

# 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,

A handwritten signature in blue ink, appearing to read "L. Hodges", is written over the typed name.

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

# Board of Zoning Appeals



## Minutes of the Thursday, November 5, 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 November 5, 2020 Special Called Meeting of the Board of Zoning Appeals, having been duly advertised was called to order at 7:05 p.m. by Chairman Summers.
2. **Roll Call** – Board members present were Chairman Summers, and Board member Kevin Scaggs. Board Members Kathie Stallworth, Lynn Stenbridge, and Jim Newman were absent. Also in attendance was Libby Hodges, Director, Department of Planning & Development and City Administrator Jim Clifford.
3. **Adjourn**

A quorum was not present and the meeting was adjourned at approximately 7:10 p.m.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "L. Hodges".

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

# Department of Planning and Development



## Project Staff Report

**ZE20-001 Hammond House B&B**

**Prepared by: Kuleigh Baker**

**Meeting Date: September 10, 2020 (tabled, resubmitted at 12-10-2020)**

## 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.

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### SECTION 3: PUBLIC NOTICE

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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](http://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.

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### SECTION 4: SITE HISTORY

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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		
<b>4.0 Accommodations and Group Living</b>																
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**

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

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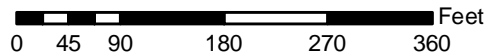
- 1) Aerial
- 2) Topography
- 3) Zoning
- 4) Future Land Use
- 5) Public Notice
- 6) Site Photos
- 7) Application Documents

cc: James O'Neal; [jsoneal@msn.com](mailto:jsoneal@msn.com)

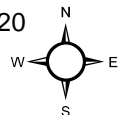




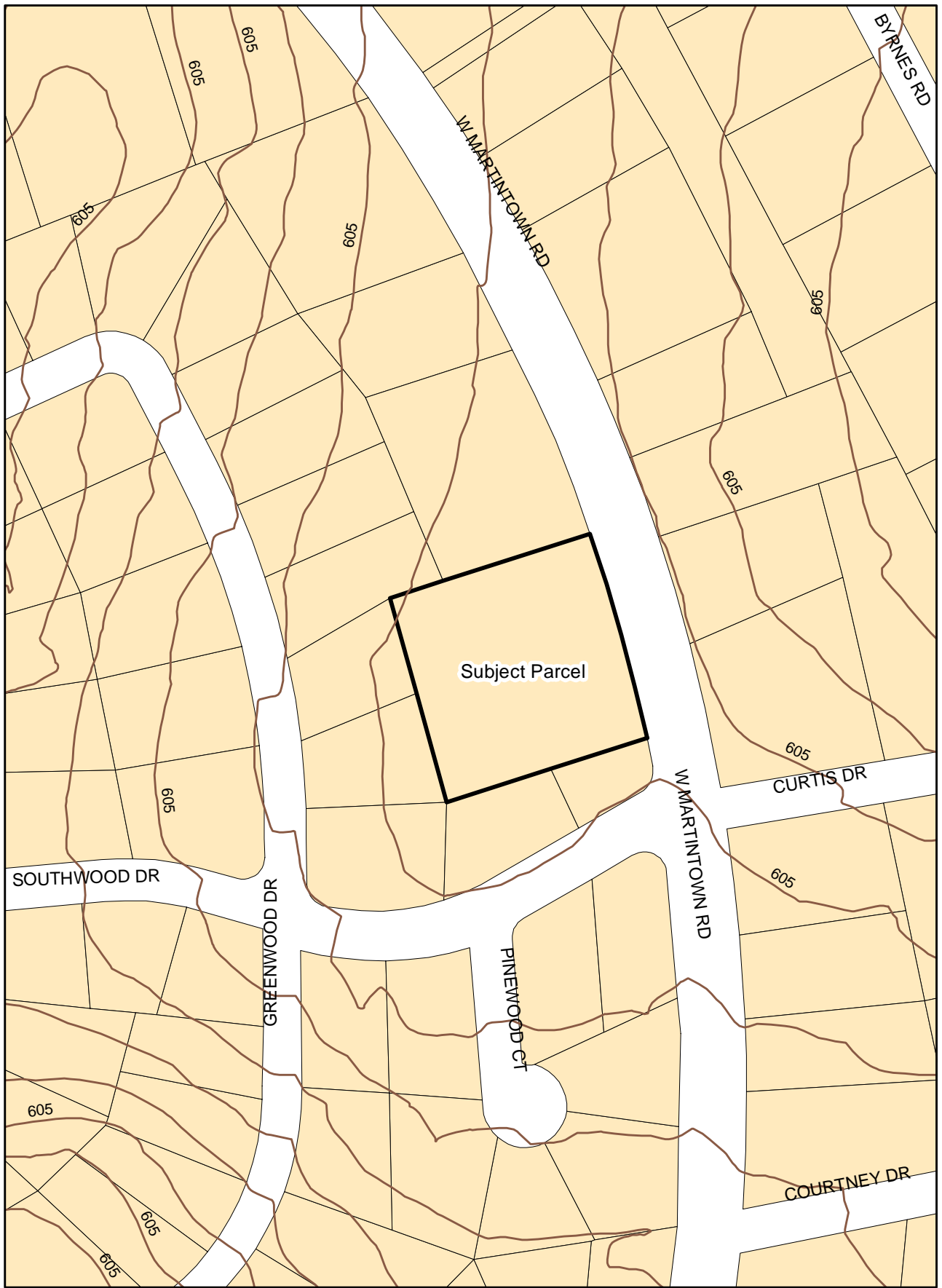
Aerial Map  
Application ZE20-001  
908 W. Martintown Rd.  
TPN 006-09-03-002  
Approx. 1.46 ac



