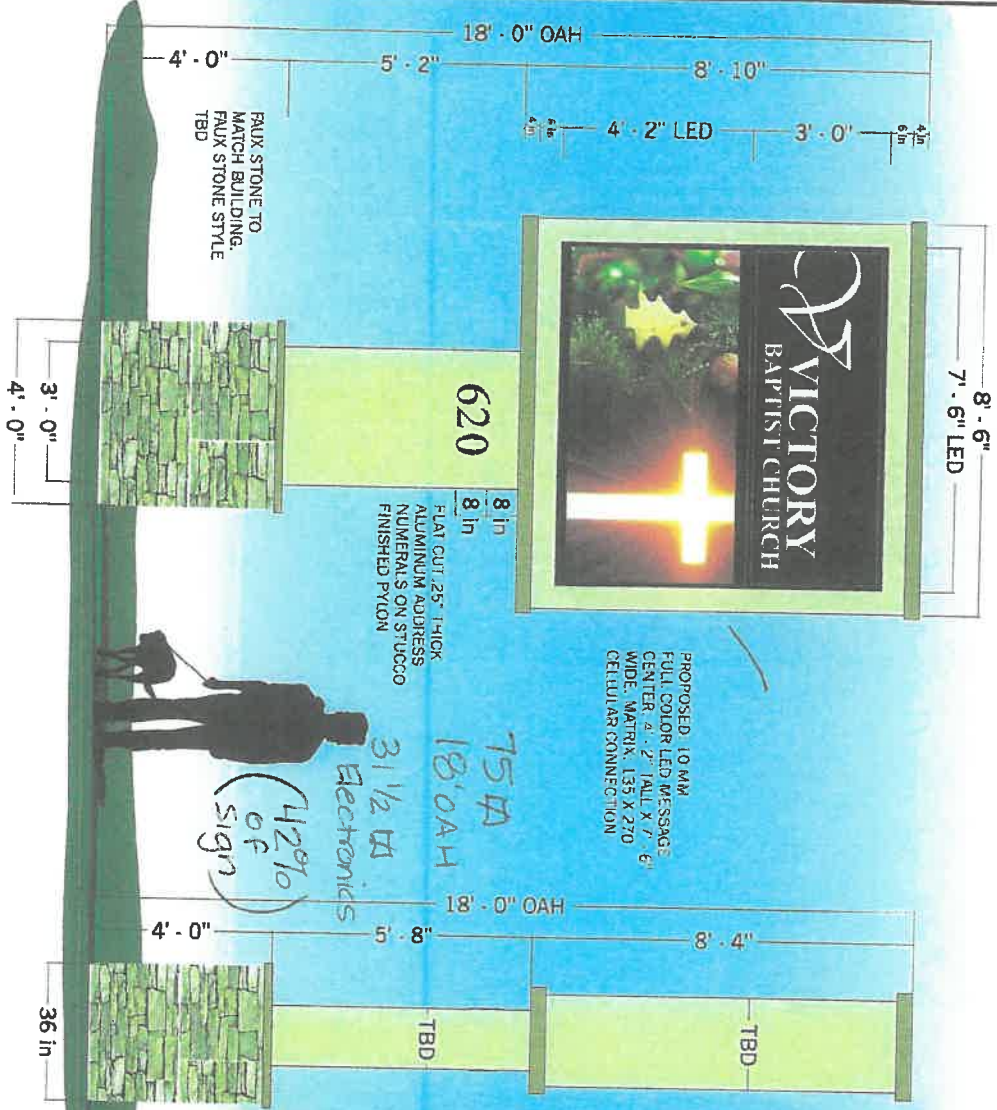
Because Victory Baptist is also a school property, the administration feels a very great need for an electronic message sign to convey messages to parents and students on a daily basis and the church would like to use the board for outreach messages to the community about happenings at the church. The church owns three parcels totaling approximately 14 acres altogether so it has a substantial presence in the community.

They feel very strongly that this message board on their sign would benefit the community and not be a detriment in any way.

MAR - 3 RECD

# VICTORY BAPTIST CHURCH

PROPOSED: OPTION B



PROPOSED: 10 MM FULL COLOR LED MESSAGE CENTER: 4'-2" TALL X 7'-6" WIDE. MATRIX: 135 X 270 CELLULAR CONNECTION

8 in FLAT CUT .25" THICK ALUMINUM ADDRESS NUMERALS ON STUCCO FINISHED PYLON

Handwritten notes: 75 ft, 18' OAH, 31 1/2 ft Electronics, (420 ft of sign)

## GENERAL NOTES:

MANUFACTURE & INSTALL NEW DOUBLE SIDED INTERNALLY ILLUMINATED PYLON ROAD FRONT SIGN WITH FAUX STONE BASE. MAIN ID CABINET TO HAVE FLAT PLEX FACES, WITH OPAQUE BACKGROUND AND LETTERS AND LOGO TO ILLUMINATE. BELOW, PROCURE AND INSTALL NEW PROPOSED: 15.85MM FULL COLOR LED MESSAGE CENTER. 4'-2" TALL X 7'-6" WIDE MATRIX: 135 X 270. CELLULAR CONNECTION. PYLON TO HAVE FLAT CUT .25" THICK ALUMINUM ADDRESS NUMERALS STUD MOUNTED FLUSHED TO STUCCO FINISHED PYLON. FAUX STONE BASE TO HAVE ALUMINUM CAP PAINTED TO MATCH UPPER CABINET ACCENTS. FAUX STONE TBD BEFORE PRODUCTION.

**\*VECTORIZED AI OR EPS FILE TO BE PROVIDED BY CUSTOMER BEFORE PRODUCTION.**

## COLOR NOTES:

BEIGE STUCCO TBD  
 BROWN STUCCO TBD  
 WHITE  
 BLACK



Augusta & Savannah, Georgia & Charleston, South Carolina  
 Imaging Specialists

VICTORY BAPTIST CHURCH

FILE NAME: VICTORY BAPTIST CHURCH  
 LOCATION: 630 W. MARTINTOWN RD., N. AUGUSTA, SC  
 SALES AGENT: HEATHER DYE  
 EMAIL: HEATHERD@aaasignco.com  
 DRAWN BY: JCP  
 DATE: 12.26.2019

DATE: 12.26.2019

REVISIONS	DATE	DATE
1		
2		
3		

MEASUREMENTS SUBJECT TO CHANGE DUE TO MATERIAL AVAILABILITY.

