

Board of Zoning Appeals



Minutes of the Thursday, September 10, 2020 Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Jim Newman

Kevin Scaggs

Kathie Stallworth

Lynn Stenbridge

1. **Call to Order** – The regular meeting of September 10, 2020, having been duly publicized, was called to order by Chairman Wesley Summers at 7:00 p.m. The meeting was conducted virtually via GoToMeeting.
2. **Roll Call** – Board members present were Chairman Summers, Board members Jim Newman, Kathie Stallworth, and Kevin Scaggs. Board member Lynn Stenbridge was absent. Also in attendance were Libby Hodges, Director, Department of Planning & Development, Gary Thigpen, Philip Green, Chip Funderburk, and Brad Brodie.
3. **Approval of Minutes** – The minutes of the July 9, 2020, regular meeting were approved as written with one amendment. Chairman Summers noted that on page 2, paragraph 7 the closing of the public hearing was by Chairman Summers not Chairman Williams. Mrs. Stallworth moved that the minutes be approved as amended. Mr. Newman seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Application ZV20-006

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

Chairman Summers asked if Mrs. Hodges had any information she would like to share. Mrs. Hodges summarized the case and explained that this is a proposed townhome development and they are asking for a reduction in minimum lot width. She said townhomes are an allowed use in the R-7 District but the requested lot width is generally required by the code. Mrs. Hodges stated she has received some public comments and will read them aloud accordingly.

Chairman Summers asked if the applicant had any comments.

Mr. Philip Green, Engineer with Southern Partners and representing the applicant, was sworn in by Chairman Summers. Mr. Green gave a brief overview of the requested variance.

Chairman Summers referred to the plat in the handout and questioned if that is what is being proposed. Mr. Green explained that it is an original survey of the property and the cul-de-sac to the west has already been subdivided out and they are on the remainder of that tract of 5-acres that they are looking to develop.

Mrs. Stallworth questioned if the kudzu-filled area, on Bradleyville Road, is what is being developed. Mr. Green presented a layout of the project to the Board. Mrs. Stallworth questioned how far back onto the property the lots would be. Mr. Green answered approximately 300-feet back off of Bradleyville Road on the one side and all the way back on the eastern side of the property. A copy of the presented layout was entered into the record.

Chairman Summers questioned how wide the townhomes are going to be. Mr. Green replied that the typical townhome lot will be 26-feet wide. Mrs. Stallworth questioned if the townhomes are joined together. Mr. Green replied yes and explained there will be a row of four or five and the lot lines will run down the common walls.

Mr. Gary Thigpen, representative of JSMG, was sworn in by Chairman Summers.

Chairman Summers questioned what the price was going to be on the townhomes. Mr. Thigpen answered \$110,000 explaining that it seems high but based on market progression studies that are shown now, and the areas where they are building, that is a very competitive ballpark number.

Chairman Summers questioned how Public Safety would get to the front or back of the development. Mr. Thigpen replied that all aspects have been reviewed in a way that they will provide adequate water, the width of the road will be adequate for an aerial truck and two pump trucks to operate with a command vehicle. Mr. Summers asked if the townhomes were single-story. Mr. Thigpen replied yes.

Mr. Scaggs asked for clarification that the 40-foot width could not be done because of the topography of the land and the cost would increase. Mr. Thigpen replied yes.

Mrs. Stallworth asked Mrs. Hodges if there were townhomes in the community now that are 26-feet wide. Mrs. Hodges referred to the aerial map in the handout explained that on the northeast side of the proposed project there is a development of which those will be a similar width. Mrs. Stallworth asked if it were a different zoning area. Mrs. Hodges replied she believed it to be R-5.

Mr. Scaggs asked for clarification that the development was to provide for affordable housing in the area. Mr. Thigpen replied yes.

Mrs. Hodges read an emailed comment submitted by Mr. Jeff Keefner and Mrs. Sharon Keefner, stating that the proposed change might adversely affect their home and property values. She said they oppose the zoning change. Mrs. Hodges read an emailed comment from Mr. Matthew Stoltzfus stating his concerns on the rezoning and requests the Board reconsider the building plan and deny the building project. She stated these public comments will be attached to the minutes.

Mr. Thigpen responded, for the record, that he built both the houses located at 1793 and 1799 Womrath Road and their information is inaccurate.

Chairman Summers clarified that Mr. Thigpen was not asking for twenty-six and he stuck with forty and he could build without coming before the Board. Mrs. Hodges answered that is correct.

Mr. Thigpen explained that they will have an HOA that will maintain the property, vast street lighting, and a proposed gated community towards the backside of the property.

Mr. Newman questioned how big the units were going to be. Mr. Thigpen replied 1122 square feet. Mrs. Hodges presented a copy of the floor plan which will be entered into the minutes. Mrs. Stallworth asked what size the unit would be for a three bedroom. Mr. Thigpen explained they would be proposed as end-units with garages.

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

Chairman Summers closed the public hearing at 7:28 p.m.

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

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

Board Member Kevin Scaggs made a motion that 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 be approved with the following condition:

1. Development is similar to the sketch provided with minor alterations at the discretion of the Planning and Development Director.

Mr. Jim Newman offered a second and the motion passed unanimously.

6. **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.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- b. **Consideration** – Application ZE20-001

Chairman Summers asked if Mrs. Hodges had any information she would like to share. Mrs. Hodges stated after discussions with the applicant, Mr. James O'Neal, they are requesting that the Board table the application so that additional research can be done. She said all public comments will be saved and presented when the case returns.

Chairman Summers asked for a motion from the Board.

Chairman Summers made a motion to table 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 to allow for more research to be done. Mr. Jim Newman offered a second and the motion passed unanimously.

7. **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.

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

b. **Consideration** – Application ZE20-002

Chairman Summers briefly reviewed the public meeting participation guidelines and read the application summary. The public hearing was opened at 7:52 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. She explained that this is an application for storage units in the same location as we have had a previous application and the reason this coming back is because they have proposed a different architectural style, changed some of the layout from the previous Special Exception that was granted, and some of the conditions from the previous set were specific to that site.

Mrs. Stallworth questioned if it was the same developer. Mrs. Hodges replied that it has been sold to a new developer.

Chairman Summers asked if the applicant had any comments.

The applicant, Mr. Brad Brodie, was sworn in by Chairman Summers. Mr. Brodie explained they were before the Board two years ago and at the time were going to build a storage facility for Meybohm Group and they had a specific architectural design in mind for that. He said they ultimately decided to build a facility in Evans, Georgia and they are keeping the same design and they have requested that we do not use their design. Mr. Brodie said that in the interim his firm purchased the property and developed a new design.

Chairman Summers questioned if the facility would look similar to the one on Riverwatch Parkway. Mr. Brodie replied yes.

Mr. Scaggs clarified that what the Board will be approving is the exterior elevation. Mr. Brodie said yes and explained to maximize the property they are adding twenty-three canopied RV parking in the rear at the lower portion of the property.

Mr. Newman clarified that the Board had stipulations on what it was to look like. Mrs. Hodges replied yes there were very specific conditions that it had to be the same or better than what was shown on the previous application. She said what is shown, in her opinion, it is significantly different. Mrs. Hodges explained there are some other site considerations and when she wrote the staff report she included some conditions that will resolve anticipated issues with the site plan approval.

Chairman Summers asked if there were any public comments. Mrs. Hodges answered no.

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

Chairman Summers closed the public hearing at 8:00 p.m.

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

Board Member Kevin Scaggs made a motion that 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 be approved with the following conditions:

1. The applicant agrees to a compact, multi-dimensional design with adequate landscaping.
2. The applicant shall comply with all additional requirements of Section 4.23 as verified by site plan approval.
3. The final building elevation shall maintain the same architectural finish and design standards or better as presented in the application.
4. Any outdoor vehicle, boat or other equipment storage, covered or uncovered, will be screened on the southern side to the standards of a Type C buffer with applicable visual separation and a black vinyl chain link fence with matching slats. This buffer may be planted anywhere between the screening fence and the property line. The east side shall be screened with a solid fence that is a black vinyl fence with matching slats with added shrubs and plantings as approved by the Planning & Development Director.
5. Landscaping will not be required for the internal storage area or for internal access aisles within the facility.
6. 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 planting should be distributed evenly along the foundation. Buffer plantings may count as foundation plantings only for the portions of buildings abutting a buffer.
7. Parking will be restricted to no more than 10 spaces and will be landscaped as required by Article 10.
8. 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.
9. All signage on site must meet the requirements of Article 13.

Mrs. Kathie Stallworth offered a second and the motion passed unanimously.

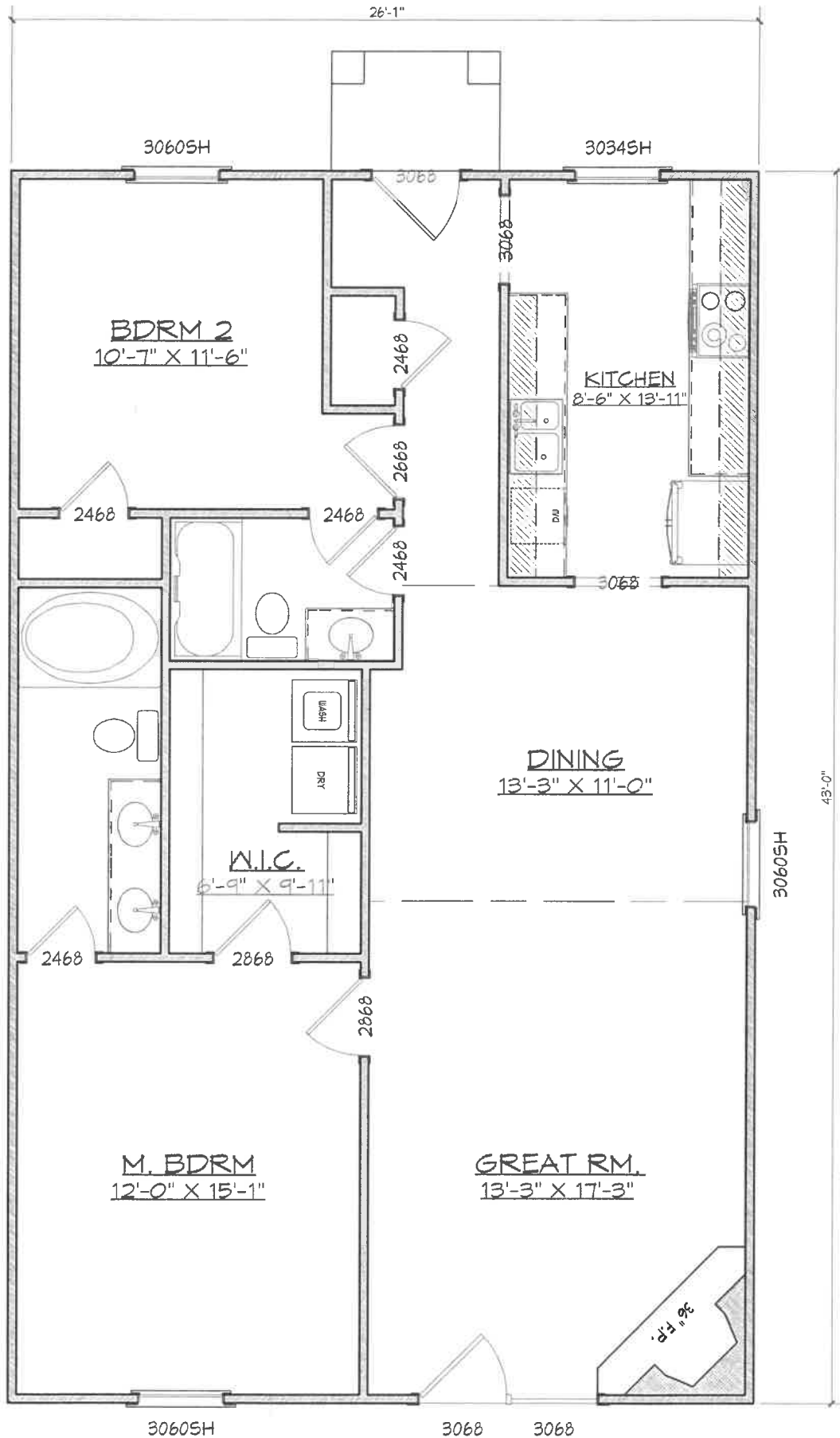
8. Adjourn-- With no objections, the meeting was adjourned at 8:42 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "L. Hodges", written in a cursive style.

