

Board of Zoning Appeals



Minutes of the Thursday, July 9, 2020 Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Jim Newman

Kathie Stallworth

Kevin Scaggs

Lynn Stenbridge

1. **Call to Order** – The regular meeting of July 9, 2020, having been duly publicized, was called to order by Chairman Wesley Summers at 7:00 p.m.
2. **Roll Call** – Board members present were Chairman Summers, Board members Jim Newman, Kathie Stallworth, and Lynn Stenbridge. Board member Kevin Scaggs was absent. Also in attendance were Libby Hodges, Director, Department of Planning & Development, Ethan Gaskins, and members of the public.
3. **Approval of Minutes** – Board member Kathie Stallworth moved that the minutes of the June 11, 2020 regular meeting be approved as written. Board member Jim Newman seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **Application 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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV20-001

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:03 p.m.

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

Mrs. Hodges summarized the case and explained that the requested sign is exceeding the height and the size allowed. She said the purpose of this hearing would be to allow that sign in the Residential Zoning District.

Chairman Summers questioned if a text amendment for signs had been presented to City Council. Mrs. Hodges replied they received the report this past meeting but they have not voted on it yet. Mr. Summers asked Mrs. Hodges to give a description of the text amendment. Mrs. Hodges explained that Be Ye Holy Church put the text amendment forward to allow the electronic readerboards in a residential district for certain non-residential uses that are allowed in a residential district.

Chairman Summers suggested that the Board could table this request, for a month or so, to allow Council to take this under advisement and the applicant would not have to have a variance if it passes. Mr. Summers explained that if Council passes the amendment, and the Board turns the variance down at this meeting, they will have to wait a year to reapply.

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

Mr. Newman stated that in 2006 a variance was granted for the current sign and location and questioned if it is known that what is required is much smaller than what they have now.

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

Chairman Williams closed the public hearing at 7:18 p.m.

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

Board Member Kathie Stallworth made a motion to table Application ZV20-001 a request by Victory Baptist Church to allow for an 18 ft tall, 75 sq ft sign with electronic reader board until City Council acts on Text Amendment. Mr. Jim Newman offered a second and the motion passed unanimously.

6. Application 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.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- b. **Consideration** – Application ZV20-005

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:20 p.m.

Chairman Summers asked if Mrs. Hodges had any information she would like to share. Mrs. Hodges summarized the case and the applicant request. Mrs. Hodges read comments submitted by the CSRLT Board of Directors requesting the sign not be approved.

Mr. Newman asked Mrs. Hodges if this is a typical size for a billboard and are we that strict on that stretch of I-20 that you cannot put one there. Mrs. Hodges replied that billboards range anywhere from 30'x13'x48' and there are some that are even larger than that. .

Chairman Summers questioned if technically this is the right size for a billboard. Mrs. Hodges replied that technically it would fall within the range of recognizable billboard sizes.

Mrs. Stenbridge questioned if some of the billboards that are in that location now are grandfathered in. Mrs. Hodges replied they are outside the city limits and those that are in the city limits are generally grandfathered in. She explained that at the time the prohibition for billboards was passed and there was a moratorium period in which people had time to take them down, but then there was a lawsuit and a few remain.

Mr. Ethan Gaskins, Vice President of Insulation by Cohen's, was sworn in by Chairman Summers. Mr. Gaskins stated that given the circumstances surrounding the property, I-20 is about 20 to 25-feet above them and there is zero-to-no traffic on Bergan Road West where they are building the facility, and feel that the size and height requirements of the sign that is required by Article 13 there would be almost no reason to put up a sign at all. He said there is no traffic coming through Bergan Road West and the only visibility they are going to get for advertising or visibility purposes is from the interstate. Mr. Gaskins said with the trees and the height of the berm a 60-foot sign is what is recommended.

Mr. Newman asked Mrs. Hodges if the text amendment would affect Mr. Gaskins. Mrs. Hodges replied no.

Chairman Summers requested clarification that a 300 square-foot sign on a 25-foot high pole could be put in place. Mrs. Hodges replied that the maximum square footage allowed would be 100-square feet for all signs or 1-square foot of linear foot of frontage, whichever is less. She said depending on how much wall signage they have requested it would be 300-square feet total for everything and 100-square feet for the free standing sign.

Chairman Summers asked Mr. Gaskin if he were planning on placing any signs on the building. Mr. Gaskins answered no.

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

Chairman Summers closed the public hearing at 7:27 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.

Mrs. Kathie Stallworth made a motion that Application 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 be approved with the following conditions:

1. The maximum pole height allowed is 50-feet with a maximum sign height of 63-feet above grade.
2. The sign area shall be limited to a maximum of 300-square feet.
3. No other signage shall be allowed on the property, including on the building.
4. Electronic readerboards shall not be allowed on any portion of the sign.
5. The sign must comply with all other requirements of Article 13, Signs.

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

7. Staff Report

Mrs. Hodges reminded the Board members to complete the required online training because she does not foresee any other training opportunities for this year.

Mrs. Hodges stated the Martintown Road Corridor Study is moving along and there have been some meetings with SCDOT and some of the surrounding developers.

Mrs. Hodges stated a contract was signed for the Development Code rewrite and it should take approximately sixteen months to complete.

- 2. Adjourn**-- With no objections, the meeting was adjourned at 7:40 p.m.

Respectfully Submitted,



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

Attached Public Comment

Board of Zoning Appeals Minutes
July 9, 2020 Regular Meeting
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From: CSRLT [<mailto:info@csrlt.org>]
Sent: Tuesday, June 30, 2020 2:01 PM
To: Hodges, Libby <LHodges@northaugusta.net>
Subject: Comment on ZV20-005 - Insulation by Cohens

Dear North Augusta Board of Zoning Appeals -

Today we received a letter in the mail regarding ZV20-005 made by Insulation by Cohens. The Land Trust's property (The Greystone Preserve) borders the subject parcel (006-13-09-023) on all sides except for its road frontage on Bergen Road. The Land Trust's property is zoned CR - Critical Areas - as it is a nature preserve, home to several rare and federally-endangered species, as well as miles of nature trails and an outdoor classroom. The nature trails, which are there for the public's enjoyment, follow Fox Creek along the border between our property and the subject parcel. A 60 foot tall, 382 square foot sign could significantly degrade the public's enjoyment of this critical natural area, dependent upon where the sign was located, its height, brightness/illumination level, and whether it could be seen from the nature preserve.

The landowner of the subject parcel, Ethan Gaskins, has been a good neighbor and very accommodating thus far in his development process, allowing endangered plants present on his property to be relocated to the Greystone Preserve ahead of his site preparation work, and indicating his intention to preserve a portion of this subject parcel to help protect the view and experience of visitors to the nature preserve. We hope that the location and makeup of the sign has similarly been considered for its overall impact prior to making this appeal to your Board.

We wish to provide comment regarding this zoning appeal, but first would like to request additional information regarding the sign and its proposed location. We understand that Mr. Gaskins has a business to run and must identify his business to the public via a sign. We do not wish to undermine his ability to conduct his business. However, we are charged first and foremost with being good stewards of the nature preserve which was donated for the public's benefit. We humbly request that the Board of Zoning Appeals not approve the establishment of a sign which by its size, height, or brightness/luminosity could be easily seen from the adjoining nature preserve until all alternatives can be evaluated. We are happy to participate in this process and to help find a solution that works for all parties.

Thank you very much for your time and consideration in this matter.

Sincerely,
CSRLT Board of Directors

Department of Planning and Development



Project Staff Report

ZV20-006 Bradleyville Townhomes

Prepared by: Kuleigh Baker

Meeting Date: September 10, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------------|--|
| Project Name | Bradleyville Townhomes |
| Applicant | JSMG Development |
| Engineer | Southern Partners, Inc. |
| Address/Location | South side of Bradleyville Road, East of Womrath Road |
| Parcel Numbers | 012-13-04-013 |
| Total Development Size | ± 5.6 acres |
| Existing Zoning | R-7 Small Lot, Single-Family Residential |
| Overlay | N/A |
| Variance Requested | Article 3, Zoning Districts; Table 3-3 Dimensional standards for the R-7, Small Lot, Single-Family Residential Zoning District; Item G: Minimum Lot Width (ft) |

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 August 26, 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 August 24, 2020. The property was posted with the required public notice on August 26, 2020.

SECTION 4: SITE HISTORY

The subject property has never been developed. There was a Major Subdivision Preliminary Plat submitted in 2007 for a project known as Bradleyville Place. The project was never approved.

SECTION 5: EXISTING SITE CONDITIONS

| | <u>Existing Land Use</u> | <u>Future Land Use</u> | <u>Zoning</u> |
|----------------|---------------------------|--------------------------|---|
| Subject Parcel | Vacant | High Density Residential | R-7, Small Lot, Single-Family Residential |
| North | Vacant | High Density Residential | R-5, Mixed Residential |
| South | Vacant | High Density Residential | R-7, Small Lot, Single-Family Residential |
| East | Vacant | High Density Residential | R-7, Small Lot, Single-Family Residential |
| West | Single-Family Residential | High Density Residential | R-7, Small Lot, Single-Family Residential |

Access – The site currently has access from Bradleyville Road.

Topography – The parcel slopes from north to South with the lowest elevations falling in the middle of the southern portion of the property.

Utilities – Water and wastewater lines are located along Bradleyville Road.

Floodplain – The parcel is not in a federally designated floodway.

Drainage Basin – The property is located in the Womrath Basin. The preliminary physical stream assessments for Womrath basin indicate that this stream channel is currently effective at transporting current loads of stormwater during heavy storm events. The Womrath Basin is impacted by activities outside the control of the SWMD where they occur outside the city limits. The SWMD will continue to monitor the basin and work with Aiken County and other entities that have authority to correct or resolve issues ongoing within the basin due to lower reaches being within the city.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The application is for a future townhome development located on Bradleyville Road.

The applicant requests a variance for ± 14 ft from the minimum lot width of 40 ft required by the North Augusta Development Code Article 3, Table 3-3, Dimensional Standards. The lot width requested for the project is ± 26 ft. to permit a typical townhome design.

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 40 ft minimum lot width is not practical for a fee-simple lot since the prototypical building dimensions for townhomes is 26 ft and that though the townhome use is allowed by zoning, the development is not practical on a 40 ft lot.

Staff notes that there are existing townhouse developments in the City limits on smaller lots but they are not necessarily subject to the same dimensional standards since the requirements vary by zoning district.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the topography and parcel shape do not allow for similar density with a 40 ft minimum lot width.

Staff notes that safety considerations for sight distance for driveways, landscaping and other obstructions are important in the review of the variance. The applicant did not provide a site sketch or typical lot layout for review at this time.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states other properties in the area have been developed with townhome lots at 26 ft wide with flatter topography.

Staff notes that there are existing townhouse developments within the City limits that have narrower lot widths but acknowledges that each zoning district has its own requirements with several zoning districts having no minimums.

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 40 ft minimum lot width is not compatible with the 15 ft minimum lot frontage requirement and that enforcement of the 40 ft lot width prohibits a townhome development although allowed by zoning.

Staff notes the difference in lot frontage and lot width allows for lots on cul-de-sacs and lots that are not strictly rectangular in shape. The lot width is measured at the front setback line.

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 a detriment to adjacent properties since the density, landscaping, and other open space requirements will meet the requirements of the R-7 zoning.

Staff notes the surrounding properties are residential at varying densities.

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.
 - Townhomes are permitted in the R-7, Small Lot, Single-Family Residential 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.

Staff notes that the requirements of the minimum lot width are imposed by the North Augusta Development Code for the R-7 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.

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 notes the approval is subject to Major Subdivision Preliminary Plat review and approval by the Planning Commission and that plans submitted will be required to meet all other requirements of the North Augusta Development Code. The applicant has not provided a plan for review at this time.

SECTION 7: ATTACHMENTS

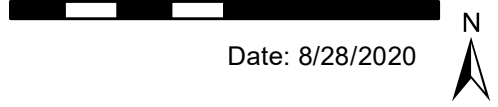
- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Public Notice
- 6) Application Materials

cc. JSMG Development; jsmgdevelopment@gmail.com
Philip Green, Southern Partners, Inc.; pgreen@southernpartners.net

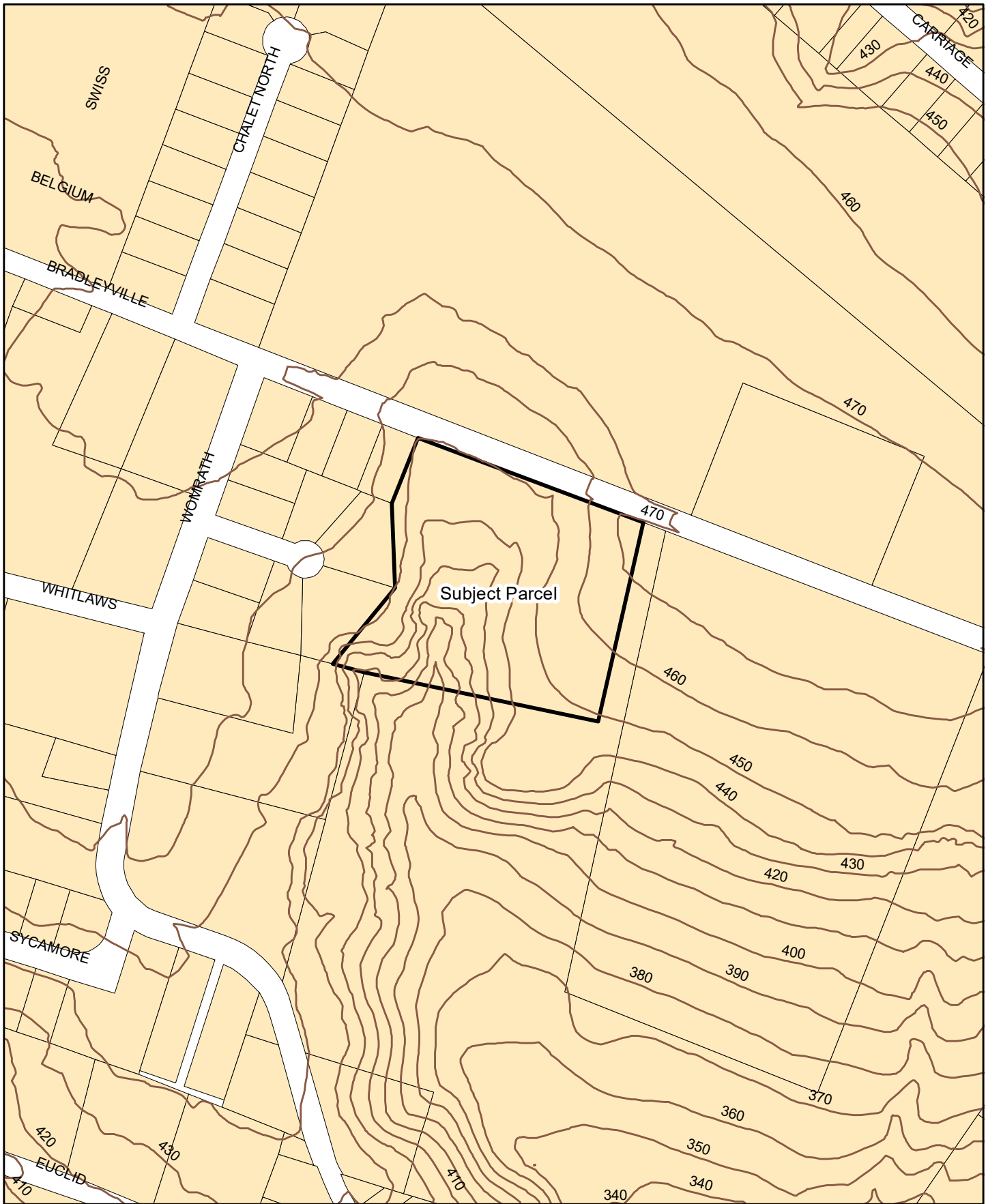


Aerial Map
Application ZV20-006
TPN 012-13-04-013
Approximately 5.63 ac
Zoned R-7, Small Lot
Single-Family Residential

310 155 0 310 Feet

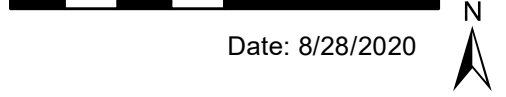


Date: 8/28/2020

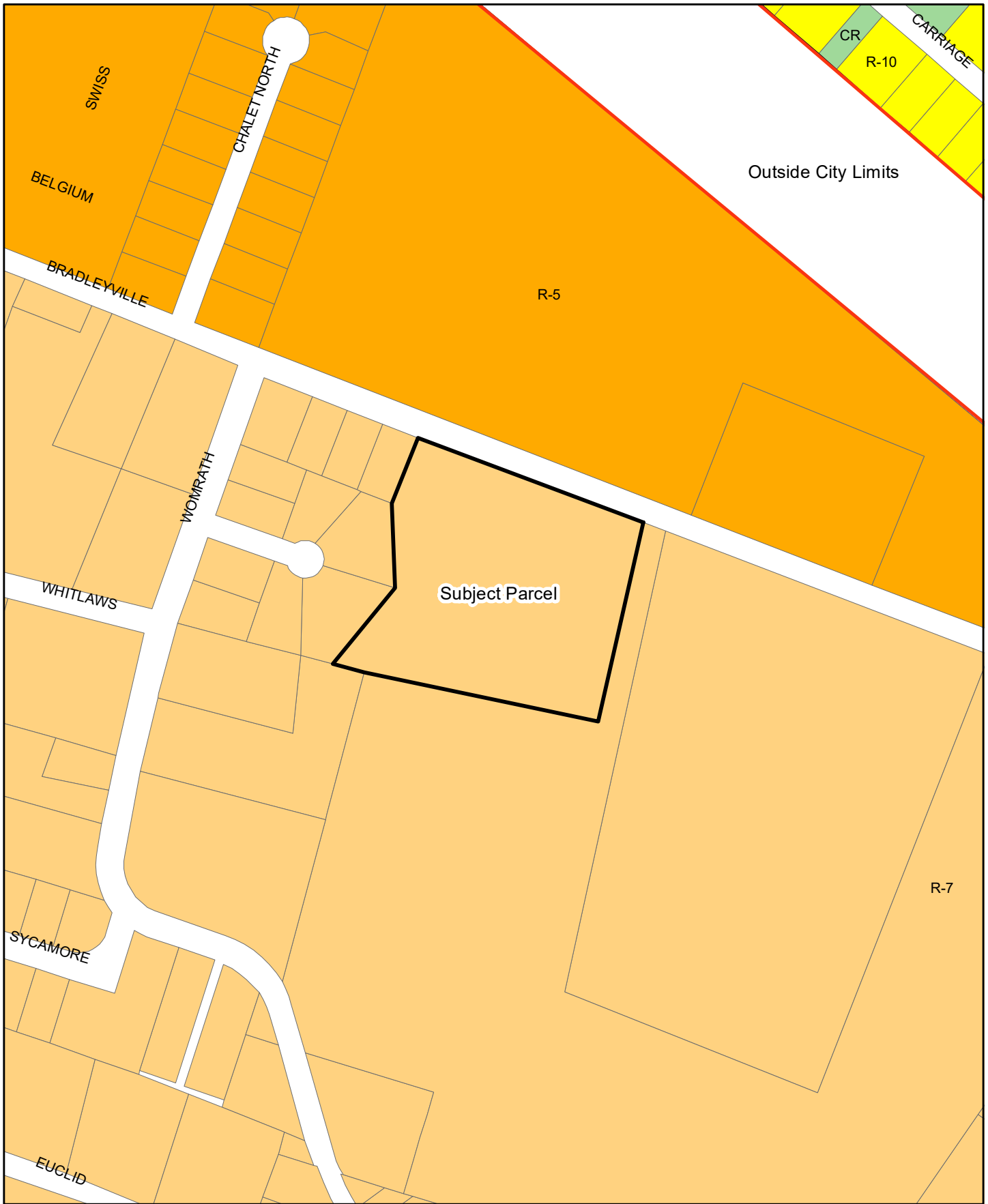


Topography Map
Application ZV20-006
TPN 012-13-04-013
Approximately 5.63 ac
Zoned R-7, Small Lot
Single-Family Residential