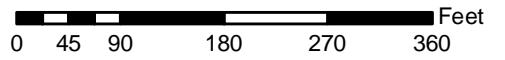
Date: 8/28/2020



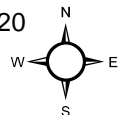


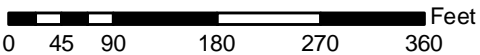
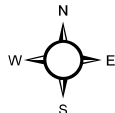
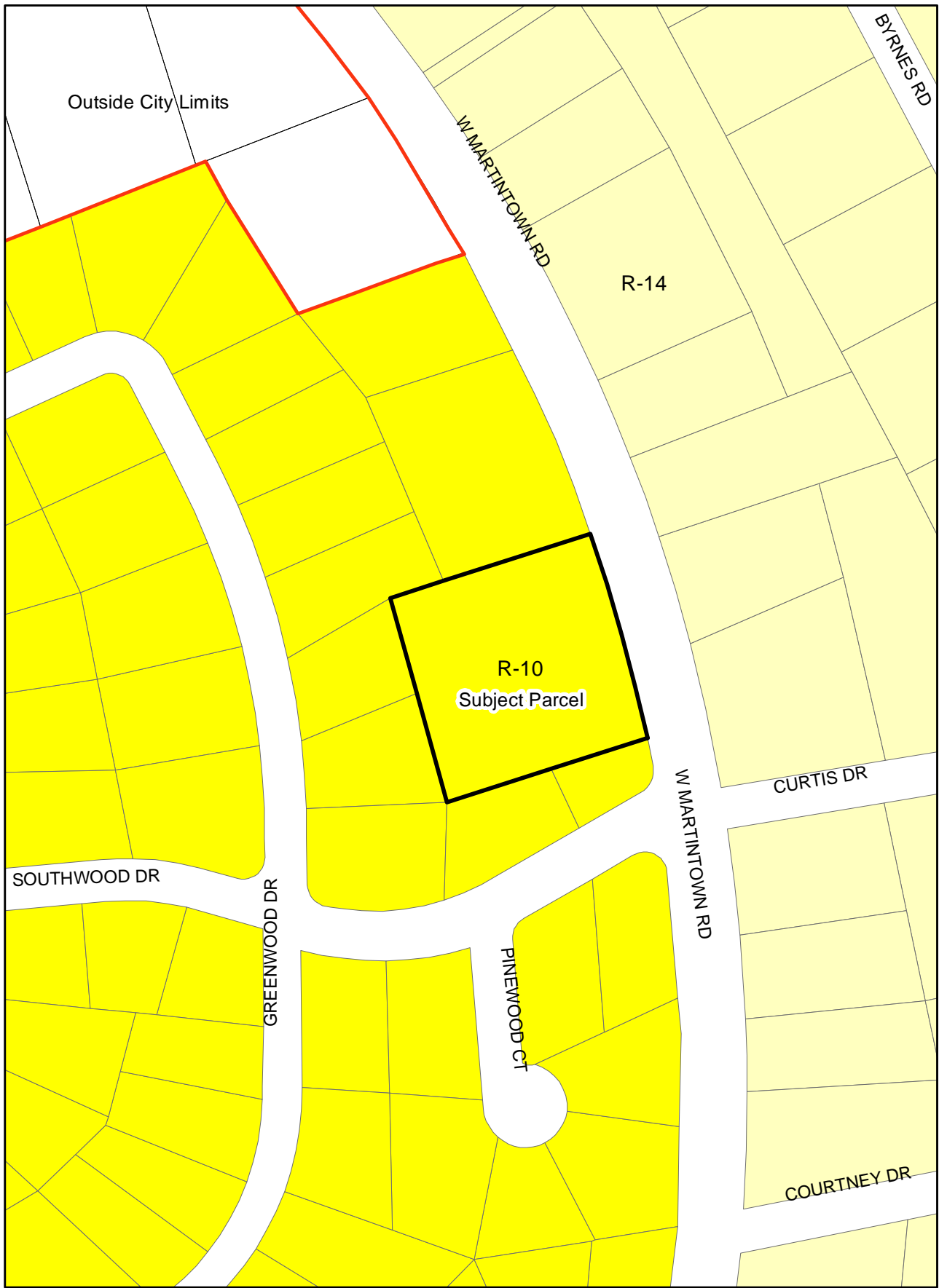