THIS ORIGINAL ENGINEERING & DESIGN IS THE PRODUCT OF AAA SIGN CO. INC. & IS NOT TO BE REPRODUCED, COPIED, LOANED, EXHIBITED, OR USED IN ANY FASHION, IN WHOLE OR IN PART, WITHOUT WRITTEN PERMISSION FROM AAA SIGN COMPANY, INC., AUGUSTA, GEORGIA.  
 PLOTTED BY: JCP  
 WEB: WWW.AAASIGNCO.COM  
 ADDRESS: P.O. BOX 211410  
 AUGUSTA, GA 30917

APPROVED: [Signature]  
 APPROVED AS NOTED  
 NAME: JCP  
 DATE: 12/21/2020

AAA SIGN COMPANY, INC. REQUIRES THAT AN APPROVED DRAWING BE OBTAINED FROM THE CLIENT PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION.

Victory Baptist Church  
620 Martintown Rd. W  
628 Martintown Rd. W.

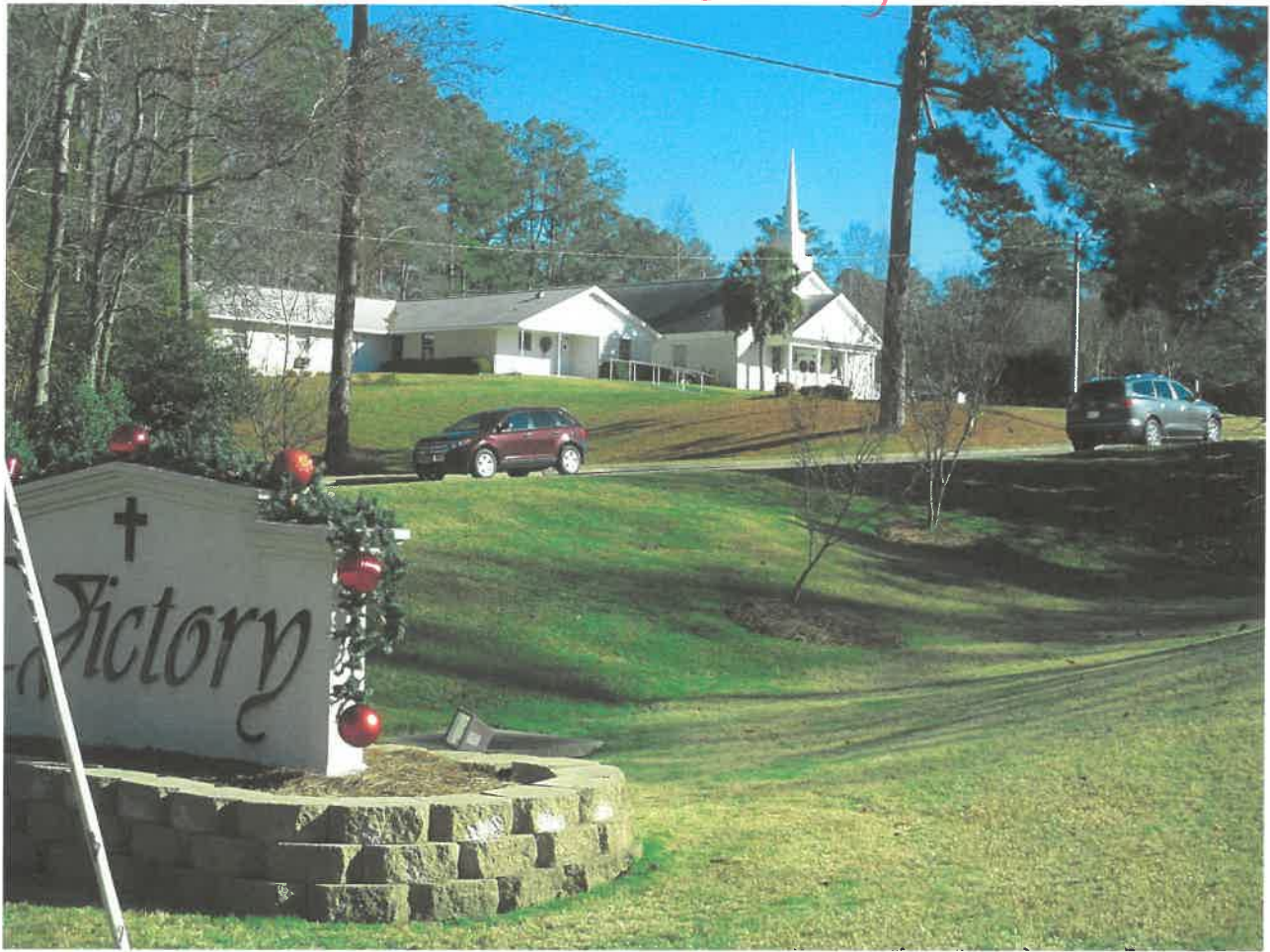


replace existing monument (in crevice now)

location of proposed sign 8'6" wide

sign will be 140+' from nearest residence and there is a wooded buffer.

Existing Sign 3-2-20



Existing Sign 3-2-20



# Department of Planning and Development



## Project Staff Report

ZV20-005 Insulation by Cohen's Sign

Prepared by: Kuleigh Baker

Meeting Date: July 9, 2020

## SECTION 1: PROJECT SUMMARY

Project Name	Insulation by Cohen's Sign
Applicant	Insulation by Cohen's
Address/Location	154 W. Bergen Rd.
Parcel Numbers	001-19-01-001
Total Development Size	± 6.1 acres
Existing Zoning	TC, Thoroughfare Commercial
Overlay	N/A
Variance Requested	NADC Article 13, Signs; Table 13-2 Non-Residential Sign Area Chart and 13.8.3.p.i.d. Freestanding Signs allowed in the Thoroughfare Commercial 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. 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.
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

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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](http://www.northaugusta.net) on June 24, 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 June 22, 2020. The property was posted with the required public notice on June 24, 2020.



## SECTION 4: SITE HISTORY

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The project site is a wooded, undeveloped property located off W. Bergen Rd. near the Edgefield County line. The proposed development will consist of a ±20,000 sq ft office and warehouse space for an insulation contractor on ±3.8 acres of the ±6.1 acre site. A water main extension is required for the project. The Minor Site Plan was approved by Staff on March 13, 2020 with stormwater modifications. An endangered wildflower known as Relict Trillium was discovered on site and moved to an offsite preserve in cooperation with SC DNR. A portion of the rear of the site is part of the Fox Creek Basin floodway that flows towards the Savannah River.

## SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	TC, Thoroughfare Commercial
North	Vacant/Conservation	Mixed Use	CR, Critical Areas
South	Interstate	Transportation, Communication, and Utilities	Transportation
East	Vacant	Mixed Use	PD, Planned Development
West	Vacant/Residential	Mixed Use	CR, Critical Areas/Outside City Limits

**Access** – The site currently has access from W. Bergen Rd.

**Topography** – The site slopes toward the North. The higher elevations will be cleared and developed, leaving a significant amount of existing vegetation untouched for stormwater and buffering purposes.