310 155 0 310 Feet



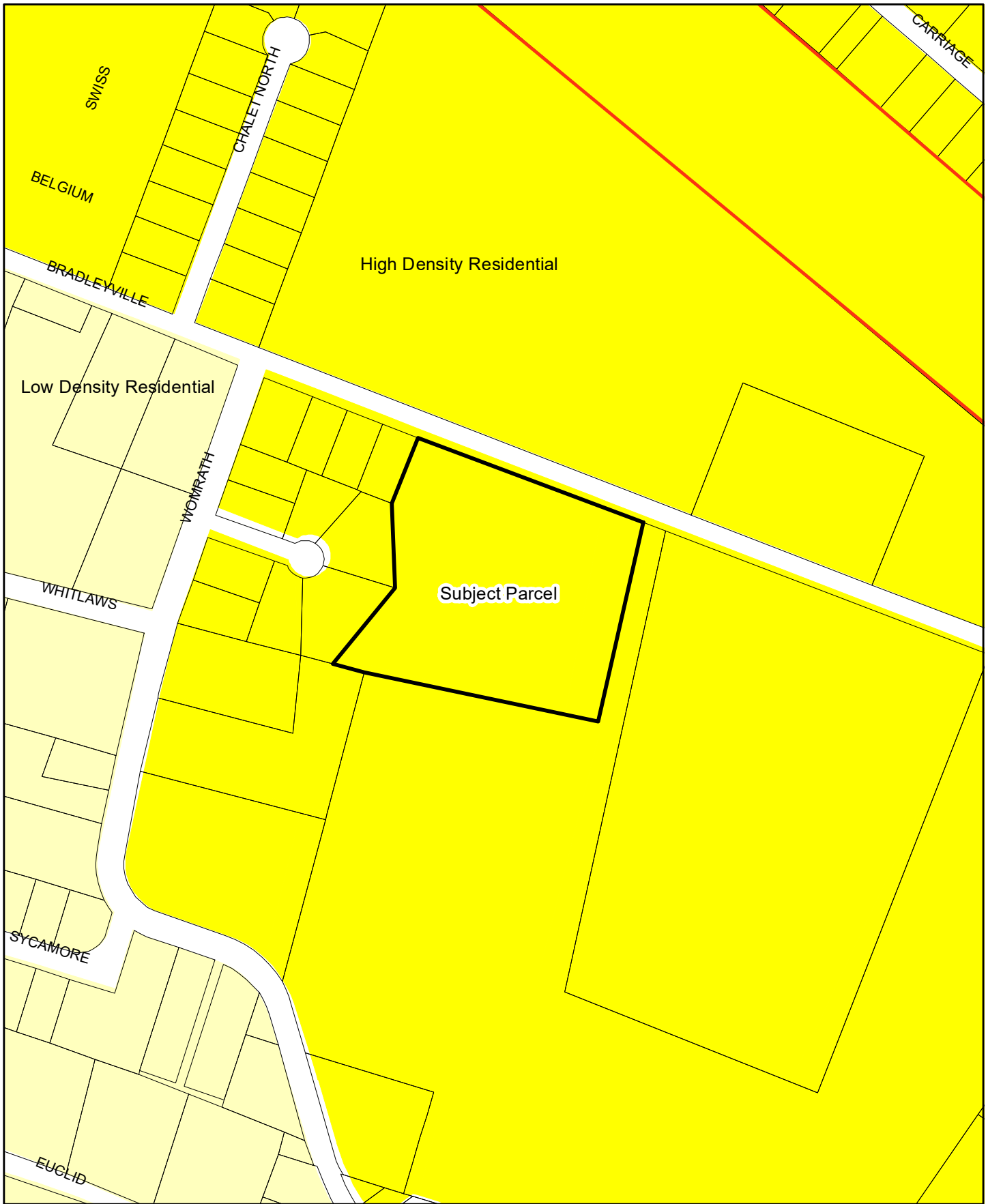
Date: 8/28/2020



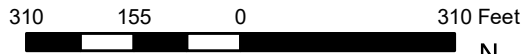
Zoning Map
 Application ZV20-006
 TPN 012-13-04-013
 Approximately 5.63 ac
 Zoned R-7, Small Lot
 Single-Family Residential



Date: 8/20/2020



Future Land Use Map
Application ZV20-006
TPN 012-13-04-013
Approximately 5.63 ac
Zoned R-7, Small Lot
Single-Family Residential



Date: 8/28/2020



August 24, 2020

RE: A request by JSMG Development to allow lot widths less than the minimum permitted in the R-7, Small-Lot Single-Family Residential zoning district by North Augusta Development Code Table 3-3, Dimensional Standards. The request affects a proposed townhome development on ±5.63 acres, TPN 012-13-04-013.

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 JSMG Development to allow lot widths less than the minimum permitted in the R-7, Small-Lot Single-Family Residential zoning district by North Augusta Development Code Table 3-3, Dimensional Standards. The request affects a proposed townhome development on ±5.63 acres, TPN 012-13-04-013. 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 August 26, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at 7:00 PM on Thursday, September 10, 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 September 3, 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. 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, or by phone at 803-441-4221.

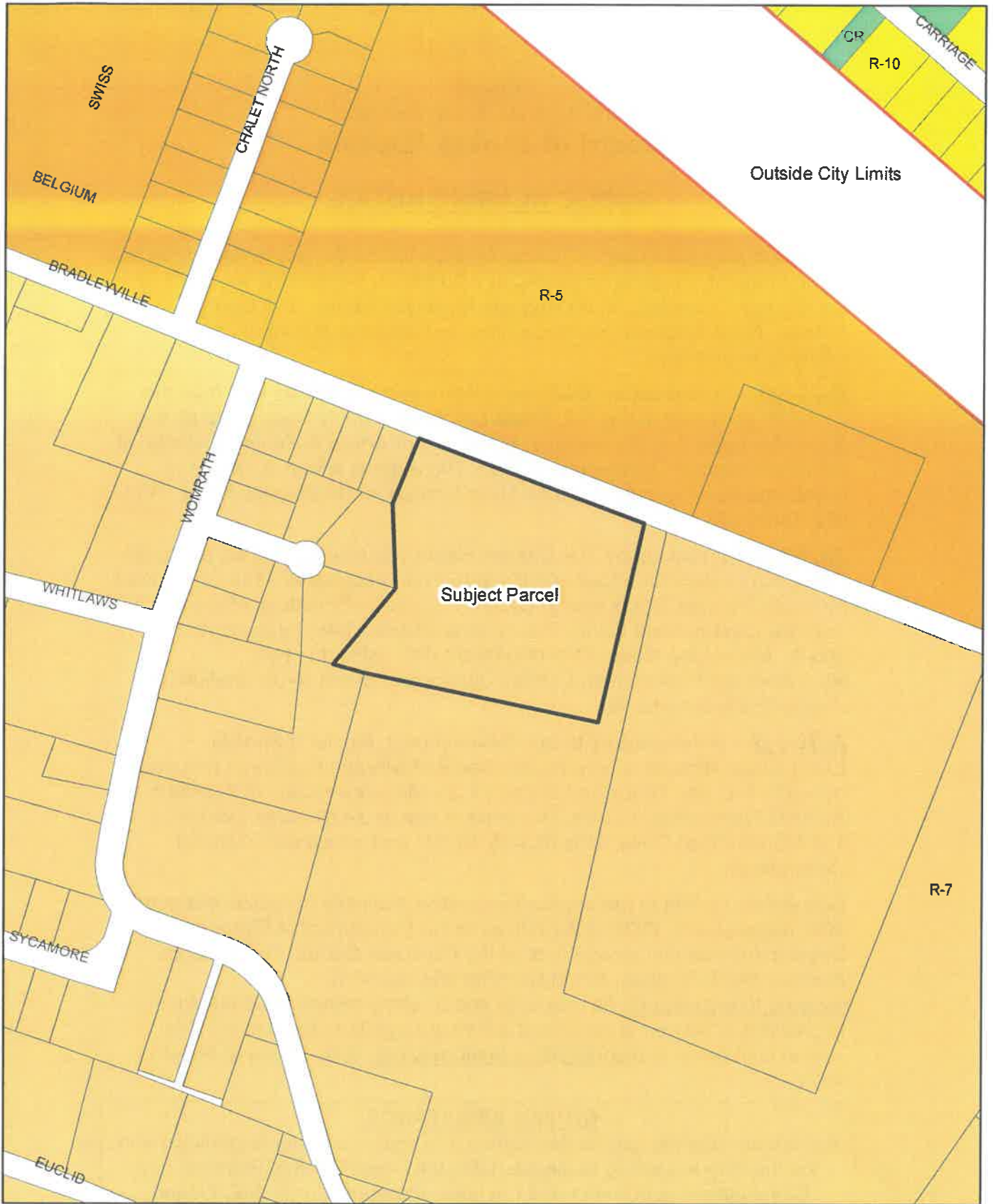
Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

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



Zoning Map
Application ZV20-006
TPN 012-13-04-013
Approximately 5.63 ac
Zoned R-7, Small Lot
Single-Family Residential

310 155 0 310 Feet



Date: 8/20/2020



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 September 10, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV20-006 -- A request by JSMG Development for lot widths less than the minimum permitted in the R-7, Small-Lot Single-Family Residential zoning district by Table 3-3, Dimensional Standards of Article 3, Zoning Districts, of the North Augusta Development Code. The request affects a proposed townhome development on ±5.63 acres located on Bradleyville Road, TPN 012-13-04-013.

ZE20-001 – A request by The Charles Hammond House, LLC for a Special Exception to allow for a Bed and Breakfast and associated uses as required by Table 3-2, Use Matrix and Section 4.7, Bed and Breakfast, of the North Augusta Development Code. The request affects ±1.46 acres located at 908 W. Martintown Road, TPN 006-09-03-002, within the NP, Neighborhood Preservation Overlay District and zoned R-10, Medium Lot, Single-Family Residential.

ZE20-002 – A request by Storage Development, Inc. for a Special Exception to allow for a Mini Warehouse/Self-Storage Facility as required by Table 3-2, Use Matrix and Section 4.23, Miniwarehouses of the North Augusta Development Code. The request affects ±4.61 acres located at 108 Market Plaza Drive, TPN 010-18-10-001 and zoned GC, General Commercial.

Documents related to the applications will be available for public inspection after September 3, 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. 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, 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 for any updates to meeting format, location or procedures prior to the meeting.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2E20-006

Date Received 8/10/20

Review Fee \$200

Date Paid 8/10/2020

1. Project Name Bradleyville Townhomes

Project Address/Location 350' east of Womrath Road on the south side of Bradleyville Road

Total Project Acreage 5.6 ac Current Zoning R-7

Tax Parcel Number(s) 012-13-04-013

2. Applicant/Owner Name JSMG Development Applicant Phone 706-294-1511

Mailing Address 1030 Jimmy Dyess Pkwy #1

City Augusta ST GA Zip 30909 Email jsmgdevelopment@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 Philip R Green, P.E. License No. 20074

Firm Name Southern Partners, Inc. Firm Phone 706-855-6000

Firm Mailing Address 1233 Augusta West Parkway

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

Signature  Date August 10, 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

August 10, 2020
Date

Philip R Green, 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 ZE20-006

Date Received 8/10/2020

1. Project Name Bradleyville Townhomes

Project Address/Location 350' east Womrath Road on the south side of Bradleyville Road

Project Parcel Number(s) 012-13-04-013

2. Property Owner Name JSMG Development Owner Phone 706-294-1511

Mailing Address 1030 Jimmie Dyess Pkwy #1

City Augusta ST GA Zip 30909 Email jsmgdevelopment@gmail.com

3. Designated Agent Philip R Green, P.E.

Relationship to Owner Engineer

Firm Name Southern Partners, Inc Phone 706-855-6000

Agent's Mailing Address 1233 Augusta West Pkwy

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

Agent's Signature Philip R Green Date August 10, 2020

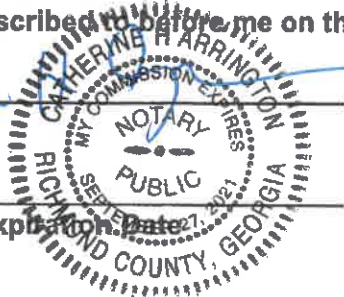
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature]
Owner Signature

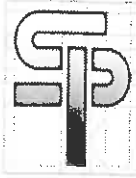
Aug 10, 2020
Date

5. Sworn and subscribed to before me on this 10th day of August, 2020.

[Signature]
Notary Public



Commission Expiration Date _____



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: Philip R. Green, PE – Southern Partners, Inc.
Project Designated Agent

Date: August 10, 2020

RE: Appeal request on parcel 012-13-04-013 for proposed 26' townhomes within R-7 zoning

The proposed project is located on the south side of Bradleyville Road approximately 350 feet east of the intersection of Womrath Road. This property is zoned R-7 which allows townhome development by right. However, the minimum lot width as defined by Code is 40'. Typically townhomes are less than 40' in width and this request is to reduce the minimum lot width to 26' to accommodate a typical townhome. Below is the requested appeal including the section(s) of the North Augusta Development Code and pertinent supporting documents.

1) 3.5.7.6 Dimensional Standards in Base Zoning Districts *TABLE 3-3: Minimum Lot Width – 40'*

The North Augusta Development Code requires a 40' minimum lot width with no exceptions for townhome development, however the minimum lot frontage is listed at 15'. The minimum lot area is specifically exempted by note a. to the table. The proposed development as shown will divide the existing parcel into approximately 38 townhome lots

My client is requesting a variance from the 40' minimum 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 Lot Width 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 706-877-2551.

- i. *A description of the unnecessary hardship created by the requirements of the Development Code.* The proposed prototypical building dimensions for townhomes is 26' in width. Each townhome will be a fee simple lot and therefore the 40' minimum lot width is not practical. Although allowed by zoning, townhome development would not be practicable with the 40' lot width.
- j. *A description of any extraordinary or exceptional conditions unique to the property and how they relate to the appeal for the variance.* The topography and shape of the parcel does not allow for similar density with a 40' minimum lot width.

- k. An explanation of why the conditions do not generally apply to other property in the area. Other properties in the area been developed with townhome lots at 26' wide. Other properties in this area have flatter topography.
- l. A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property. The 40' minimum lot width is not compatible with the minimum lot frontage requirement of 15'. The enforcement of the 40' lot width essentially prohibits typical townhome development although allowed by zoning.
- 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 density, landscaping, and other open space will be adhered to for the R-7 zoning. This use is permitted by right within the R-7 zoning and will not be harmful to the character of the area. There are other townhome developments with 26' lot widths in this area.
- n. A list and explanation of any voluntary conditions on the variance to minimize any potential adverse impacts. This layout provides substantial open space and is below the maximum allowed density.

Department of Planning and Development



Project Staff Report

ZE20-001 Hammond House B&B

Prepared by: Kuleigh Baker

Meeting Date: September 10, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------|---|
| Project Name | The Charles Hammond House |
| Applicant | The Charles Hammond House, LLC |
| Representative | James O'Neal |
| Address/Location | 908 W. Martintown Rd. |
| Parcel Number | 006-09-03-002 |
| Zoning District | R-10, Medium Lot, Single-Family Residential |
| Overlay District | NP, Neighborhood Preservation |
| Future Land Use | Low Density Residential |
| Proposed Use | Bed & Breakfast/Event Rental |
| Parcel Size | ±1.46 acres |

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

North Augusta Development Code (NADC) Section 18.4.5.b establishes the application process for a special exception. Section 18.4.5.4.3 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

- a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.
- b. Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:
 1. That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev 12-1-08; Ord 2008-18)
 2. That the Special Exception will be in substantial harmony with the area in which it is to be located.

3. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.
 - c. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.

The Board of Zoning Appeals (BZA) shall approve the application, approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

SECTION 3: PUBLIC NOTICE

A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *The Star* and on the City's website, www.northaugusta.net, on Wednesday, August 26, 2020. A written notice of the special exception 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 Monday, August 24, 2020. The property was posted with the required public notice on Wednesday, August 26, 2020.

SECTION 4: SITE HISTORY

The Charles Hammond House was built circa 1775-1780 and is one of the oldest residences in North Augusta still existing. The North Augusta Development Code was adopted by City Council on December 17, 2007, effective January 1, 2008. At that time, the adopted zoning for the house was designated as R-10, Medium Lot, Single-Family Residential.

The applicant submitted a request to revise the text of North Augusta Development Code to permit bed & breakfasts as a permitted use in the R-10, Medium Lot, Single-Family Residential Zoning District in 2019. On January 6, 2020, City Council adopted Ordinance No. 2019-20 amending Article 3, Zoning Districts, Table 3-2, Use Matrix and Article 3, Section 4.7 of the North Augusta Development Code to allow for a process for bed & breakfasts to seek Special Exceptions.

SECTION 5: EXISTING CONDITIONS

| | Existing Land Use | Future Land Use | Existing Zoning |
|----------------|---------------------------|-------------------------|---|
| Subject Parcel | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| North | Cemetery | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| South | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |
| East | Single-Family Residential | Low Density Residential | R-14, Large Lot, Single-Family Residential |
| West | Single-Family Residential | Low Density Residential | R-10, Medium Lot, Single-Family Residential |

Access – The site currently has access from West Martintown Road.

Topography – The portion of the site that has been developed is relatively flat; however, there is a steep grade change from the street level up the driveway.

Utilities – The site has access to water and sewer lines from Martintown Road.

Floodplain and Environmental Conditions - The site is not within federally designated floodplain or wetlands. There are no environmentally sensitive areas currently identified within this project site in need of protection.

Drainage Basin – The Hammond House is located in the Pretty Run Basin, a large basin that drains older neighborhoods such as Lynnhurst, the North Augusta Greenway Trail along Bolin Road, Knollwood, Hammond Pond and associated neighborhoods near it. In addition, newer residential areas are drained to the Pretty Run basin including; the Rapids, Herron Cove, and others along Martintown Road and the North Augusta Greenway Trail. Pretty Run basin is located in a highly dense residential part of North Augusta. Overall sampling results indicate that the basin water quality in Pretty Run Basin is low. 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.

Contamination in Pretty Run creek is from urban runoff (includes pet waste), leaking sewers, and possibly failing septic systems.