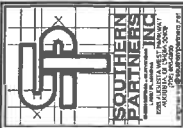
Libby Hodges, AICP
Director of Planning and Development
Secretary to the Board of Zoning Appeals

Attached Public Comments and Layout information as noted.



LIVING AREA
1122 SQ FT

2V20-006
Floor Plan
Entered into record
9/10/2020



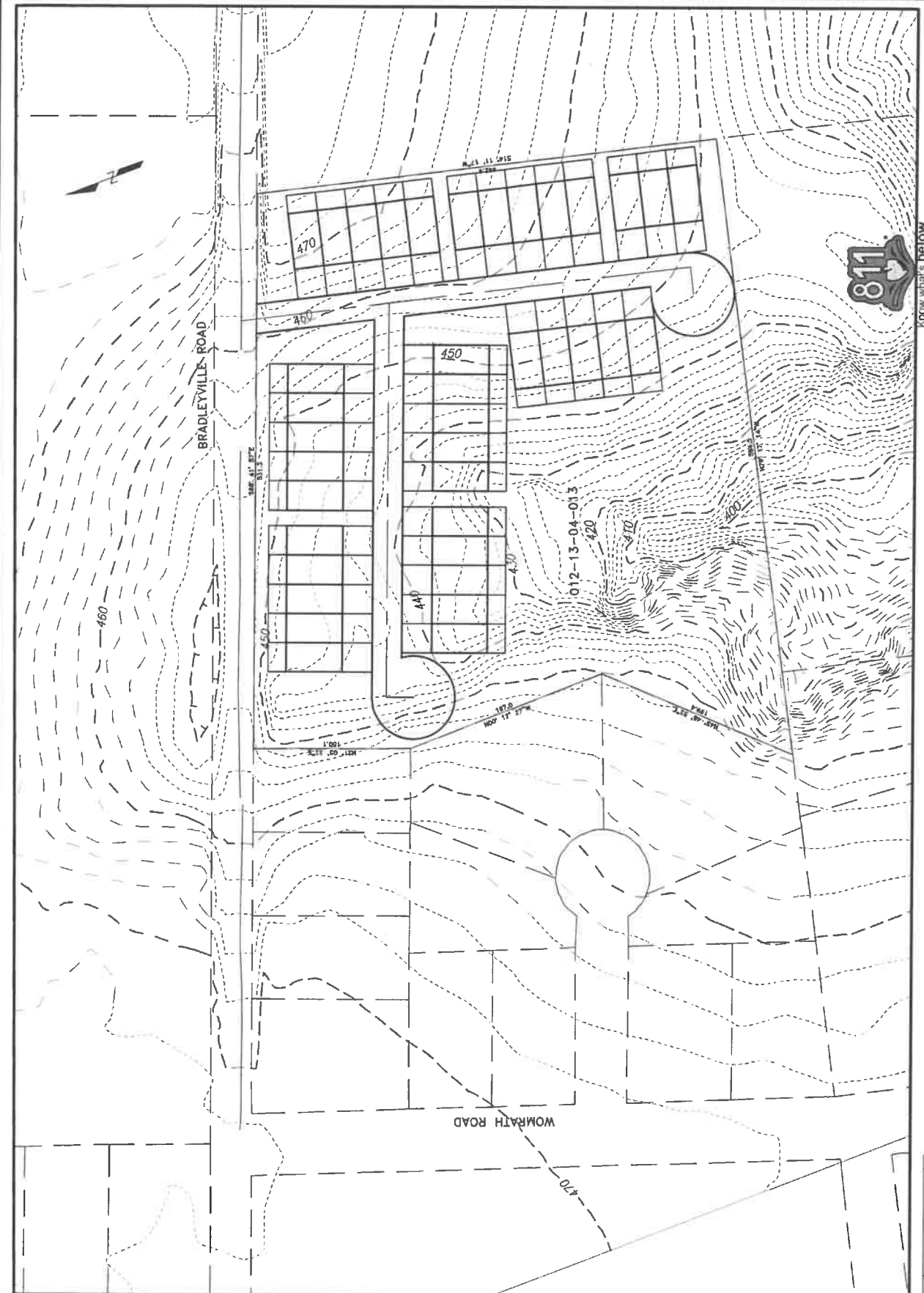
**BRADLEYVILLE RD
TOWNHOMES
APPEALS EXHIBIT**

PROJECT DATA

TOTAL SHEETS	12
DATE	08/11/20
PROJECT NO.	2020-006
DATE OF ISSUE	08/11/20
DATE OF REVISION	08/11/20
DATE OF APPROVAL	08/11/20
DATE OF RECORDING	08/11/20
DATE OF CLOSURE	08/11/20
DATE OF COMPLETION	08/11/20
DATE OF OCCUPANCY	08/11/20
DATE OF INSPECTION	08/11/20
DATE OF SIGNATURE	08/11/20
DATE OF SEALING	08/11/20
DATE OF RECORDING	08/11/20
DATE OF CLOSURE	08/11/20
DATE OF COMPLETION	08/11/20
DATE OF OCCUPANCY	08/11/20

SHEET INDEX

NO.	DESCRIPTION
1	APPEALS EXHIBIT



Know what's below
Call before you dig

811

2020-006 Site Plan
Entered into record
9/10/20

Hodges, Libby

From: Jeffrey Keefner <[REDACTED]>
Sent: Thursday, September 10, 2020 11:05 AM
To: Hodges, Libby
Subject: 9-10-20 BZA Comments

Dear Sirs,

We live at [REDACTED] and this proposed change to TPN 012-13-04-013 might adversely affect our home and property values. We prefer the zoning to remain single family homes, please, and not townhomes.

Plus it might disturb the peace and quiet of the green space thst is now there.

Please do not allow this change to go through.

Best Regards,

Jeff and Sharon Keefner

Hodges, Libby

From: Matthew Stoltzfus <[REDACTED]>
Sent: Thursday, September 10, 2020 11:27 AM
To: Hodges, Libby
Subject: Comments Regarding Zone of Appeals Meeting 9-10-2020

Dear members of the board,

My wife Shelby and I (Matthew), live at [REDACTED] and we are writing you concerning the proposed plan request ZV20-006 for re-zoning on Bradleyville rd (TPN 012-13-04-013).

This land and the surrounding woods provide shelter and resources for a great number and diversity of flora and fauna and building here would destroy that.

Have there even been any environmental studies of what the detrimental impact of building here would cause?

This Building project here also disrupts the image that has been cultivated with the rest of this area which has historically been Single family homes. Aside from the Bradleyville apartments every other housing structure in the area is houses.

Your board denied plans to build townhomes for the plot of land that my house and my neighbor live on now [REDACTED].

Why would you change course now and not deny this building plan of townhomes for the same reasons?

We ask that you please reconsider this building plan, deny the building project and the disruption and damage it will cause to the environment, the wildlife, and the people that already call this area home.

Thank you for your time,
Matthew and Shelby Stoltzfus

Department of Planning and Development



Project Staff Report

ZV20-007 QuikTrip

Prepared by: Kuleigh Baker

Meeting Date: October 8, 2020

SECTION 1: PROJECT SUMMARY

Project Name	QuikTrip Setback
Applicant	QuikTrip Corporation
Engineer	Duane Ensor, PE; Freeland & Kauffman, Inc.
Address/Location	Edgefield Road
Parcel Number	011-07-01-003
Total Development Size	± 14.3 acres
Existing Zoning	UD, Urban Development (Aiken County)
Zoning Subject to Annexation	GC, General Commercial
Overlay	HC, Highway Corridor Overlay District
Variance Requested	Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

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

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

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;

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

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on September 23, 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 September 21, 2020. The property was posted with the required public notice on September 23, 2020.

SECTION 4: SITE HISTORY

The subject property is currently vacant. At one time there was a single-family detached dwelling on the property. The parcel is currently under Aiken County’s jurisdiction. The Planning Department has forwarded a petition for annexation to the North Augusta City Council. The zoning proposed is GC, General Commercial subject to annexation approval. The property falls within the limits of the HC, Highway Corridor Overlay District.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	GC, General Commercial subject to annexation (Current zoning is UD, Urban Development, Aiken County)
North	Vacant	Mixed Use	GC, General Commercial
South	Vacant/Single-Family Residential	Mixed Use/Low Density Residential	UD, Urban Development (Aiken County)
East	Vacant	Mixed Use	UD, Urban Development (Aiken County)
West	Single-Family Residential	Low Density Residential	RC, Residential Single-Family Conservation (Aiken County)

Access – The site currently has access from Edgefield Road.

Topography – The subject parcel is relatively flat in the portion to the West proposed to be developed. Higher elevations can be found towards the Southwest portion of the parcel.

Utilities – Water and wastewater service are available. The property is served by the City of North Augusta water and sewer.

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

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

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

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a variance from the setbacks in Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District, specifically the maximum front setback of 90ft. QuikTrip is requesting a variance of ± 68 ft for a maximum front setback of ± 158 ft.

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

1. An unnecessary hardship exists;

The applicant states for the safety of employees and customers, adequate circulation around the canopy and building is imperative. The maximum 90 ft setback is below the allowed corporate minimum, as determined from over 850 nationwide stores.