Topography Map  
Application ZE20-001  
908 W. Martintown Rd.  
TPN 006-09-03-002  
Approx. 1.46 ac



Date: 8/28/2020





Date: 8/20/2020

Zoning Map

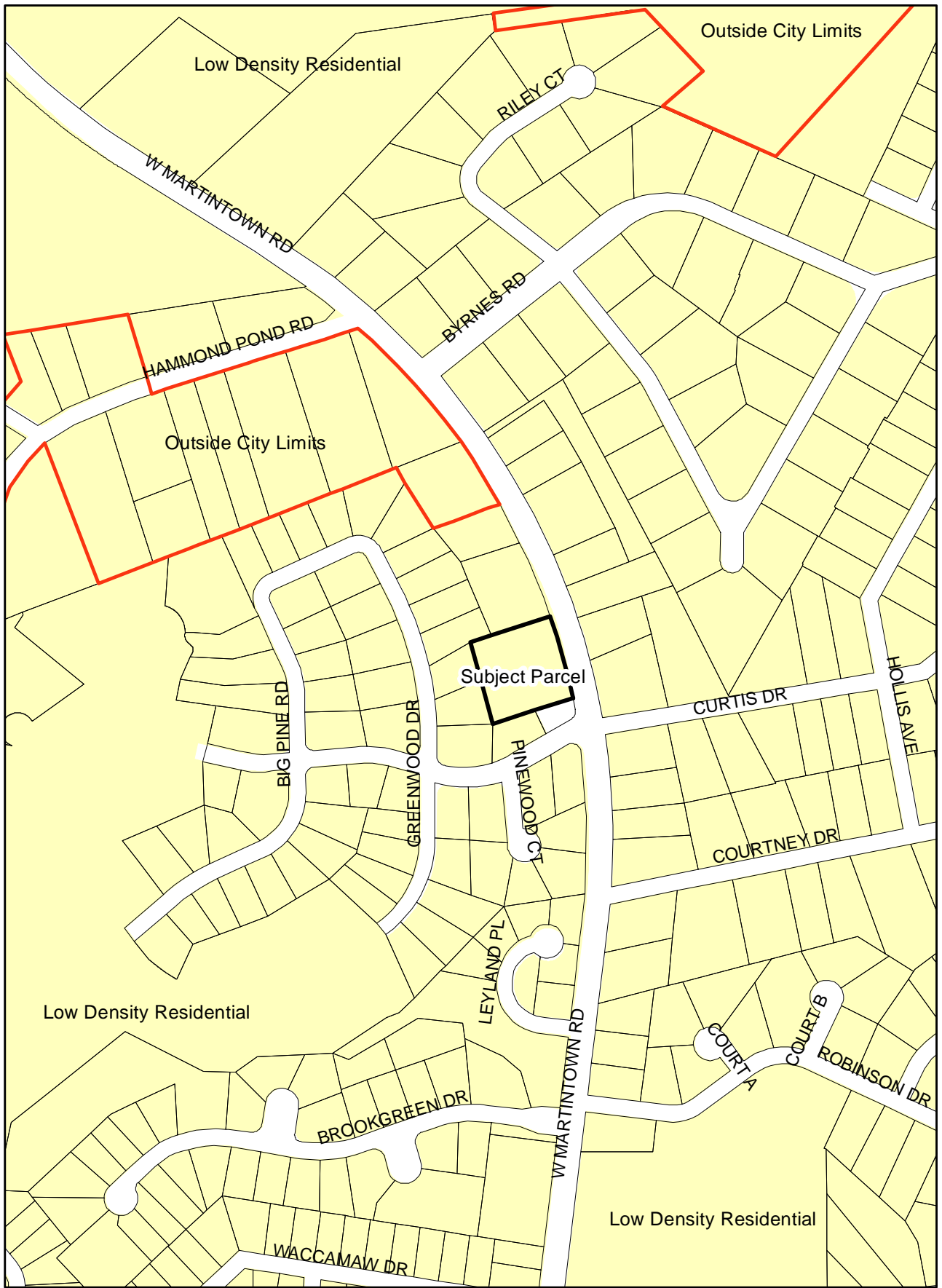
Application ZE20-001

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

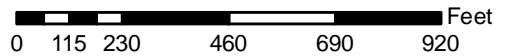
Approx. 1.46 ac

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

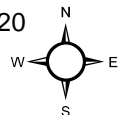




Future Land Use Map  
 Application ZE20-001  
 908 W. Martintown Rd.  
 TPN 006-09-03-002  
 Approx. 1.46 ac



Date: 8/28/2020



November 23, 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  $\pm 1.46$  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  $\pm 1.46$  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 November 25, 2020.

The North Augusta Board of Zoning Appeals will hold a virtual public hearing at its regular monthly meeting at **7:00 PM on Thursday, December 10, 2020**, via GoToMeeting.

Documents related to the application will be available for review after December 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](http://www.northaugusta.net). All residents and property owners interested in expressing a view on the case are encouraged to provide comments to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221 by Noon on Thursday, December 10, 2020.

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

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

Sincerely,



Libby Hodges, AICP, Director  
Department of Planning and Development

City of  
North Augusta, South Carolina  
**Board of Zoning Appeals**

**VIRTUAL PUBLIC HEARING AND  
BUSINESS MEETING NOTICE**

The North Augusta Board of Zoning Appeals will hold a virtual public hearing at its regular monthly meeting beginning at 7:00 PM on Thursday, December 10, 2020 via GoToMeeting, on the following application:

**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 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.

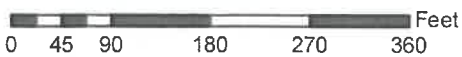
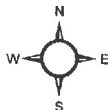
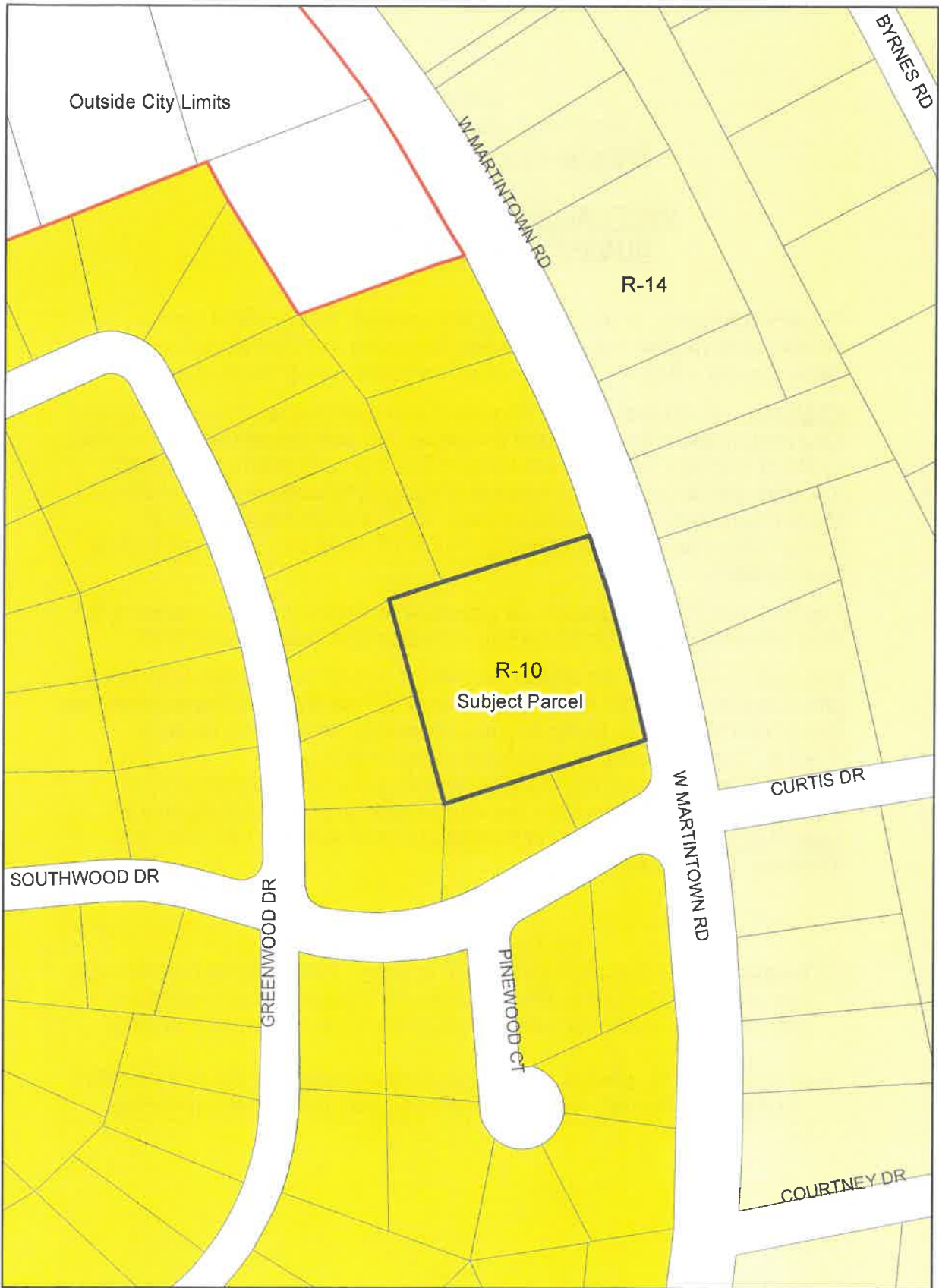
The Board of Zoning Appeals will also hold its annual business meeting to elect officers and vote on a meeting schedule and deadlines for 2021.

Documents related to the application will be available for public inspection after December 3, 2020 in the Department of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugusta.net](http://www.northaugusta.net). All residents and property owners interested in expressing a view on the case are encouraged to provide comments to [planning@northaugusta.net](mailto:planning@northaugusta.net), or by phone at 803-441-4221 by Noon on Thursday, December 10, 2020.

**CITIZEN ASSISTANCE:**

Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

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



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

# 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

1. 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

2. 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

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 \_\_\_\_\_ License No. \_\_\_\_\_

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

Firm Mailing Address \_\_\_\_\_

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

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.