**Utilities** – Water and sewer will be brought to the site from W. Martintown Rd.

**Floodplain** – Portions of the rear of the property fall within a federally designated floodway Zone AE (100 Year Floodway) as show on FEMA panel 45003CO311E.

**Drainage Basin** – The subject property falls within the Fox Creek basin. This basin is located at the edge of the city near the Edgefield County line. Most of this area is outside the city limits. The preliminary physical stream assessment at Fox Creek (observed at Martintown Road just

before its confluence with Pole Branch) indicates that this stream channel is currently effective at transporting stormwater during light or heavy storm events. The assessment conducted along the stream channel resulted in a good condition rating. This stream channel is currently located in an area of the city that is undergoing rapid development. Historically, the residential area located adjacent to this channel has been large lot, low density with a small block of commercial facilities. The City continues to monitor the basin.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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

1. An unnecessary hardship exists;
  - The applicant states that the size limitations create legibility issues and therefore a hardship on the business.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that the property is isolated on the outskirts of the City of North Augusta and that trees lining the interstate limit visibility of the business and advertisement.
  - This area has seen tremendous growth in the last 20 years across Bergen Road and on the other side of the I-20 exit. The land behind the site is currently a nature preserve and will not be developed. The sites along Bergen Road are vacant, but may develop in the future. They are zoned PD by the annexation Ordinance 83-03, and it appears that General TC uses would be allowed.
3. The conditions do not generally apply to other property in the vicinity;
  - The applicant states that the site is isolated and surrounded by nature preserves.
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 that due to the isolated location of the site, the restrictions on sign size prohibit visibility from the interstate.
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 that the proposed sign will not hinder any other property's signage and that the isolated location will not create excessive noise, light, traffic, or late night activity.
  - Staff notes the sign is listed as being externally illuminated.
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.
- The applicant states that the increase in height and size is necessary to clear the trees and provide visibility from the interstate from both directions.
  - Staff notes that the site is behind a screen of vegetation along I-20.
  - The proposed sign is 10'6" x 36' (378 sq ft) and 70+ feet in height.
  - A typical interstate/highway billboard is typically approximately 10'x 30' (300 sq ft) to 14' x 48' (672 sq ft) (Source: Capital Outdoor and Lamar Advertising) and from 20' to over 100' in height. Billboards are not allowed in the City limits.
  - The maximum square footage allowed is 100 square feet for all signs or 1 square foot per linear frontage, whichever is less. Depending on wall signage requested for the building, the amount allowed for the freestanding sign may be less than 100 sq ft. The maximum height is 25'. The total signage allowed (all signage, wall + freestanding signs) is 300 sq ft or 10% of gross floor square footage, whichever is less.
  - Setbacks are 5' from the front and 10' from side setback lines. These do not appear to be an issue, however, it should be placed where the sign structure does not overhang the right-of-way line. Staff notes there is an overhead power line along Bergen Road; the sign must not interfere with this line.
  - The stated use is an insulation warehouse without a retail or office component.
  - Electronic readerboard signs are allowed but cannot exceed 50% of the sign area. The request does not specifically request an electronic readerboard, but it would not be prohibited.
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.
    - Signs are allowed in commercial zoning districts.
  - 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 location and circumstances of the property warrant the variance request.
  - Staff has noted concerns above.
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.
  - This variance, if granted, will apply only to this property and the sign details as submitted. Square footage and height limits should be specified by the Board.
  - The Board would be unable to condition the property to limit advertisement to the business on premise due to recent court cases.
  - Staff recommends limiting any electronic readerboard portions to no more than 50% of the maximum square footage allowed, which would be 50 sq ft. The sign would be expected to follow all the regulated colors, refresh and other regulations of the sign code.
  - Staff is open to any other conditions.

## SECTION 7: ATTACHMENTS

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

cc. Ethan Gaskins, VP of Insulation by Cohen's, LLC; [ethan@insulationbycohens.com](mailto:ethan@insulationbycohens.com)



