

Board of Zoning Appeals



Minutes of the Thursday, January 7, 2021 Regular Meeting

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Jim Newman

Kathie Stallworth

Kevin Scaggs

Lynn Stembridge

1. **Call to Order** – The regular meeting of January 7, 2021, 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 Stembridge was absent. Also in attendance was Libby Hodges, Director, Department of Planning & Development, members of the public, and the applicants. A full list of speakers is provided at the end of the minutes.
3. **Approval of Minutes** – The minutes of the Regular Meeting of December 10, 2020 were approved as written. Mrs. Stallworth moved that the minutes be approved. Mr. Newman seconded the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZE20-008** – – A request by Ivey 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 and single-family detached development on ±89.64 acres located at the terminus of Napal, Green Forest, Bobbye Drive, and Dove Avenue, TPNs 006-10-09-002 and 006-11-03-164.

Mr. Scaggs recused himself from the meeting and signed off the meeting.

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

Chairman Summers swore in Libby Hodges, Director of Planning & Development. Mrs. Hodges clarified that the request is for a variance to the lot widths. The request is not a rezoning. The property is zoned R-7, Small Lot, Single-Family Residential and townhouses are a permitted use.

She stated she has a list of emails, phone messages, and callers on the line with public comments.

Mr. Newman asked for clarification on which portion of the development would require a variance to the lot widths. Mrs. Hodges stated that the Board of Zoning Appeals could set conditions on the number of lots with the lot width. Chairman Summers asked to save that question for later in the discussion.

Chairperson Summers clarified that the project that can be built, but this case only deals with lot widths.

Ms. Stallworth asked about which street stubs are represented, staff clarified that is included.

Chairman Summers swore in Jason Whingter, representative from Ivey Development. Mr. Whingter stated the request for a variance is only for the townhome portion of the development and the single-family detached dwelling units would meet the lot width requirements of the code. The minimum lot width for townhomes would be 16 ft but range to approximately 35 ft wide. The approximate number of townhomes proposed is 72 with about half at the 16-20 ft lot width range. Mr. Whingter explained about the structure of a homeowner's association. The townhome portion accounts for less than half the proposed lots for the entire development.

Chairman Summers swore in Mark Ivey, representative from Ivey Development. Mr. Ivey said he believed the proposed layout addressed some of the neighbor concerns.

Ms. McKie request to speak regarding Ivey Development. The Chair deferred until later in the meeting.

Board members had questions about the location of the potential townhomes and how many. Mr. Whingter clarified that a study has not been completed yet, with connections to Green Forest and Nepal; stub out from Vireo may be limited by site distance. Dove also not an appropriate connection. Most of the townhomes will have an alley-facing garage entrance. Mr. Whingter discussed site conditions that limit development area. Mr. Whingter introduced Mark Ivey. Mr. Summers had questions about the width and which lots would be the minimum lot size. Mr. Whingter clarified.

The Chair requested Mrs. Hodges read the names and addresses of the citizens that sent email comments.

At the request of Chairman Summers, Mrs. Hodges read the entirety of the comments from John Mullins, Robert Longe, Mark and Julie Lott, and Jerome Porter as a sample of the surrounding neighbors. Mr. Newman requested Mrs. Hodges read the email in favor of the development. Mrs. Hodges read an email from Tom Kinney aloud. All emails are attached to the minutes in full.

Chairman Summers swore in Ross Douglas, 101 Cascade Dr. Mr. Douglas requested the BZA deny the application. He stated the traffic will impact the safety of the neighborhood, adding more than 800 cars a day. Streets are currently not wide enough, walkers may be endangered, and Knotty Pine crossing and the Pisgah and Five Notch will be congested. They are very concerned about the infrastructure. He voiced concerns regarding the wetlands and potential for erosion and pollution from stormwater runoff. He voiced concerns about erosion and foundation issues. Mentioned 171 signatures on the petition.

Chairman Summers swore in David Owens, 1952 Bolin Rd. Mr. Owens stated he and his wife Linda have lived on Bolin Rd. for over 10 years. He stated the surrounding neighborhood is upset regarding the development and he would not repeat some of the issues brought up by Mr. Douglas. He stated his concerns for the public notice timeline. He requested that the Board postpone a vote due to the overwhelming concern from the neighbors and to give the public more time to respond. Mr. Owens expressed further concerns for the wildlife in the area. He understands that the developer has the right to develop the property as it is zoned R-7, Small Lot, Single-Family Residential, but wanted time to understand the impacts.

Chairman Summers swore in Christine Liner. Mrs. Christine Liner stated she did not receive a letter and found out about the application from her neighbors. She concurs that she was aware the land would be developed eventually. Her concerns were for the Knollwood covenants and the vision for the neighborhood not aligning with the original plans to connect to Martintown Road and Cascade. She asked the Board to look at the covenants, a traffic study, and environmental impact study. She questioned the number of homes within the development and requested postponing the decision. She asked that the board look at the covenants, environmental impacts and traffic impacts. How does this neighborhood integrate into the existing neighborhood and positively impact the City.

Mr. Newman questioned if this is truly an extension of Knollwood and if their covenants would extend to this particular piece of property. Mrs. Hodges responded that each subdivision is treated independently for development review purposes and that the Planning Department does not enforce private covenants.

Ms. Liner stated that they do not have a Homeowner's Association and mentioned a recorded plat and who signed the covenants. Ms. Stallworth asked about the plat for the original Knollwood. Ms. Liner responded that the extension was shown on the plat. She stated the plat showed houses outlined behind Mr. Douglas' home.

Chairman Summers swore in Doug Melton, 104 Cascade Drive. He wanted to correct a few statements from others and does not believe the Board can legally grant the variance. He said a traffic study was done around 2003 when there was some discussion on the Hugh Street connection. He also stated that he believes the proposed development only shows one outlet on Green Forest Drive. He does not understand how the Board can approve something that will not work. Mr. Melton has concerns about the entrances, stating that there has been flooding across the Greenway crossing. He stated the City commissioned a study of traffic at that time.

Mrs. Hodges stated that traffic studies do expire after a period of time, so an old study may not be appropriate to use. Unless the traffic study was adopted with specific conditions staff may be limited to enforce. Some of the minutes from the Planning Commission at that time expressed concern that some conditions were not enforceable. No preliminary plat was approved for this area so there are no vested plans. The current code sets plan expiration dates at 2 years. Since they have not vested plans, current plans would need to meet current standards.

Mr. Summers reiterated the application is not a rezoning request.

Chairman Summers swore in JoAnn McKie, property owner. She clarified that their family did not develop Mountside. She stated SCDOT has deemed Vireo drive inaccessible due to sight distances. She stated they are very protective of Knollwood and spoke about history of the site and nearby property. She stated the Greenway would be approximately 500 ft from the edge of the development in the proposed plans. The choice for Ivey Development is based on their ability to build without mass grading the entire site.

Chairman Summers swore in Forrest McKie, property owner. He questioned the Cascade Dr. bridge and Martintown Rd. connections that were mentioned by the public. He disputed some of the statements made by previous speakers. As for flooding, he stated the site will be engineered to address runoff. He stated he believes that the neighborhood needs a shot in the arm.

Mrs. McKie stated she has advocated for Knollwood in the past. Family still lives on Green Forest. Mrs. McKie spoke about Ivey Homes' reputation and building methods. Ms. McKie mentioned that Whatley Place has the same 16' homes with garages in the back. Mrs. McKie clarified with Mr. Ivey that the lots will be several hundred feet from the Greenway. Mrs. McKie reviewed several other developments that have similar lots and

spoke about mass grading and other lot widths. Mrs. McKie spoke about crossing over Cascade, wants to make 3 roads into the neighborhood, spoke about stop signs.

Mr. Summers asked Mrs. McKie about the project with 16' lots; corrected to 24'. Mr. Summers does not recall a 16' lot being approved by the BZA.

Mrs. McKie stated she believed the BZA has not approved those lots; but that Whatley Place has 16' lots. Mr. Summers questioned how those lots were approved. Mr. Summers reiterated that each project is reviewed separately. Mrs. McKie responded that they chose lvy for their building and design methods.

There were no other comments taken.

Mr. Summers asked Mr. Whingter if there were 72 townhomes. This was confirmed, depending on final design. Mr. Summers asked if they were asking if all townhome lots would be 16' width. Mr. Whingter confirmed. Mr. Whingter offered an average lot width. Mr. McKie stated to explain the maximum density for the site cannot be exceeded. Mr. Whingter agreed.

Mr. Newman asked if there were plans to cross the wetlands in the future or place townhomes in a future phase. Mr. Whingter stated he did not know about the townhomes, but they would have to buy mitigation credits from a wetlands mitigation bank and at this time there are no mitigation banks for this particular drainage basin.

There was some discussion regarding the number of 16 ft wide lots that would be allowed and in what arrangement. Mr. Summers, Newman, Mrs. McKie and Mr. Whingter discussed it at length. The final condition reflects the discussion.

Mr. Summers reiterated a concern about traffic, seconded by Mrs. Stallworth. Staff requested that the findings be followed. Chairman Summers read the 10 findings of fact and then closed the public hearing at approximately 8:38 p.m.