SECTION 6: STAFF ANALYSIS

Bed and Breakfasts are permitted only as Special Exceptions in the R-10, Medium Lot, Single-Family Residential Zoning District

A portion of Table 3-2, Use Matrix:

Key: "P" means permitted as of right, as a primary or an accessory use, "S" means permitted only as a Special Exception, "C" means permitted as a Conditional Use, "A" means permitted only as an accessory use, "_" means prohibited. "A/C" means that the accessory use requires a Conditional Use Permit. Refer to Appendix A or the sources referred to under "Land Use Coding" for specific definitions of uses.

| A | Land Use | | | Zoning Districts | | | | | | | | | | | | |
|--|-------------------------------------|----------------|-------|--------------------|--|---|---|------------------------|-----------------------|-----------------------|-----------------------------|------------------------|-----------------------------|-----------------|--|--|
| | B | C | D | E | F | G | H | I | J | K | L | M | N | O | | |
| Use | LBCS Function | LBCS Structure | NAICS | CR, Critical Areas | R-14, Large Lot, Single-Family Residential | R-10, Medium Lot, Single-Family Residential | R-7, Small Lot, Single-Family Residential | R-5, Mixed Residential | D, Downtown Mixed Use | OC, Office Commercial | NC, Neighborhood Commercial | GC, General Commercial | TC, Thoroughfare Commercial | IND, Industrial | | |
| 4.0 Accommodations and Group Living | | | | | | | | | | | | | | | | |
| 4.1 | Bed and breakfast (subject to §4.7) | 1310 | 7211 | - | S | S | S | S | P | - | P | P | P | - | | |

Section 4.7 of the NADC states:

4.7 BED AND BREAKFAST

Bed and Breakfast Inns located in any zoning district where permitted by the Use Matrix, Table 3-2, may include the following related activities where indicated by a “P” in Table 4-2 below. Bed and Breakfast Inns located in any zoning district where allowed as a Special Exception by the Use Matrix, Table 3-2, may be subject to additional conditions where indicated by a “C” in Table 4-2 below:

TABLE 4-2 BED AND BREAKFAST RELATED ACTIVITIES

| | A | B | C | D | E |
|-----------|----------------------------|----------------------------|---------------------|------------------------|------------------------------|
| | Accessory Use | D, GC, TC Districts | NC Districts | Home Occupation | Residential Districts |
| 1. | Restaurant | P | P | -- | C |
| 2. | Bar | P | C | -- | C |
| 3. | Stage entertainment | P | -- | -- | C |
| 4. | Dance floor | P | -- | -- | C |
| 5. | Health club | P | C | -- | -- |
| 6. | Gift shop | P | P | -- | C |
| 7. | Related activities | P | C | -- | C |

The Board of Zoning Appeals may approve conditional activities and additional “related activities,” as shown above, upon a determination that the activities will not create traffic hazards or congestion, create parking problems, create a public nuisance, or adversely affect surrounding properties.

In a residential zoning district, a Bed and Breakfast with up to six bedrooms for registered overnight guests shall be subject to the following:

- 1) Shall only be allowed as a Special Exception.
- 2) The minimum site size shall be 1 acre.
- 3) The minimum house size shall be 3000 gross square feet.
- 4) The use shall not create noise, light, traffic, or other conditions detrimental to neighboring residents.
- 5) The owner shall comply with all tax, business license, and revenue collection ordinances of the City and State.
- 6) Must have an approved site plan that shows, at a minimum:
 - a) Any provided off-street and overflow parking. Parking must comply with Article 10 and 12 and associated Development Code standards.

- b) Locations of outdoor facilities including tents, stages or other structures and facilities that may be used for any temporary or permanent events.
 - c) Buffering between this property and any other residential use to the standards of a Type B Buffer in Article 10.
 - d) Any other items as determined by the Director of Planning and Development or Engineering.
- 7) The structure used for the Bed and Breakfast must be existing and may be modified only as necessary to meet building codes or assure the safety of any structure on site for the purpose of accommodating allowed uses.
 - 8) The structure shall be and remain single-family residential in character.
 - 9) Retail sales are limited to postcards, shirts, and other small gift items directly associated with the Bed and Breakfast only. Items for sale should not be visible from the right-of-way.
 - 10) Signage may not exceed the requirements of Article 13 unless a variance or waiver is issued as allowed in the code.
 - 11) Accessory buildings may be used for “related activities” as approved on the site plan or determined by the Director.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. Following is staff analysis of the items submitted. Staff responses are bulleted.

a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

- The applicant states that they have consulted with North Augusta’s building inspectors as well as several engineering/architectural firms to help guide decisions on how to rebuild within current code guidelines while maintaining a historically accurate appearance. The proposed landscaping site plan was drawn with the similar intent of restoring the grounds to what is documented for the history of the house yet considers modern day needs.
- Staff notes that the applicant is also required to meet or exceed the development standards of the North Augusta Development Code, including the Neighborhood Preservation Overlay District. Additional standards (noted above) and all other site plan requirements will have to be met prior to site plan approval.

b. Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev 12-1-08; Ord 2008-18)

- The applicant states they hope to “promote the opportunity for progressive mixed-use commercial, retail, and residential development” as stated in the North Augusta 2017 Comprehensive Plan by renovating and ushering the Charles Hammond House (built circa 1775) into North Augusta’s present day.
- Staff notes that the applicant is also required to meet or exceed the development standards of the North Augusta Development Code, including the Neighborhood Preservation Overlay District. Additional standards (noted above) and all other site plan requirements will have to be met prior to site plan approval.

2. That the Special Exception will be in substantial harmony with the area in which it is to be located.

- The applicant states that activities on the site will not create traffic hazards or congestion, nor will activities create parking problems or become a public nuisance, as the site is large enough to accommodate parking, as well as safe ingress and egress from the property.
- Staff notes that any additional driveway access will need to be permitted through SCDOT. Any adverse effects will be monitored by Code Enforcement and Public Safety.

3. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

- Staff notes that the surrounding property is primarily developed as single-family residences and is unlikely to be redeveloped in the near future.

c. *In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.*

- The Board of Zoning Appeals may approve and provide conditions for allowed conditional activities (p. 5).
- Potential Conditions could be:
 - All site plans must meet the requirements of the Development Code as outlined in this report.
 - The following Conditional Uses are allowed on the site as indicated on the submitted site plan:
 - Temporary Tent. A tent may be erected temporarily at the indicated location with proper permitting by Building Standards and the Fire Safety officials.
 - An outdoor arbor and patio may be used for outdoor entertainment but may not violate the requirements for noise, light, traffic or other conditions detrimental to neighboring residents.
 - A dance floor may be used for outdoor entertainment, or an area of the arbor/patio or tent may be used, but may not violate the requirements for noise, light, traffic, or other conditions detrimental to neighboring residences.
 - A gift shop may be located within the residence. No outdoor display or sales of merchandise will be permitted.
 - Paved parking shall be provided as required by Article 12 of the Development Code. Per Table 12-1, Use 2.1, this would be a minimum of 0.5 spaces per guest room + 1 for the owner and a maximum of 1 per guest room and 2 per owner. Alternative paving surfaces may be allowed per NADC 12.3.5 for overflow and intermittent parking that generates an average parking turnover rate of not more than 2 vehicles per day per space and an average daily usage rate of 50% or less (NADC 12.3.5.2). Unimproved grass paving may be allowed if the grass is maintained to survive periodic parking. Stabilized turf sod and pervious pavements are preferred. If, at any time, overflow or intermittent parking areas are not maintained as described above, the Director of Planning and Development or Engineering may require paving or structural treatment of the surface with approval of an appropriate site plan.

- If the property has multiple (BZA to decide time period or number of violations) substantiated complaints and/or violations related to noise, light or traffic congestion as outlined in the Municipal Code or other applicable standards, the Planning Director may refer the case back to the Board of Zoning Appeals for revocation of the Special Exception.

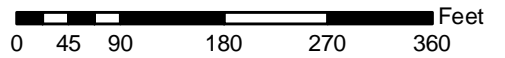
SECTION 7: ATTACHMENTS

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

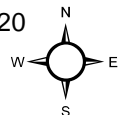
cc: James O'Neal; jsoneal@msn.com

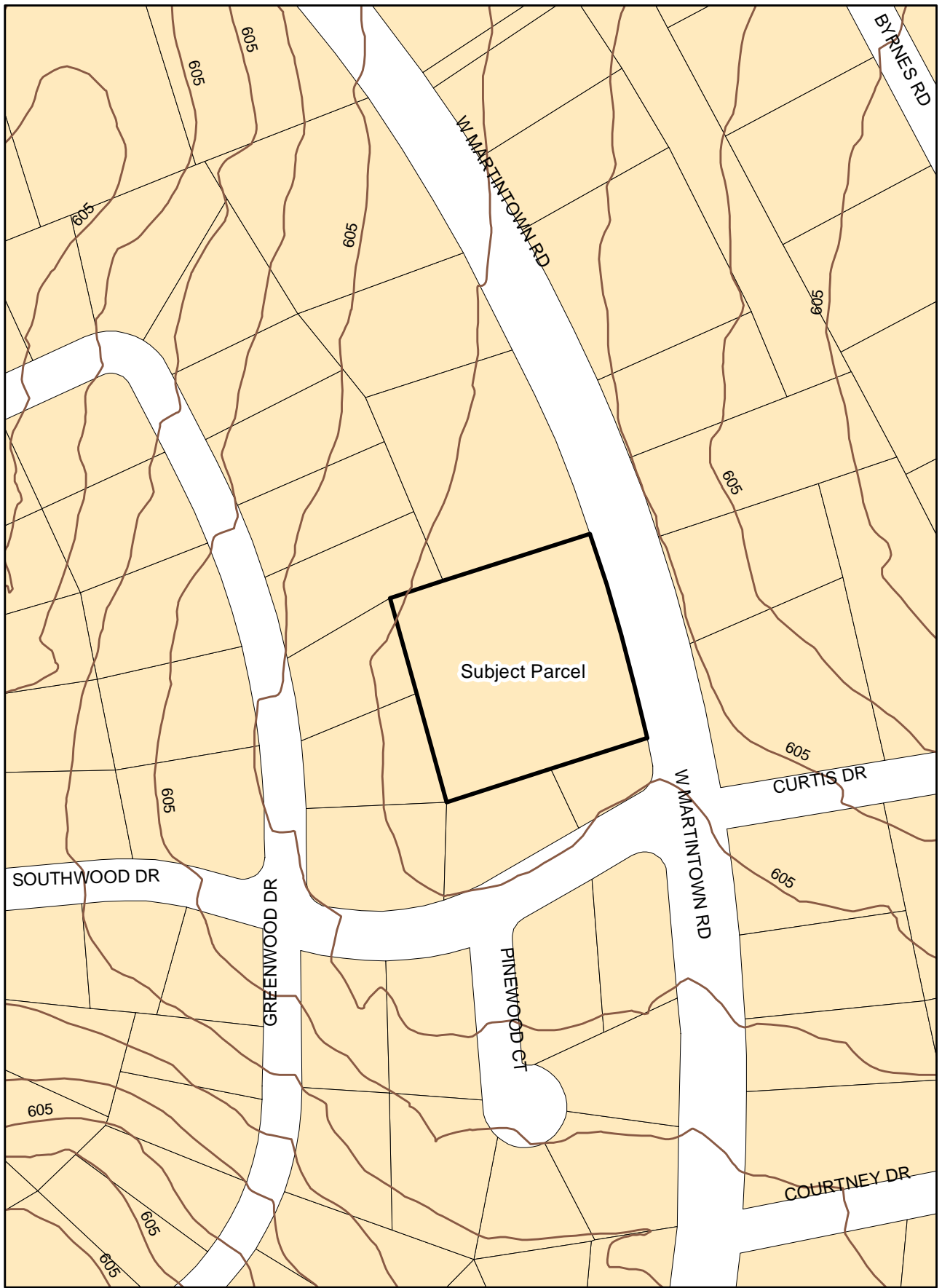


Aerial Map
Application ZE20-001
908 W. Martintown Rd.
TPN 006-09-03-002
Approx. 1.46 ac

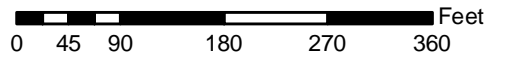


Date: 8/28/2020

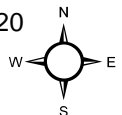


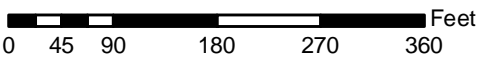
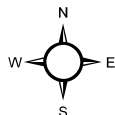
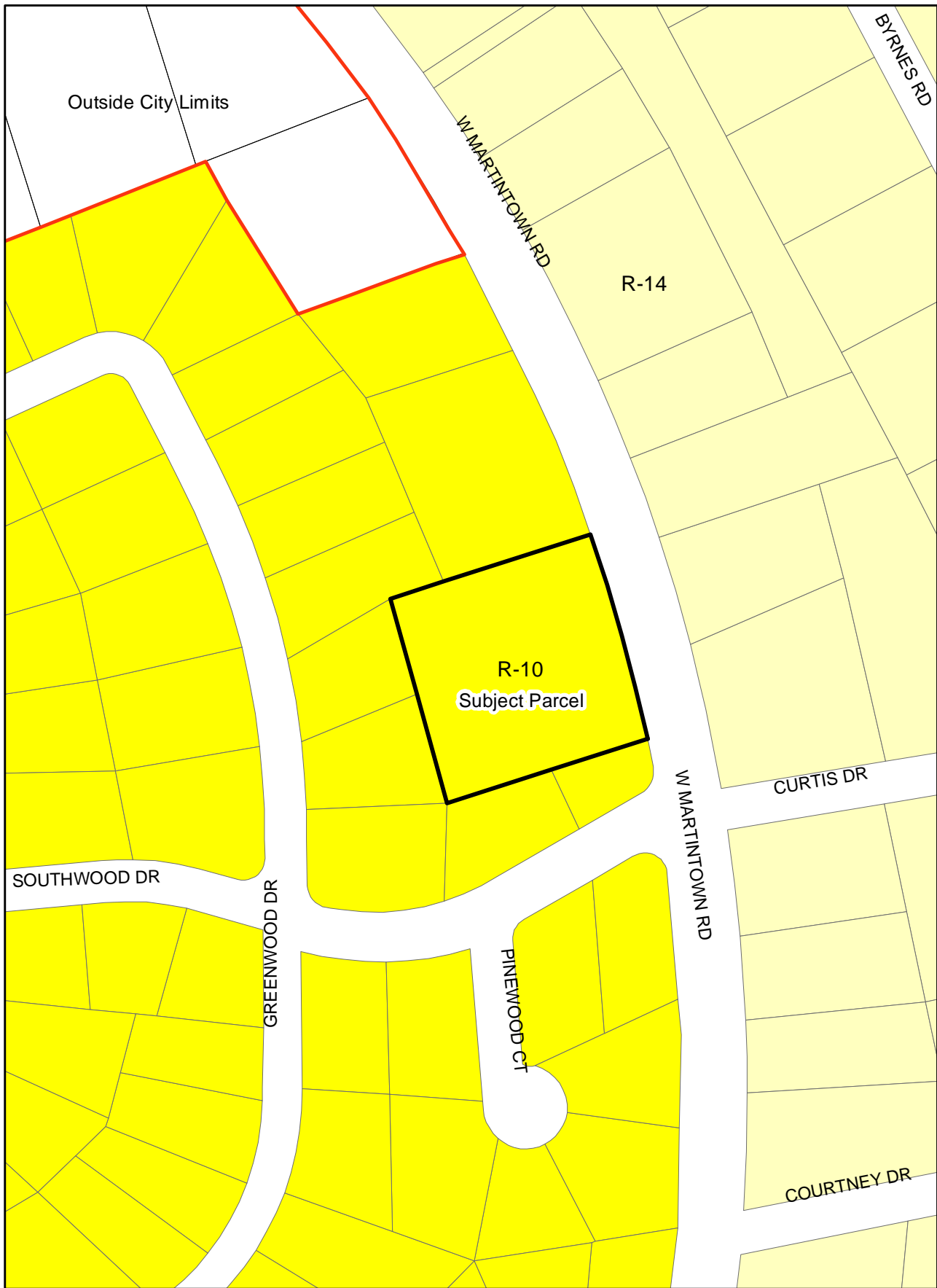


Topography Map
 Application ZE20-001
 908 W. Martintown Rd.
 TPN 006-09-03-002
 Approx. 1.46 ac



Date: 8/28/2020





Date: 8/20/2020

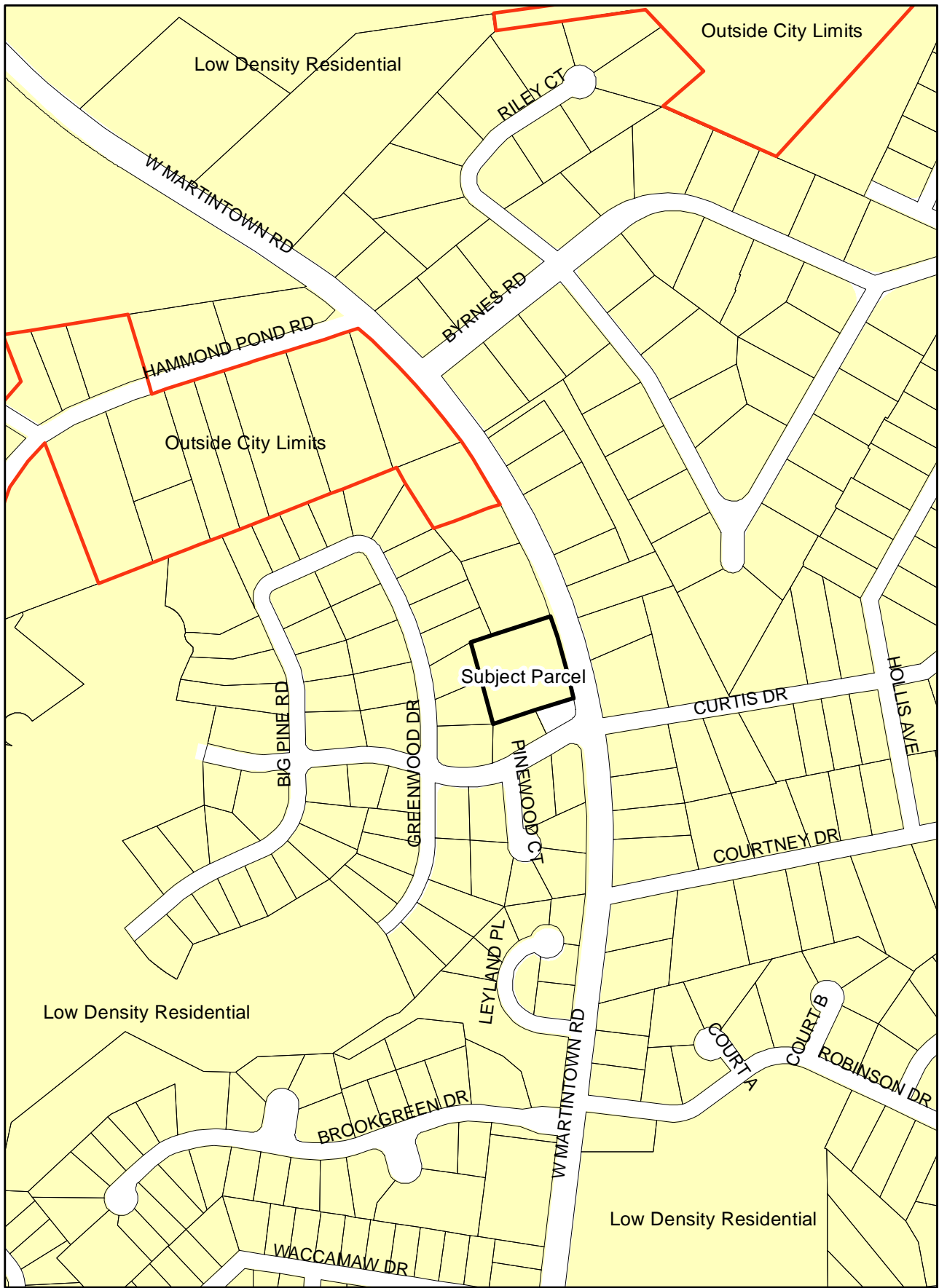
Zoning Map

Application ZE20-001

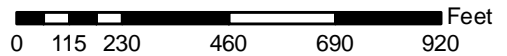
908 W. Martintown Rd., TPN 006-09-03-002

Approx. 1.46 ac

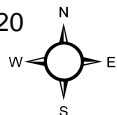
Zoned R-10, Medium Lot, Single-Family Residential
NP, Neighborhood Preservation Overlay District



Future Land Use Map
 Application ZE20-001
 908 W. Martintown Rd.
 TPN 006-09-03-002
 Approx. 1.46 ac



Date: 8/28/2020



August 24, 2020

RE: A request by The Charles Hammond House, LLC for a Special Exception to allow for a Bed and Breakfast and associated uses as required by North Augusta Development Code Table 3-2, Use Matrix and Section 4.7, Bed and Breakfast. The request affects ±1.46 acres located at 908 W. Martintown Road, TPN 006-09-03-002, within the NP, Neighborhood Preservation Overlay District and zoned R-10, Medium 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 The Charles Hammond House, LLC for a Special Exception to allow for a Bed and Breakfast and associated uses as required by the North Augusta Development Code Table 3-2, Use Matrix and Section 4.7, Bed and Breakfast. The request affects ±1.46 acres located at 908 W. Martintown Road, TPN 006-09-03-002, within the NP, Neighborhood Preservation Overlay District and zoned R-10, Medium 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 August 26, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at **7:00 PM on Thursday, September 10, 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 September 3, 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. 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, or by phone at 803-441-4221.