Proposed New Sign Location

Subject Parcel

MARTINTOWN  
MARTINTOWN

I20WBEX10N

INTERSTATE 20

I20EBEX10FF

INTERSTATE 20

BERGEN

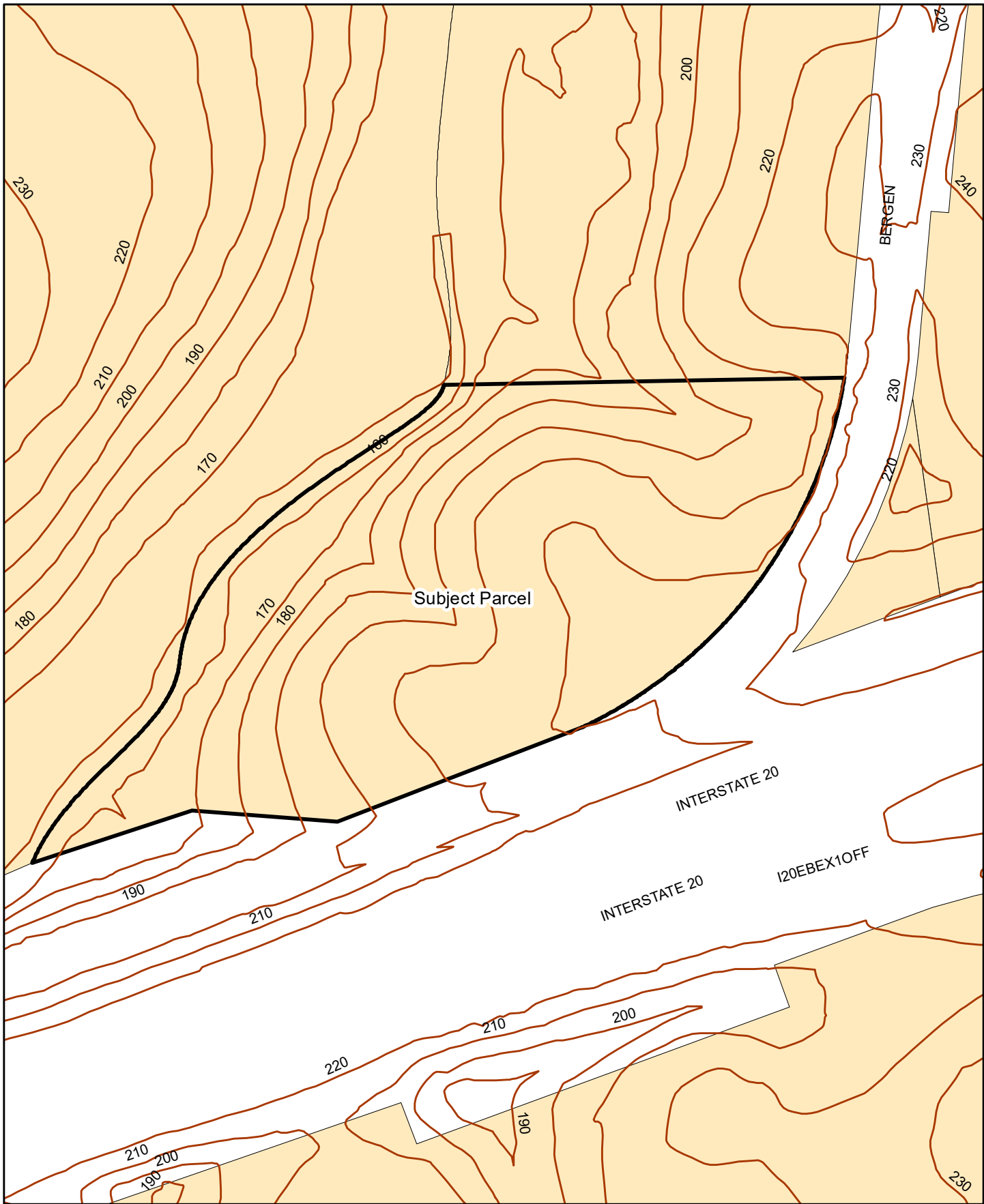
310 155 0 310 Feet



Aerial Map  
Application ZV20-005  
Insulation by Cohen's Sign  
154 W. Bergen Rd.  
TPN 001-19-01-001

Date: 6/29/2020

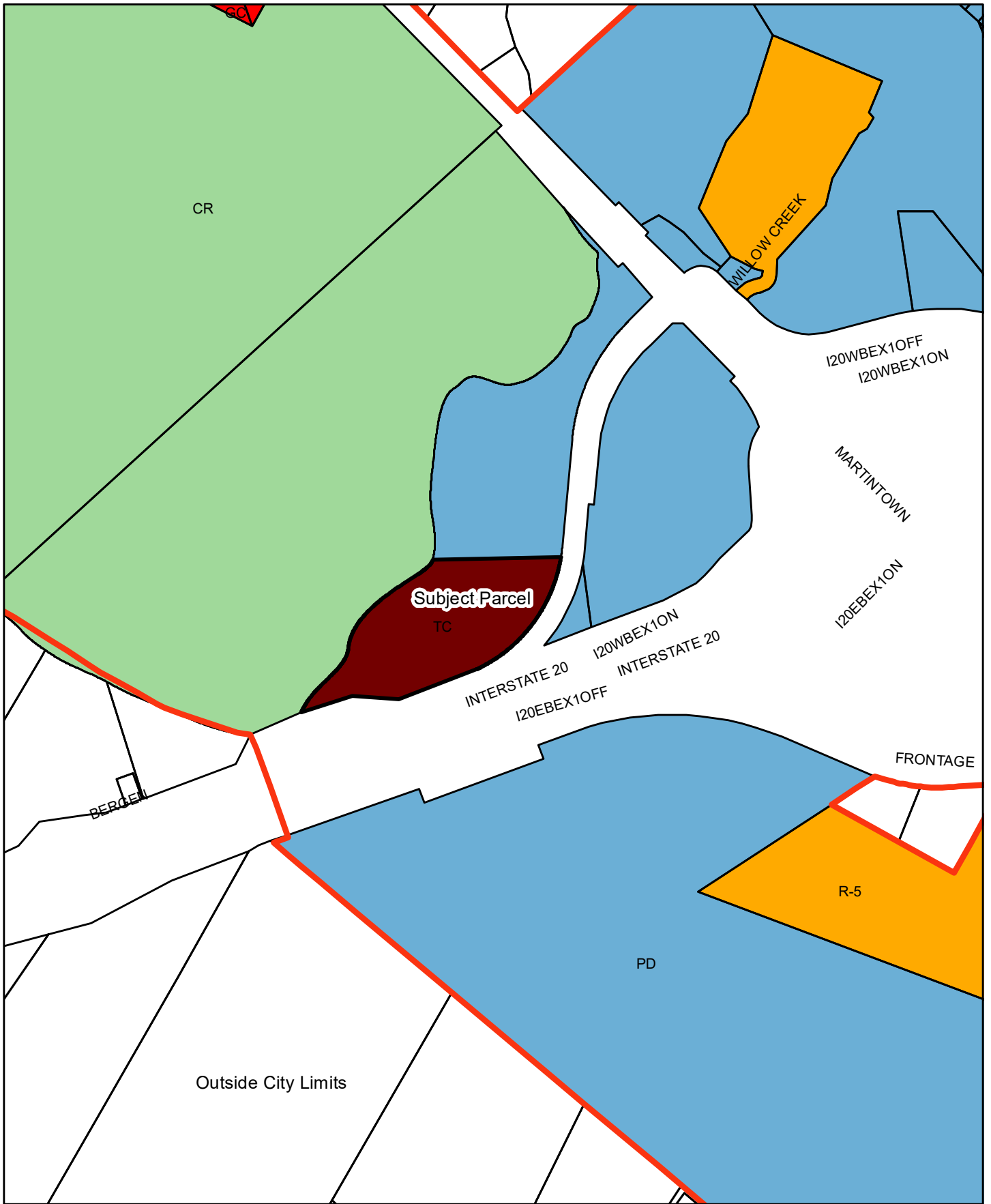




Topography Map  
Application ZV20-005  
Insulation by Cohen's Sign  
154 W. Bergen Rd.  
TPN 001-19-01-001