Mrs. Hodges informed callers that since the public comment was closed, callers could leave if they would like.

b. **Consideration** – Application ZE20-008

The Board discussed the findings at length. Staff reiterated that the project must still go through the development review process and a traffic study will be completed as part of the development review process. Mr. Newman made the motion with the following conditions:

- 1) There may be no more than two (2) sixteen (16) foot townhome lots per block of townhomes with the other townhomes having lots that are twenty-four (24) feet or wider on a strip of four (4) or more townhomes. Blocks of less than four (4) townhomes shall have only one 16 foot lot, with all other lots being twenty-four (24) feet in width or more.
- 2) No more than thirty-six (36) total lots within the development will have a sixteen (16) foot lot width.
- 3) A traffic study will be required from the Developer with Planning and Development and Planning Commission approval as required. A final presentation to the Board of Zoning Appeals will be required.
- 4) The developer shall be required to have a similar floor plan to what was submitted, with final approval from the Planning Director.
- 5) "Future development" should be returned to the Board of Zoning Appeals if required by the Development Code at that time.

Mrs. Stallworth offered a second. The vote to approve was unanimous.

In other items from staff, staff encouraged the public and the Board to take the survey shown on the screen.

6. Adjourn

With no objections, Chairman Summers adjourned the meeting at approximately 10 p.m.

Respectfully Submitted,



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

Attached Public Comments as noted

We have 4 who have requested to speak.

- 1) Ross Douglas
- 2) David & Linda Owens
- 3) Keith or Christine Liner
- 4) Doug Melton, 104 Cascade Dr.

We received 7 phone messages

- 1) Mary Stacy, who also provided written comments
- 2) Linda Owens, who also provided written comments and will be on the call
- 3) John Zentz, 1910 Bolin Rd.
- 4) Jeanne Carver, 539 Siskin Circle
- 5) Willard Joseph Alexander, Vireo Drive
- 6) Hal Hooper, 1821 Mountside
- 7) William Kinney, also provided written comments 1/7

We received the following emails:

- 1) Larry Hammett, 109 Cascade, 12-27
- 2) Doug Melton, 104 Cascade, 1-3 (also on call)
- 3) Jeremy Whidden, 1956 Bolin, 1-4
- 4) Bryan Villarreal, 1950 Bolin, 1-4
- 5) Erica Villarreal, 1950 Bolin, 1-4
- 6) Debbie Larkin, 437 Dove, 1-4
- 7) Danny Rosario, 1946 Bolin, 1-5
- 8) Paul Hoehn, 1916 Bolin (petition slip), 1-5
- 9) Michele Douglas, resident of Knollwood, 1-5
- 10) Perry Holcomb, 1891 Green Forest Dr., 1-5
- 11) Ross Douglass, 101 Cascade, 1-5, with petition attached (171 signatures; some are on this list with separate comments; also on call)
- 12) Mary Stacy, 1948 Bolin, 1-5
- 13) Christine Liner, Knollwood resident, 1-7 (also on call)
- 14) John Mullins, assume Bolin Road, 1-6
- 15) Spencer Cashwell, 1825 Mountside, 1-7
- 16) Josh Farrell, Hammond Hills resident, 1-7
- 17) Bolin Road Petition signatures – Organized by the Owens, who will be on the call (15 slips, some appear to have made separate comments)
- 18) Robert Leon Longe, 115 Cascade, 1-7
- 19) Matt Porter, 2107 Vireo, 1-7
- 20) Mark and Julie Lott, 1827 Moutainside, 1-7
- 21) Jerome Porter, Vireo, 1-7
- 22) Unsigned, no address given. In support. 1-7 (assume this is William Kinney)

1. Mary Stacy 1948 Bolin Road

Against proposal. Master naturalist and wildlife. Anything that creates water runoff and disturbance.

Will send email

2. Linda Owens [REDACTED] 1/6/2021 @ 9:45

Requested postponing the meeting to give residents longer to respond. Stated most people were out of town during the holidays and did not receive notice letters until recently. Will draft a letter to drop off to the Planning Department.

3. John Zentz [REDACTED] 1/7/2021 @12:16

1910 Bolin Rd

As a 30+ year resident, my wife and I are strongly opposed to the rezoning and destruction of one of the last wildlife refuges in our Great City. Aside from lowering the value of my lots, the development will displace wildlife. It is a shame to destroy the habitat for money in a town that used to have abundant charm. The only reason to allow smaller lots to be developed is to increase profit for the developer and City tax revenue; however, this will come at the expense of the current North Augusta residents. Please don't treat my friends and neighbors that way. Thank you.

4. Jeanne Carver [REDACTED] 1/7/2021 @ 11:30

I live at 539 Siskin Cir in North Augusta and I'm calling in regard to the development that abuts my property. I have signed a petition but I am also calling to let you know I do not want the land behind me to be developed. I believe it has been sold to a development company. I do not want houses looking into my property. I bought this property because it is butted up against the wood. I hope this is noted. In today's economy, who will buy all those houses? A lot of people are out of work.

5. Willard Joseph Alexander [REDACTED] 1/7/2021 @9:30

I live on Vireo in Lynnhurst. I am calling about the rezoning. I would not like that to happen, if possible. This will definitely take away from the value of my house.

6. Hal Hooper, 1821 Mountside. [REDACTED], 1/7/2021 @ 1:35pm

I don't want to see townhomes on the Greenway. I don't believe that is what the Greenway is for. I am not in favor.

7. William Kinney, no address. [REDACTED], 1/7/2021. Time not noted. Email also sent.

In favor of the ZV case, there may be a problem with the applicant, Ivey Homes.

Hodges, Libby

From: Bryan Villarreal <[REDACTED]>
Sent: Monday, January 04, 2021 10:32 AM
To: Hodges, Libby
Subject: Ivey Development townhomes

Hello,

I wanted to express my **strong opposition to building townhomes** in the wooded area behind my home (1950 Bolin Rd.). The wooded area was a huge reason we bought the house 2 years ago. My kids enjoy exploring and learning about nature in the woods there. My wife and I love the view from our sunroom of the Greenway and woods. We are concerned about our home value being affected by the placement of townhomes, the potential for easier access for people with bad intentions to the Greenway, and also from the loss of greenspace. Please take these concerns into account in making your decision about adjusting dimensional standards. This decision will surely devalue the allure and draw of the North Augusta Greenway and the countless visitors that come to enjoy it and spend time and money in North Augusta. Thank you for your time.

Bryan Villarreal
1950 Bolin Rd
N. Augusta, SC 29841
[REDACTED]

Hodges, Libby

From: Spencer Cashwell [REDACTED]
Sent: Thursday, January 07, 2021 9:32 AM
To: Hodges, Libby
Cc: ESCASHWELL@gmail.com
Subject: Public Hearing Notice BZA RM 1-7-21

Good Morning North Augusta Planning & Development,

I am writing today to express my distaste for the ZV20-008 McKie Property Townhomes project. I have been a North Augusta resident for 4 years, with the majority of that time being spent at Mountside Drive, adjacent to the McKie property in question. In those 4 years I have spent countless hours running, cycling, and walking on the Greenway, enjoying the sounds and wildlife of the wetlands that is the McKie property. I am familiar with the area.

It seems that the question here is not whether or not to develop the property, but whether or not to permit a shoddy townhome development in lieu of single family homes, and to that, my wife and I would like to object.

If that property is to be developed, I would greatly like to see it developed with lot sizes similar to those that exist in adjacent neighborhoods, with a same quality build, and great attention paid to preserving wetlands, and water runoff from surrounding areas.

Thank you,
Spencer and Emily Cashwell
1825 Mountside Dr, North Augusta, SC 29841
[REDACTED]

Hodges, Libby

From: Debbie Larkin [REDACTED]
Sent: Monday, January 04, 2021 4:37 PM
To: Hodges, Libby
Subject: Question about Ivey Development requesting smaller lot widths

Follow Up Flag: Follow up
Flag Status: Flagged

Thank you for taking questions.

I'm Debbie Larkin, residing at 437 Dove Ave, located at the road end NE of these parcels referred to in the variance request. Since I live in the Lynnhurst subdivision and these parcels have 3 terminus points from the Knollwood subdivision, I'm curious as to whether or not there would be a through access made from Dove Ave or Vireo Ave. I realize that this is a question for later, so I'm just mentioning it before making comment about this variance request.

Knollwood subdivision has some homes with larger lots than Lynnhurst, and these are also homes of higher value. To decrease the lot sizes for the construction of townhomes and other single-family homes would cause a decrease in the property values of the existing homes. ***Hmm, would anyone like their home's value to decrease?***

The amount of acreage (89.64 acres) which is in the project area has room for plenty of standard sized lots. I ask that the developers would be considerate of current nearby property owners and not pursue this variance for smaller lot sizes.

The traffic concerns will be change enough for all the residents, as we know that Knollwood has long streets already and construction vehicles are noisy, dirty, and hard on asphalt. We can envision the frequent travel back and forth of construction vehicles along with the usual residential traffic on Green Forest St. Remember the detours necessary for the placement of new water pipes on Bunting Rd this past year? Where else would these construction vehicles access these undeveloped parcels? This is another concern about decreasing the property values of the existing homes.

Again I ask, would anyone like their home's value to decrease?

"Love your neighbor as yourself."

Thank you for your consideration.

--

Debbie Larkin

**"May the grace of our Lord Jesus Christ be with you all!" Revelation
22:21**

Hodges, Libby

From: [REDACTED]
Sent: Sunday, January 03, 2021 4:54 PM
To: Hodges, Libby
Subject: Public Hearing Notice BZARM17 - Public Comment on Application

Follow Up Flag: Flag for follow up
Flag Status: Flagged

My name is Doug Melton. I live at 104 Cascade Drive in Knollwood neighborhood along with my wife, Cheryl. This zoning variance will have a negative and detrimental impact to the our safety and well-being.