Staff notes that QuikTrip is requesting a variance of ± 68 ft for a maximum front setback of ± 158 ft and that building setbacks for gas stations in the Exit 5 area average ± 100 ft.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;

The applicant states that the current condition of the parcel is poor due to materials left from the demolition of previous structures. As part of the SCDOT submittal, QuikTrip is proposing the installation of a deceleration lane in the driveway closest to the interstate to improve the overall safety of Edgefield Road.

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

3. The conditions do not generally apply to other property in the vicinity;
The applicant states much of the surrounding property is undeveloped or residential in use, which does not cater to vehicle servicing.

Staff notes that other gas stations in the Highway Corridor Overlay have been granted similar variances.

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 minimum front setback of 90 ft would compromise the location of a drive aisle around the canopy and building.

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 subject property is adjacent to a large undeveloped parcel zoned General Commercial. The variance would not hinder the development of the property for commercial use. The applicant voluntarily agrees to screening along Edgefield Road in accordance with the current landscaping code.

Staff notes that additional screening is required in the Highway Corridor for buildings located more than 30' from the front property line. If the setback is more than 30', the first 25' must be planted to a type B buffer (1+1 large trees per 50', 1+1 small trees per 50', and 0.7 buffer points per linear ft.). If a drive aisle or parking is proposed in the first 20' of the property line, the area must be planted to the standards of a Type D buffer (1+1 large trees per 40', 1+1 small trees per 40', and 1.2 buffer points per linear ft.). It appears these standards are proposed as required on the enclosed landscape plan.

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.
Convenience stores with gasoline sales are permitted uses in the GC, General Commercial zoning district.
 - b To extend physically a nonconforming use of land.
The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
The application does not propose a change to the zoning district boundaries. A separate application has been filed for annexation and zoning is subject to annexation approval by City Council.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
The applicant states the hardship is not self-imposed and multiple configurations and layouts have been considered in an attempt to meet the requirements of the Highway Corridor Overlay District.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
Staff recognizes that the property may be used more profitably if developed, but is not the sole grounds for the variance request.

10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
Staff recommends the following conditions:
 1. The property will be developed in general conformance with the layout provided. Minor changes to the layout may be allowed as determined by the Planning & Development Director. In no case will a less conforming layout be allowed.
 2. Curb cuts onto Edgefield Road/Hwy 25 must be approved by SCDOT.
 3. All other requirements of the HC Overlay will be met as verified by staff at development review.
 4. This order will be null and void if the annexation including the GC, General Commercial zoning, is not approved by the City Council within 1 year of this hearing.

SECTION 7: ATTACHMENTS

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

cc. Paulette Morin, QuikTrip Corporation, pmorin@quiktrip.com
Duane Ensor, PE, Freeland & Kauffman, Inc., densor@fk-inc.com



Posted Public Hearing Notice on-site.



Looking SE on Edgefield Road at existing driveway stub-out.



Debris located in existing driveway access.



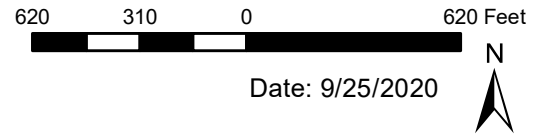
View of site from North looking South.



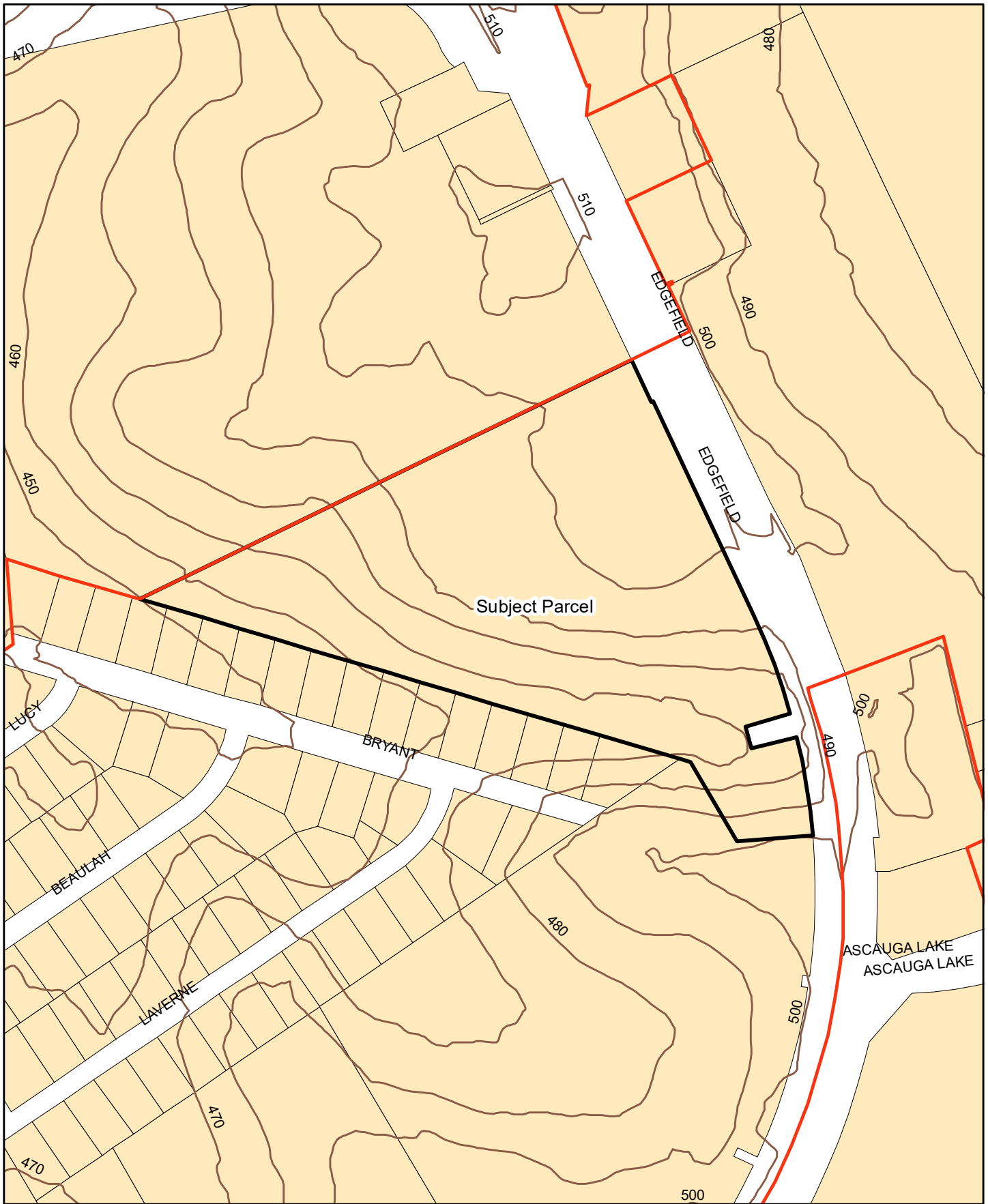
View of site from South looking North towards existing gas station at 937 Edgefield Rd.



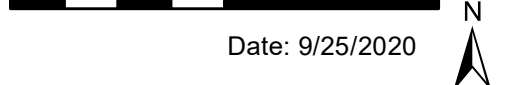
Aerial Map
Application ZV20-007
TPN 011-07-01-003
Approximately 14.3 ac
Aiken County