Date: 6/29/2020

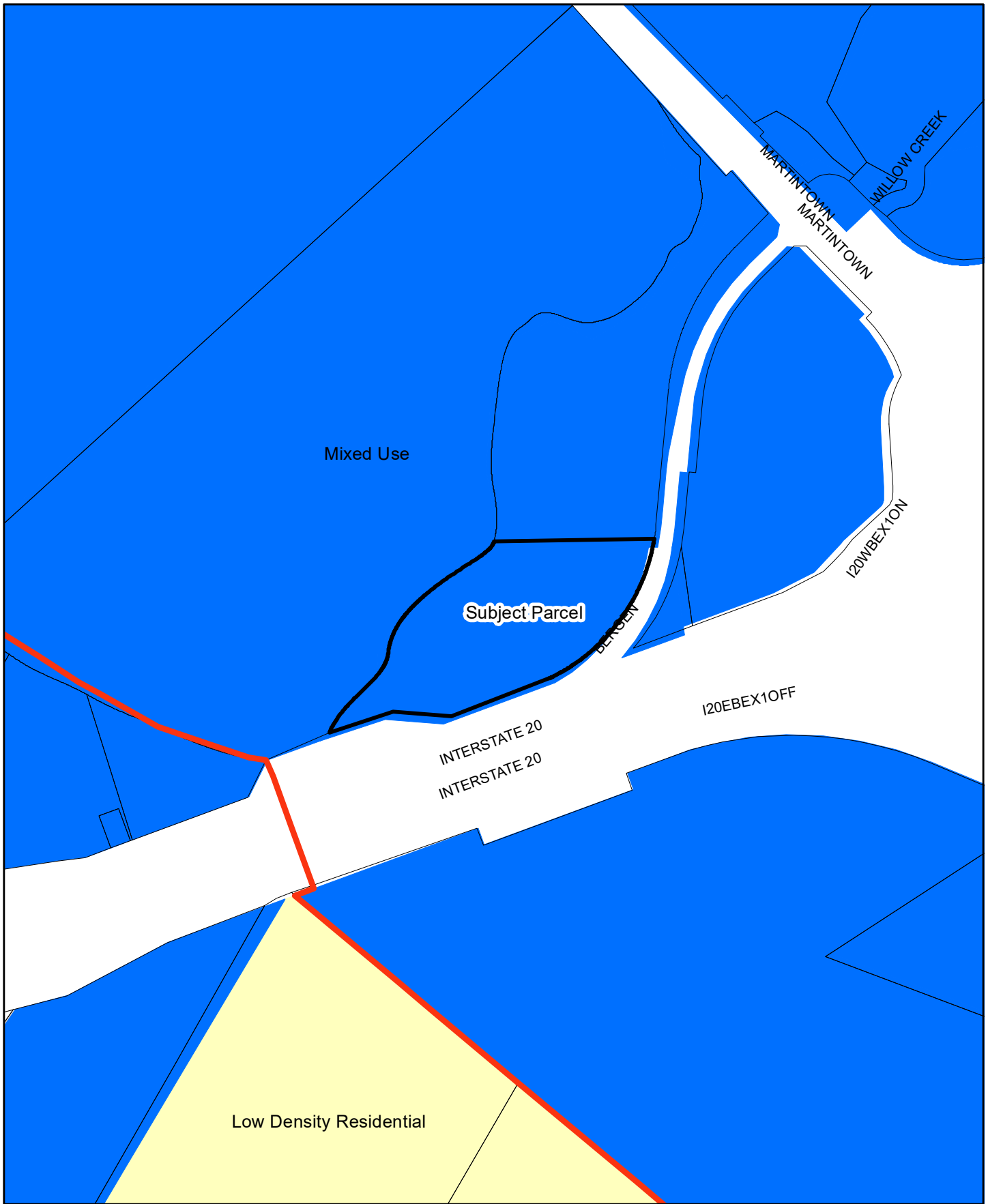




Zoning Map  
 Application ZV20-005  
 Insulation by Cohen's Sign  
 154 W. Bergen Rd.  
 TPN 001-19-01-001

Date: 6/29/2020





410 205 0 410 Feet



Future Land Use Map  
Application ZV20-005  
Insulation by Cohen's Sign  
154 W. Bergen Rd.  
TPN 001-19-01-001

Date: 6/29/2020







Proposed sign location



Proposed  
sign location

Buffer along  
interstate to  
remain



60 ft sign  
height

18 ft  
building  
height

\*not to scale



June 22, 2020

RE: A request by Insulation by Cohen's to allow for a 60 ft tall, 382 sf sign. The proposed sign exceeds the maximum size and height permitted in the Thoroughfare Commercial zoning district per Article 13, Signs, Table 13-2 and Section 13.8.3.p.i.d. of Article 13. The application affects a ±6.06 acre portion of Tax Parcel Number 001-19-01-001 located at 154 Bergen Rd. zoned TC, Thoroughfare 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:

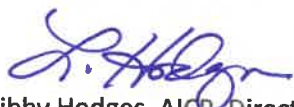
The Department of Planning and Development has received a request by Insulation by Cohen's to allow for a 60 ft tall, 382 sf sign. The proposed sign exceeds the maximum size and height permitted in the Thoroughfare Commercial zoning district per Article 13, Signs, Table 13-2 and Section 13.8.3.p.i.d. of Article 13. The application affects a ±6.06 acre portion of Tax Parcel Number 001-19-01-001 located at 154 Bergen Rd. zoned TC, Thoroughfare Commercial. 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 June 24, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at 7:00 PM on Thursday, July 9, 2020, in the Council Chambers, 3rd floor, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina. Following the public hearing, the Board of Zoning Appeals will consider and decide on the application.

Documents related to the application will be available for review after July 2, 2020, in the offices of the Department of Planning and Development, on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugusta.net](http://www.northaugusta.net). Residents and property owners interested in expressing a view on these cases are encouraged to attend or provide comments via email to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221. **Due to COVID-19, please visit [www.northaugusta.net](http://www.northaugusta.net) for any updates to meeting format, location or procedures prior to the meeting.**

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

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 July 9, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV20-001** -- A request by Victory Baptist Church to allow for an 18 ft tall, 75 sq ft sign with electronic reader board. These signs are prohibited in residential zoning districts per Table 13-1 and Section 13.8.3.I. of Article 13, Signs of the North Augusta Development Code. The application affects a ±11.62 acre portion of Tax Parcel Numbers 006-13-09-023 and 006-13-09-026 located at 620 and 628 W. Martintown Rd. zoned R-14, Large Lot Single-Family Residential.