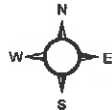
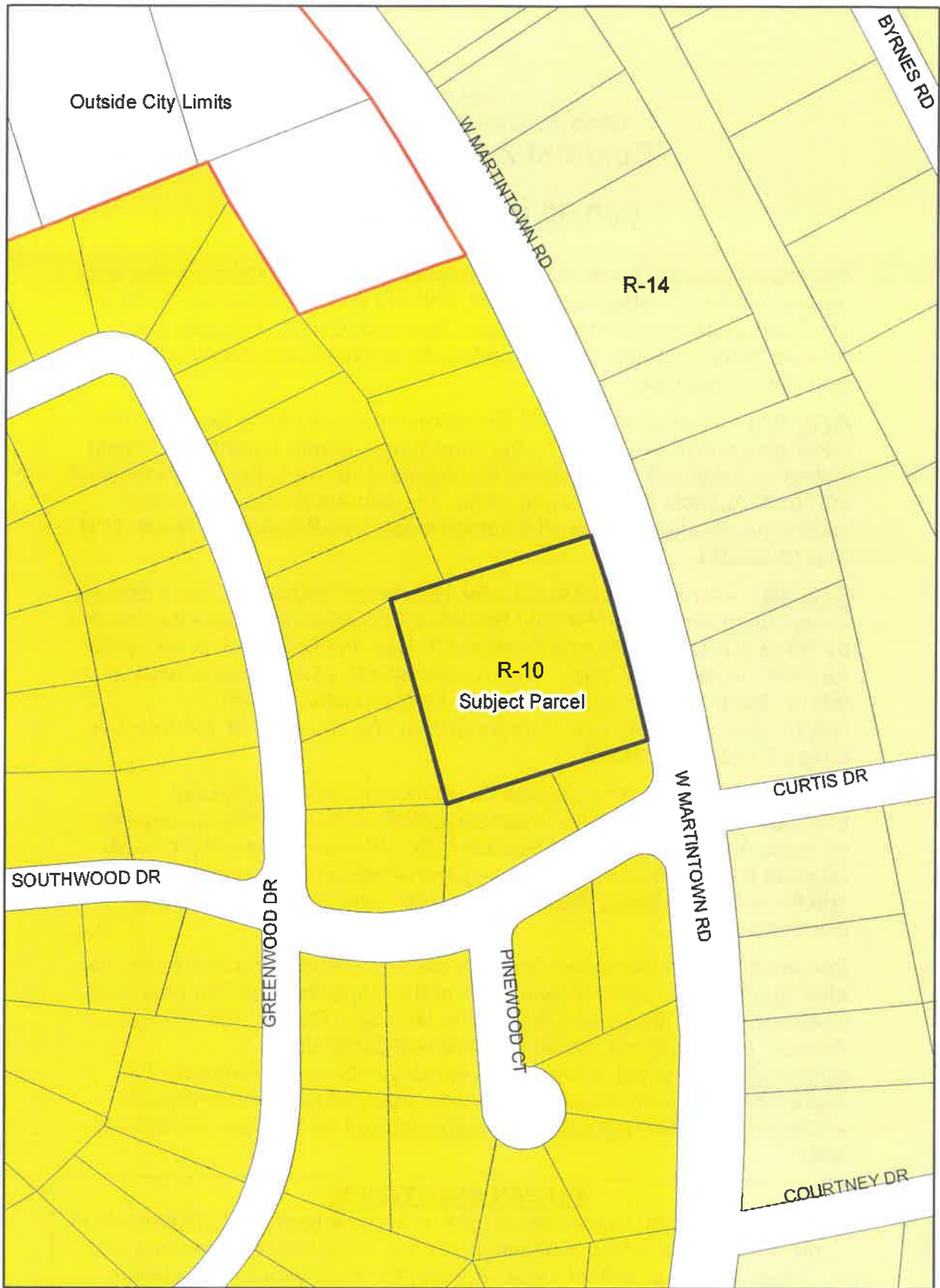
Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

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



Date: 8/20/2020

Zoning Map

Application ZE20-001

908 W. Martintown Rd., TPN 006-09-03-002

Approx. 1.46 ac

Zoned R-10, Medium Lot, Single-Family Residential
 NP, Neighborhood Preservation Overlay District

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 September 10, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV20-006 -- A request by JSMG Development for lot widths less than the minimum permitted in the R-7, Small-Lot Single-Family Residential zoning district by Table 3-3, Dimensional Standards of Article 3, Zoning Districts, of the North Augusta Development Code. The request affects a proposed townhome development on ±5.63 acres located on Bradleyville Road, TPN 012-13-04-013.

ZE20-001 – A request by The Charles Hammond House, LLC for a Special Exception to allow for a Bed and Breakfast and associated uses as required by Table 3-2, Use Matrix and Section 4.7, Bed and Breakfast, of the North Augusta Development Code. The request affects ±1.46 acres located at 908 W. Martintown Road, TPN 006-09-03-002, within the NP, Neighborhood Preservation Overlay District and zoned R-10, Medium Lot, Single-Family Residential.

ZE20-002 – A request by Storage Development, Inc. for a Special Exception to allow for a Mini Warehouse/Self-Storage Facility as required by Table 3-2, Use Matrix and Section 4.23, Miniwarehouses of the North Augusta Development Code. The request affects ±4.61 acres located at 108 Market Plaza Drive, TPN 010-18-10-001 and zoned GC, General Commercial.

Documents related to the applications will be available for public inspection after September 3, 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. 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, 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 for any updates to meeting format, location or procedures prior to the meeting.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2820-001

Date Received 8/17/2020

Review Fee \$ 200

Date Paid 8/17/2020

- Project Name THE CHARLES HAMMOND HOUSE
Project Address/Location 908 W. MARTINTOWN RD
Total Project Acreage 1.5, 0.56 Current Zoning R-10
Tax Parcel Number(s) 006-09-03002, 006-05-05-009
- Applicant/Owner Name JAMES O'NEAL Applicant Phone 6787705281
Mailing Address 3238 PEACH ORCHARD RD
City AUGUSTA ST GA Zip 30906 Email JSONEAL@MSN.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 _____ 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.

James O'Neal
Applicant or Designated Agent Signature

8/17/2020
Date

JAMES O'NEAL
Print Applicant or Agent Name

Notice of Appeal Request on behalf of the Charles Hammond House

The goal of this request is to apply for a Special Exception subject to the text of the North Augusta Development Code Section 4.7 to allow for a Bed and Breakfast use. As stated in our prior Text Amendment Request, we hope to “promote the opportunity for progressive mixed-use commercial, retail, and residential development” as stated in the North Augusta 2017 Comprehensive Plan by renovating and ushering the Charles Hammond House (built circa 1775) into North Augusta’s present day.

Section 6.1.4 of the Comprehensive plan states: “Preserving historic housing structures in Downtown and the surrounding neighborhoods will ensure their continued contribution to the identity of the city.” We respectfully submit that The Charles Hammond House, in age and through presence on the National Register of Historic Places, aligns with this section of the plan, and ask that you consider the following for its continued contribution to the identity of the city.

This house, pre-dating the Revolutionary War, stands as one of the oldest residential homes in the city limits of North Augusta as well as Aiken and Edgefield counties, and its renovation is near completion. The house continuously attracts an incredible amount of public interest in its renovation and in its hopeful usage as a site that could host an array of events: weddings, family receptions, organizational meetings, small historical reenactments, or school field trips (just to name a few ideas the community has given for the house).

During the renovation process of the house, we have taken great care to work with our primary goal of returning the house to its appearance of 1830 when the last major renovation/addition was completed by Charles G. Hammond. To achieve this goal, we took time to research and acquire the oldest available photographs of the house upon which to base our restoration plans. We have consulted with North Augusta’s Code Enforcement Officers as well as several engineering/architectural firms to help guide decisions on how to rebuild within current code guidelines while maintaining a historically accurate appearance. Our landscaping site plan was drawn with the similar intent of restoring the grounds to what is documented for the history of the house yet considers modern day needs.

Though the property sits within a R-10 zoning district, it is a 1.5-acre site, positioned on and fronts a major arterial roadway, West Martintown Road. Activities on the site will not create traffic hazards or congestion. Nor will activities create parking problems or

become a public nuisance, as the site is large enough to accommodate parking, as well as safe ingress and egress from the property.

As mentioned, Section 6.1.4 of the Comprehensive plan states: "Preserving historic housing structures in Downtown and the surrounding neighborhoods will ensure their continued contribution to the identity of the city." The thoughtful and extensive renovations of The Charles Hammond House, combined with its many usage possibilities along with the public interest the home's history and restoration make this project exceptional. This Notice of Appeal request for a Special Exception will allow the citizenry of North Augusta, the State of South Carolina, and the surrounding areas to enjoy a residential site that is older than the United States of America, honoring its past while celebrating its beauty and relevance in our present day North Augusta.

RBS = #4 REBAR SET
 OTPF = OPEN TOP PIPE FOUND
 CTFP = CRIMP TOP PIPE FOUND

NOTE: THIS PROPERTY MAY ALSO BE SUBJECT TO THE CITY OF NORTH AUGUSTA REGULATIONS NOT SHOWN ON THIS PLAN. CHECK WITH THE CITY ENGINEER'S OFFICE.

| CHDVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 1917.20 | 292.87 | 292.87 | S 75°54'21" E | 07°33'19" |
| C2 | 1898.13 | 73.78 | 73.77 | S 11°07'08" E | 02°10'22" |

HERBERT STATES THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT AND THE REGULATIONS THEREOF. HE ALSO STATES THAT HE HAS NO KNOWLEDGE OF ANY ENFORCEMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS NOT LOCATED IN A TOPOGRAPHIC HAZARD AREA ACCORDING TO F.L.A. 1000449 IN EFFECT.

TM 006-09-03-005
 WAYNE ALLAN CHAIKOUS
 LOT 3, BLOCK 2
 CHANTICLEER

TM 006-09-03-004
 DELIA NEWTON ETAL
 LOT 2, BLOCK 2
 CHANTICLEER

TM 006-09-03-003
 JULIE S. LAVIGNE ETAL
 LOT 1, BLOCK 2
 CHANTICLEER

TM 006-09-03-006
 JOHN E. SANDERS
 LOT 4, BLOCK 2
 CHANTICLEER

TM 006-09-03-001
 JERRY H. SLUSHER
 LOT 5, BLOCK 2
 CHANTICLEER

TM 006-05-05-011
 PAULA HIGGINS
 LOT 6, BLOCK 2
 CHANTICLEER

TM 006-05-05-010
 HAMMOND CEMETERY

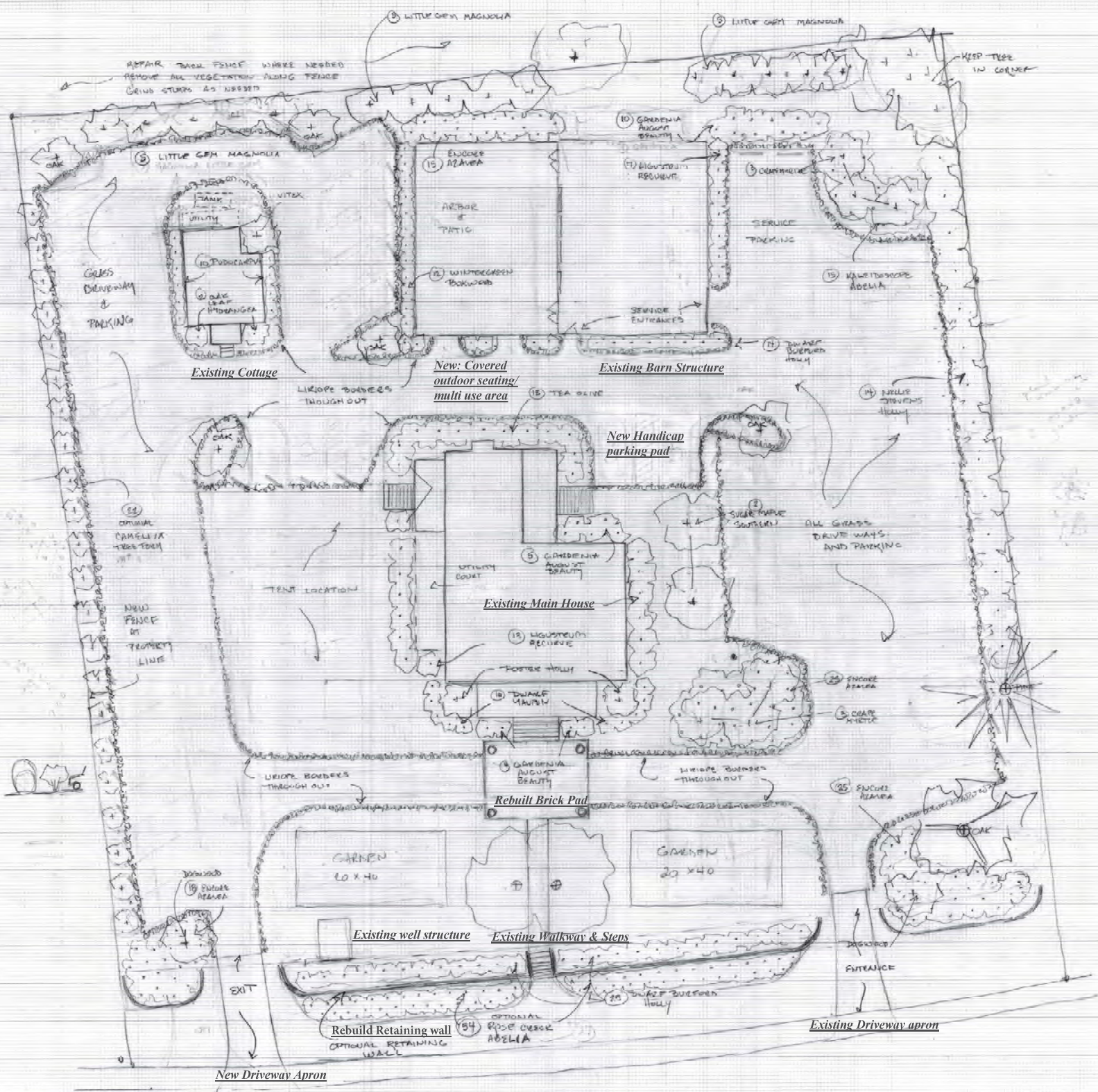


William R. Gore
 PROFESSIONAL LAND SURVEYORS, INC.
 1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904
 TEL: (706) 738-8771 FAX: (706) 736-6249



BOUNDARY SURVEY
JAMES ONEAL
 PROPERTY LOCATED 908 W. MARTINTOWNE ROAD
 CITY OF NORTH AUGUSTA
 COUNTY OF: AIKEN STATE OF: SOUTH CAROLINA

| | | |
|------------------|---------------|------------------|
| DATE: 09-29-2017 | REVISED: | DRAWN BY: W.R.G. |
| SCALE: 1"=30' | JOB NO. 98000 | SHEET NO. |
| | | 1 OF 1 |











Department of Planning and Development



Project Staff Report

ZE20-002 Storage Units of North Augusta

Prepared by: Kuleigh Baker

Meeting Date: September 10, 2020

SECTION 1: PROJECT SUMMARY

| | |
|------------------|--------------------------------|
| Project Name | Storage Units of North Augusta |
| Applicant | Storage Development, Inc. |
| Engineer | Heaner Design Group |
| Address/Location | 108 Town Center Drive |
| Parcel Number | 010-18-10-001 |
| Zoning District | GC, General Commercial |
| Overlay District | NA |
| Future Land Use | Mixed Use |
| Proposed Use | Miniwarehouse/Self-Storage |
| Parcel Size | ±4.2 acres |

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

North Augusta Development Code (NADC) Section 18.4.5.b establishes the application process for a special exception. Section 18.4.5.4.3 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

- a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.
- b. Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:
 1. That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev 12-1-08; Ord 2008-18)
 2. That the Special Exception will be in substantial harmony with the area in which it is to be located.

3. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.
 - c. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.

The Board of Zoning Appeals (BZA) shall approve the application, approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

SECTION 3: PUBLIC NOTICE

A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *The Star* and on the City's website, www.northaugusta.net, on Wednesday, August 26, 2020. A written notice of the special exception 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 Monday, August 24, 2020. The property was posted with the required public notice on Wednesday, August 26, 2020.

SECTION 4: SITE HISTORY

This property was annexed into the City in 1986, part of a ±563 acre annexation that included developments such as Arbor Place, Walnut Grove, Andrew's Branch, Butler's Mill, Bentley Place and SRP Federal Credit Union Headquarters. The subject property was zoned PD, Planned Development at the time of annexation. The property was specified at the time of the annexation for PD – G, which was a Planned Development with Thoroughfare Commercial-TC, uses permitted.

The Planning Department recommended to rezone ±52.96 acres located off Walnut Lane west of Edgefield Road, Tax Parcel Numbers 010-14-04-007 and 010-18-02-001 from PD, Planned Development to GC, General Commercial at the regular meeting held July 18, 2013. City Council adopted Ordinance No. 2013-11 to amend the zoning map of the City of North Augusta by rezoning the parcels to GC, General Commercial on October 7, 2013.