I am asking the Board of Zoning Appeals to deny the ZV20-008 application for zoning variance.

The ZV20-008 application does not meet the requirements for zoning variance. According to SC Law 6-29-800, a variance can only be granted in case of unnecessary hardship based on the following findings:

- a) *there are extraordinary and exceptional conditions pertaining to the particular piece of property;*
- b) *these conditions do not generally apply to other property in the vicinity;*
- c) *because of these conditions, the application of the ordinance to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and*
- d) *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.*

The law also states “the fact that property may be utilized more profitably, if a variance is granted, may not be considered grounds for a variance.”.

The following shows the findings in SC Law are not meet by the application and therefore, a hardship does not exist and a variance cannot be granted.

- a) There are no extraordinary or exceptional conditions pertaining to the piece of property.
- b) The conditions of steep topography and wetlands are found on in other properties in the vicinity. There are steep topographies and wetland areas in other parts of Knollwood subdivision. The properties on other side of the Greenway along Mountside Drive have steep topographies.
- c) Meeting the requirements of R-7 zoning district does not prohibit or unreasonably restrict utilization of the property. I attended a Planning Commission meeting sometime around 2003 (give or take) where extending the Knollwood development to what is now W. Hugh Street and Bobbye Drive was discussed. During this meeting, a traffic study report and future development plan for ~90 acres (in ZV20-008 application) was presented. This development plan provided at this meeting showed lots of similar size to existing property in Knollwood neighborhood throughout the 90 acres providing evidence that the R-7 zoning requirements do not prohibit or unreasonably restrict utilization of the property.
- d) The authorization of this variance will have substantial detriment to the adjacent properties in Knollwood neighbor and will harm the public good and character of the neighborhood. The variance would more than double the permitted dwells in this future development versus current R7 zoning minimum widths. The traffic issues in entering and exiting the Knollwood neighborhood is already a problem associated with Paul Knox Middle School and NA High School traffic. A traffic study of the Knollwood neighborhood was commission by the City of North August associated with the development of what is now W Hugh Street and Bobbye Drive. This

traffic study was performed by an outside traffic engineer/consultant and the results presented in a Planning Commission Meeting that is mentioned in the paragraph above. The traffic study report demonstrates the significant traffic issues associated with the future expansion of the Knollwood subdivision with only having two entrance (Greenforest/5-Notch, Knollwood Blvd/Pisgah). The information provided in the traffic study report provides direct evidence that the proposed zoning variance, which has the potential to more than doubles the density of homes in the future development, will have a significant, detrimental impact to the safety and well-being of the existing Knollwood residences.

I have provided evidence that the ZV20-008 application does not meet the requirements to grant a zoning variation and therefore, the Zoning Appeals Board must deny the application.

Hodges, Libby

From: Danny Rosario [REDACTED]
Sent: Tuesday, January 05, 2021 11:54 AM
To: Hodges, Libby
Subject: ZV20-008 rezoning request

Hello,

I am writing today to urgently ask you not to pass this request. We recently purchased a home at 1946 Bolin rd and one of the main qualities of this home was overlooking all the trees and green way behind us. I feel that allowing a developer to eliminate what we have come to love would be a major disservice to all the homeowners along the greenway. This will also almost certainly affect our homes value. The privacy the area behind our house provides is sought after by many and allowing a new neighborhood to be built directly behind us would most certainly negate that feature. Please , do not pass this request as all of us on Bolin would agree.

Thank you

Danny Rosario
1946 Bolin Rd.

Sent from Danny's iPhone

Hodges, Libby

From: erica villarreal [REDACTED]
Sent: Monday, January 04, 2021 10:24 AM
To: Hodges, Libby
Subject: Ivey Development townhomes

Hello,

I wanted to express my strong opposition to building townhomes in the wooded area behind my home (1950 Bolin Rd.). The wooded area was a huge reason we bought the house 2 years ago. My kids enjoy exploring back there. My husband and I love the view from our sunroom of the Greenway and woods. We are concerned about our home value being affected by the placement of townhomes and also from the loss of greenspace. Please take these concerns into account in making your decision about adjusting dimensional standards. Thank you for your time.

Erica Villarreal

1950 Bolin Rd
N. Augusta, SC 29841
[REDACTED]

Hodges, Libby

From: Josh Farrell <[REDACTED]>
Sent: Thursday, January 07, 2021 9:43 AM
To: Hodges, Libby
Cc: Spencer Cashwell
Subject: Public Hearing Notice BZA RM 1-7-21

To whom it may concern,

I would simply like to express my objection to this proposal. My primary concern is the devaluation of the surrounding properties based on the lot sizes in this proposal. The largest lots are proposed to be 0.13 acres which is, on average, less than half the lot size of the surrounding residential properties. This seems inconsistent with and inconsiderate of the current North Augusta residents in the area. The unique element to this build is that it interjects into and not next to an existing community. I propose that, unless it can be shown to positively affect the surrounding communities, this project should be rejected or placed on hold for revision.

Thank you,
Josh Farrell
Hammond Hills Resident

[REDACTED]

[REDACTED]

Hodges, Libby

From: Brandi Whidden [REDACTED]
Sent: Monday, January 04, 2021 10:27 AM
To: Hodges, Libby
Subject: 1956 Bolin Road

I object this project!!

Jeremy Whidden
1956 Bolin Road North Augusta SC 29841

Baker, Kuleigh

From: Hodges, Libby
Sent: Monday, December 28, 2020 9:55 AM
To: Larry Hammett
Subject: RE: Knollwood subdivision in relation to the Ivey Development, LLC request for R-7 property

Good morning.

Your comments have been received. At the Chair's discretion, they may be read at the upcoming Board of Zoning Appeals meeting on January 7, 2020, at 7pm.

This hearing will be regarding lot widths, there is no change to the zoning.

The meeting will be virtual and will be broadcast online at the following links:

<https://www.facebook.com/CityofNorthAugusta/>
https://www.youtube.com/channel/UCRLLD_cnQ68YRQgUGaE_22Q

Regards,

Libby

Libby Hodges, AICP
Director of Planning and Development

City of North Augusta
100 Georgia Avenue
PO Box 6400
North Augusta, SC 29841
Phone: (803) 441-4225
lhodges@northaugusta.net



From: Larry Hammett [REDACTED]
Sent: Sunday, December 27, 2020 1:51 PM
To: Hodges, Libby <LHodges@northaugusta.net>
Subject: Knollwood subdivision in relation to the Ivey Development, LLC request for R-7 property

Libby Hodges of North Augusta Planning and Development,

I received your letter dated December 21, 2020 in reference to a request from Ivey Development. LLC to allow lot widths less than the minimum permitted in R-7 zoning.

I have studied the Ivey Development, LLC properties in other parts of the CSRA. It is my opinion, under no circumstances should Ivey Development, LLC be allowed to build such town home or apartment style communities as seen on their website adjacent to my property. [HOME | Iveygroup](#)

Any development shall only build homes equal or higher value to my own home's value. My home is @ 3000 sqft and @ value of \$250k to \$300k of a brick construction. Building of lesser value home in terms of square footage or lesser construction material quality such as vinyl siding will devalue my own property, this is unacceptable.

Furthermore, it is unclear on how access to the R-7 property will be accomplished from your letter. The access to my property with Knollwood has only two entrance and exit points at Knotty Pine from Pisgah and Green Forest from Five Notch. If the project plans to open access to R-7 via Dove from Vireo and/or connecting Cascade to Cascade over the Greenway opens the possibility of higher traffic or higher crime possibility to my property, this is unacceptable. In addition, opening these new access points may also create a situation that Knollwood loses its uniqueness and is considered part of lesser-valued homes in other sections of North Augusta. This will further decrease the value of my home and again is unacceptable.

My stance is the current zoning shall remain intact for the R-7 property and a clear access plan developed with an expectations to maintain or increase property value for established home owners.

If City of North Augusta or Ivey Development, LLC proceeds with a project that devalues my home and my neighbor's homes, compensation for the loss incurred by the project is expected.

Regards,

Larry Hammett – Home Owner

109 Cascade Dr.

North Augusta, SC 29841

Dated: Dec. 27, 2020



Larry Hammett

Hodges, Libby

From: Keith Liner [REDACTED]
Sent: Thursday, January 07, 2021 8:29 AM
To: Hodges, Libby
Subject: Knollwood subdivison BZA meeting

Dear Ms. Libby Hodges,

My name is Christine Liner and our family has been residents of the Knollwood subdivision for thirty years. Mr. Ross Douglas gave us your name regarding the developments pertaining to the Knollwood subdivision by Ivey Construction. We have signed the neighborhood petition and are very concerned with the proposed plans for our neighborhood. On a FB post, Fletcher Dickert stated that there were always plans to develop the vacant property. That is a correct statement, however, we were told a very different pathway for this to be done. We understand Mr. "Bunk" McKie is no longer with us, but we still remember conversations with him on his vision for the property. He was very deliberate on how he added homes for the good of the area; not to try and squeeze as many homes as possible just because there was a vacant lot. He was not motivated by the almighty dollar, but wanted to preserve the small town charm. We remember being told the area behind our house 113 Knotty Pine Drive could never have homes because of the easement behind our property. However, once Mr. Bunk was gone, we not only had "A" house, but now we have an entire road of houses behind Knotty Pine Drive.