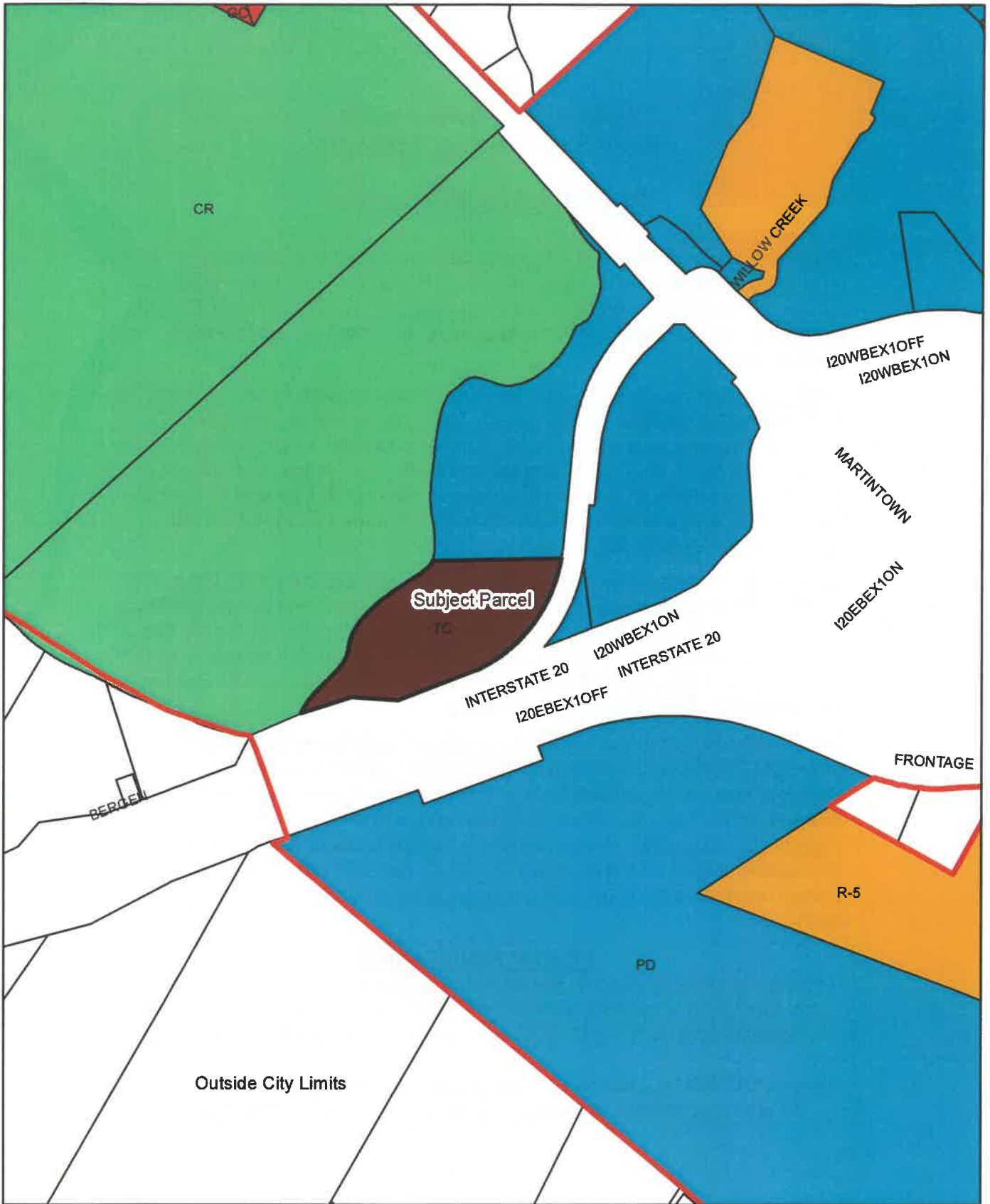
**ZV20-005** – A request by Insulation by Cohen’s to allow for a 60 ft tall, 382 sf sign. The proposed sign exceeds the maximum size and height permitted in the Thoroughfare Commercial zoning district per Article 13, Signs, Table 13-2 and Section 13.8.3.p.i.d. of Article 13. The application affects a ±6.06 acre portion of Tax Parcel Number 001-19-01-001 located at 154 Bergen Rd. zoned TC, Thoroughfare Commercial.

Documents related to the applications will be available for public inspection after July 2, 2020 in the offices of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugusta.net](http://www.northaugusta.net). All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221.

**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.

**Due to COVID-19, please visit [www.northaugusta.net](http://www.northaugusta.net) for any updates to meeting format, location or procedures prior to the meeting.**



520 260 0 520 Feet



**Zoning Map**  
**Application ZV20-005**  
**Insulation by Cohen's Sign**  
**154 Bergen Rd.**  
**TPN 001-19-01-001**

Date: 6/17/2020



# Notice of Appeal

Please type or print all information



### Staff Use Only

Application Number ZV20-005 Date Received 06-16-20  
Review Fee \$200 Date Paid \_\_\_\_\_

- Project Name Insulation by Cohen's - Proposed Sign.  
Project Address/Location 154 Bergen Rd W  
Total Project Acreage 6.1 Acres Current Zoning TC  
Tax Parcel Number(s) 001 19 01 001
- Applicant/Owner Name Insulation by Cohen's Applicant Phone 843-906-8579  
Mailing Address 1415 Old Hwy 52  
City Moncks Corner ST SC Zip 29461 Email ethan@insulationbycohens.com
- 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)
- Engineer/Architect/Surveyor None License No. \_\_\_\_\_  
Firm Name \_\_\_\_\_ Firm Phone \_\_\_\_\_  
Firm Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_
- 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
- 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.

Ethan Gaslins  
Applicant or Designated Agent Signature

06/15/2020  
Date

Ethan Gaslins  
Print Applicant or Agent Name



/

**INSULATION BY COHEN'S LLC;  
1415 OLD HWY 52  
MONCKS CORNER, SC 29461**

---

**843-761-6587 OFFICE 843-761-3475 FAX**

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**To Whom It May Concern:**

Insulation by Cohen's LLC requests a variance pertaining to Article 13, Signs which states that in Throughfare Commercial (TC) zoned properties any freestanding signs are a maximum of 25' height and 100 sf in size.

Insulation by Cohen's request a variance to allow for the placement of a freestanding sign that is 60' in height and 382 sf in size.

Although this is considerably bigger than allowable under Article 13, Signs in TC Zoned properties we feel that the location and circumstances of the property warrant a variance request.

1. The property is isolated on the outskirts of the City of North Augusta. If you view the map attached there is a similar sign structure used for Advertisement outside the city limits but only a few hundred feet from the proposed sign location.
2. The property sits over 20' below I-20. Due to the size of the trees lining the Interstate the visibility of a 25' sign would be significantly hindered and is not high enough to be seen. Our sign expert recommends 60' to be able to clear the trees and have visibility from the Interstate driving from both directions now and in the future as the trees continue to grow.
3. Due to the sign being so high in the air and being on a major interstate we feel that 100 sf is insufficient enough to be seen and clearly read from the interstate. This property gives us the opportunity to clearly advertise our brand along a major highway on both sides. Having the proper height of the sign to clear the trees while not making it big enough to be easily legible to motorists creates a hardship on our business.
4. There is not through traffic on Bergen Rd W. This is an isolated road with only one other existing structure on it. Due to the lack of traffic our only purpose of a sign would be to reach motorists traveling on I-20.
5. Furthermore, our property is surrounded by a nature preserve which ensures that we will not be blocking or hindering anyone else's signage in the future

behind us. This preserve as well as the topography and creek to our back all but assures that we will be the only property developed on the road now and in the future. This isolation is unique to the City and increases the need for visible signage to property advertise our business to the public in the CSRA.

6. Insulation by Cohen's also feels that a commitment and restriction of this sign to only be used as a premise signage for our own advertisement and not to ever be used as a leased out advertisement sign is a strong voluntary condition to impose on this variance as it will be more respectful of the spirit of Article 13, Signs while still allowing us the visibility to properly advertise our brand to all motorists driving through Augusta.