J. 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 REQUIREMENTS OF THE REGULATIONS NOT SHOWN ON THIS PLAN BUT WHICH MAY BE ON RECORD IN THE CLERK OF COURTS 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, THIS SURVEY 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 THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS NOT LOCATED IN A FLOOD 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

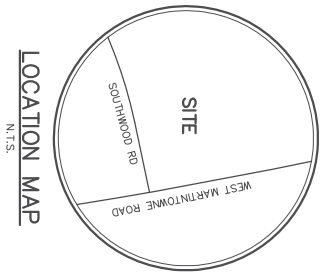
TM 006-09-03-006  
 JOHN E. SANDERS  
 LOT 4, BLOCK 2  
 CHANTICLEER

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

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

TM 006-05-05-010  
 HAMMOND CEMETERY

TM 006-09-03-002  
 1.46 Acres  
 63861 Sq. Feet  
 DB 4871, PG 1407



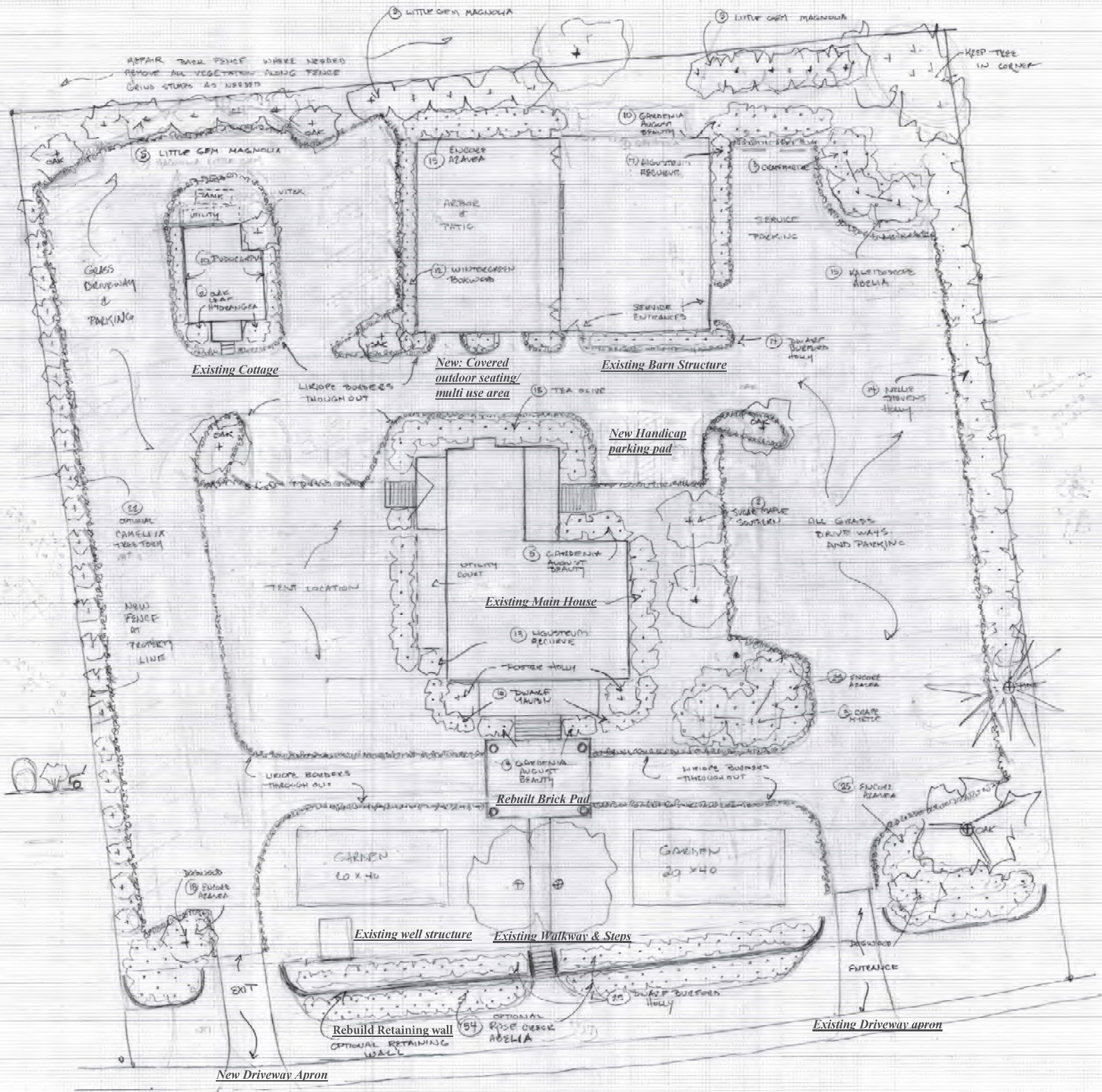
**William R. Gore**  
 PROFESSIONAL LAND SURVEYORS, INC.  
 1804 CENTRAL AVE. AUGUSTA, GEORGIA 30904  
 TEL: (706) 738-8771 FAX: (706) 736-6249