1. We were told there would be a totally separate entrance/exit area to that portion of the neighborhood and, at a minimum, it would have direct access to Martintown Road.
2. We were told there would be a separate entrance which would require some type of bridge, but then were told that was too expensive and no alternative was provided.

The current proposal will add double the units that are in the current neighborhood, with no additional entrance/exit. At one time, they tried to connect Hughes street through Knollwood but that was stopped. That is not the answer because that will only provide additional cut-throughs going to the same two places: Pisgah or Five Notch. The traffic on those two roads is already a safety nightmare because of congestion due to the access to Paul Knox, Mossey Creek and also to Knobcone where the High School is located.

Please ask yourselves these questions before granting this development request:

How will this neighborhood add to the overall well being of North Augusta without negatively impacting those who are here?

How will North Augusta safely integrate the additional population into our city's infrastructure, our roads, our environment and our schools?

We moved to North Augusta because of its small town charm. If we wanted congestion, traffic and overcrowded roads and schools we could have moved to Aiken or across the river into Georgia.

Thank you for listening,
Christine and Keith Liner

Baker, Kuleigh

From: Hodges, Libby
Sent: Tuesday, January 05, 2021 10:25 AM
To: Michele Douglas
Cc: Baker, Kuleigh
Subject: RE: Knollwood Public Hearing

Good morning.

Your comments have been received. At the Chair's discretion, they may be read at the upcoming Virtual Board of Zoning Appeals meeting on January 7, 2020, at 7pm.

The meeting will be virtual and will be broadcast online at the following links:

<https://www.facebook.com/CityofNorthAugusta/>

https://www.youtube.com/channel/UCRLLD_cnQ68YRQgUGaE_22Q

Regards,

Libby Hodges

Libby Hodges, AICP

Director of Planning and Development

The Planning Department has an updated fee schedule effective January 1, 2021.

Follow this [link](#) or visit www.northaugusta.net for more information.

City of North Augusta

100 Georgia Avenue

PO Box 6400

North Augusta, SC 29841

Phone: (803) 441-4225

lhodges@northaugusta.net



From: Michele Douglas [REDACTED]
Sent: Tuesday, January 05, 2021 10:20 AM
To: Hodges, Libby <LHodges@northaugusta.net>
Subject: Knollwood Public Hearing

Dear Ms. Hodges,

I am a resident of Knollwood neighborhood. I'd like to share my take on connectivity with you since this seems to be the motivation behind opening up our neighborhood for more housing:

Connectivity. What does that mean to you? Who or what is doing the connecting. When we connect one thing, does it require disconnecting from something else? To me, connectivity has to be meaningful, purposeful, thoughtful when it comes to the living things around us.

Early this morning while the sun was still hidden behind the houses and trees, my dog and I took a walk in the woods behind our house. Despite the sound of cars rushing along the highway off in the distance, I connected with nature.

Bo and I crunched and rustled our clumsy way down a gradual hill over the brittle fallen leaves and twigs; meandering around bare trees and out-stretched branches. Many paths had been made by rainwater drainage from the streets above in the surrounding neighborhoods. We crossed one of the deep gashes in the landscape where dirt and debris had long been washed away and exposed roots and walked toward the rising sun. We came across Empty beer, soda and water bottles, a discarded tire here and there. We went as far as we could until we saw houses from another neighborhood and I turned us around.

There's a wide path that leads down to a sewage line and low-lying ground where the water collects in swampy streamlets. We walked along it. A Small herd of deer came prancing toward us. I froze and watched. They came so close, I thought they would collide into us. But they caught our scent about twenty feet off and quickly scattered in different directions. One brave one, the biggest one, doubled back and cautiously walked toward us. He camouflaged himself behind some dense wood and branches, but I could still make out part of his silhouette. We stood and stared at each other for a long time – it seemed – trying to make out what the other would do. Another curious male slowly made his way back too, but swiftly decided he did not want to take any risks. His white tail bounced away and disappeared. But our brave fellow stood fast. After a few more moments of this stare down of sorts, he decided he was done. He gave a loud snort and leapt off to catch up with the others. I didn't dare reach into my pocket at any moment to grab my phone in hopes of taking a picture. Rather, I enjoyed the moment, and tried my best to keep the dog still while remaining still myself.

I looked eastward and the sun was rising higher in the sky turning the greys and browns into greens and golden browns. Twigs and stray leftover silk strands glistened in the soft breeze. I came out of my reverie and Bo and I trekked on. We travelled alongside the swampy area following a sewage line marked with an occasional concrete manhole protruding up from the forest floor like some relics of old statues. A small grassy clearing came into view and the end of my street feeds into that. Out of the woods we walked and up our paved road, the sun in my eyes and the cool morning air glowed warm around us.

So when you speak of connectivity, is this what you mean? When people put down their phones, walk away from their computers, and go out into a small patch of wilderness that they are still privileged to enjoy – that is what I think of when I think of connectivity. Thank you for your time.

Sincerely,

Michele Douglas

Hodges, Libby

From: Mary Stacy [REDACTED]
Sent: Tuesday, January 05, 2021 5:57 PM
To: Hodges, Libby
Subject: ZV20-008 Response from Mary Stacy
Attachments: North Augusta SC Board of Zoning Appeals- Mary Stacy Response 1948 Bolin Rd.docx

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Hello.

Please see my attached response related to not supporting the above referenced subject.

Thank you for your careful consideration.

Mary Stacy

January 5, 2021

To: North Augusta Board of Zoning Appeals

Reference: ZV20-008

I chose North Augusta as a hometown for myself and family because I loved everything about it. Seventeen years ago, we purchased a home directly off the Greenway due to the beautiful, canopied trail being such an amenity for our lifestyle and our love of nature.

Living directly off the Greenway is a true gift of nature and as a Master Naturalist; I do not take it or these experiences for granted. Every day, I have a front row seat to observe wildlife thriving in the trees, air and on the ground. I witness our families, residents and visitors enjoying themselves while catching some solitude time, exercising or just being one with our unique and green canopied space. The children are sharing quality time with their families and learning about nature through all the sights and sounds that currently exist. These experiences are quite valuable to us as humans and positively affect our mental, spiritual and physical health.

Balanced and thriving communities truly need its leaders to carefully consider all aspects when it comes to making decisions that will affect the current and future health of our community. Nature is a gift that we need to share with our children, families and visitors and we have that gift, currently. However, if we cut down our trees which limits the wildlife habitat that once thrived, we decrease our sights, sounds and valuable learning experiences along the Greenway for all of us. If you've never observed or heard the Barred Owls along our North Augusta Greenway, you're truly missing a treat!

The request of Ivey Development is strongly opposed by me and my family. We do not support ZV20-008 for lot width reduction for the R-7 residential zoning area.

Thank you for your careful consideration for the future of our families, community and wildlife along our beautiful North Augusta Greenway.

Mary Stacy

1948 Bolin Rd. North Augusta, SC 29841

Cell [REDACTED]

[REDACTED]

Hodges, Libby

From: [REDACTED]
Sent: Wednesday, January 06, 2021 5:29 PM
To: Hodges, Libby
Subject: Ivey Development, LLC

Follow Up Flag: Flag for follow up
Flag Status: Flagged

I am against the above referenced proposed development by Ivey Development LLC. I live on the Greenway. My property is directly across the Greenway from this proposed development. I have lived in this house since 1980. I believe this development would hurt the beauty of the Greenway. The Greenway is a valuable resource to the citizens of North Augusta. People come from miles around to walk and ride bikes here. I also believe that a project of this size would increase the amount of traffic that would be using the roads and streets of current housing developments that are connecting to the project. Please say no to this project. Thank you, John Mullins

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Paul Hobeth

Address

1916 Bolivar Rd

Phone or Email

[Redacted]

Hodges, Libby

From: Perry Holcomb [REDACTED]
Sent: Tuesday, January 05, 2021 11:43 PM
To: Hodges, Libby
Cc: Dione Carroll; Pettit, Robert; Clifford, Jim; Kelly Zier 2 kzier@zierlawfirm.com; Lamar, Sharon; Kevin Toole; Fletcher Dickert; Bob Brooks; Pat Carpenter; David McGhee; Eric Presnell; [REDACTED]; Stetson Corbitt; Wsummers; [REDACTED]; MSN
Subject: Comments/Suggestions About The Agenda For the City's Planning Commission Meeting This Thursday
Attachments: 1_3_21email To Ross.docx

Dear Director Hodges,

This email and attachment are sent to you as the sole addressee because the City has considered my email with CC to its leadership, you included first, as perhaps legally callow by including them as CCs and not direct addressees for its contents.

I cannot predict how other City Officials will treat this email because they are again being CCed. If none of them mention its receipt by you, please let me know, and I'll send a personal copy addressed to each and every one of them CCed before.

Mr. Douglas's request to send my original email just to you has made my day. I've been chuckling ever since, especially because I was not addressed or copied on his email from the City!

The City is not obeying its own expressed order of procedure for I am doing this at Mr. Douglas's request (i.e. private email from him to me) and not at the City's request! Perhaps my use of "callow" as an adjective in my first sentence was much too tepid!

I shall not stoop to the imbecility of asking the City to request that email. A copy (again) of that same initial email from me to Mr. Ross is attached. Please be aware that I am sending it to you as the appointed Director of the City's Planning & Development Department, and not to you, yourself, as just "Libby." I hope that's now clear.