We feel that our location outside of the developed section of the City of N Augusta and more on the outskirts of the city while on a frontage road yields a strong argument for the granting of a variance as this is not a typical location inside City limit but a unique circumstance. A sign that complies with Article 13, Signs would not be visible from the Interstate over the foliage nor safely noticeable and legible to a vehicle traveling at a high rate of speed.

Thanks,

A handwritten signature in blue ink, appearing to read 'Ethan Gaskins', followed by a horizontal line.

Ethan Gaskins  
Vice President - Insulation by Cohen's LLC



existing advertise.  
sign outside city  
limits

location of proposed  
Insulation by Cohen's  
Premise Sign.

**Sign and Master Signage Plan  
Zoning Review Application  
North Augusta Development Code Article 13**



Type of Review Requested:

Freestanding   [ ] Wall   [ ] Master Signage Plan   [ ] Sign Re-facing   [ ] Other

**Please complete both pages of this application.**

- All fees must be paid prior to issuance of any approval.
- Approval of this application does not include permission to install the sign if any Building or Electrical permits are required. Building Standards may be contacted at (803) 441-4223 or (803) 441-4227.

**Applications may be submitted in person or by mail, fax, or email:**

100 Georgia Avenue  
PO Box 6400  
North Augusta, SC 29861  
Email: [planning@northaugusta.net](mailto:planning@northaugusta.net)  
Phone: 803-441-4221 Fax: 803-441-4232

**Submittal Requirements**

Master Signage Plan :

- A Master Signage Plan is required for Shopping Centers permitted after January 1, 2020, or for additional Construction Signage as allowed in NADC Article 13
- A Master Signage Plan may be submitted and approved with any site plan or plat, or individually, and must be approved prior to the issuance of any sign permit when required
- A Master Signage Plan may be revised at any time, however, any revised plan must meet the requirements of the code in force at the time of the revision
- Show or outline each suite, building, and its associated façade square footages and allowed square footages
- The total square footage and placement allowed for each suite and/or individual building within the development for freestanding signage
- The total square footages and placement allowed for each suite and/or individual building within the development for wall signage
- Materials
- Illumination

Wall Signs:

- Elevations of building wall where sign will be placed showing square footage
- Location of proposed signs, drawn to scale, on the wall (include appropriate dimensions)
- Sign dimensions, including dimensions of individual letters and graphics

Freestanding Signs:

- Sign dimensions, including dimensions of individual letters and graphics
- A site plan showing the location and dimensions of boundary lines, easements, required yards and setbacks, and the location of existing buildings and structures (including any existing sign structures)
- Clearly marked distances between monument sign and property lines and structures

Owner Information

Owner Name: Insulation by Cohen's LLC  
Address: 1415 Old Hwy 52, Moncks Corner, SC, 29461  
Phone: 843-906-8579 Email: ethan@insulationbycohens.com

Applicant Information

Applicant Name: Ethan Gashins Date: 06/15/2020  
Address: 1415 Old Hwy 52, Moncks Corner, SC, 29461  
Phone: 843-906-8579 Email: ethan@insulationbycohens.com

The applicant hereby certifies that he/she is authorized to make this application and that all the information contained on this application is true and correct to the best of his/her knowledge. Any sign installed in violation of this application will be subject to code enforcement as specified in the North Augusta Municipal Code.

Signature/Title:  UP

Property and Project Information

Project Location:  
Parcel(s): 001 19 01 001  
Zoning: TC

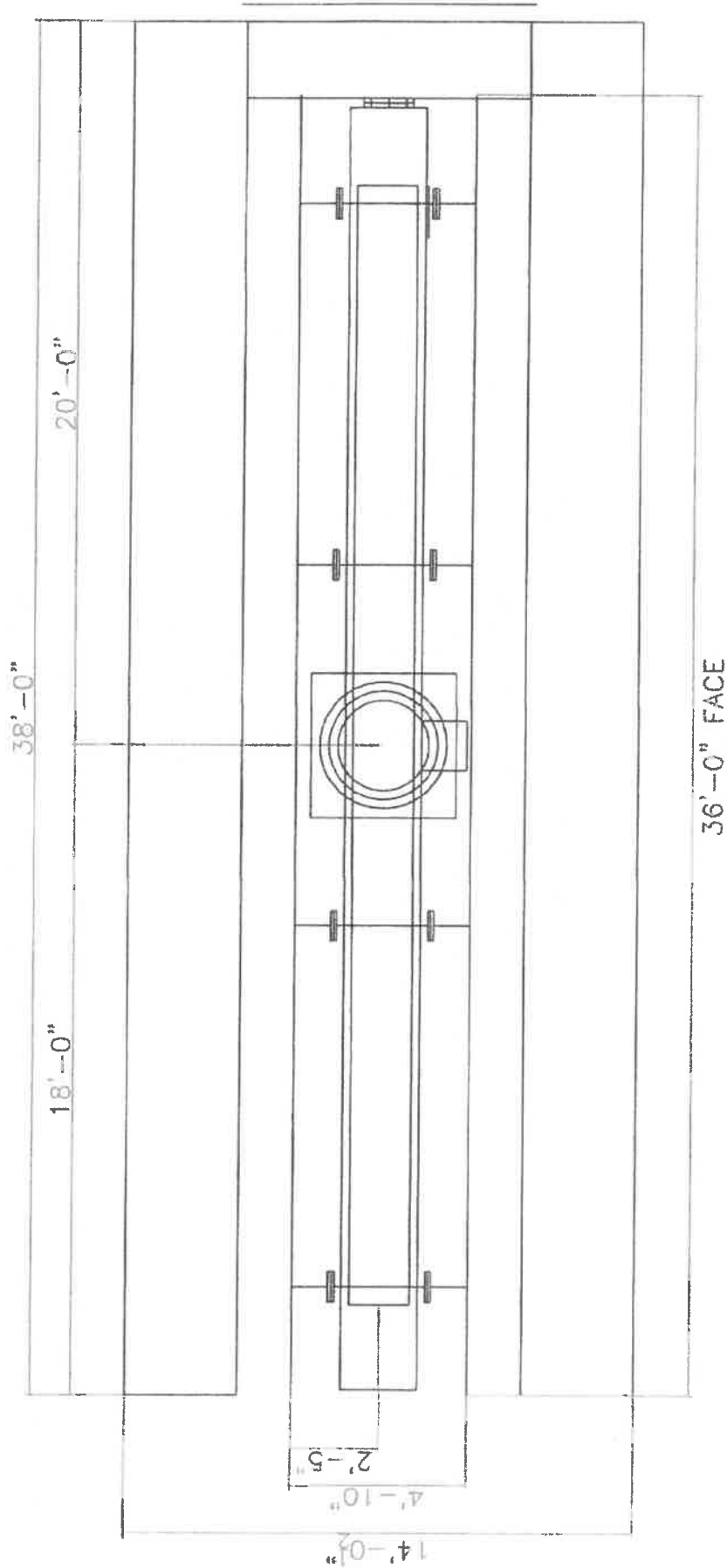
Illumination:  Internal  External  No Illumination  
Does this project require a separate Building, Electrical or other Permit  Yes  No  
Is this project subject to a Master Signage Plan?  Yes  No