Date: 9/25/2020

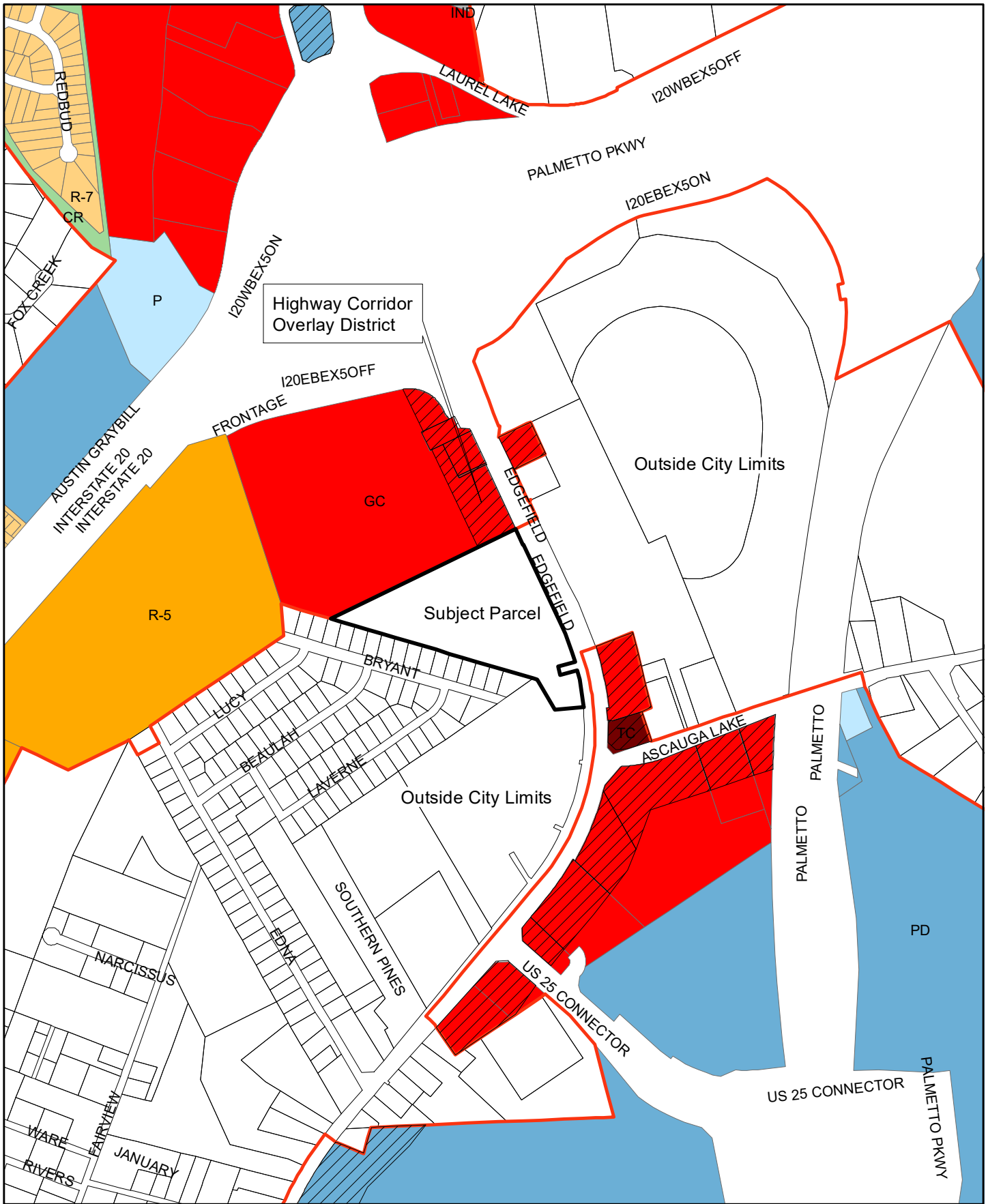


310 155 0 310 Feet

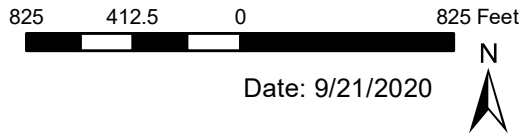


Topography Map
Application ZV20-007
TPN 011-07-01-003
Approximately 14.3 ac

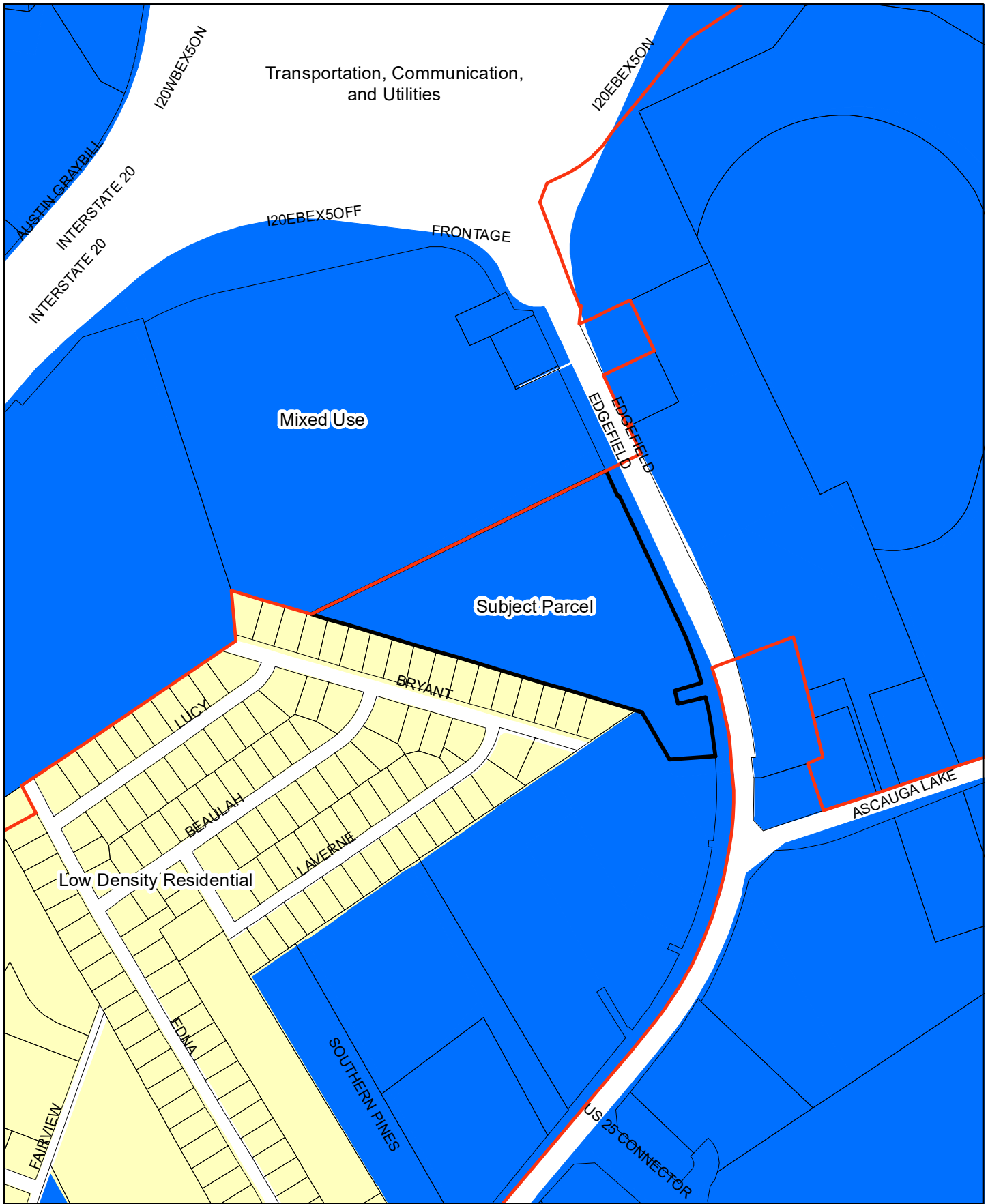
Date: 9/25/2020



Zoning Map
 Application ZV20-007
 TPN 011-07-01-003
 Approximately 14.3 ac
 to be zoned GC, General Commercial
 subject to annexation



Date: 9/21/2020



Future Land Use Map
 Application ZV20-007
 TPN 011-07-01-003
 Approximately 14.3 ac
 Mixed Use



Date: 9/25/2020



September 21, 2020

RE: A request by QuikTrip Corporation for a front setback greater than the maximum permitted in the HC, Highway Corridor Overlay District by North Augusta Development Code, Article 3, Table 3-9, Dimensional Standards. The request affects a proposed convenience store with gasoline sales on ±14.3 acres located on Edgefield Road, TPN 011-07-01-003, zoned GC, General Commercial, subject to annexation.

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 QuikTrip Corporation for a front setback greater than the maximum permitted in the HC, Highway Corridor Overlay District by North Augusta Development Code, Article 3, Table 3-9, Dimensional Standards. The request affects a proposed convenience store with gasoline sales on ±14.3 acres located on Edgefield Road, TPN 011-07-01-003, zoned GC, General Commercial, subject to annexation. 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 September 23, 2020.

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting at 7:00 PM on Thursday, October 8, 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.

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

Documents related to the application will be available for review after October 1, 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.**

If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on October 8, 2020, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

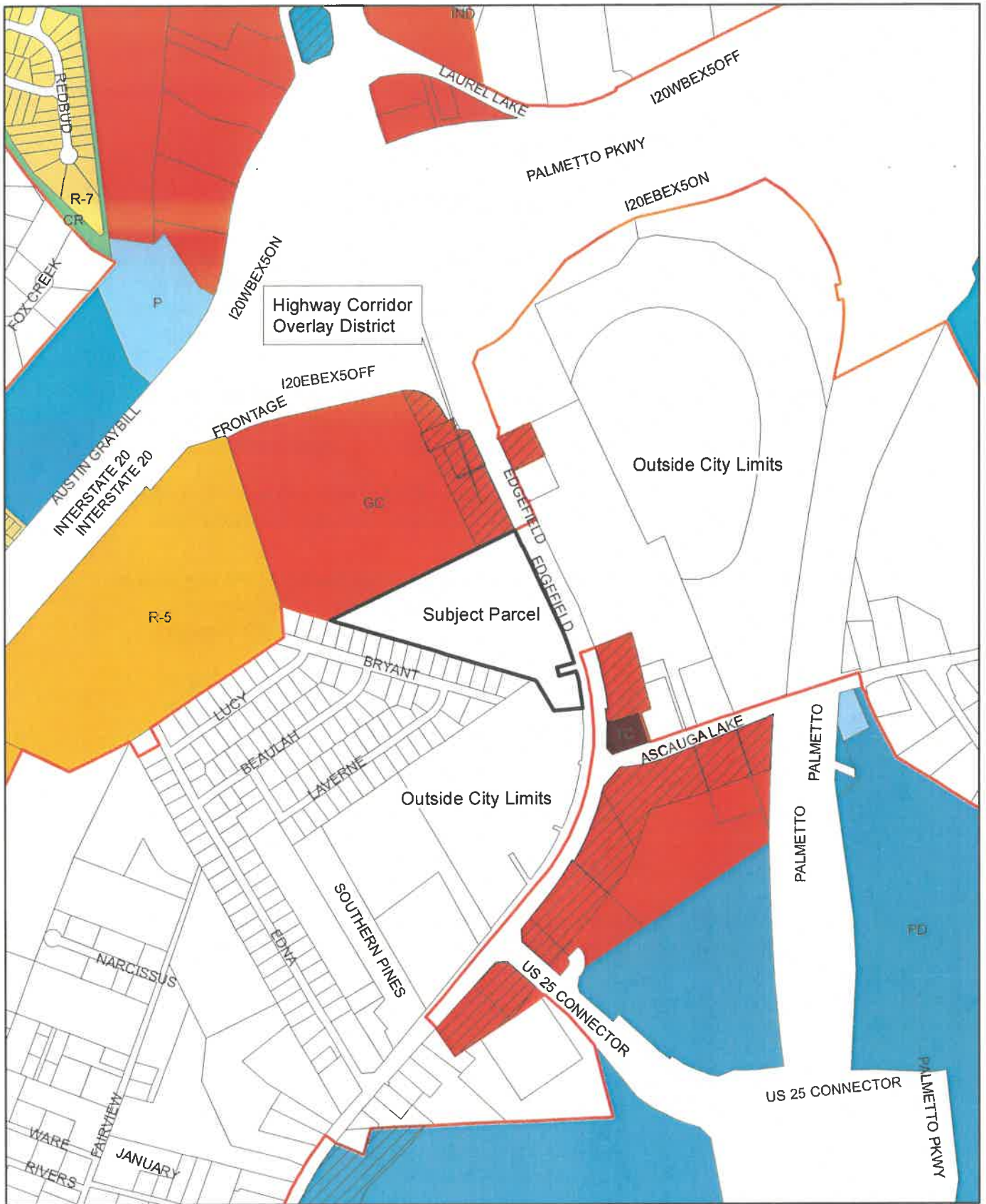
ZV20-007 -- A request by QuikTrip Corporation for a front setback greater than the maximum permitted in the HC, Highway Corridor Overlay District by Table 3-9, Dimensional Standards of Article 3, Zoning Districts, of the North Augusta Development Code. The request affects a proposed convenience store with gasoline sales on ±14.3 acres located on Edgefield Road, TPN 011-07-01-003, zoned GC, General Commercial, subject to annexation approval.

Documents related to the applications will be available for public inspection after October 1, 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.