My original email was important to all named because I did not wish for two members of the Planning Commission to put themselves in jeopardy of violating the SC Code of Laws, specifically portions of Chapter 13, Title 8, at Thursday's meeting. To knowingly not do that would be discreditable, disgraceful, and disreputable on my part.


As the very Honorable Associate Chief Justice of the SC Supreme Court, His Honor John W. Kittredge, said in *Donohue v. City of North Augusta* on May 5, 2015:

"The question is not about how business is done in North Augusta, the question is that business consistent with what state law requires."

Counselor Zier heard those exact words because he was present in the courtroom.

Need I remind him and you that oaths of office taken by city officials are part of the Law and the Constitution of the State of SC? They are to be obeyed, although I submit that "...to the best of my ability..." is often insufficient, and on behalf of our Citizens, I state very much so lately by some officials giving far from their "best."

Again, I was only trying to be of help to the City I've occupied for 60 years by also warning it of the possibility of conflict of interest by two members of the Planning Commission in this Thursday's meeting.

I appreciate your interest and efforts, those of Counselor Zier, and others because I realize we are all human and as such are, at times, prone to ludicrous decisions and directions if not wholeheartedly laughable ones. At least, I do admit mine of which have been many. 

Always for a better North Augusta for everyone,

Perry

H. Perry Holcomb, Ph.D.
1891 Green Forest Drive
North Augusta, SC 29841

----- Forwarded Message -----

From: Perry Holcomb [REDACTED]
To: Ross Douglas [REDACTED]
Cc: Hodges Libby <lhodges@northaugusta.net>; Pettit Robert <rpettit@northaugusta.net>; Bob Brooks <orangepaw73@yahoo.com>; Jim Clifford <jclifford@northaugusta.net>; Kelly Zier <kzier@zierlawfirm.com <kzier@zierlawfirm.com>; Wsummers <wsummers@bellsouth.net>; Dione Carroll [REDACTED] MSN [REDACTED] Richard Fletcher [REDACTED]
Sent: Sunday, January 3, 2021, 02:35:55 AM EST
Subject: Re: Informational layout - McKie Property Adjacent to the Knollwood Subdivision

Hey Ross,

Interesting and informative info. Appreciate your sending it along.

From the material you provided me, I see very little reason **not** to consider having an arterial connection from the McKie property itself to a street, Vireo Drive for one, located somewhere eastward from the planned property development towards Georgia Avenue.

Just **why** does the planned, single entry/exit corridor from the McKie property have to go via the heavily populated area on Green Forest Drive, which, with only a "stop" sign, butts into already heavily traveled Five Notch Road?

Also, any vehicle parked on Green Forest reduces traffic to essentially one lane for the sake of safety. Five Notch has two lanes with shoulders. Green Forest has **no** sidewalks or shoulders, just curbing. Pedestrians of any age are forced to walk in the street. As measured by my vehicle's odometer, it is 0.8 mile via Green Forest from Five Notch to the current barricade to the McKie property.

If Green Forest should receive the City's blessings for a planned single entrance/exit to Five Notch from the McKie property, then the traffic on Green Forest Drive will become an even larger hazard to pedestrians and traffic alike. The intersection of Green Forest with Five Notch then could become an excellent candidate for the most dangerous in our City.

Five Notch Road at Georgia Ave. has been a traffic mess for years. Will overloading the traffic on Five Notch, as produced by adding those to be living on the McKie property, improve **anything** at that intersection?

That is exactly why any connection to the McKie property development should be eastward from it, itself, and not via Green Forest Drive.

When "Bunk" McKie was alive and still developing Knollwood, I asked him why he didn't consider Cascade Dr. to be used in further development to the south. His reply, "The City wants me to build and pay for a bridge over the wetlands there. I'll be damned if I'm gonna do that!" I believe Forest can back up his dad's statement.

Thus:

1. A detailed traffic study and a risk analysis **must** be conducted and reported to the public before **any** further decision is made as to rezoning or any other McKie property business to proceed between the City, the Developer, and/or the NA Planning Commission. These documents should be produced as Green Forest is currently occupied v. the situation proposed to exist after the proposed development of the McKie property.

2. A public meeting must be held to announce the findings of the study and analysis before any further potentially "bad planning" is contrived by the City and/or the developer. Those documents must be made public at least a week prior to any public meeting.

3. JoAnn McKie, wife of Forest McKie, is a member of the NA Planning Commission. Since Forest is an heir to the property in question, then his wife should recuse herself from participating in any discussion or voting decision by the NA Planning Commission regarding the McKie Property, including the Jan. 7th meeting.

4. Briton Williams is now chair of the NA Planning Commission. He is also an announced candidate for Mayor of this City. Because the latter, as presiding officer of City Council, votes on recommendations from the former, he would be involved in a very serious conflict of interest if elected. He must resign from the Commission ASAP if he plans to continue his political goal of mayorship. Has the SC State Ethics Commission been notified of this particular and possible conflict of Mr. Williams being the chair of the City's Planning Commission as well as a candidate for Mayor?

The Mayor, City Administrator, and Ms. Hodges must not allow any such conflict to continue and act accordingly and promptly so.

Mr. Williams, under the conditions stated, must recuse himself and refrain from presiding and commenting at the Jan. 7th meeting of the Planning Commission when the McKie property is addressed.

I am assuming what I read on the City of North Augusta's website is the current personnel situation. I have not heard or read anything to change what I've stated above.

If we need legal assistance, I have a very erudite and experienced attorney, Dionè C. Carroll, Esq., in Aiken. I highly recommend her. I am certain she would be interested in further and proper protection of the rights of North Augusta citizens for the City to adopt a safer and a better-planned development of the McKie property for its **present** citizens.

That is the reason for my demand of a traffic study on Green Forest and Five Notch plus a risk analysis to quantify the danger this projected project shall have on us **who already live here**.

I am bringing Ms. Carroll on board via CC of this email to inform her regarding the development of the McKie property, so she can be knowledgeable about the current issues involved and what's "on deck."

I shall make every effort to attend the Jan. 7th meeting of the Planning Commission. Presently, I do not see any hindrance.

Best regards,

Perry

Hodges, Libby

From: Ross Douglas [REDACTED]
Sent: Tuesday, January 05, 2021 9:35 PM
To: Hodges, Libby
Cc: Baker, Kuleigh; Clifford, Jim
Subject: Knollwood Letter for the BZA meeting..
Attachments: Knollwood.pdf

Ms. Hodges, I hope this note finds you doing well. Please see the attached letter to be presented for the BZA meeting from the residents of Knollwood subdivision. If for some reason you can't open the file, please let me know and I'll personally bring you the originals.

Have a great Wednesday..

Ross Douglas
[REDACTED]

Knollwood Subdivision Residents
Green Forest Drive
North Augusta, SC 29841
December 28, 2020

North Augusta Zoning and Planning Commission
100 Georgia Avenue
North Augusta, SC 29841

To the North Augusta Zoning and Planning Commission,

We, residents of the Knollwood Subdivision, recently received notice of a zoning change to the land at the end of Green Forest Drive which is behind the Knollwood neighborhood. We, the undersigned residents of Knollwood, strongly oppose granting Ivey Construction's request to have lot widths less than what is permitted in R-7 zoning due to safety concerns. By granting this change, Ivey Construction will be permitted to put more townhomes on the current lots, which will pose immediate safety concerns for residents of Knollwood. One safety concern includes, but is not limited to, the increase of traffic flow and road congestion due to the narrow street width, no sidewalks and limited avenues for entrance and exit to the neighborhood. Another safety concern is an increase in population which impacts infrastructure and environmental issues regarding sewer, runoff, trash, and school crowding.

We, the residents of Knollwood, are very concerned about this change and how the overall development will adversely affect our neighborhood's safety, property values, school capacity and the current small town lifestyle we have all sought. Knollwood is a well-established neighborhood that many of us moved to because of its safety, quiet streets, small town family feel, and access to fine schools, which are currently over crowded even before this suggested change. By granting this exception to the zoning laws, there is the implication that the zoning commission is encouraging less safety and more traffic in an already congested area.

In the past, Knollwood residents fought and stopped the opening of our neighborhood to avoid being a hazardous "cut-through." We have fought and had a stop sign added to the intersection of Green Forest and Springwood Court to reduce speeding in the neighborhood. Speed bumps have been added to the area where the Greenway intersects Knotty Pine Drive for the safety of all who enjoy the Greenway. By granting this re-zoning exception, children who walk to school and families who walk the neighborhood or the Greenway will be in jeopardy. This change will not benefit Knollwood or the surrounding neighborhoods, but will only benefit the financial bottom line of the developer who appears to only be concerned only about building more units per lot to increase their profit with this development.

We, the undersigned residents of Knollwood, ask the commission, to please look out for the safety of Knollwood and turn down the request for a zoning change.

Sincerely yours,

Knollwood residents (see attached)

Print Name	Address	Signature
1. HONG TRAN	1964 GREEN FOREST DR	<i>[Signature]</i>
2. KAREN NIGIENEN	1964 GREEN FOREST DR	<i>[Signature]</i>
3. WAYNE LESLIE	1960 Green Forest Dr	<i>[Signature]</i>
4. PAUL NOE	3 CLINT COURT	<i>[Signature]</i>
5. Bobbi Noe	3 Clint Ct.	<i>[Signature]</i>
6. DAVID Mathis	1928 Green Forest Dr	<i>[Signature]</i>
7. Amanda Behr	1909 Green Forest Dr.	<i>[Signature]</i>
8. FRED SWANSON	1894 Green Forest Dr	<i>[Signature]</i>
9. Maria Swanson	1894 Green Forest Dr	<i>[Signature]</i>
10. Ross Douglas	1st Cascade Dr	<i>[Signature]</i>
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		
24.		