**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





REPAIR BACK FENCE WHERE NEEDED  
REMOVE ALL VEGETATION ALONG FENCE  
GRIND STUMPS AS NEEDED

KEEP TREE  
IN CORNER

Existing Cottage

New Covered  
outdoor seating/  
multi use area

Existing Barn Structure

New Handicap  
parking pad

Existing Main House

Rebuilt Brick Pad

Existing well structure

Existing Walkway & Steps

Rebuild Retaining wall  
OPTIONAL RETAINING  
WALL

Existing Driveway apron

New Driveway Apron

GOLF  
DELIVERY  
&  
PARKING

ORIGINAL  
CAMELLIA  
TREE TOP  
HIT

NEW  
FENCE  
ON  
PROPERTY  
LINE

WOOD  
15' OUTSIDE  
REAR

TENT  
LOCATION

LIKHOPE  
BONES  
THROUGH  
OUT

SUBIR  
PAVE  
SOUTHERN

ALL  
GRASS  
DRIVE  
WAYS  
AND  
PARKING

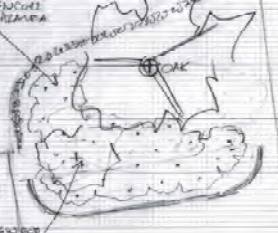
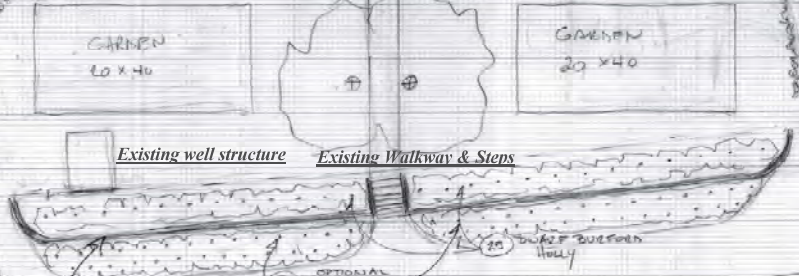
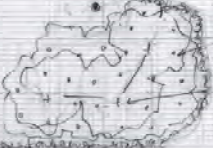
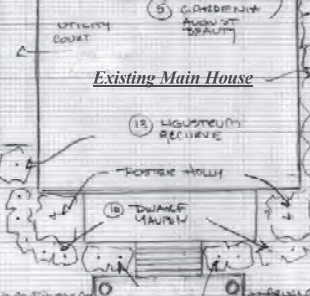
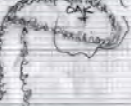
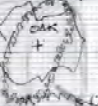
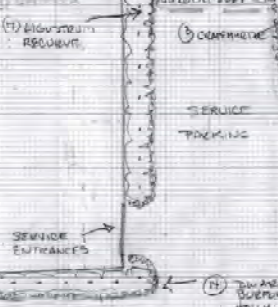
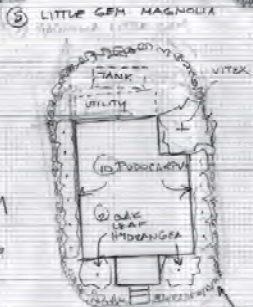
LIKHOPE  
BONES  
THROUGH  
OUT

FRONT  
AREA

5' OAK  
HEDGE

5' OAK  
HEDGE

EXISTING  
ENTRANCE























# 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, 3<sup>rd</sup> 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 2<sup>nd</sup> 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](http://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, 3<sup>rd</sup> 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 <sup>st</sup> 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 <sup>st</sup> Thursday, Business Mtg)
November 9	December 2	December 9

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