Zoning Map
 Application ZV20-007
 TPN 011-07-01-003
 Approximately 14.3 ac
 to be zoned GC, General Commercial
 subject to annexation

825 412.5 0 825 Feet



Date: 9/21/2020



Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2V20-001

Date Received 09-15-20

Review Fee \$200

Date Paid 09-15-20

1. Project Name QuikTrip #1197
Project Address/Location TBD - Edgefield Road
Total Project Acreage +/- 14.284 ac Current Zoning UD (Outside of City Limits)
Tax Parcel Number(s) 011-07-01-003

2. **Applicant/Owner Name** QuikTrip Corporation **Applicant Phone** 704-559-8015
Mailing Address 3701 Arco Corporate Drive, Suite 150
City Charlotte **ST** NC **Zip** 28273 **Email** pmorin@quiktrip.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** Duane Ensor, PE **License No.** 34441
Firm Name Freeland & Kauffman, IC. **Firm Phone** 864-233-5497
Firm Mailing Address 209 W. Stone Ave
City Greenville **ST** SC **Zip** **Email** densor@fk-inc.com
Signature **Date** 8/4/2020

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

8/4/2020
Date

Paulette Morin - QuikTrip Corporation
Print Applicant or Agent Name

QuikTrip® Corporation

CAROLINA DIVISION
3701 Arco Corporate Dr., Suite 150
Charlotte, NC 28273
(704) 559-8000



Paulette Morin
Real Estate Project Manager

August 4, 2020

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

RE: **Notice of Appeal**
TMS # 011-07-01-003
Convenience Store with Gasoline Sales

To Whom It May Concern:

On behalf of QuikTrip Corporation (QT), I am submitting the enclosed variance request. Please find the application, enclosed supporting documents, and information below as consideration of the application.

QuikTrip is proposing to develop a vacant, undeveloped lot located on TMS # 011-07-01-003. Said parcel previously contained 2 structures, both of which were demolished prior to entering into a contract for purchase with the landowner. The proposed improvements include a +/- 5,000 SF convenience store and associated canopy structure. The facility will also include drive aisles, utilities for the development, and landscaping.

Variance Application Supporting Information:

An explanation of the variance request (h):

-QuikTrip is requesting a variance from the 90-foot maximum front setback for the Highway Commercial Corridor Overlay District (3.8.5.3.1 Dimensional Standards: Table 3-9 of the Development Code). A variance of +/- 68 feet is being requested for a maximum front setback of +/- 158 feet.

A description of unnecessary hardship created by the requirements of the Development Code (i):

-For the safety of our employees and customers, adequate circulation around the canopy and the building is imperative. This cannot be achieved through the maximum 90-foot front setback, due to the dimensions being below our corporate minimums. These minimums have been determined throughout the construction of over 850 stores nationwide.

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

-As a part of the project's SCDOT submittal, we are proposing to install a deceleration lane into the driveway closest to the interstate. This will improve the overall safety of Edgefield Road. The current condition of the parcel is poor, due to the materials from the demolished structures remaining on-site. The development of the parcel will improve the appearance greatly.

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

-Much of the property nearby (both abutting and across the street) is currently undeveloped. Beyond that, there is residential, which is not a use that caters to vehicle servicing.

A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property (i):

-If the proposed site plan were to comply with the maximum front setback of 90 feet, the dimensions of the drive aisles around the canopy and the store would need to be compromised. This would result in an unsafe situation for customers, vendors, and employees.

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 (m):

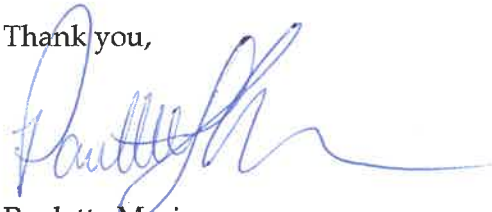
-The subject project is adjacent to large parcel zoned General Commercial, but currently undeveloped. Granting the variance would not hinder the development on the property next door in any way.

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

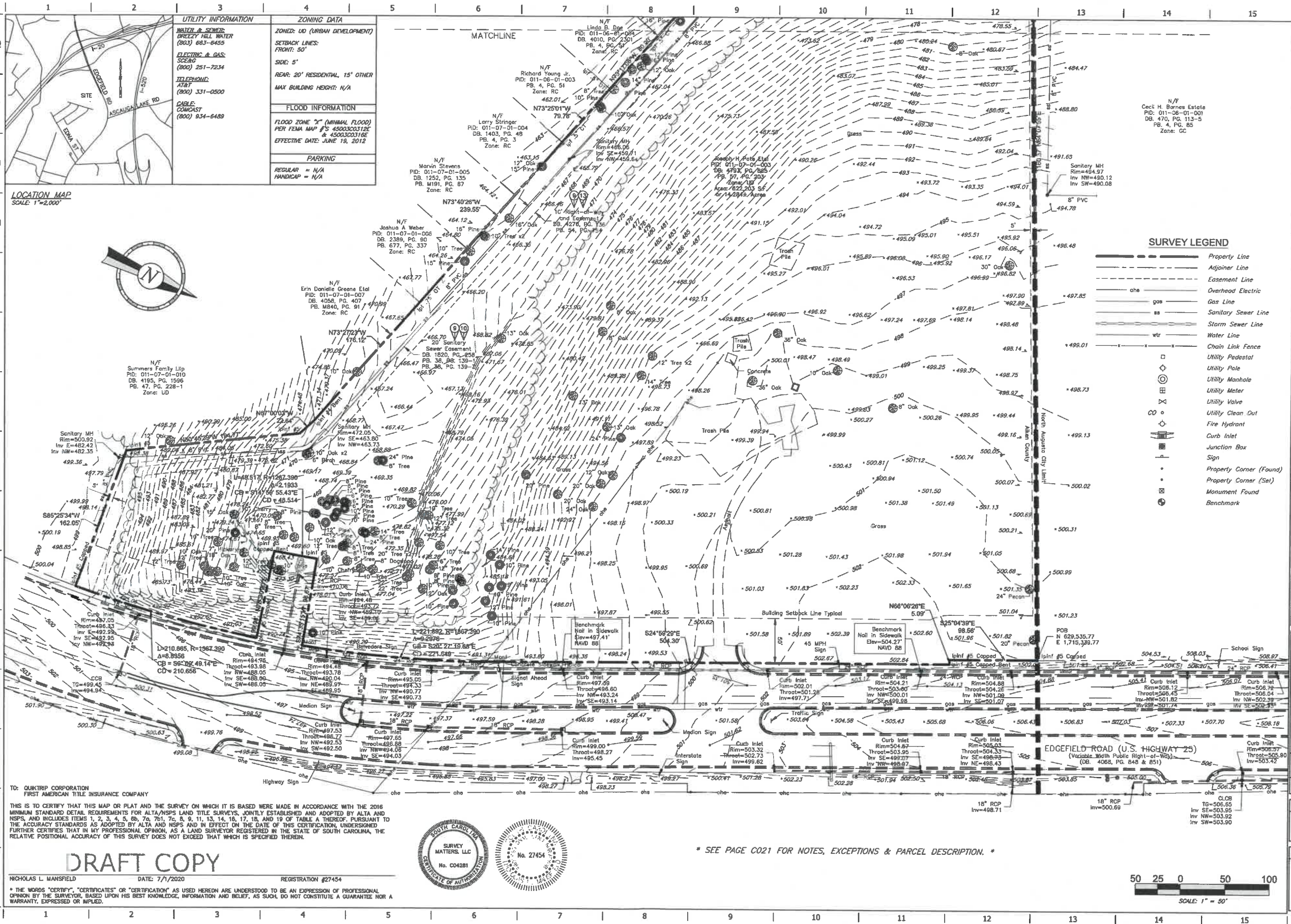
-The proposed project will be screened along Edgefield Road in accordance with the current landscaping code.

Based on the aforementioned information, and supporting documents provided, QuikTrip believes the granting of a variance of +/- 68 feet from the maximum front setback to be a reasonable request.

Thank you,

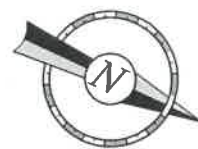


Paulette Morin
Real Estate Project Manager- QuikTrip Corporation
3701 Arco Corporate Dr., Suite 150
Charlotte, NC 28273
(704) 559-8015- Direct Line
pmorin@quiktrip.com - Email



UTILITY INFORMATION	ZONING DATA
WATER & SEWER DREZZY HILL WATER (803) 663-6455 ELECTRIC & GAS SCS&S (800) 251-7234 TELEPHONE AT&T (800) 331-0500 CABLE COMCAST (800) 934-6489	ZONED: UD (URBAN DEVELOPMENT) SETBACK LINES: FRONT: 50' SIDE: 5' REAR: 20' RESIDENTIAL, 15' OTHER MAX BUILDING HEIGHT: N/A FLOOD INFORMATION FLOOD ZONE: X (MINIMAL FLOOD) PER FEMA MAP #S 4500303122 & 450030316E EFFECTIVE DATE: JUNE 19, 2012 PARKING REGULAR = N/A HANDICAP = N/A

LOCATION MAP
SCALE: 1"=2,000'



SURVEY LEGEND	
	Property Line
	Adjoiner Line
	Easement Line
	Overhead Electric
	Gas Line
	Sanitary Sewer Line
	Storm Sewer Line
	Water Line
	Chain Link Fence
	Utility Pedestal
	Utility Pole
	Utility Manhole
	Utility Valve
	Utility Clean Out
	Fire Hydrant
	Curb Inlet
	Junction Box
	Sign
	Property Corner (Found)
	Property Corner (Set)
	Monument Found
	Benchmark

SURVEY MATTERS
 LAND SURVEYING SERVICES
 107 Hillcrest Avenue
 Simpsonville, South Carolina 29681
 (864) 451-0176
 nick@survey-matters.com

QuikTrip #1197
 EDGEFIELD ROAD
 Aiken County, SOUTH CAROLINA



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 WHOLE OR IN PART, IS STRICTLY PROHIBITED.

PROTOTYPE: P-74 (2/01/13)
 REVISION:
 VERSION: 001
 DESIGNED BY:
 DRAWN BY: NLM
 REVIEWED BY: NLM

REV	DATE	DESCRIPTION
1	7/28/2020	WATER AND GAS LINE

ORIGINAL ISSUE DATE: 6/28/2020

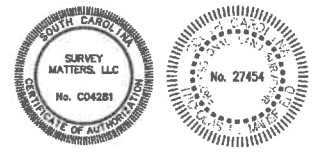
TO: QUIKTRIP CORPORATION
 FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