Print Name	Address	Signature
1. David M. Carver	1877 Green Forest Dr.	David M. Carver
2. Elisabeth Young	103 Cascade Dr.	Elisabeth Young
3. DOUGLAS MELTON	104 CASCADE DR	Douglas Melton
4. Lisa Gregory	102 Cascade Dr	Lisa M. Gregory
5. Debra Raines	1876 Green Forest Dr	Debra Raines
6. Bob Holman	204 Cascade Ct.	Bob Holman
7. Pam & Larry Young	1880 Green Forest Dr.	Pam & Larry Young
8. Stacy Smith	1880 Green Forest Dr.	Stacy Smith
9. Lynda Wilson	1878 Green Forest Dr.	Lynda Wilson
10. Matt Simpson	1881 Green Forest Dr	Matt Simpson
11. Jessica Simpson	1881 Green Forest Dr.	Jessica Simpson
12. Jerric a Hall	569 Hugh st	Jerric a Hall
13. BOB LINDA Smith	176 Springwood Dr	Bob & Linda Smith
14. MARCUS K. JACOBS	130 BOBBYE DR.	Marcus K. Jacobs
15. Wendy Jacobs	130 Bobbye Dr.	Wendy Jacobs
16. Jimmie Lee	125 Bobbye Dr	Jimmie Lee
17. Kate H. Lafont	142 Springwood Dr.	Kate H. Lafont
18. WINDACE FERNESU	1896 Green Forest Dr	Windace Fernesu
19. Kim Jordan	125 Springwood Dr	Kim Jordan
20. Geneve Russo	135 Bobbye Dr	Geneve Russo
21. DREW KROHN	125 Springwood	Drew Krohn
22. NEWTON MANLY	1903 WHITE PINE DR	Newton Manly
23. Ross Douglas	101 Cascade Dr	Ross Douglas
24. [REDACTED]	[REDACTED]	[REDACTED]

Print Name	Address	Signature
49. Darryl R. Kitchens	2012 Whitepine Dr.	Darryl R. Kitchens
50. MARK A. KOKOVICH	1887 Green Forest Dr. N.A.S.C.	Mark Kokovich
51. Katherine Pope	4 Green Forest Ct	Katherine Pope
52. Charles Stewart	4 Green Forest Ct	Charles Stewart
53. Cindy G. Cauthen	103 Knotty Pine Dr.	Cindy G. Cauthen
54. Brad Golden	212 Cadada Ct.	Brad Golden
55. Robin Golden	212 Cadada Ct	Robin Golden
56. MARK Golden	212 Cadada Ct	Mark Golden
57. Cari Golden	212 Cadada Ct	Cari Golden
58. MARCUS JACOBS	130 BOBBY DR	Marcus Jacobs
59. WENDY JACOBS	130 BOBBY DR.	Wendy Jacobs
60. Rebecca Alexander	1912 White Pine Dr.	Rebecca Alexander
61. Howard Alexander	1912 White Pine Dr.	Howard Alexander
62. STEVEN PHILLIPS	111 KNOTTY PINE DR	Steven Phillips
63. E. Thanea Grant	560 W. Hugh Street	E. Thanea Grant
64. Arj & Jackie Yount	1947 GREEN FOREST DR	Arj & Jackie Yount
65. Delana Simpkins	1935 Green Forest Dr.	Delana Simpkins
66. E. Jason Roberts	1910 White Pine Dr	E. Jason Roberts
67. Holly Roberts	1910 White Pine Dr	Holly Roberts
68. Loralee Kokovich	1887 Green Forest Dr.	Loralee Kokovich
69. Nancy Norton	2025 Whitepine	Nancy Norton
70. Mike Norton	2025 Whitepine	Mike Norton
71. TROY RUCZKO	112 Knotty Pine Dr	TROY RUCZKO
72. (Marzelle W Bell) Ruczko	112 Knotty Pine Dr.	Marzelle W. Ruczko

Print Name	Address	Signature
1. Christine Liner	113 Knotty Pine Dr.	Christine Liner
2. Keith Liner	113 Knotty Pine Dr.	Keith Liner
3. Dennis Farrer	1913 Green Forest Dr.	Dennis Farrer
4. Michele Douglas	101 Cascade Dr.	Michele Douglas
5. Stephen Cruise	203 White Pine Dr	Stephen Cruise
6. Randy Elvidge	2013 White Pine Dr.	Randy Elvidge
7. David Hodges	1910 Green Forrest Dr.	David Hodges
8. Charity Hodges	1910 Green Forest Dr.	Charity Hodges
9. Mary Anne Bigger	5 Green Forest Ct	Mary Anne Bigger
10. Robert S. Bigger	5 Green Forest Ct	Robert S. Bigger
11. Larry Hall	2022 White Pine Dr.	Larry Hall
12. Nan Hall	2022 White Pine Dr.	Nan Hall
13. Kacie Adams	2 Green Forest Ct.	Kacie Adams
14. Jonathan Adams	2 Green Forest Ct	Jonathan Adams
15. Kristi Lucas	1899 Green Forest Dr.	Kristi Lucas
16. Steven Lucas	1899 Green Forest Dr.	Steven Lucas
17. Kelsey Westerfield	122 Bobby Drive	Kelsey Westerfield
18. Lawson Westerfield	122 Bobby Drive	Lawson Westerfield
19. Jodie Hammerberg	1888 GREEN FOREST DR	Jodie Hammerberg
20. LARRY HAMMERBERG	1888 GREEN FOREST DR	Larry Hammerberg
21. Cindy Nelson	204 Springwood Dr.	Cindy Nelson
22. Sheila Hawkins	1907 White Pine Dr.	Sheila Hawkins
23. William G. Wilson	2007 White Pine Dr.	William G. Wilson
24. Stephen R. Waterhouse	1905 Green Forest	Stephen R. Waterhouse

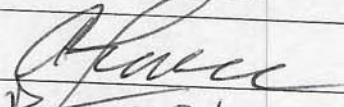

	Print Name	Address	Signature
25.	Jacqueline Matias	1911 Green Forest Dr	
26.	JOSE MATIAS	1911 Green Forest Dr	
27.	THOMAS CANTEY	201 CADADA CT	Thomas Cantey
28.	Allison Cunningham	110 Springwood Dr	
29.	Christian Cunningham	110 Springwood Dr	
30.	Clara M Dreyer	102 CASCADE DR	C.M. Dreyer
31.	Jennifer Hughes Jennifer Hughes	206 Cadada Ct.	Jennifer Hughes
32.	HARLES VAUGHN	2 KNOXWOOD DR	
33.	LORI VAUGHN	2 KNOXWOOD DR,	Lori Vaughn
34.	Steven Meyers	2005 White Pine Dr.	Steven S. Meyers
35.	MaryAnn Meyers	2005 White Pine Dr.	MaryAnn Meyers
36.	Darlene Livingston	1919 Green Forest Dr	Darlene Livingston
37.	Robert Liv. rosta	1919 Green Forest Dr	Robert Liv. rosta
38.	Diana Bresse	1908 White Pine Dr	Diana Bresse
39.	Kernie Harmon	105 Cascade Dr.	
40.	Koyde Harmon	105 CASCADE DR	
41.	NITA SWIFT	107 Cascade DR	Nita Swift
42.	William Swift	107 Cascade Dr	W. Swift
43.	Cathy Daniel	163 Springwood Dr.	Cathy Daniel
44.			
45.			
46.			
47.			
48.			

Print Name	Address	Signature
49. LEON & LINDA Lange	115 CASCADE DR	R. L. Lange
50. Allison & James Adams	210 CADADA CT.	Allison Adams
51. Bambi Faalik	102 KNOTTS PINE DR	Bambi Faalik
52. Avery M. Hudlow	1946 GREEN FOREST DRIVE	A. M. Hudlow
53. Mary Alia Bell	1873 GREEN FOREST DR	Mary Alia Bell
54. Allison Bell	1912 GREEN FOREST DRIVE	Allison Bell
55.		
56.		
57.		
58.		
59.		
60.		
61.		
62.		
63.		
64.		
65.		
66.		
67.		
68.		
69.		
70.		
71.		
72.		

Print Name	Address	Signature
76. LORRAINE THOMAS	2019 WHITE PINE DR NORTH AUGUSTA SC 29841	Lorraine Thomas
77. Katy Smith	115 Springwood Dr.	Katy Smith
78. GLEN DANIEL	163 SPRINGWOOD DR.	Glen Daniel
79. Lynn Mathis	1928 Green Forest Dr.	Lynn Mathis
80. DON WALKER	207 Cadada Ct.	Don Walker
81. ^{DONNA WALKER} Donna Dale	207 Cadada Ct	Donna Dale
82. Suzanne Kendrick	1896 Green Forest Dr	Suzanne Kendrick
83. Michael Holley	209 Cadada Ct	Michael Holley
84. Chelsea Holley	209 Cadada Ct	Chelsea Holley
85. Shane Kendrick	1890 Green Forest Dr	Shane Kendrick
86. Jimmy Havin	101 Knotty Pine Dr	Jimmy Havin
87. Teri Flake	1911 white Pine Dr.	Teri Flake
88. ^{Rickey HOLLAR} Rickey Hollan	4 Knollwood Blvd	Rickey Hollan
89. Candy Hollan	4 Knollwood Blvd.	Candy Hollan
90. Christine Jackson	8 Knollwood Blvd	Christine Jackson
91. Jan Henderson	208 Cadada Ct	Jan Henderson
92.		
93.		
94.		
95.		
96.		
97.		
98.		
99.		