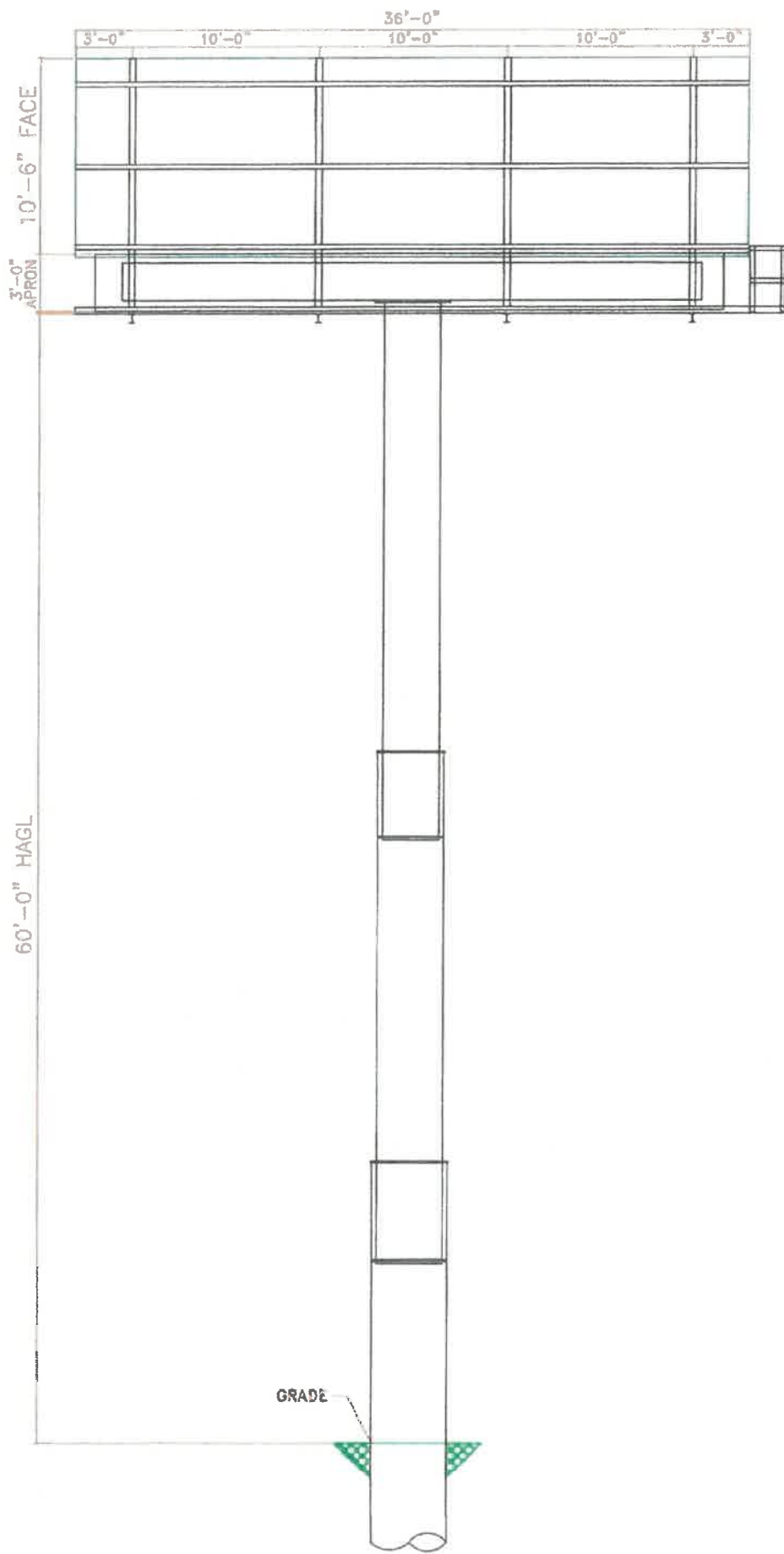
Staff Use Only

Date Received: \_\_\_\_\_ Fee: \_\_\_\_\_ Permit #: SN20-016

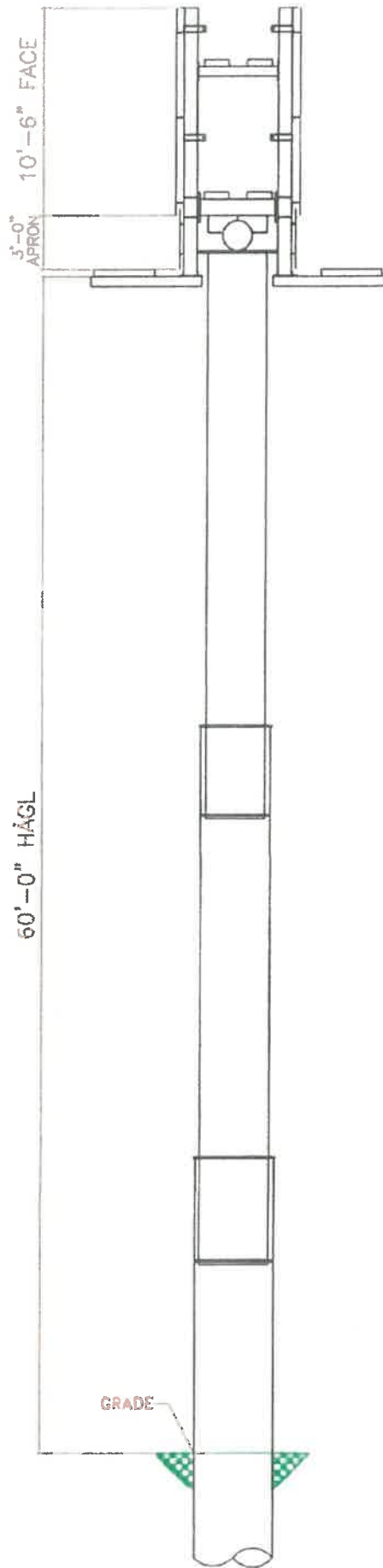
Approved/Denied: \_\_\_\_\_ Date: \_\_\_\_\_











36'

*insulation by*



**843-761-6587**

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