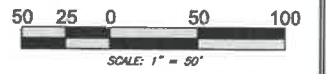
DRAFT COPY

NICHOLAS L. MANSFIELD DATE: 7/1/2020 REGISTRATION #27454

* THE WORDS "CERTIFY," "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

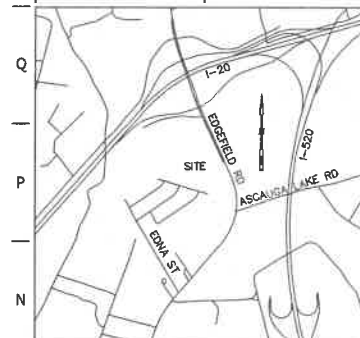
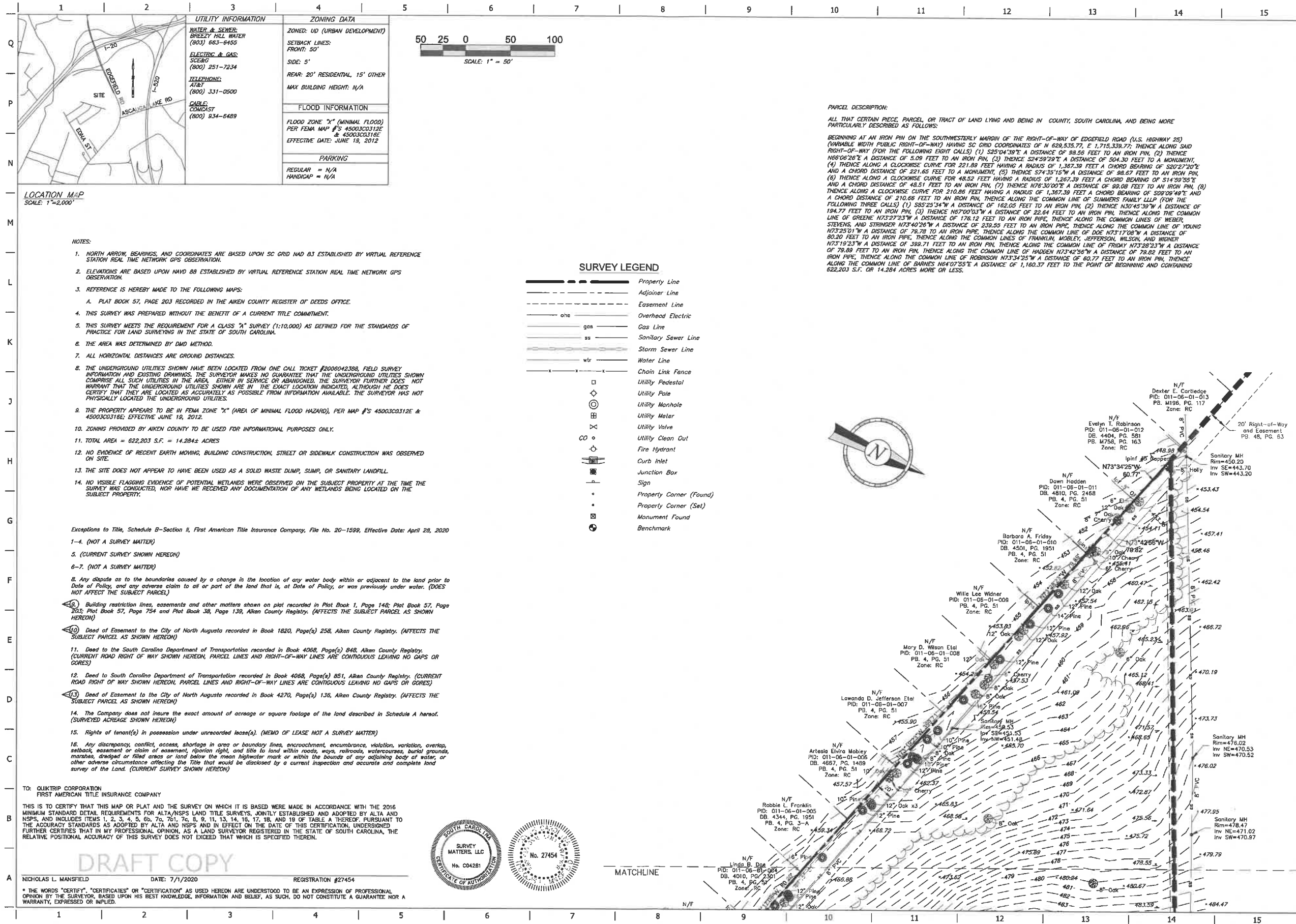


* SEE PAGE C021 FOR NOTES, EXCEPTIONS & PARCEL DESCRIPTION. *



SHEET TITLE:
 ALTA/NSPS LAND
 TITLE SURVEY

SHEET NUMBER:
C020



LOCATION MAP
SCALE: 1"=2,000'

UTILITY INFORMATION	ZONING DATA
WATER & SEWER: BREEZY HILL WATER (803) 663-6455	ZONED: UD (URBAN DEVELOPMENT)
ELECTRIC & GAS: SCE&G (800) 251-7234	SETBACK LINES: FRONT: 50'
TELEPHONE: AT&T (800) 331-0500	SIDE: 5'
CABLE: COMCAST (800) 934-6489	REAR: 20' RESIDENTIAL, 15' OTHER
	MAX BUILDING HEIGHT: N/A
	FLOOD INFORMATION
	FLOOD ZONE: "X" (MINIMAL FLOOD)
	PER FEMA MAP #'S 45003C0312E & 45003C0316E
	EFFECTIVE DATE: JUNE 19, 2012
	PARKING
	REGULAR = N/A
	HANDICAP = N/A



- NOTES:
- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
 - ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK 57, PAGE 203 RECORDED IN THE AIKEN COUNTY REGISTER OF DEEDS OFFICE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
 - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
 - THE AREA WAS DETERMINED BY DMD METHOD.
 - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TICKET #2006042388. FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #'S 45003C0312E & 45003C0316E; EFFECTIVE JUNE 19, 2012.
 - ZONING PROVIDED BY AIKEN COUNTY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 - TOTAL AREA = 622,203 S.F. = 14.284± ACRES
 - NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
 - THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 - NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.

Exceptions to Title, Schedule B-Section II, First American Title Insurance Company, File No. 20-1599, Effective Date: April 28, 2020

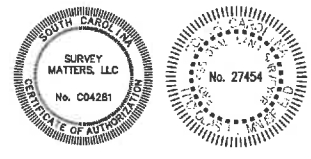
- 1-4. (NOT A SURVEY MATTER)
5. (CURRENT SURVEY SHOWN HEREON)
- 6-7. (NOT A SURVEY MATTER)
8. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. (DOES NOT AFFECT THE SUBJECT PARCEL)
9. Building restriction lines, easements and other matters shown on plat recorded in Plat Book 1, Page 148; Plat Book 57, Page 203; Plat Book 57, Page 754 and Plat Book 38, Page 139, Aiken County Registry. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
10. Deed of Easement to the City of North Augusta recorded in Book 1820, Page(s) 258, Aiken County Registry. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
11. Deed to the South Carolina Department of Transportation recorded in Book 4068, Page(s) 848, Aiken County Registry. (CURRENT ROAD RIGHT OF WAY SHOWN HEREON, PARCEL LINES AND RIGHT-OF-WAY LINES ARE CONTIGUOUS LEAVING NO GAPS OR GORES)
12. Deed to South Carolina Department of Transportation recorded in Book 4068, Page(s) 851, Aiken County Registry. (CURRENT ROAD RIGHT OF WAY SHOWN HEREON, PARCEL LINES AND RIGHT-OF-WAY LINES ARE CONTIGUOUS LEAVING NO GAPS OR GORES)
13. Deed of Easement to the City of North Augusta recorded in Book 4270, Page(s) 136, Aiken County Registry. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
14. The Company does not insure the exact amount of acreage or square footage of the land described in Schedule A hereof. (SURVEYED ACREAGE SHOWN HEREON)
15. Rights of tenant(s) in possession under unrecorded lease(s). (MEMO OF LEASE NOT A SURVEY MATTER)
16. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claim of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land. (CURRENT SURVEY SHOWN HEREON)

TO: QLIKTRIP CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

NICHOLAS L. MANSFIELD DATE: 7/1/2020 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.



SURVEY LEGEND

	Property Line
	Adjoiner Line
	Easement Line
	Overhead Electric
	Gas Line
	Sanitary Sewer Line
	Storm Sewer Line
	Water Line
	Chain Link Fence
	Utility Pedestal
	Utility Manhole
	Utility Meter
	Utility Valve
	Utility Clean Out
	Fire Hydrant
	Curb Inlet
	Junction Box
	Sign
	Property Corner (Found)
	Property Corner (Set)
	Monument Found
	Benchmark

PARCEL DESCRIPTION:
ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN COUNTY, SOUTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT AN IRON PIN ON THE SOUTHWESTERLY CORNER OF THE RIGHT-OF-WAY OF EDGEFIELD ROAD (U.S. HIGHWAY 28) (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 629,535.77, E 1,715,339.77; THENCE ALONG SAID RIGHT-OF-WAY (FOR THE FOLLOWING EIGHT CALLS) (1) S25°04'39"E A DISTANCE OF 98.56 FEET TO AN IRON PIN, (2) THENCE N68°06'20"E A DISTANCE OF 5.09 FEET TO AN IRON PIN, (3) THENCE S24°59'29"E A DISTANCE OF 204.30 FEET TO A MONUMENT, (4) THENCE ALONG A CLOCKWISE CURVE FOR 221.89 FEET HAVING A RADIUS OF 1,367.39 FEET A CHORD BEARING OF S20°27'20"E AND A CHORD DISTANCE OF 221.65 FEET TO A MONUMENT, (5) THENCE S24°35'15"W A DISTANCE OF 38.57 FEET TO AN IRON PIN, (6) THENCE ALONG A CLOCKWISE CURVE FOR 48.52 FEET HAVING A RADIUS OF 1,267.39 FEET A CHORD BEARING OF S14°59'55"E AND A CHORD DISTANCE OF 48.51 FEET TO AN IRON PIN, (7) THENCE N76°30'00"E A DISTANCE OF 98.08 FEET TO AN IRON PIN, (8) THENCE ALONG A CLOCKWISE CURVE FOR 210.86 FEET HAVING A RADIUS OF 1,367.39 FEET A CHORD BEARING OF S08°09'49"E AND A CHORD DISTANCE OF 210.86 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF DOE N73°17'08"W A DISTANCE OF 80.20 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF SUMMERS FAMILY LLP (FOR THE FOLLOWING THREE CALLS) (1) S85°25'34"W A DISTANCE OF 162.05 FEET TO AN IRON PIN, (2) THENCE N30°43'39"W A DISTANCE OF 194.77 FEET TO AN IRON PIN, (3) THENCE N67°00'03"W A DISTANCE OF 22.64 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF GREENE N73°27'23"W A DISTANCE OF 176.12 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINES OF WEBER, STEVENS, AND STRIDER N73°40'26"W A DISTANCE OF 239.55 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF YOUNG N73°29'01"W A DISTANCE OF 79.78 TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF DOE N73°17'08"W A DISTANCE OF 80.20 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINES OF FRANKLIN, MOBLEY, JEFFERSON, WILSON, AND WILNER N73°19'23"W A DISTANCE OF 399.71 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF FRIDAY N73°28'23"W A DISTANCE OF 79.89 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF HADDEN N73°42'38"W A DISTANCE OF 79.82 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF ROBINSON N73°34'25"W A DISTANCE OF 80.77 FEET TO AN IRON PIN, THENCE ALONG THE COMMON LINE OF BARNES N64°07'53"E A DISTANCE OF 1,160.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 622,203 S.F. OR 14.284 ACRES MORE OR LESS.