Print Name	Address	Signature
25. Jane Waterhouse	1905 Green Forest Dr.	Jane Waterhouse
26. WAYNE KURZE	206 Springwood Ct.	WEK
27. Marilyn Bush	115 Bobbye Drive	Marilyn Bush
28. Carrie Wray	1941 Green Forest Dr.	Carrie P. Wray
29. Darryl Wray	" " " "	Darryl Wray
30. JAN LAMKE	1998 Green Forest Dr.	Jan Lamke
31. Jim Hosmer	1914 Green Forest	Jim Hosmer
32. David + Janet Schlachter	1920 Green Forest	Janet Schlachter
33. Ricky Chancey	1942 Green Forest	Ricky Chancey
34. Valerie Chancey	1942 Green Forest	Valerie Chancey
35. LARRY HAMMETT	109 CASCADE DR	Larry Hammett
36. Kayce HAMMETT	109 CASCADE DR	Kayce Hammett
37. CHARLES KOSS	1932 GREEN FOREST	Charles Koss
38. Uwe Kue	1932 Green Forest	Uwe Kue
39. Kim Koss	1932 GREEN FOREST	Kim Koss
40. Jøsen Enevoldsen	1875 Green Forest Dr.	Jøsen Enevoldsen
41. Desiree Enevoldsen	1875 Green Forest Dr.	Desiree Enevoldsen
42. LAUREN EHTER	208 Springwood Ct	Lauren Ehter
43. Gary L. CAUTHEN	103 Knotty Pine Dr	Gary L. Cauthen
44. Jan & Jennifer Pruet	106 Knotty Pine Dr	Jennifer Pruet
45. Bob Brooks	1918 Green Forest Dr.	Bob Brooks
46. Mike & Beverly Smith	107 Knotty Pine Dr.	Mike Smith
47. Pat Hosmer	1914 Green Forest Dr.	Pat Hosmer
48. Janet Kitchens	2012 Whitpine	Janet Kitchens

Print Name	Address	Signature
1. Shauntel Johnson	3 Green Forest Ct	Shauntel Johnson
2. Dena Riley	1897 Green Forest Dr	Dena Riley
3. Tim RILEY	1897 Green Forest Dr	Tim Riley
4. Perry Holcomb	1891 Green Forest Dr	Perry Holcomb
5. Evalyn Holcomb	1891 Green Forest	Evalyn Holcomb
6. Jackie Lawrence	1885 Green Forest Dr.	Jackie Lawrence
7. AL LOWE	1884 Green Forest Dr	Al Lowe
8. Martha & Joe Long	1883 Green Forest	Martha & Joe Long
9. JEFF & MAURIE LANGSTON	1882 GREEN FOREST	Jeff Langston
10. Tommy Chauvas	1879 GREEN FOREST	Tommy Chauvas
11. KARA Chauvas	1879 GREEN FOREST	Kara Chauvas
12. CHERYL WILLIAMSON	1915 Green Forest	Cheryl Williamson
13. Marie Gygans	1915 Green Forest	Marie Gygans
14. Sharron Foxon	1921 Green Forest Dr.	Sharron Foxon
15. Al Cole	1925 Green Forest	Al Cole
16. CARA L. ANDREWS Cara L. Andrews	1927 Green Forest Dr	Cara L. Andrews
17. Angela Brown	1927 Green Forest Dr	Angela Brown
18. Laura D. Lusk	1950 Green Forest Dr.	Laura D. Lusk
19. Andrew Young	1954 Green Forest Dr	Andrew Young
20. JEBBY MARKWALTER	1953 GREEN FOREST DR	Jebby Markwalter
21. MIKE MARKWALTER	1953 GREEN FOREST DR	Mike Markwalter
22. DOMINIQUE JORGAN	1961 Green Forest	Dominique Jorgan
23. DAVID FEAGAN	1961 Green Forest	David Feagan
24. Phan	1970 " "	Phan

Print Name	Address	Signature
73. Alan Furness	1896 Green Forest Dr.	
74. Thomas Behr	1909 Green Forest Dr.	 T. Behr

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name	Address	Phone or Email
Bryan + Erica Villarreal	1950 Bolin Rd.	[REDACTED]

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name	Address	Phone or Email
Charles Jenkins <i>Charles Jenkins</i>	1919 Bolin Rd	[REDACTED]

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

of the Wild life

Homeowner
↓

Name	Address	Phone or Email
Katherine Schlenker Joseph Bouye	1914 Bolin Rd North Augusta, SC 29841	[REDACTED]

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

Carrie Carver 539 SISKIN CIRCLE

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

Jeanne M. Carver 539 Siskin Circle
Jeanne M. Carver je

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

NAURICIO AGUILAR 537 SISKIN CIRCLE

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name	Address	Phone or Email
Debi Owens	1952 BOLIN ROAD	[REDACTED]
Ronda Owens	'' ''	'' '' ''

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name	Address	Phone or Email
Jeremy Whidden	1952 Bolin Rd N Augusta SC 29841	[REDACTED]

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name	Address	Phone or Email
Mary Stacy	1948 Bolin Rd NORTH AUGUSTA, SC	[REDACTED]

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. ~~Not only would it be extremely unsightly but it would adversely effect~~ property values of existing homes around this property.

TRAFFIC PROBLEMS!!

Name

Address

Phone or Email

Deborah D. Larkin

437 Dove Ave, N.A.

franklin



Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

*names Betty Sikket
address 2216 Vireo Dr. N.A.S.S.
phone [redacted]*

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

Charles Shealy

*2226 Vireo Dr.
North Augusta, SC 29841*



Petition to Stop ZV20.008 Rezoning Request

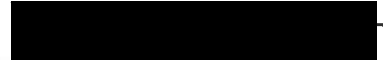
By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

Jack Bunchhalter 531 Sisiken Ct.



Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Eddie Parker

2224 Vireo Dr.
N.A. SC
29841

Petition to Stop ZV20.008 Rezoning Request

By signing below I oppose Ivey Development LLC request to change North Augusta's existing R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Name

Address

Phone or Email

Connie C. Bryant - 1962 Bolivar Rd.



R-7 Small Single Family Lot size to an even smaller lot. In addition I am against any TownHome's being built on this property. Not only would it be extremely unsightly but it would adversely effect property values of existing homes around this property.

Date: January 7, 2021

To: Ms. Libby Hodge,

Subject: Ivey Development R7 Rezoning Variance

Regarding the variance of the request by Ivey Development, I have studied the reduction of lot width. I am opposed to the request for these reasons.

1. Impact on the Knollwood neighborhood character. The attraction of Knollwood subdivision is that existing homes complement each other. To reduce lot frontage will create an "unattractive" impact on the neighborhood and lessen the property value of existing and new homes.
2. It will violate existing Knollwood subdivision "restriction covenants". Our neighborhood has the covenant governing the quality of the properties to insure "hereby to set up, establish, promulgate, and declare the person owing said lots or any of them hereafter". The protective covenant is of a contract nature between existing homeowners. Therefore, to grant the variance will greatly impact the Knollwood subdivision.
3. Economic impact on the Knollwood subdivision: Smaller lots will detract from the "overall appeal" of future home buyers. Compared to established homes, the variance requested will affect the property value of Knollwood subdivision.

In addition, to these issues the overall projection negatively addresses:

1. Environmental impact of the wetlands on the property and overall neighborhood will be devastated.
2. Increase traffic load on public safety; without sidewalks, the children and families must walk on the street and there is a concern.
3. Proposed "packing" of homes on small lots. Compared to existing lots in Knollwood, this proposal allows for more single-family dwelling to be built. The reason is to compress the lot to maximize economic return at the expense of Knollwood existing homeowners.

Respectfully,



Robert Leon Longe
115 Cascade Drive
North Augusta, SC 29841

Department of Planning and Development



Project Staff Report

ZV20-009 Walnut Grove Section 13

Prepared by: Libby Hodges

Meeting Date: February 4, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Walnut Grove Section 13
Applicant	Metro Homesites, LLC
Address/Location	Extension of Mill Stone Ln. and W. Five Notch Rd. in Edgefield County
Parcel Numbers	127-00-01-001
Total Development Size	±70.3
Zoning	PD, Planned Development
Overlay	NA
Traffic Impact Tier	3
Proposed Use	50 Townhouses/94 single-family residential
Density	2.04 DU/acre
Future Land Use	Low Density Residential
Variance Requested	Lot standards other than the minimum permitted in the PD, Planned Development zoning district by the R-3 zoning designation defined in the 1976 ZDSO.

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 all of the following findings:

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, Signs)
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 January 20, 2021. A written notice of the variance request and scheduled date of the Virtual Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on January 15, 2021. The property was posted with the required public notice on January 20, 2021.