This site is part of a larger tract that the Planning Commission reviewed Application CONPL17-001, a concept plan for the Walnut Village development on August 17, 2017. The proposed concept was for a mixed use development with the first phase of the project to include townhomes, a retail commercial center, and a self-storage site. The overall property was permitted for grading and improvement under Preliminary Plat PP20-003, Walnut Village. The overall property was subdivided by Final Plat FP20-002. This site is listed as “Site 1” on those plans. Tru Hotel on Site 4 was issued a site plan approval on April 15, 2020.

A portion of the site received a Special Exception by the Board of Zoning Appeals for mini-storage on September 6, 2018. The development has changed ownership and plans for the storage facility differ from those previously approved. At the recommendation of Staff, the current developer is requesting a Special Exception from the Board of Zoning Appeals to match an updated design proposal.

SECTION 5: EXISTING CONDITIONS

| | Existing Land Use | Future Land Use | Existing Zoning |
|----------------|--------------------|--|---|
| Subject Parcel | Vacant | Mixed Use | GC, General Commercial |
| North | Shopping Center | Mixed Use | PD, Planned Development |
| South | Transportation | Transportation, Communication, and Utilities | GC, General Commercial |
| East | Restaurant | Mixed Use/Commercial | GC, General Commercial/PD, Planned Development |
| West | Vacant/Residential | Low Density Residential | GC, General Commercial/CR, Critical Areas/R-7, Small Lot, Single-Family Residential |

Access – The site currently has access from Market Plaza Drive and Northridge Drive near Austin Graybill Road and the I-20 Interchange.

Topography – The site has been graded and is relatively flat.

Utilities – The site has access to water and sewer lines along the Eastern property line.

Floodplain and Environmental Conditions - The site is not within federally designated floodplain or wetlands.

Drainage Basin – The project is located in the Pole Branch drainage basin. The Stormwater Management department has conducted a baseline assessment of the basin streams and has rated the Pole Branch basin as poor. Several water quality impairments were found in samples. Special reviews are required in this basin. Stormwater management plans must address water quality to prevent further impacts in the stream corridor. Additionally, the final plan must address the discharge of retained stormwater and deal with the high volume of existing stormwater runoff that occurs during significant rain events. The stormwater management design standards will be enforced to ensure that the stormwater from the site is adequately accounted for in the existing system and that the system further downstream is not negatively impacted by the additional flow. The regional detention pond on parcel 010-18-02-008 is currently being retrofitted to accept stormwater from this and other surrounding developments.

SECTION 6: STAFF ANALYSIS

Miniwarehouse/Self-Storage facilities are permitted only as Special Exceptions in the GC, General Commercial Zoning District.

Section 4.23 of the current NADC states:

4.23 MINIWAREHOUSES

Miniwarehouses and self-storage units may be permitted in the zoning districts designated in the Use Matrix, Table 3-2, subject to the following limitations, conditions, and restrictions:

4.23.1 Site Plan

A site plan in accordance with the requirements of §5.6 of the proposed use and development shall be submitted to the Director and shall additionally indicate the location of buildings, number of storage units, type and size of storage units, all signage proposed, and the location and type of visual screening and landscaping proposed.

4.23.2 Authorized Uses

The development shall be exclusively limited to storage and those activities necessary for the operation, safety, and maintenance of the development, in addition to those uses authorized in the applicable districts.

4.23.3 Conditional Use

Within the authorized zoning districts, the development shall be permitted by right on sites not exceeding two (2) acres unless the site is zoned IND, Industrial. On sites exceeding two (2) acres, a conditional use permit is required.

4.23.4 Screening Required

Screening shall be provided to adequately to protect adjacent properties from the environmental impacts of the mini-warehouse use including visual blight, parking lot and roadway illumination, headlights, noise, dust, litter, and debris.

4.23.5 Signs

No advertising signs are permitted on the property other than signs identifying the business and use. All signage shall comply with Article 13, Signs.

4.23.6 Accessory Dwelling

One (1) dwelling is permitted as an accessory use. The dwelling unit shall be occupied by an on-site manager.

NADC Section 18.4.5.4.3 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. Following is staff analysis of the items submitted. Staff responses are bulleted.

a. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

- The applicant states the design and architecture will set the tone for future development in Walnut Village.
- Staff notes that development has already been permitted for Site 4. Sites are expected to meet the standards for all commercial development as outlined in Article 7. Elevations will be checked for conformance at permit.

- Staff notes that several features have been added from the previously approved Special Exception for mini warehouse / self-storage. This includes covered parking for long term vehicle storage and a different layout and architectural style from the previous approval. This plan calls for a total of ~113,640 square feet, with 3 stories, and a mixture of climate controlled and exterior access units. This is a reduction from previous plans (from ~124,250 sf).

b. Permits for Special Exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev 12-1-08; Ord 2008-18)

- The applicant states the code requirements will be met or exceeded and that landscaping will be enhanced.

- Staff will verify conformance with all applicable codes and conditions at permitting.

2. That the Special Exception will be in substantial harmony with the area in which it is to be located.

- The applicant states that roll up access doors will be minimized to create a retail/commercial appearance and that the placement of the property is not visible from major roadways or neighborhoods.

3. That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

- Staff notes that the surrounding property is zoned for and suitable for commercial uses. Buffers between commercial sites is required to be a Class A, 8' buffer.

b. In granting a special exception, the Board of Zoning Appeals may attach such additional stipulations, conditions, or safeguards that, in its judgment, will enhance the proposed special exception use and promote the public health, safety or general welfare.

- The applicant agrees to a compact, multi-dimensional design with adequate landscaping.

- Staff notes that the previous Special Exception was granted. Conditions included:

- The applicant shall comply with all additional requirements of Section 4.23 as verified by site plan approval.
- The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application.
- Additional conditions and specific site considerations may include:
 - Any outdoor vehicle, boat or other equipment storage, covered or uncovered, will be screened on all visible sides to the standards of a Type C buffer with applicable visual separation and a solid fence. This buffer may be planted anywhere between the screening fence and the property line.
 - Landscaping will not be required for the internal storage area or for internal access aisles within the facility.
 - The perimeter of the building footprint shall be planted along exterior frontages (not interior to the storage buildings) of the buildings at a rate of 1 shrub per 5' of building foundation and 1 large tree per 50' of building foundation. These plantings should be distributed evenly along the foundation. Buffer plantings may count as foundation plantings only for the portions of buildings abutting a buffer.
 - Parking will be restricted to no more than 10 spaces and will be landscaped as required by Article 10.
 - Truck, car, trailer and any other rental vehicles or other items will not be parked overnight or stored in the required parking spaces. These vehicles or other items shall not be visible from off site, including the right-of-way or main development internal drives. These shall be stored in the vehicle storage area.
 - All signage on site must meet the requirements of Article 13.

SECTION 7: ATTACHMENTS

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

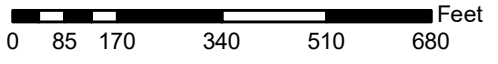
cc: Brad Brodie, Storage Development, Inc., brad@storagedevelopmentinc.com
Chip Funderburk, Heaner Design Group, chip@heanergwd.com



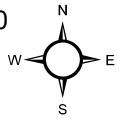
Subject Parcel

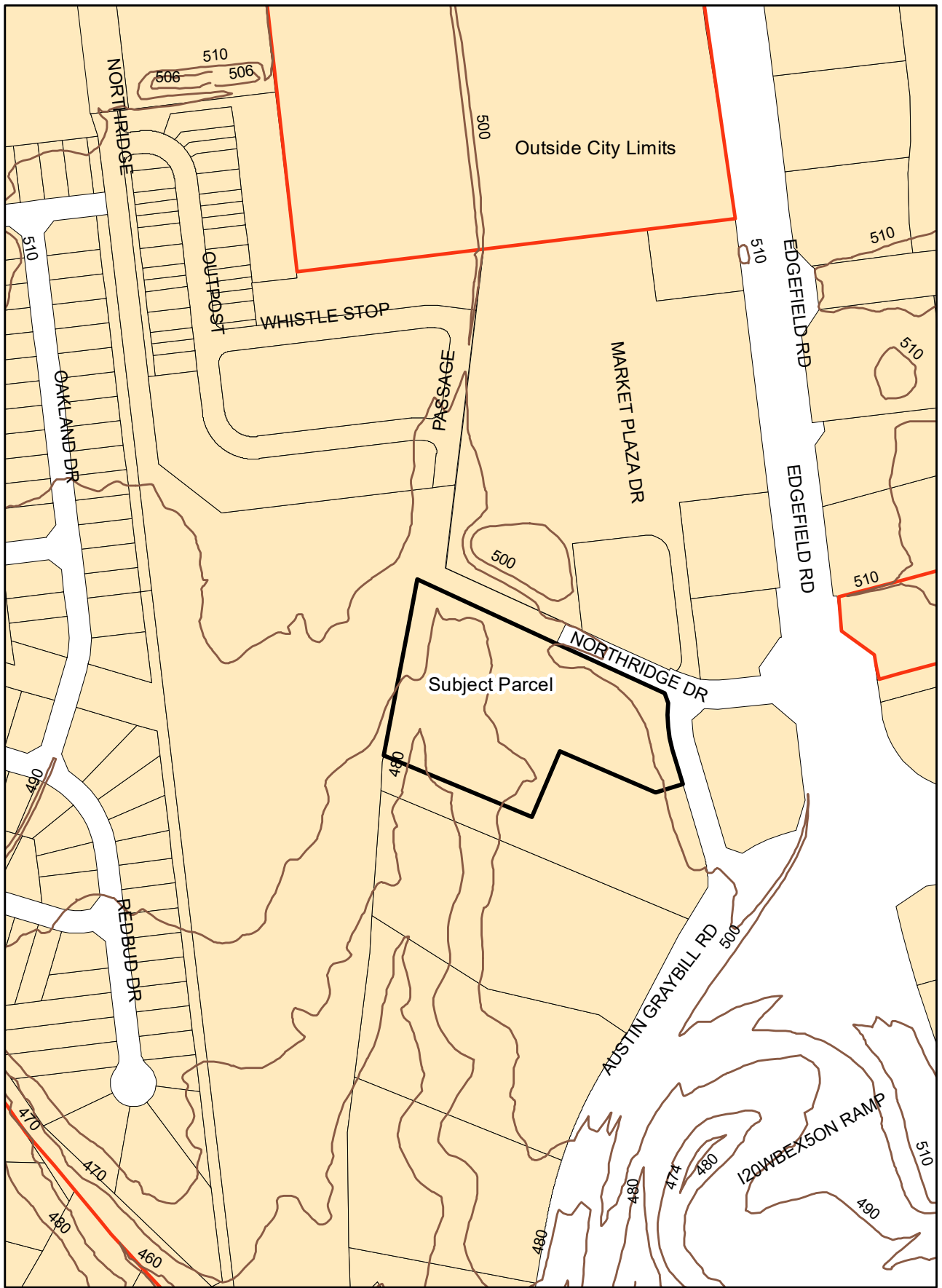


Aerial Map
Application ZE20-002
TPN 010-18-10-001
Approx. 4.61 ac

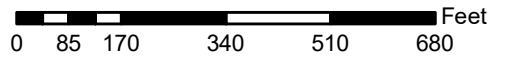


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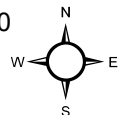


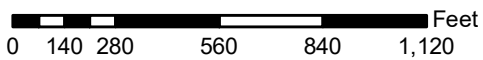
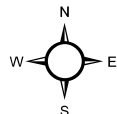
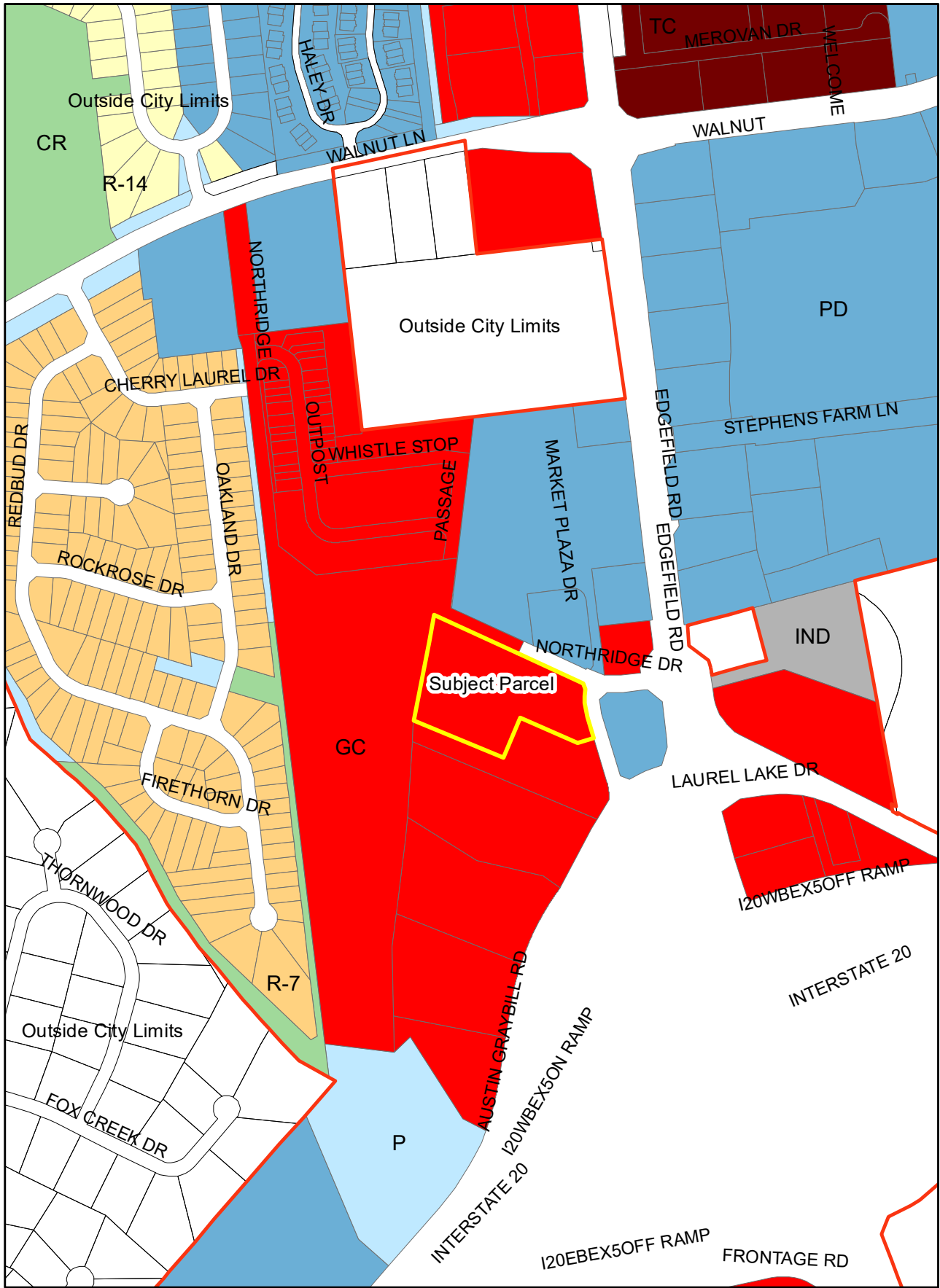


Topography Map
 Application ZE20-002
 TPN 010-18-10-001
 Approx. 4.61 ac



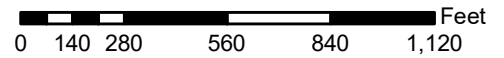
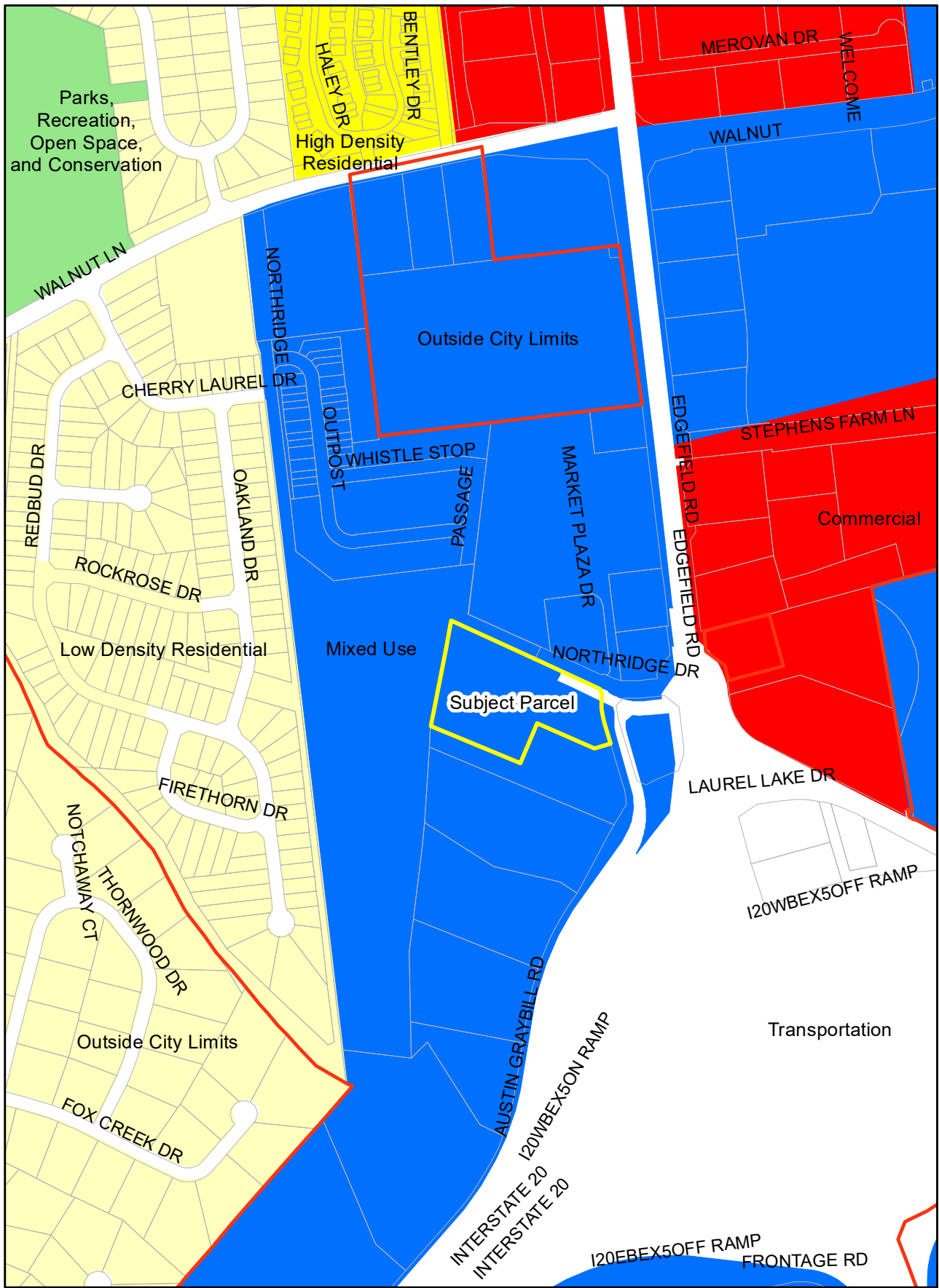
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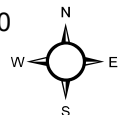


Date: 8/20/2020

Zoning Map
 Application ZE20-002
 TPN 010-18-10-001
 Approx. 4.61 ac
 Zoned GC, General Commercial



Date: 9/1/2020



Future Land Use Map
 Application ZE20-002
 TPN 010-18-10-001
 Approx. 4.61 ac

August 24, 2020

RE: A request by Storage Development, Inc. for a Special Exception to allow for a Mini Warehouse/Self-Storage Facility as required by North Augusta Development Code Table 3-2, Use Matrix and Section 4.23, Miniwarehouses. The request affects ±4.61 acres located at 108 Market Plaza Drive, TPN 010-18-10-001 and zoned GC, General 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 Storage Development, Inc. for a Special Exception to allow for a Mini Warehouse/Self-Storage Facility as required by North Augusta Development Code Table 3-2, Use Matrix and Section 4.23, Miniwarehouses. The request affects ±4.61 acres located at 108 Market Plaza Drive, TPN 010-18-10-001 and zoned GC, General 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 August 26, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at **7:00 PM on Thursday, September 10, 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 September 3, 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. 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, or by phone at 803-441-4221.