SURVEY MATTERS
LAND SURVEYING SERVICES
107 Hillcrest Avenue
Simpsonville, South Carolina 29681
(864) 451-0176
nick@survey-matters.com

QuikTrip #1197
EDGEFIELD ROAD
AIKEN COUNTY, SOUTH CAROLINA



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WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE: P-74 (2/01/13)
DIVISION:
DESIGNED BY: 001
DESIGNED BY: NMR
REVIEWED BY: NLM

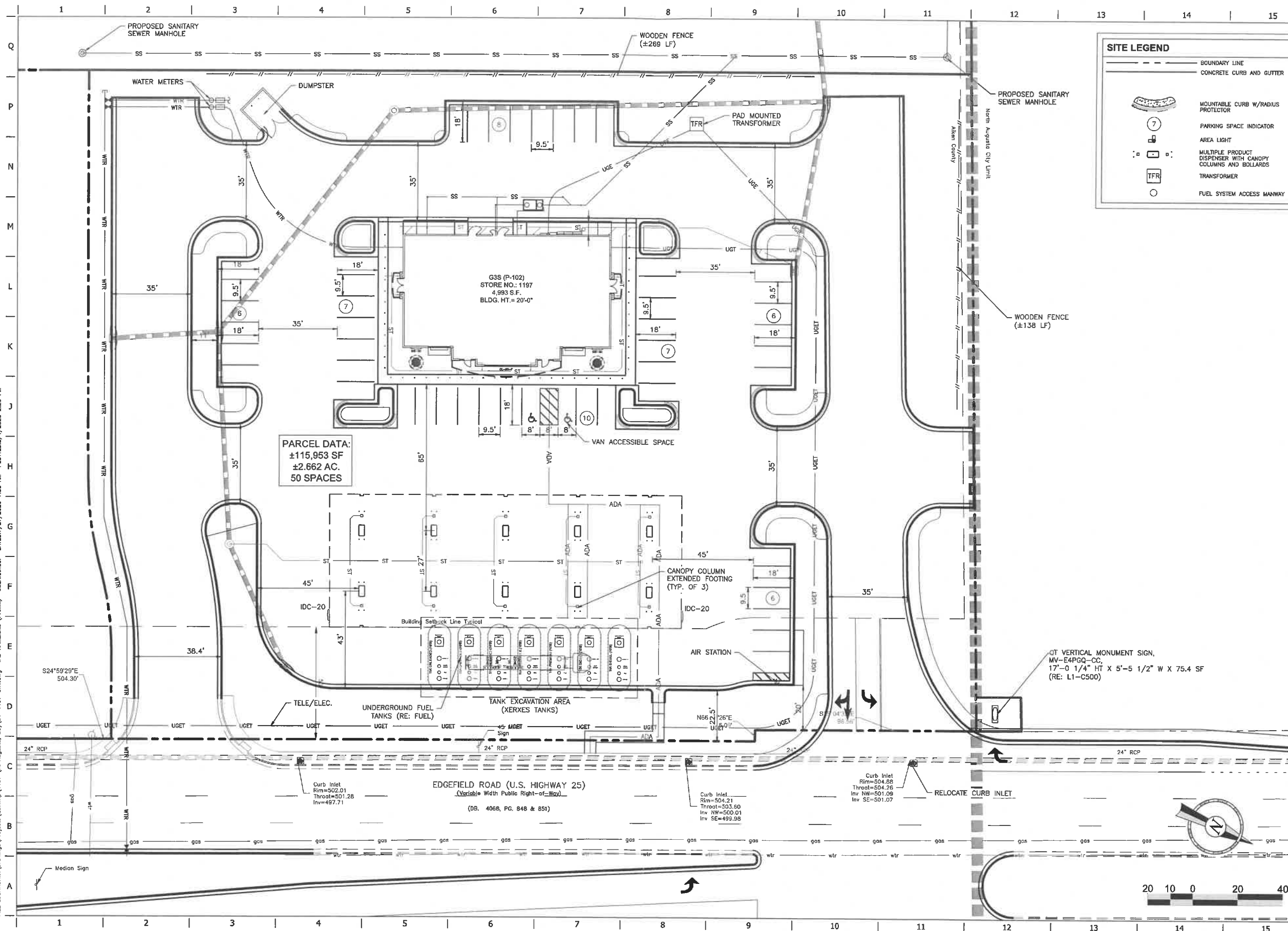
REV	DATE	DESCRIPTION
1	7/21/20	WATER AND SEWER LINES

SHEET TITLE:
ALTA/NSPS LAND
TITLE SURVEY

SHEET NUMBER:
C021

ORIGINAL ISSUE DATE: 6/28/2020

FILE LOCATION: \\Drawings\Projects\QuikTrip\1197 (N. Augusta, SC)\B1-1197 Civil.dwg PLOTTED: 08/14/2020 2:28 PM
 USER: dseiner SAVED: 7/27/2020 7:35 AM PLOT: 08/14/2020 2:28 PM



PARCEL DATA:
 ±115,953 SF
 ±2.662 AC.
 50 SPACES

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

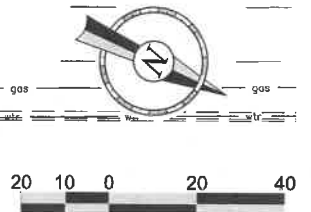
DATE: 07/14/2020
 FREELAND and KAUFMAN, INC.
 ENGINEERS & ARCHITECTS
 200 West 20th Street
 North Augusta, SC 29830
 803-733-8287

QuikTrip No. 1197
 EDGEFIELD ROAD
 NORTH AUGUSTA, SC

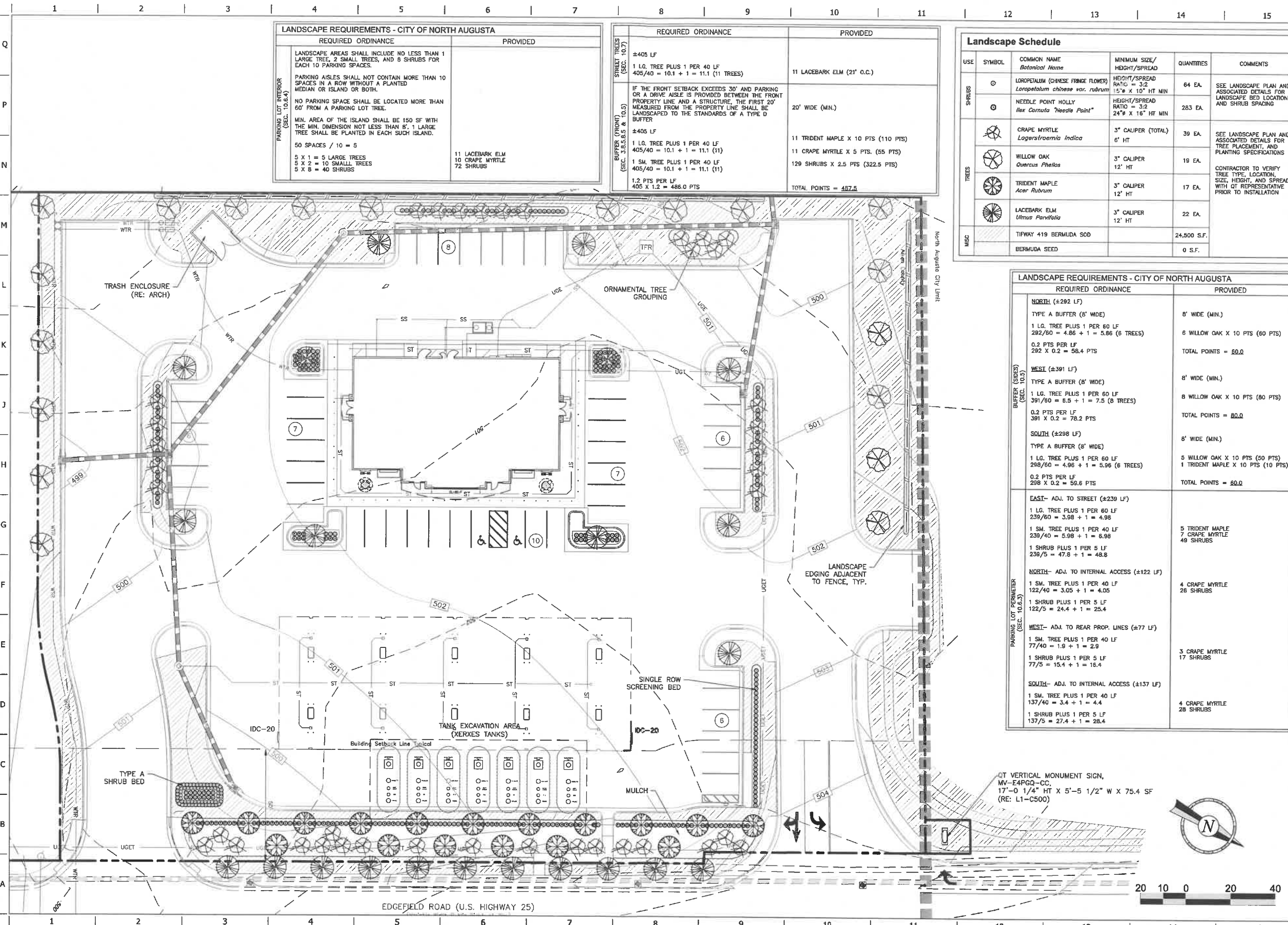
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PROTOTYPE:	P-102 (05/01/20)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION	ORIGINAL ISSUE DATE:

SHEET TITLE:
 SITE (PRELIM)
 SHEET NUMBER:
 1



FILE LOCATION: \\Drawings\Projects\QuikTrip\1197 (N. Augusta, SC)\61-1197 DWG.dwg TAB NAME: Landscape USER: danner SAVETIME: 7/27/2020 7:27 AM PLOTTED: 7/27/2020 7:28 AM



LANDSCAPE REQUIREMENTS - CITY OF NORTH AUGUSTA	
REQUIRED ORDINANCE	PROVIDED
LANDSCAPE AREAS SHALL INCLUDE NO LESS THAN 1 LARGE TREE, 2 SMALL TREES, AND 8 SHRUBS FOR EACH 10 PARKING SPACES. PARKING AISLES SHALL NOT CONTAIN MORE THAN 10 SPACES IN A ROW WITHOUT A PLANTED MEDIAN OR ISLAND OR BOTH. NO PARKING SPACE SHALL BE LOCATED MORE THAN 60' FROM A PARKING LOT TREE. MIN. AREA OF THE ISLAND SHALL BE 150 SF WITH THE MIN. DIMENSION NOT LESS THAN 8'. 1 LARGE TREE SHALL BE PLANTED IN EACH SUCH ISLAND. 50 SPACES / 10 = 5 5 X 1 = 5 LARGE TREES 5 X 2 = 10 SMALL TREES 5 X 8 = 40 SHRUBS	11 LACEBARK ELM 72 SHRUBS
PARKING LOT INTERIOR (SEC. 10.6.4)	

