

# 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