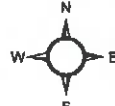
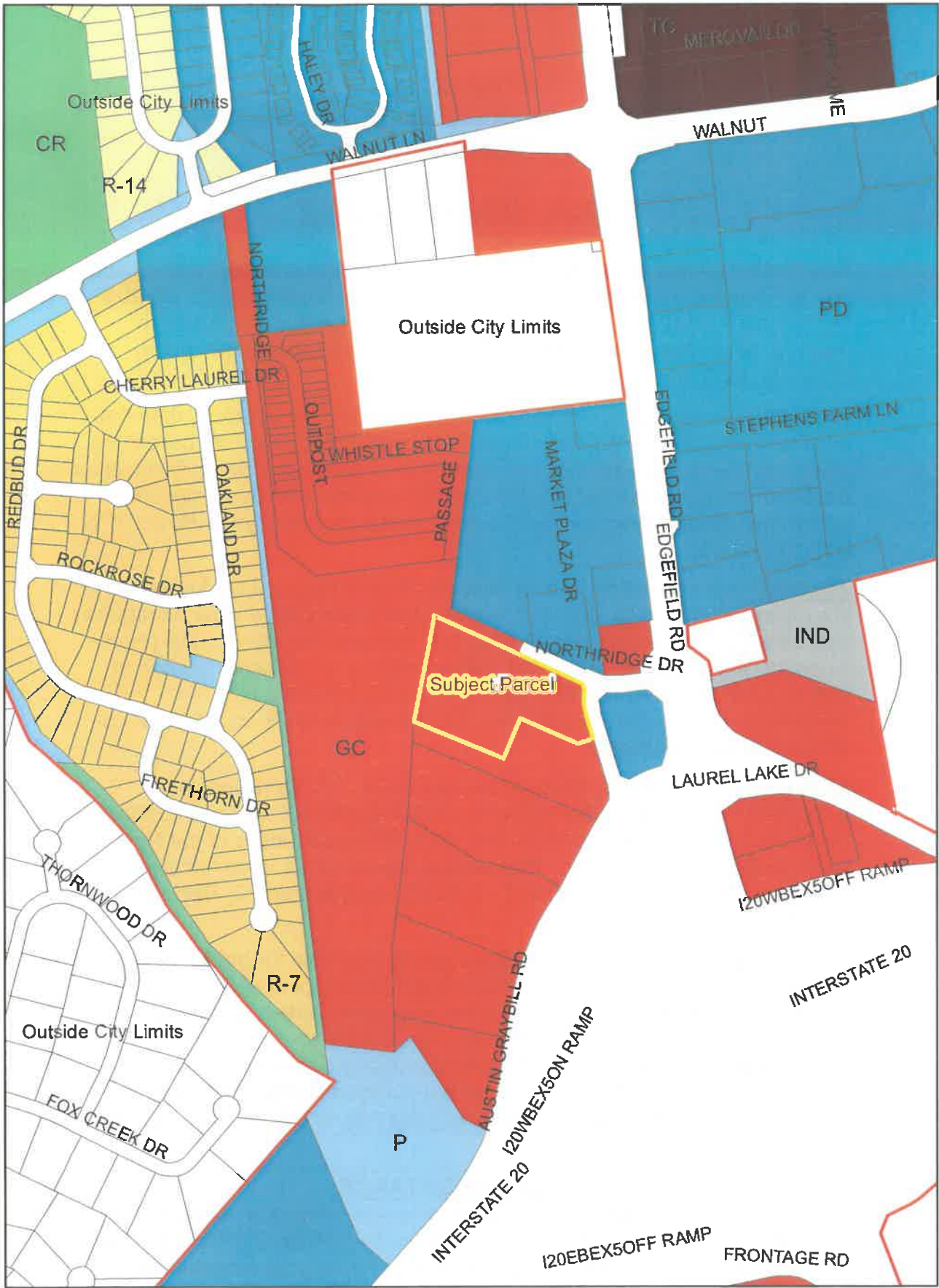
Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

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



Date: 8/20/2020

Zoning Map
 Application ZE20-002
 TPN 010-18-10-001
 Approx. 4.61 ac
 Zoned GC, General Commercial

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 September 10, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV20-006 -- A request by JSMG Development for lot widths less than the minimum permitted in the R-7, Small-Lot Single-Family Residential zoning district by Table 3-3, Dimensional Standards of Article 3, Zoning Districts, of the North Augusta Development Code. The request affects a proposed townhome development on ±5.63 acres located on Bradleyville Road, TPN 012-13-04-013.

ZE20-001 – A request by The Charles Hammond House, LLC for a Special Exception to allow for a Bed and Breakfast and associated uses as required by Table 3-2, Use Matrix and Section 4.7, Bed and Breakfast, of the North Augusta Development Code. The request affects ±1.46 acres located at 908 W. Martintown Road, TPN 006-09-03-002, within the NP, Neighborhood Preservation Overlay District and zoned R-10, Medium Lot, Single-Family Residential.

ZE20-002 – A request by Storage Development, Inc. for a Special Exception to allow for a Mini Warehouse/Self-Storage Facility as required by Table 3-2, Use Matrix and Section 4.23, Miniwarehouses of the North Augusta Development Code. The request affects ±4.61 acres located at 108 Market Plaza Drive, TPN 010-18-10-001 and zoned GC, General Commercial.

Documents related to the applications will be available for public inspection after September 3, 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. 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, 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 for any updates to meeting format, location or procedures prior to the meeting.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number _____

Date Received _____

Review Fee _____

Date Paid _____

1. Project Name Storage Units North Augusta

Project Address/Location North Ridge and Market Plaza Dr.

Total Project Acreage 4.2 acres Current Zoning General Commercial

Tax Parcel Number(s) 010-18-10-001

2. Applicant/Owner Name CSRA Dev/Meybohm Dev Applicant Phone 706-736-3375

Mailing Address 3519 Wheeler Rd

City Augusta ST GA Zip 30909 Email mpolatty@meybohm.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 Chip Funderburk License No. 21601

Firm Name Heaner Design Group Firm Phone 864-223-1553

Firm Mailing Address 110 Beattie Dr

City Greenwood ST SC Zip 29649 Email chip@heanergwd.com

Signature  Date 8/14/2020

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

8/14/2020
Date

Brad Brodie
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 _____

Date Received _____

1. Project Name Storage Units North Augusta

Project Address/Location North Ridge Dr and Market Plaza Dr

Project Parcel Number(s) 010-18-10-001

2. Property Owner Name CSRA Dev/Meybohm Dev Owner Phone 706-736-3375

Mailing Address 3519 Wheeler Rd

City Augusta ST GA Zip 30909 Email mpolatty@meybohm.com

3. Designated Agent Chip Funderburk

Relationship to Owner Civil Engineer

Firm Name Heaner Design Group Phone 864-223-1553 (O) 864-980-8611 (M)

Agent's Mailing Address 110 Beattie Dr

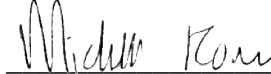
City Greenwood ST SC Zip 29646 Email chip@heanergwd.com

Agent's Signature  Date 8/14/2020

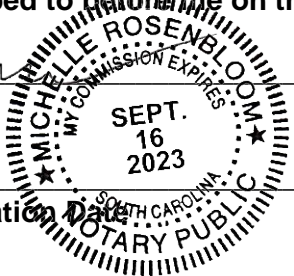
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

 8/14/2020
Owner Signature Mike D. Polatty Date

5. Sworn and subscribed to before me on this 14th day of August, 2020.


Notary Public

9/16/2023
Commission Expiration Date



Variance No. 1 - Modify the Design Layout from Original Plan Presented in 2018

Storage Units of North Augusta (Walnut Village)

Project Narrative

August 14, 2020

The Special Exception for Self-Storage on the proposed site was approved and recorded in Aiken County on 11/28/18. The site is currently approved for self-storage.

We are requesting a new variance to this **prior approval** because the self-storage developer has changed and the previous proprietary self-storage design was owned by Meybohm who has requested that the new developer not use their design which they intend to use for their new self-storage project on Washington Road in Evans.

On the recorded approval of Application Number ZE18-001 under "Decision", item number 2: *"The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application."*

Thus, we are requesting a variance to change the exterior architectural finish and building layout from the previous design that was presented on 9/6/18.

Assuming that this variance is still a portion of the "Special Exception" ordinance, I will use the same format used in the presentation that I participated in two years ago.

This will be our third multi-story project in the CSRA in the past two years. I have included photos and information on the Riverwatch project (90% completion) in Augusta and the Silver Bluff project in Aiken (45%) to give a better understanding of the proposed product.

The specific requirements set forth in the special exception check list are shown below or attached to this narrative. The item number to the left of each heading corresponds to the section requirement.

i. **North Augusta Code regulating the special exception for Mini warehouses in GC zoning**

Special Exceptions require BZA approval:

18.4.5.4.3 Special Exception -

a. Special exceptions are subject to additional scrutiny to ensure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

b. Permits for special exceptions shall be evaluated by the Board of Zoning Appeals on the basis of the following criteria:

1. That the special exception complies with all applicable development standards contained elsewhere in this Chapter and with the policies contained in the Comprehensive Plan. (Rev. 12-1-08; Ord. 2008-18)

2. That the special exception will be in substantial harmony with the area in which it is to be located.

3. That the special exception will not discourage or negate the use of surrounding property for use(s) permitted by right.

c. In granting a special exception, the Board of Zoning Appeals may attach such **additional stipulations**, conditions, or safeguards that, in its judgment, will enhance the proposed special

exception use and promote the public health, safety or general welfare.

j. Project Description

The applicant is proposing to construct a three story self-storage facility with three single story non-climate drive-up buildings and a limited amount of canopied parking on the 4.61 acres of land next to the Dollar General and behind the Burger King fast food restaurant as shown on Exhibit A. The facility will contain 114,090 square feet of conditioned and unconditioned storage as well as 10,690 square feet of canopied parking for boats and recreational vehicles. The layout of the facility has been designed to address Market Plaza Drive and Northridge Drive. The proposed elevations are also included in this submittal. Great effort has been taken to minimize the view of roll up access doors and create more of a retail/commercial appearance. This site does not however directly front a major roadway and is located behind an existing gas station and fast food restaurant. This placement would therefore not be as visible to many of the residents of this area.

The owner of this land, E.G Meybohm, is the individual most affected by the request for this special exception as his property is largely undeveloped. The design and architecture of this project will set the tone for the future retail/commercial development on E.G. Meybohm's land that will surround this new development. E.G has worked closely with the applicant and is comfortable with the look and feel of the proposed storage facility.

k. Description and explanation of how the special exception complies with all applicable development standards contained elsewhere in the Development Code

Other than the addition of the canopy parking, no additional changes are being asked for on this site other than the construction of the self-storage facility within the GC zoning. All other development code requirements will be met or exceeded. Other exterior elevations being proposed far exceed the current requirements. E.G Meybohm is also requiring heavy landscaping to also greatly enhance the presentation of this business.

l. Description and explanation of how the special exception will be in substantial harmony with the area it is to be located.

The applicant has designed the building to have a retail/commercial feel in elevation. The surrounding area is mainly retail/commercial. The immediate neighbor is Dollar General which has a metal 3 sided exterior. The proposed elevation for this facility that directly addresses Northside Drive and Market Plaza Drive will be a combination of various metal profiles, stucco (EFIS), IPS panels (3" thick insulated panel with textured surface) and store front glazing. The designers of the building have included a number of architecturally significant elements to the exterior to include parapet walls at the front corners to better blend this into this type of commercial area.

The site topography also falls in elevation away from Market Plaza Drive so the location of the canopy parking will be much less visible than a site which would sit above the surrounding roadways.

m. How the special exemption will not discourage or negate the use of the surrounding property for use(s) permitted by right.

The 32 surrounding acres of land around this project are owned by E.G. Meybohm which is whom the applicant will be purchasing the property from. The developer of the new townhome community, Blackston & Associates, is aware of the new proposed storage facility and does not have any issues with this use nor the new elevations. The elevation being proposed on the storage facility is much more architecturally significant than the Dollar General Building.

This type of use creates a minimal amount of traffic so the traffic impact to the surrounding uses will not impact their ability to operate their businesses. This type of use also does not compete financially with any of the other retail/commercial business surrounding this property. The Storage facility providing conditioned and unconditioned will be a great benefit to the residential developments in the area . Market studies have shown that there is a great need for this type of business in the area. There is also the added benefit to the surrounding retail of providing increased traffic nearby, potentially adding customers to their businesses.

n. **A list and explanation of any voluntary conditions on the project or use proposed to minimize any potentially adverse impacts**

- Ungraded exterior elevations - Self storage facilities in the past have largely been a large expanse of single story metal buildings and roll up doors. This largely new concept of a multi-story self-storage facilities incorporates a more esthetic presentation of buildings and gives the facilities the ability to be incorporated into a retail commercial area . The proposed facility will largely incorporate various metal profiles with both vertical and horizontal patterns accented with stucco (EFIS), IPS panels and store front glazing that front Northridge Drive and Market Plaza Drive. The buildings will be multi-dimensional in design. The main three story building reduces the need for a larger parcel and creates a much more compact design.
- Landscaping will be designed by a professional landscape architect and approved by the City.

Storage Units North Augusta
114,090 sf Storage Bldgs - 809 Units
10,690 sf Canopy Parking - 23 Spaces

Canopy Parking here in
lower section

Burger King
Fast Food chain
to Grand Village





Self-Storage Site
4.61 ac

SEALS

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Suite 1080
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Phone: (407)347-9614

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NORTH AUGUSTA, SC

JOB NUMBER:
303-20-AUG-SC

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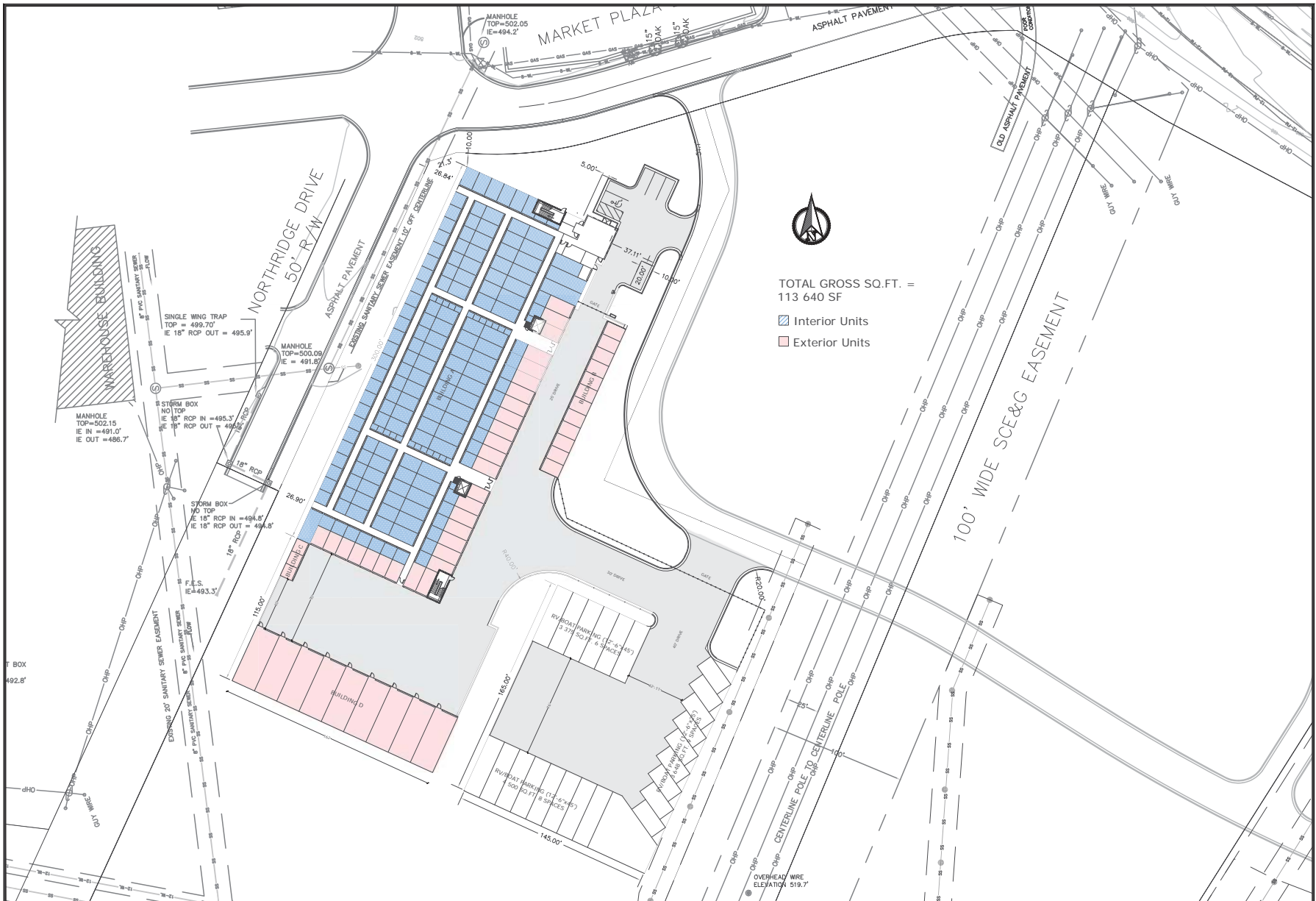
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TOTAL GROSS SQ.FT. =
113 640 SF

- Interior Units
- Exterior Units

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑳ Miscellaneous |
| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |

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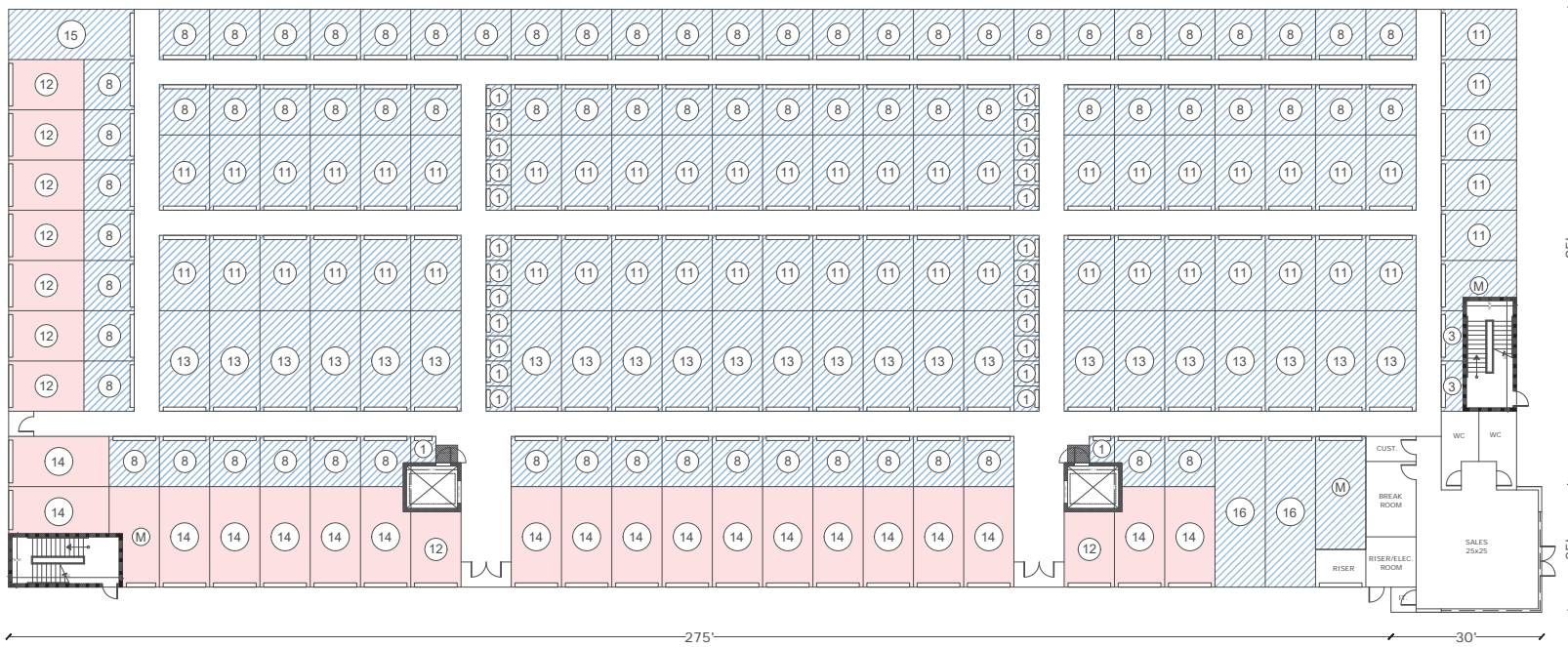
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DATE

GROSS SQ.FT. =
34 750 SF

Interior Units

Exterior Units



BUILDING A

1st FLOOR

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | M Miscellaneous |
| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |

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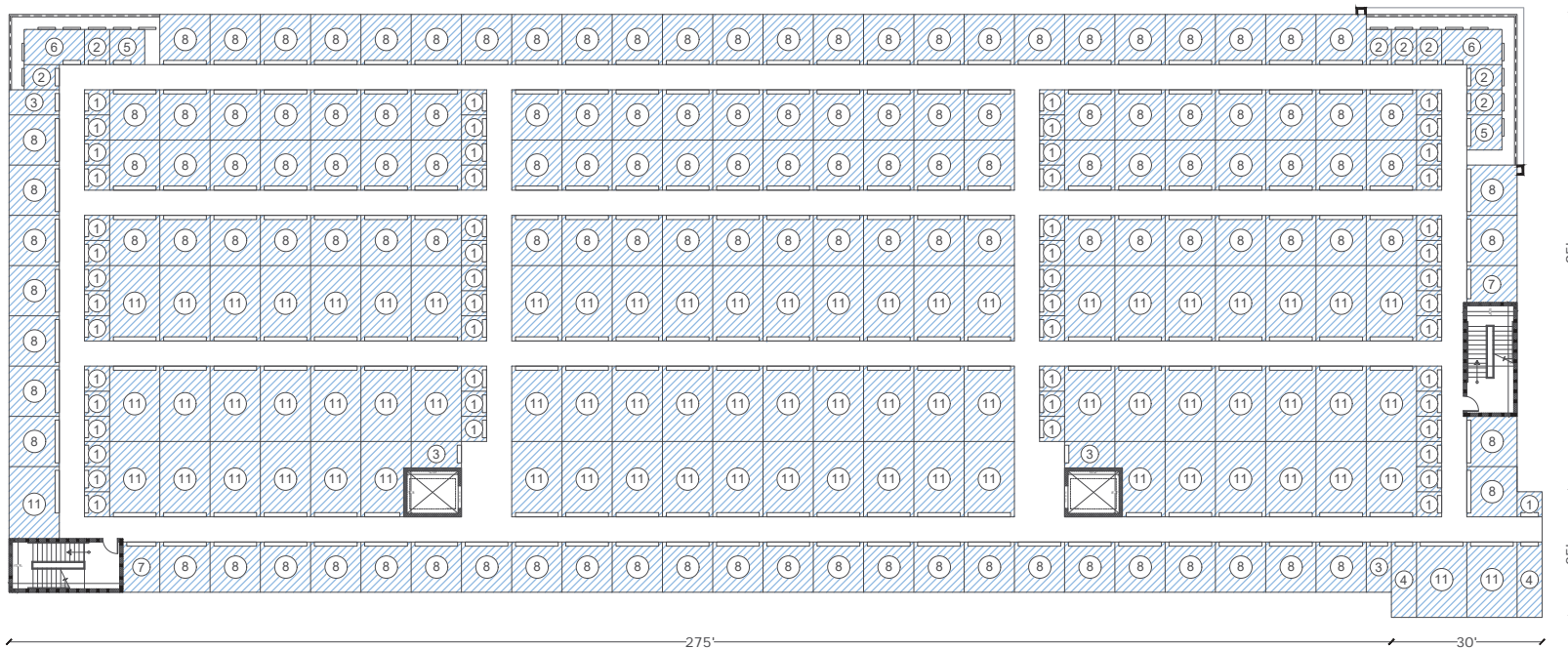
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DATE

GROSS SQ.FT. =
34 750 SF

- Interior Units
- Exterior Units



BUILDING A

2nd FLOOR

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑲ Miscellaneous |
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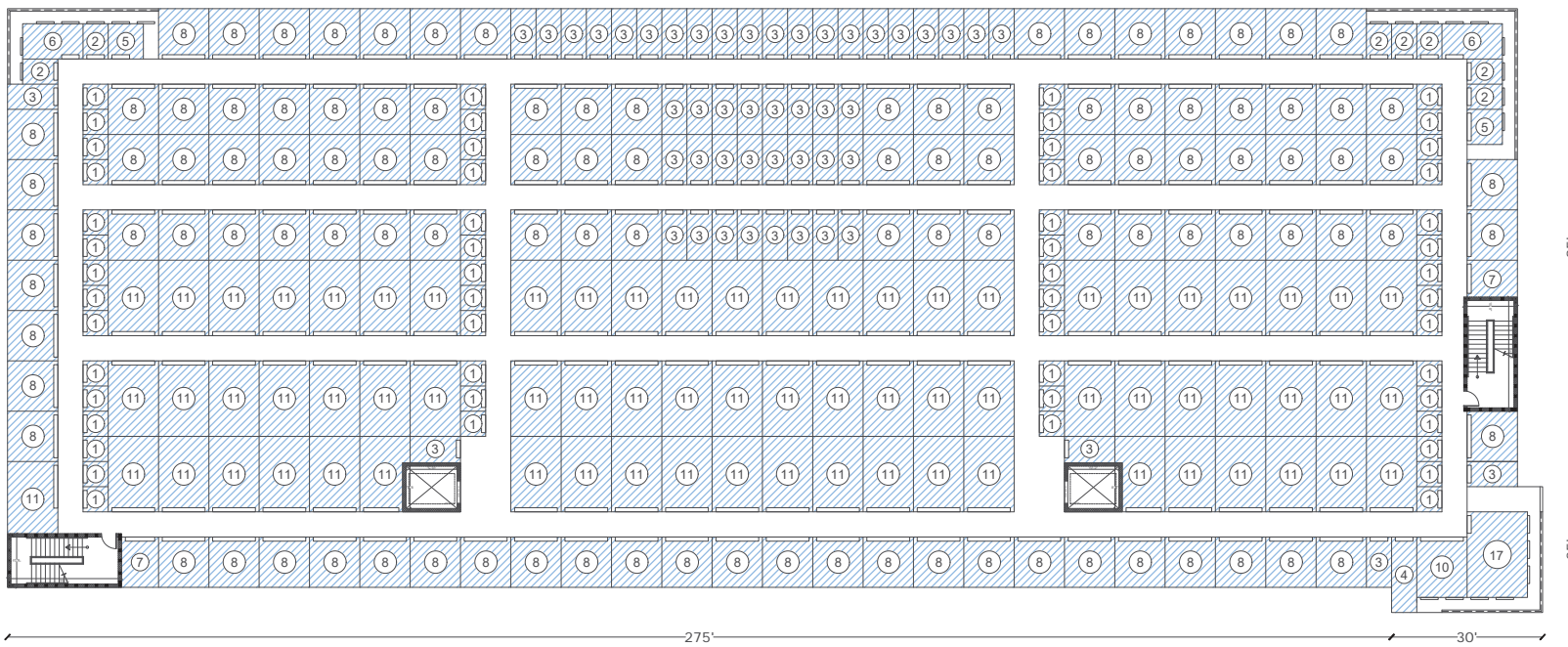
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GROSS SQ.FT. =
34 750 SF

- Interior Units
- Exterior Units

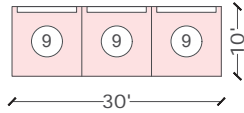


BUILDING A
3rd FLOOR

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑲ Miscellaneous |
| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |

GROSS SQ.FT. =
300 SF

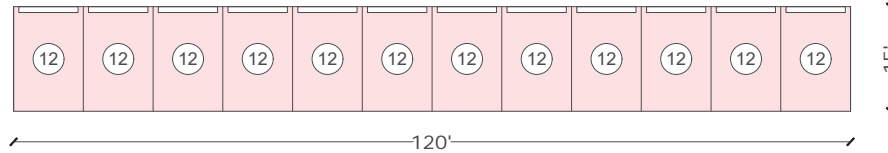
Exterior Units



BUILDING C

GROSS SQ.FT. =
1 800 SF

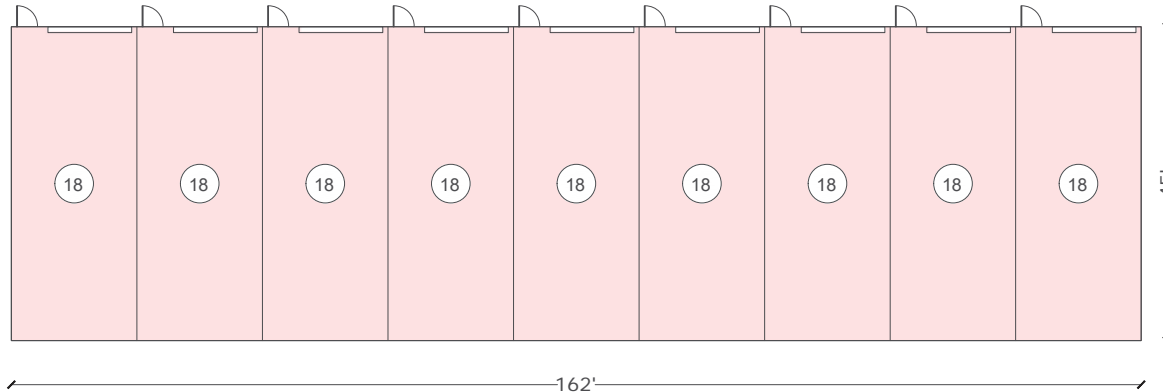
Exterior Units



BUILDING B

GROSS SQ.FT. =
7 290 SF

Exterior Units



BUILDING D

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑲ Miscellaneous |
| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |



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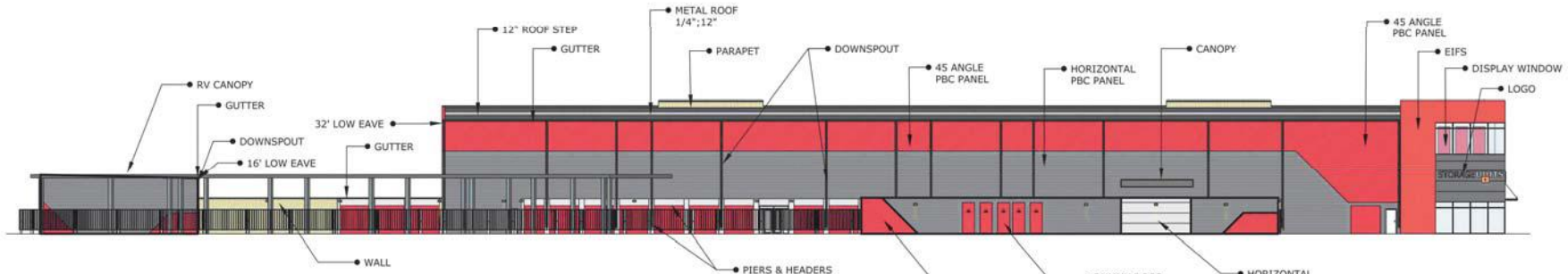
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EXIT 5 STORAGE, NORTH AUGUSTA, SC

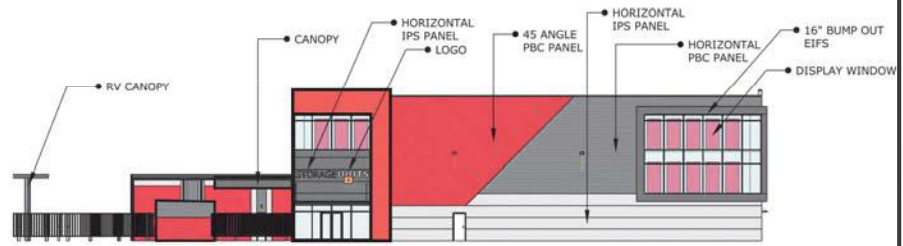
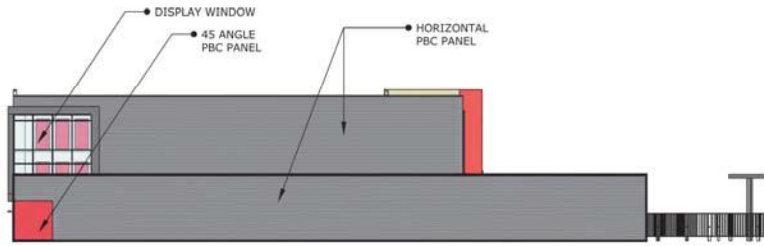
| Climate Controlled Units | | 5x5 | 5x7 | 5x10 | 5x15 | 7x7 | 7x12 | 7.5x10 | 10x10 | 10x12 | 10x15 | 10x20 | 10x25 | 10x30 | 12x17 | 18x45 | Misc. | Unit Totals | Net Sq. Ft. |
|------------------------------|---------------|-------|------|------|------|------|------|--------|-------|-------|-------|-------|-------|-------|-------|--------|-------|-------------|-------------------|
| BLDG A FLOOR. 1 | 34750 | 26 | 0 | 2 | 0 | 0 | 0 | 0 | 73 | 0 | 51 | 23 | 1 | 2 | 0 | 0 | 3 | 181 | 21669 |
| BLDG A FLOOR. 2 | 34750 | 55 | 7 | 4 | 2 | 2 | 2 | 2 | 131 | 0 | 73 | 0 | 0 | 0 | 0 | 0 | 0 | 278 | 26436 |
| BLDG A FLOOR. 3 | 34750 | 54 | 7 | 49 | 1 | 2 | 2 | 2 | 108 | 1 | 71 | 0 | 0 | 0 | 1 | 0 | 0 | 298 | 26276 |
| Total GSF | 104250 | | | | | | | | | | | | | | | | | | |
| Unit Totals | | 135 | 14 | 55 | 3 | 4 | 4 | 4 | 312 | 1 | 195 | 23 | 1 | 2 | 1 | 0 | 3 | 757 | Total Units |
| Unit Sq. FT. | | 25 | 35 | 50 | 75 | 49 | 84 | 75 | 100 | 120 | 150 | 200 | 250 | 300 | 170 | 810 | 519 | | |
| Total Sq. FT. | | 3375 | 490 | 2750 | 225 | 196 | 336 | 300 | 31200 | 120 | 29250 | 4600 | 250 | 600 | 170 | 0 | 519 | 74381 | Net Rentable |
| % Unit (#) | | 17.8% | 1.8% | 7.3% | 0.4% | 0.5% | 0.5% | 0.5% | 41.2% | 0.1% | 25.8% | 3.0% | 0.1% | 0.3% | 0.1% | 0.0% | 0.4% | | % of Total Net SF |
| % Unit (SQ. FT.) | | 4.5% | 0.7% | 3.7% | 0.3% | 0.3% | 0.5% | 0.4% | 41.9% | 0.2% | 39.3% | 6.2% | 0.3% | 0.8% | 0.2% | 0.0% | 0.7% | 98.26 | Unit Sq. Ft. Ave |
| Non-Climate Controlled Units | | 5x5 | 5x7 | 5x10 | 5x15 | 7x7 | 7x12 | 7.5x10 | 10x10 | 10x12 | 10x15 | 10x20 | 10x25 | 10x30 | 12x17 | 18x45 | Misc. | Unit Totals | Net Sq. Ft. |
| BLDG A FLOOR. 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 19 | 0 | 0 | 0 | 0 | 0 | 28 | 5150 |
| BLDG B | 1800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 1800 |
| BLDG C | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 300 |
| BLDG D | 7290 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 9 | 7290 |
| Total GSF | 9390 | | | | | | | | | | | | | | | | | | |
| Unit Totals | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 21 | 19 | 0 | 0 | 0 | 9 | 0 | 52 | Total Units |
| Unit Sq. FT. | | 25 | 35 | 50 | 75 | 49 | 84 | 75 | 100 | 120 | 150 | 200 | 250 | 300 | 170 | 810 | 0 | | |
| Total Sq. FT. | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 300 | 0 | 3150 | 3800 | 0 | 0 | 0 | 7290 | 0 | 7250 | Net Rentable |
| % Unit (#) | | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 5.8% | 0.0% | 40.4% | 36.5% | 0.0% | 0.0% | 0.0% | 17.3% | 0.0% | | % of Total Net SF |
| % Unit (SQ. FT.) | | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 0.0% | 4.1% | 0.0% | 43.4% | 52.4% | 0.0% | 0.0% | 0.0% | 100.6% | 0.0% | 139.42 | Unit Sq. Ft. Ave |
| Combined Totals | | 5x5 | 5x7 | 5x10 | 5x15 | 7x7 | 7x12 | 7.5x10 | 10x10 | 10x12 | 10x15 | 10x20 | 10x25 | 10x30 | 12x17 | 18x45 | Misc. | Unit Totals | Net Sq. Ft. |
| Unit Totals | | 135 | 14 | 55 | 3 | 4 | 4 | 4 | 315 | 1 | 216 | 42 | 1 | 2 | 1 | 9 | 3 | 809 | Total Units |
| Unit Sq. FT. | | 25 | 35 | 50 | 75 | 49 | 84 | 75 | 100 | 120 | 150 | 200 | 250 | 300 | 170 | 810 | 519 | | |
| Total Sq. FT. | 113640 | 3375 | 490 | 2750 | 225 | 196 | 336 | 300 | 31500 | 120 | 32400 | 8400 | 250 | 600 | 170 | 7290 | 519 | 88921 | Net Rentable |
| % Unit (#) | | 16.7% | 1.7% | 6.8% | 0.4% | 0.5% | 0.5% | 0.5% | 38.9% | 0.1% | 26.7% | 5.2% | 0.1% | 0.2% | 0.1% | 1.1% | 0.4% | | |
| % Unit (SQ. FT.) | | 3.8% | 0.6% | 3.1% | 0.3% | 0.2% | 0.4% | 0.3% | 35.4% | 0.1% | 36.4% | 9.4% | 0.3% | 0.7% | 0.2% | 8.2% | 0.6% | 109.91 | Unit Ave |
| Office Space | 625 | | | | | | | | | | | | | | | | | | |
| Total Sq. FT. | 113640 | | | | | | | | | | | | | | | | | 78.2% | Efficiency |

| | | | | |
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| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
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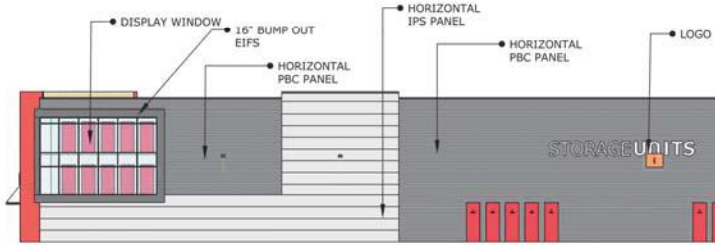
BUILDING ELEVATION