LANDSCAPE REQUIREMENTS - CITY OF NORTH AUGUSTA	
REQUIRED ORDINANCE	PROVIDED
STREET TREES (SEC. 10.7) ±40S LF 1 LG. TREE PLUS 1 PER 40 LF 40S/40 = 10.1 + 1 = 11.1 (11 TREES)	11 LACEBARK ELM (21' O.C.)
IF THE FRONT SETBACK EXCEEDS 30' AND PARKING OR A DRIVE AISLE IS PROVIDED BETWEEN THE FRONT PROPERTY LINE AND A STRUCTURE, THE FIRST 20' MEASURED FROM THE PROPERTY LINE SHALL BE LANDSCAPED TO THE STANDARDS OF A TYPE D BUFFER (SEC. 3.6.5.8.5 & 10.5)	20' WIDE (MIN.)
BUFFER (FRONT) (SEC. 3.6.5.8.5 & 10.5) ±40S LF 1 LG. TREE PLUS 1 PER 40 LF 40S/40 = 10.1 + 1 = 11.1 (11) 1 SM. TREE PLUS 1 PER 40 LF 40S/40 = 10.1 + 1 = 11.1 (11) 1.2 PTS PER LF 40S X 1.2 = 486.0 PTS	11 TRIDENT MAPLE X 10 PTS (110 PTS) 11 CRAPE MYRTLE X 5 PTS. (55 PTS) 129 SHRUBS X 2.5 PTS (322.5 PTS) TOTAL POINTS = 487.5

Landscape Schedule					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	○	LOROPETALUM (CHINESE FRINGE FLOWER) <i>Loropetalum chinense var. rubrum</i>	HEIGHT/SPREAD RATIO = 3:2 15' x 10' HT MIN	64 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24' x 16' HT MIN	283 EA.	
TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6' HT	39 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	HILLOW OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	19 EA.	
	⊗	TRIDENT MAPLE <i>Acer Rubrum</i>	3" CALIPER 12' HT	17 EA.	
	⊗	LACEBARK ELM <i>Ulmus Parvifolia</i>	3" CALIPER 12' HT	22 EA.	
MISC		TIFWAY 419 BERMLUDA SOD		24,500 S.F.	
		BERMUDA SEED		0 S.F.	

LANDSCAPE REQUIREMENTS - CITY OF NORTH AUGUSTA	
REQUIRED ORDINANCE	PROVIDED
NORTH (±292 LF) TYPE A BUFFER (8' WIDE) 1 LG. TREE PLUS 1 PER 60 LF 292/60 = 4.86 + 1 = 5.86 (6 TREES) 0.2 PTS PER LF 292 X 0.2 = 58.4 PTS	8' WIDE (MIN.) 6 WILLOW OAK X 10 PTS (60 PTS) TOTAL POINTS = 60.0
WEST (±391 LF) TYPE A BUFFER (8' WIDE) 1 LG. TREE PLUS 1 PER 60 LF 391/60 = 6.5 + 1 = 7.5 (8 TREES) 0.2 PTS PER LF 391 X 0.2 = 78.2 PTS	8' WIDE (MIN.) 8 WILLOW OAK X 10 PTS (80 PTS) TOTAL POINTS = 80.0
SOUTH (±298 LF) TYPE A BUFFER (8' WIDE) 1 LG. TREE PLUS 1 PER 60 LF 298/60 = 4.96 + 1 = 5.96 (6 TREES) 0.2 PTS PER LF 298 X 0.2 = 59.6 PTS	8' WIDE (MIN.) 5 WILLOW OAK X 10 PTS (50 PTS) 1 TRIDENT MAPLE X 10 PTS (10 PTS) TOTAL POINTS = 60.0
EAST- ADJ. TO STREET (±239 LF) 1 LG. TREE PLUS 1 PER 60 LF 239/60 = 3.98 + 1 = 4.98 1 SM. TREE PLUS 1 PER 40 LF 239/40 = 5.98 + 1 = 6.98 1 SHRUB PLUS 1 PER 5 LF 239/5 = 47.8 + 1 = 48.8	5 TRIDENT MAPLE 7 CRAPE MYRTLE 48 SHRUBS
NORTH- ADJ. TO INTERNAL ACCESS (±122 LF) 1 SM. TREE PLUS 1 PER 40 LF 122/40 = 3.05 + 1 = 4.05 1 SHRUB PLUS 1 PER 5 LF 122/5 = 24.4 + 1 = 25.4	4 CRAPE MYRTLE 26 SHRUBS
WEST- ADJ. TO REAR PROP. LINES (±77 LF) 1 SM. TREE PLUS 1 PER 40 LF 77/40 = 1.9 + 1 = 2.9 1 SHRUB PLUS 1 PER 5 LF 77/5 = 15.4 + 1 = 16.4	3 CRAPE MYRTLE 17 SHRUBS
SOUTH- ADJ. TO INTERNAL ACCESS (±137 LF) 1 SM. TREE PLUS 1 PER 40 LF 137/40 = 3.4 + 1 = 4.4 1 SHRUB PLUS 1 PER 5 LF 137/5 = 27.4 + 1 = 28.4	4 CRAPE MYRTLE 28 SHRUBS

DATE: 07/14/2020
 FREELAND 001 KALIFELMAN, INC.
 230 West Main Street
 North Augusta, SC 29851
 803-753-5487

QuikTrip No. 1197
 EDGEFIELD ROAD
 NORTH AUGUSTA, SC



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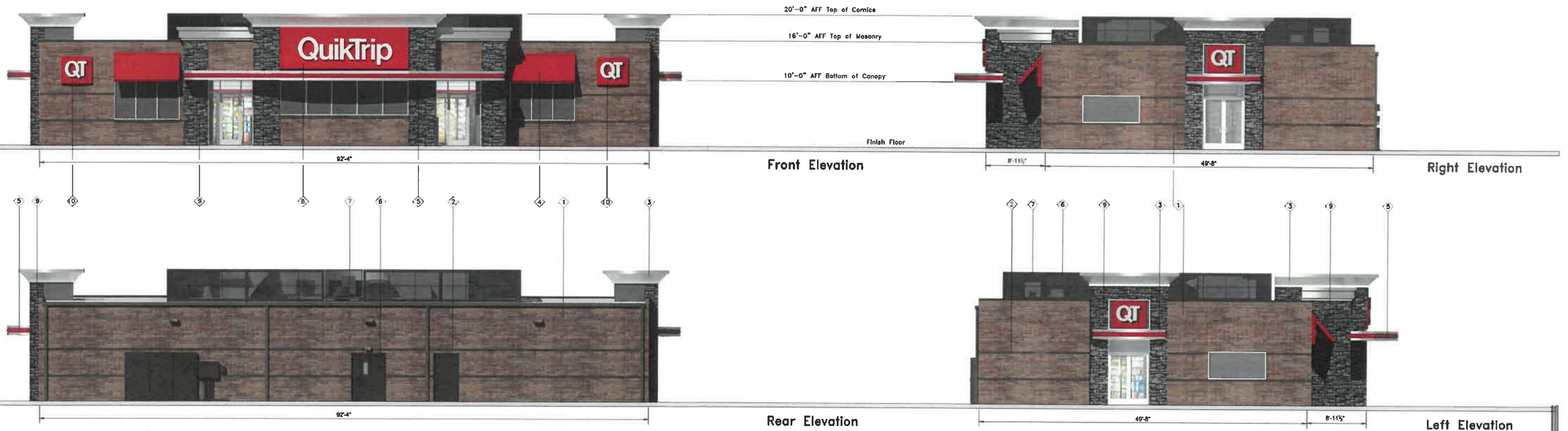
REV	DATE	DESCRIPTION	ORIGINAL	ISSUE DATE:

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
 6

QT VERTICAL MONUMENT SIGN,
 MV-E4PG0-CC
 17'-0 1/4" HT X 5'-5 1/2" W X 75.4 SF
 (RE: L1-C500)





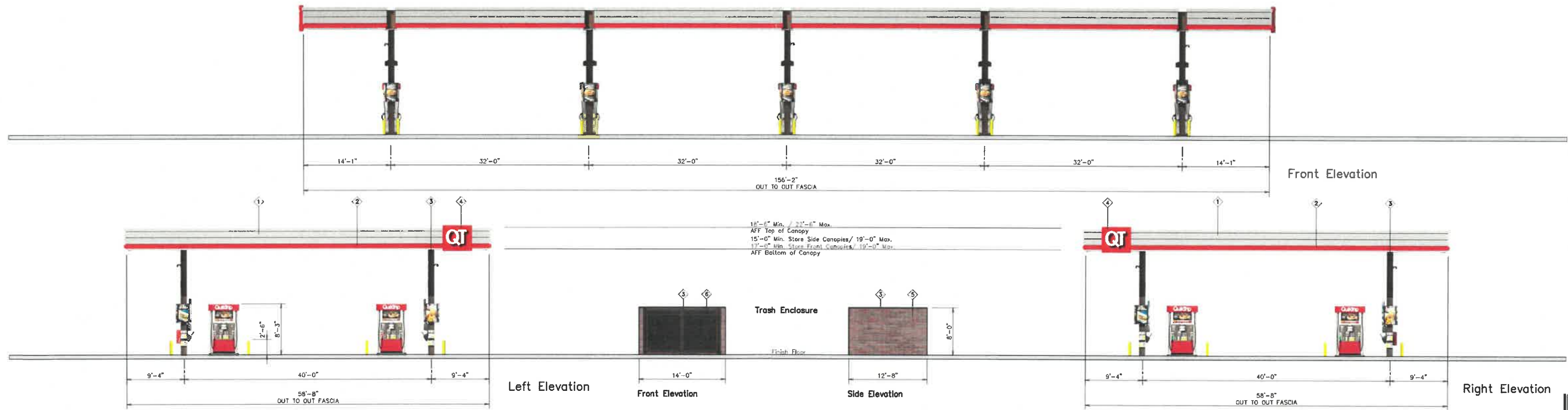
QuikTrip.
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store # 1197 Non-Standard G3S Black Stone
 Serial # 81-1197-G3S
 Scale: 1/16" = 1'-0"
 Issue Date: 08.05.20

Address: TBD-Edgefield Rd
 City, State: North Augusta, SC
 Drawn By: JK
 Rev/Notes:

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN - WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN - WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 85 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	BLACK	GLEN GERY	STACKED STONE
10	10B-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



QuikTrip
 4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store # 1197 Double Stack 10 Canopy Elevations
 Serial # 81-1197-GD10
 Scale: 1/16" = 1'-0"
 Issue Date: 08.04.20

Address: TBD-Edgefield Rd
 City, State: North Augusta, SC
 Drawn By: JK
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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	PEYN BOND	CANOPY
2	PER FORK ARGONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	10' BRWN	SHERWIN - WILLIAMS	MPA PAINT
4	100-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	5/8" 1PHU 52 MESH