

Board of Zoning Appeals



Minutes of the Thursday, October 8, 2020 Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Jim Newman

Kevin Scaggs

Kathie Stallworth

Lynn Stembridge

1. **Call to Order** – The regular meeting of October 08, 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, and Kevin Scaggs. Board Members Kathie Stallworth, and Lynn Stembridge were absent. Also in attendance were Libby Hodges, Director, Department of Planning & Development and Paulette Morin, Representative from QT.
3. **Approval of Minutes** – The minutes of the October 08, 2020, regular meeting were approved as written. Mr. Newman moved that the minutes be approved. Mr. Scaggs seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV20-007** -- A request by Quick Trip 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, to be zoned GC, General Commercial, subject to annexation approval.

Chairman Summers opened up to the public for the purpose of hearing to receive comments on the application. The public hearing was opened at 7:00 p.m.

Chairman Summers asked Mrs. Hodges if she had received any comment at which she replied no.

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 development and they are asking for a setback that would give the building a total of 150' as QT requires for safety reasons.

Mrs. Hodges noted that the property has not been officially annexed into the city. Mrs. Hodges stated QT has applied and will soon be heard by the City Council. She stated she has spoken to City Attorney Kelly Zier, and he agreed the hearing could proceed as long as it was understood that if the property was not annexed the application would be null and void.

Chairman Summers asked if the applicant had any comments.

Ms. Paulette Morin, of Quick Trip, was sworn in by Chairman Summers. Ms. Morin gave a brief history of the QT Corporation stating that they have 850 units all company owned nationwide. She explained the conveniences it offered the public which featured a state-of-the-art kitchen where fresh food was cooked to serve, and they offer fair pricing with clean and safe facilities. She said QT was a great place to work, offering many benefits including opportunities for career growth, tier one pay, and tuition reimbursement.

Chairman Summers explained that there were 9 items that they had to prove before they could approve the setback. The nine conditions were affirmed.

The following conditions were attached for approval of variance.

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.
5. The total amount of landscaping will be as shown on this application with final locations being flexible as approved by the Planning Director.

After discussion and affirmation Chairman Summers asked for a motion. Board Member Mr. Scaggs made a motion to approve ZV20-007 and Board Member Mr. Newman offered a second and the motion passed unanimously.

6. Adjourn

With no objections, Chairman Summers adjourned the meeting at 7:36 p.m.

Respectfully Submitted,



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

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.

Board of Zoning Appeals



The Board of Zoning Appeals (BZA) meets as needed on the first Thursday of the month at 7:00 PM in the City Council Chambers, 3rd Floor, North Augusta Municipal Center, 100 Georgia Avenue.

2021 BZA Meeting Schedule and Deadlines

Application Due Date	Agenda Issued	Meeting Date
December 1, 2020	December 31, 2020	January 7
January 4	January 28	February 4
February 4	February 25	March 4
March 1	March 25	April 1
April 6	April 29	May 6
May 3	May 27	June 3
June 1	June 24	July 1
July 5	July 29	August 5
August 2	August 26	September 2
September 7	September 30	October 7
October 4	October 28	November 4 (Business Mtg)
November 2	November 24	December 2

Submitting an Appeal to the BZA

The appeals process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2nd floor of the Municipal Center. Information required at initial submittal is listed by appeal type on the application checklist which is available in the Document Library on the City website, www.northaugusta.net.

Completeness – An application is determined to be complete if the application form, required fee(s) and all applicable supporting documents have been submitted to and received by the City. An applicant will be notified when an application is determined complete or if additional information is required. After an application is determined complete, it will be scheduled for consideration at the next Board of Zoning Appeals meeting.

Public Hearing – Every BZA appeal requires a public hearing that is advertised in the newspaper and on the City website two weeks prior to the meeting. Additionally, a notice is posted on the subject property and a public hearing notice is mailed to the owners of record of all property within two hundred (200) feet of the subject property at least fifteen days prior to a Board of Zoning Appeals hearing.

Please contact the Department of Planning and Development at 803-441-4221 for additional information on the appeals process.

Board of Zoning Appeals



The Board of Zoning Appeals (BZA) meets as needed on the second Thursday of the month at 7:00 PM in the City Council Chambers, 3rd Floor, North Augusta Municipal Center, 100 Georgia Avenue.

2021 BZA Meeting Schedule and Deadlines

Application Due Date	Agenda Issued	Meeting Date
December 14, 2020	January 7	January 14
January 11	February 4	February 11
February 11	March 4	March 11
March 1	March 25	April 1 (1 st Thursday)
April 13	May 6	May 13
May 10	June 3	June 10
June 8	July 1	July 8
July 12	August 5	August 12
August 9	September 2	September 9
September 14	October 7	October 14
October 4	October 28	November 4 (1 st Thursday, Business Mtg)
November 9	December 2	December 9

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