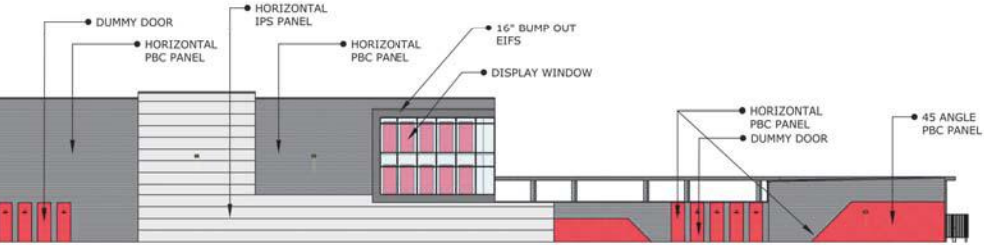
SOUTHEAST ELEVATION



SOUTHWEST ELEVATION



NORTHEAST ELEVATION



NORTHWEST ELEVATION

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑲ Miscellaneous |
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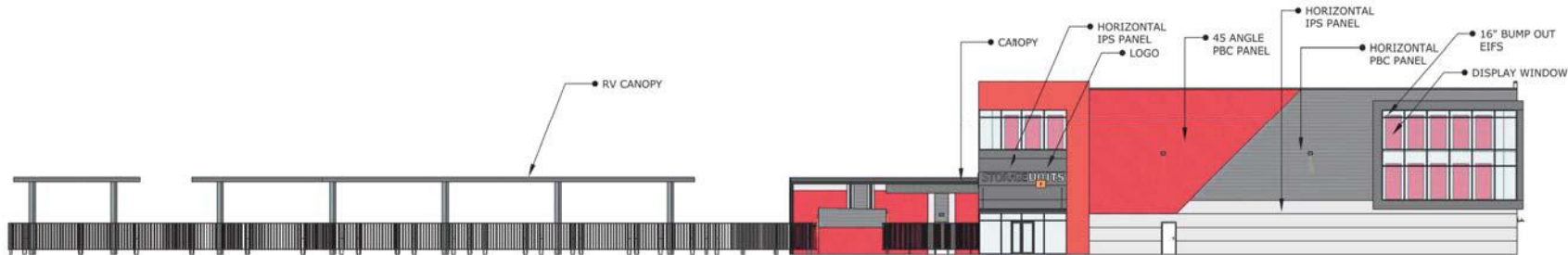
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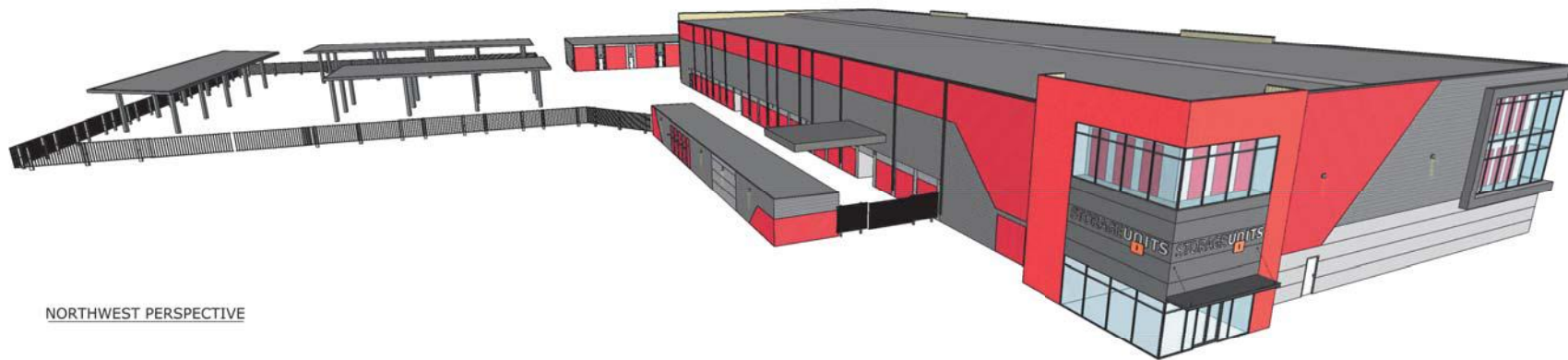
SIGNATURE _____

DATE _____

BUILDING PERSPECTIVE



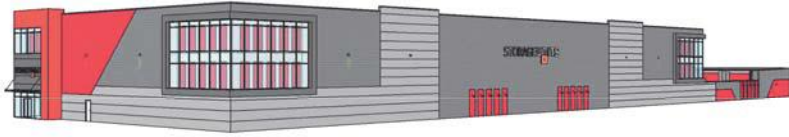
NORTHEAST ELEVATION



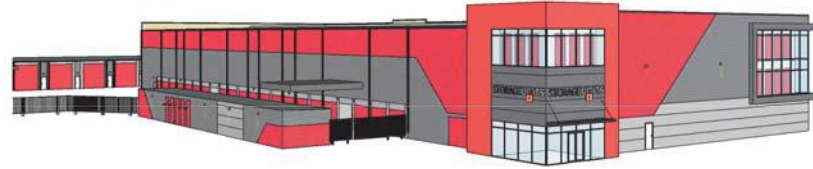
NORTHWEST PERSPECTIVE

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|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
| ③ 5x10 CC UNITS | ⑦ 7.5x10 CC UNITS | ⑪ 10x15 CC UNITS | ⑮ 10x25 CC UNITS | ⑲ Miscellaneous |
| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |

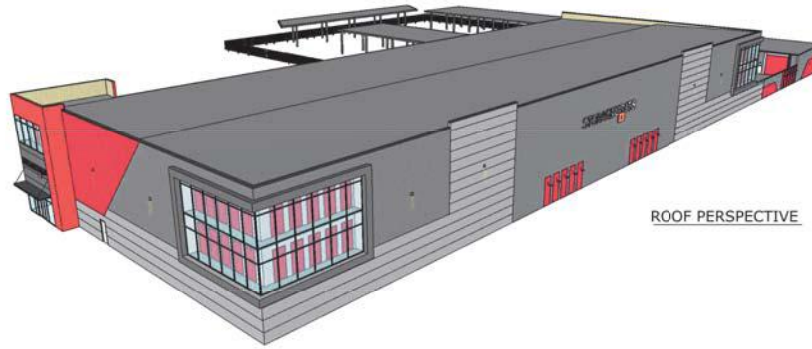
BUILDING PERSPECTIVE



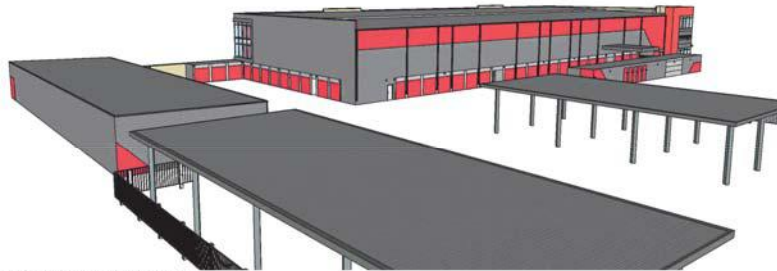
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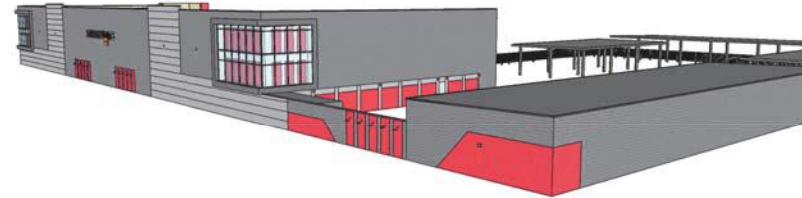
NORTHEAST PERSPECTIVE



ROOF PERSPECTIVE



SOUTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE

| | | | | |
|-----------------|-------------------|------------------|------------------|------------------|
| ① 5x5 CC UNITS | ⑤ 7x7 CC UNITS | ⑨ 10x10 NC UNITS | ⑬ 10x20 CC UNITS | ⑰ 12x17 CC UNITS |
| ② 5x7 CC UNITS | ⑥ 7x12 CC UNITS | ⑩ 10x12 CC UNITS | ⑭ 10x20 NC UNITS | ⑱ 18x45 NC UNITS |
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| ④ 5x15 CC UNITS | ⑧ 10x10 CC UNITS | ⑫ 10x15 NC UNITS | ⑯ 10x30 CC UNITS | |



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SEALS



RAPID
BUILDING SOLUTIONS
350 E Crown Point Rd
Suite 1080
Winter Garden, FL 34787
Phone: (407)347-9614

Info@
rapidbuildingsolutions.com

JOB NAME:
EXIT 5 STORAGE
NORTH AUGUSTA, SC

JOB NUMBER:
303-20-AUG-SC

| REV | DATE | DESCRIPTION | APP |
|-----|----------|---------------------|-----|
| 1 | 06/26/20 | Layout | JS |
| 2 | 07/20/20 | Layout + MUC + Elev | JS |
| | | | |
| | | | |
| | | | |

| | |
|------------------|------------------|
| ISSUE DATE: DATE | |
| DESIGNED BY: | DRAWN BY: XX |
| CHECKED BY: | SUBMITTED BY: XX |

FOR APPROVAL ONLY:

NOT FOR FIELD USE

SIGNATURE _____

DATE _____

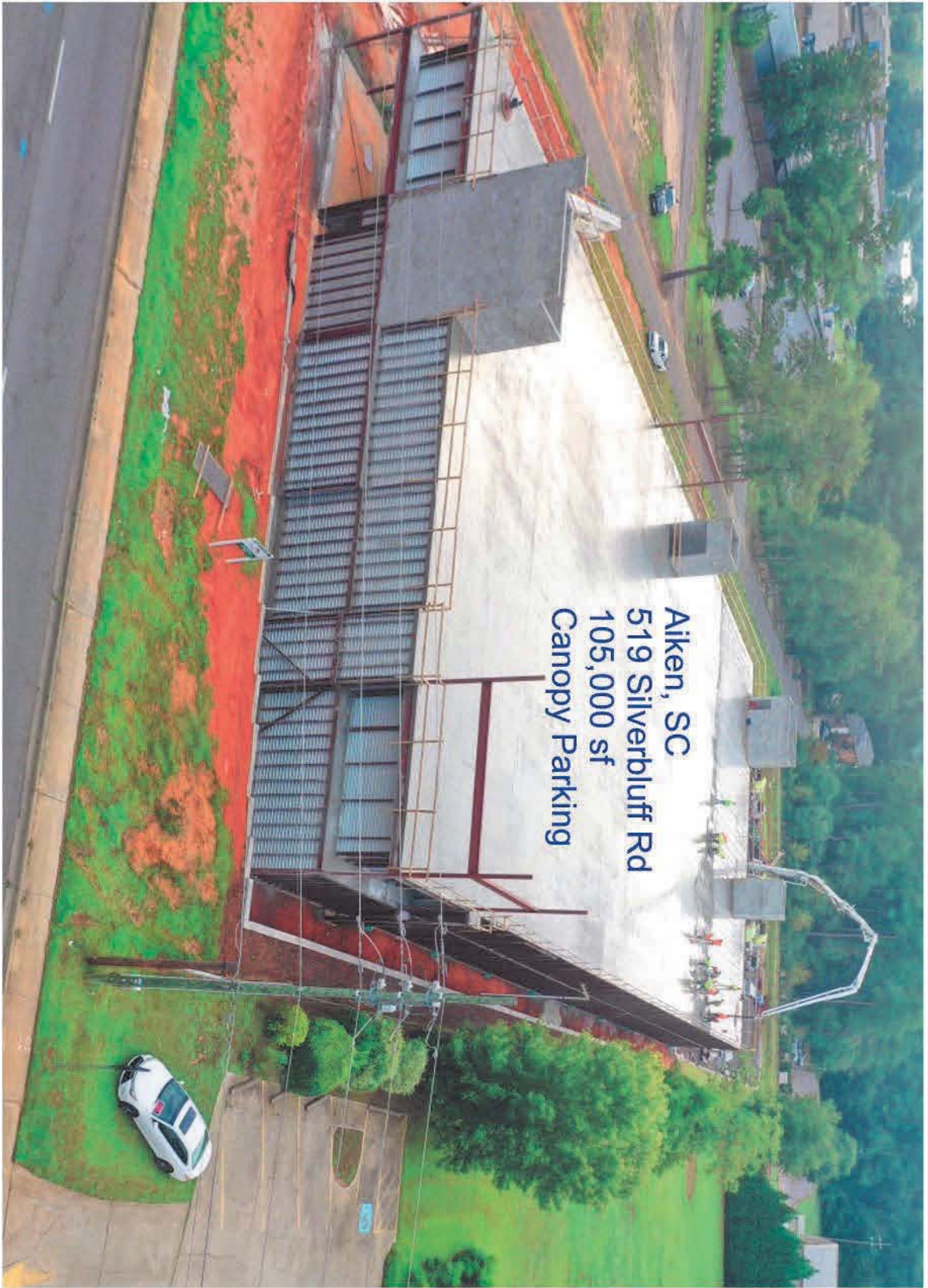


Storage Units N Augusta
Canopy Parking in
lower section
10, 690 square feet
23 Parking Spaces



**Storage Units Augusta
Riverwatch Pkwy
115,000 sf
90% complete**





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ARCHITECTS
Christopher Booker & Associates, PC



STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)
In Re: Walnut Village Self)
Storage, Austin Graybill,)
Market Plaza and Northridge Dr.)

BEFORE THE
CITY OF NORTH AUGUSTA
BOARD OF ZONING APPEALS

ORDER
Application Number: ZE18-001
Parcel Number: 010-14-04-007

Request

Meybohm Realty, owner of property located at the intersection of Austin Graybill Dr., Market Plaza and Northridge Dr., a portion of Tax Parcel Number 010-14-04-007, and zoned General Commercial (GC). The applicant initiated the Special Exception process on August 6, 2018 by filing an appeal for a Special Exception pursuant to the North Augusta Development Code:

- 1) Table 3-2, Use Matrix, Section 4.23, Mini Warehouse/ Self Storage, and Section 18.4.5.4.3, :

Public Notice

A public notice describing the request and advertising the scheduled date of the Board of Zoning Appeals (Board) public hearing was published in *The Star* and on www.northaugusta.net on August 21, 2018. A written notice of the variance request and scheduled date of the Board hearing was mailed to the owners of property within 200 feet of the subject property on August 21, 2018. The property was posted with the required public notice on August 21, 2018. The Board held a public hearing and considered the Special Exception request on September 6, 2018.

Decision

For the reasons set forth below, the Board grants the applicant's request for a Special Exception for the use Mini Warehouse/ Self-Storage (subject to 4.23) according to the requirements of the North Augusta Development Code, Table 3-2, Use Matrix, Section 4.23, and Section 18.4.5.4.3:

1. The applicant shall comply with all additional requirements of Section 4.23 as verified by site plan approval.
2. The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application.



2018028225

ORDER
RECORDING FEES \$10 00
PRESENTED & RECORDED

11-28-2018 08:30 AM

JUDITH WARNER
REGISTER OF DEEDS CONVEYANCE
AIKEN COUNTY, SC
BY: VIRGINIA DUNN DEPUTY

BK: RB 4751

PG: 1388 - 1390

Findings of Fact and Conclusions of Law

Section 18.4.5.4.2 of the North Augusta Development Code defines the Board's powers and duties related to hearing and deciding upon appeals for Special Exceptions and provides the criteria which the Board must use in reviewing each request. Special exceptions are subject to additional scrutiny to insure that the health, safety and general welfare of the community and the area where the special exception use is proposed will not be harmed.

The Board finds that the property is owned by Meybohm Realty, and the appeal was applied for by Meybohm Realty and CSRA Development, LLC, contains 4.7 acres of parcel 010-14-04-007, is zoned General Commercial (GC) and is required to request a Special Exception under the North Augusta Development Code as outlined in Table 3-2, Use Matrix and further regulated by Section 4.23, Mini Warehouse/Self-Storage, and Section 18.4.5.4.2.

To grant a Special Exception, the Board must find and explain in writing that the evidence and facts of the case prove that each of the following mandatory factors applies.

- 1) That the Special Exception complies with all applicable development standards contained elsewhere in this Chapter, as adopted unanimously by the Board, and
- 2) That the Special Exception will be in substantial harmony with the area in which it is to be located, as adopted unanimously by the Board, and
- 3) That the Special Exception will not discourage or negate the use of surrounding property for use(s) permitted by right, as adopted unanimously by the Board.

Based on the evaluation of the application, staff report, and sworn testimony of the applicant, applicant representatives and staff, the Board of Zoning Appeals has found in the affirmative that, in addition to the conditions imposed above, the appeal meets the standards required to issue to the Special Exception.

After a motion made by Mr. Newman and duly seconded by Ms. Stallworth, Chairman Summers, joined by members Newman, Stembridge, and Stallworth, voted unanimously to approve the application.

Therefore, based upon these findings of fact and conclusions of law; it is hereby:

ORDERED that the applicant's request for a Special Exception for the use of Mini Warehouse/Self-Storage, for a portion of Tax Parcel Number 010-14-04-007, subject to the conditions previously stated, is GRANTED; and further

ORDERED that the executed Order be given to the North Augusta City Clerk and that copies be provided to the applicant and the North Augusta Department of Planning and Development.

IT IS SO ORDERED

Sept. 21, 2018
North Augusta, South Carolina


O. Wesley Summers, Chairman
Board of Zoning Appeals

Copy of this order sent to the applicants **BY CERTIFIED MAIL** on Sept. 27, 2018


Libby Hodges, Director
Department of Planning & Development
Secretary to the Board of Zoning Appeals



ARCHITECTS
Christopher Booker & Associates, PC

670 Broad Street, Augusta, GA 30901 | P: (706) 798-6792 | www.cbarchitectspc.com