SECTION 4: SITE HISTORY

The subject property was annexed on November 3, 1986, by ordinance No. 86-06. This annexation ordinance changed the corporate limits of the City of North Augusta to include ±542.67 acres of land owned by the Brandenburg family. Zoning for the properties annexed was established at that time. The proposed ±70.3 acre section was zoned PD-R: Planned Development-Residential with an average overall density of 4 dwelling units per acre at the time of annexation.

The concept plan (application CONPL20-002) was reviewed by the Planning Commission on July 16, 2020. This review was non-binding. Several of the required waivers and variances were reviewed in the Staff Report, including the variance that is the subject of this application.

The Planning Commission approved a Major Subdivision Preliminary Plat (application PP20-008) at the regular meeting of January 21, 2021 subject to action on the waiver requests and ability to meet any conditions from those waivers.

Waivers to the block length (application MW20-008) were granted with the following conditions:

- 1) Final approval of the Major Subdivision Preliminary Plat application will be granted by staff when the plans are in substantial compliance with the requirements of the North Augusta Development Code and any proposed conditions recommended by the Planning Commission in regard to the Major Waiver applications.
- 2) The path connecting the three phases should be developed to the standard and width of the Greenway. A connection to W. Five Notch Road should be provided either along the roadways or along an alternate path. Access should be provided to the existing path in Walnut Grove.
- 3) Screening planting should be provided along the Walker property behind Phase 3. Planting should be evergreen and/or provide year-round screening within five years of planting. The Planning Director will provide a final approval of materials.

- 4) The waivers granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 5) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

Waivers to the connectivity ratio (application MW20-010) were granted with the following conditions:

- 1) Previous conditions of MW20-008 should be adhered to for the entirety of the project.
- 2) The waiver granted apply only to this project and will not apply to any future development on the site should this plan not be developed.
- 3) If the site plan is substantially revised, the site plan and any additional waivers will require Planning Commission as determined by the Planning Director.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Low Density Residential	PD, Planned Development
North	Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)
South	Single-Family Detached Residential	Low Density Residential/Institutional, Government, and Public Facilities	PD, Planned Development
East	Single-Family Residential	Low Density Residential	PD, Planned Development/ Aiken County
West	Single-Family Detached Residential	Outside FLU Area	GD, General-Agricultural Development (Edgefield County)

Access – The site currently has access from W. Five Notch Rd. and a road stub out at the end of Mill Stone Ln. in Walnut Grove Phase 12. Phase III is not accessible via vehicular traffic from Phases I & II.

Topography – The subject site has variable topography, with some flatter areas and several moderate slopes towards an existing pond in the SW portion of the property. The property does have an apparent stream on site, but would need to be properly delineated.

Utilities – Water and wastewater connections would have to be brought in from neighboring developments.

Floodplain and Environmental Conditions – The subject property is located in an area of minimal flood hazard.

Drainage Basin – The proposed development is located in the Fox Creek Drainage Basin. The basin is located at the edge of the City near the Edgefield County line. Most of the area falls outside the City limits. It is effective at transporting stormwater during light and heavy storm events. Current development along Gregory Lake Road has potential to impact Fox Creek. The Fox Creek basin currently has an overall Good water quality assessment rating but the City continues to monitor the basin.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests the Board to allow a variance for lots standards, including lot width to be ± 53 feet, a variance of ± 2 feet, and side setback to be ± 5 feet, a variance of ± 1 foot. The minimum lot width required for R-3 Zoning District per the 1976 ZDSO, is 55 feet and the minimum side setback is 6 ft.

The following sections of the 1976 ZDSO are provided for reference. Staff commentary is provided in *italics*.

Section 712.5.g: Characteristics of and Intent of PD Districts for Residential (PD-R):
It is the intent of the PD-R district to permit the development of unique single-family residential areas that complement the characteristics of the site.

Section 703: R-3 One- and Two-Family Residential District

703.1 Intent of the District:

It is the intent of this section that the R-3 Zoning District be developed and reserved for medium-to-high density residential purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy environment for several

different types of dwellings, and to discourage unwarranted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

703.2: Permitted Uses (some items omitted for brevity)

a. All uses permitted in the R-1 Residential District, as shown in Section 701

...

d. Townhouse dwelling, subject to the requirements of 703.4

This PD district permits allowed uses in the R-3 zoning district. Townhouses are a permitted use subject to Section 703.4 Townhouses – Special Requirements. The proposed single-family detached development is an allowed use subject to R-3 standards.

Section 703.4: Townhouses – Special Requirements

a. The regulations as contained in this Section shall be applied to townhouses where permitted outright in any district.

b. Site Plan and Design Criteria, General. Townhouses, in areas where they are or may be permitted:

1. May be appropriately intermingled with other types of housing;
2. The front shall not form long, unbroken lines of row housing but shall be staggered at the front building line, singly, in pairs or in threes, by at least ten (10) feet.

c. Site Plan and Design Criteria, Details. In line with the general considerations above:

1. Not more than ten (10) contiguous townhouses nor fewer than three (3) shall be built in a row with front line conforming to the requirements of 703.4 b. 2. Above.
2. Minimum width for the portion of the lot on which the townhouse is to be constructed shall be sixteen (16) feet.
3. Minimum lot area shall be 1,400 square feet.
4. Separation requirements. No portion of a townhouse or accessory structure in or related to one group of contiguous townhouses shall be closer than twenty (20) feet to any portion of a townhouse or accessory structure related to another group, or to any building outside the townhouse area.
5. Yards. No front, side, or rear yard as such is required in connection with any townhouse, except that the nearest point of each building shall be at least twenty (20) feet from the nearest

right-of-way line of abutting streets. Each townhouse shall have on its own lot one rear or side yard, private and reasonably secluded from view from streets or from neighboring property. Such yard shall not be used for any accessory building.

6. Grouped parking facilities. Insofar as practicable, off-street parking facilities shall be grouped in bays, either adjacent to streets or in the interior of blocks.

7. Open Space. In all townhouse projects where more than ten (10) units are to be constructed, a landscaped common area amounting to at least ten (10%) percent of a single townhouse project area shall be provided on the same or adjacent block. No buildings, parking, storage or other use shall be made on this open space.

703.5: Other Requirements

Unless otherwise specified elsewhere in this Ordinance, uses permitted in R-3 Zoning Districts shall be required to conform to the following standards:

a. (Omitted for brevity)

b. Minimum lot area: 6,000 square feet

c. Maximum dwelling units per net acre:

One-family residence: 8 dwelling units

d. Minimum lot width measured at the building line:

One-family dwelling: **Fifty-five (55) feet**

e. Minimum front yard for uses other than Townhouses and Multi-Family measured from the nearest abutting street right-of-way line:

Twenty-five (25) feet.

f. Minimum side yard for uses other than Townhouses and Multi-Family: **Six (6)** feet for one side provided that the total of both side yards is no less than 20% of the lot width.

g. Minimum rear yard for uses other than Townhouses and Multi-Family:

Fifteen (15) feet

h. Maximum building height:

One family residence: Forty-five (45) feet

i. Additional requirements: Uses permitted in R-3 Zoning Districts shall meet all standards set forth in Article VI pertaining to off-street parking, loading, and other requirements.

j. Signs: Signs permitted in R-3 zoning districts including the conditions under which they may be located are set forth in Article VIII.

The lot width proposed by the developer is 53 feet, a 2 foot deviation from the minimum required by the 1976 ZDSO requirements. The proposed side setback is 5 feet versus the 6 feet required by the code.

Following is staff analysis required by NADC §5.1.4.5.b. Applicant responses are bulleted. Staff commentary is in *italics*.

1. An unnecessary hardship exists;

- The Applicant States: The R-3 zoning district is an old zoning category that has since been replaced and is comparable to the R-7 zoning today. They are seeing a variance from the 1976 ZDSO which have been applied to this section of the Walnut Grove Development. The requirements create an unnecessary hardship because they are forced to design to a standard which is no longer widely used. This burden does not apply to other developments in North Augusta

Staff notes that other Planned Developments are not held to the requirements of the 1976 ZDSO or the Development Code due to a formalized General Development Plan to guide development. However, in this case the PD was granted with that specific zoning district and restrictions. Previous sections of Walnut Grove have lot widths of 70' adjacent to Phase I/II and 8' side setbacks.

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

- The applicant states: This site has significant waters of the state which we are trying to avoid impacting. Any increase in lot size would necessitate a greater encroachment on sensitive areas.

Staff provides maps in the attachments for evaluation of the topography and wetlands as stated.

3. The conditions do not generally apply to other property in the vicinity;

- The applicant states the conditions do not apply to other properties due to the age and requirements of this particular PD.

Staff notes that portions of Walnut Grove and Butlers Mill are zoned R-14, Large Lot, Single-Family Residential. Other areas in the Walnut Lane vicinity are zoned GC, General Commercial and R-7, Small Lot, Single-Family Residential based on the most

recent Development Code. Staff notes that other Planned Developments are not held to the requirements of the 1976 ZDSO or the Development Code due to a formalized General Development Plan to guide development. However, in this case the PD was granted with that specific zoning district and restrictions. Previous sections of Walnut Grove have lot widths of 70' adjacent to Phase I/II and 8' side setbacks.

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 the property cannot be utilized with the R-3 zoning regulations because it will cause the development to unnecessarily impact the surrounding environmentally sensitive areas.

Staff notes that there are some environmentally sensitive areas located within the property. Staff cannot offer additional evaluation of the feasibility of increasing lots widths and the impact on the engineered design of the property.

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 requested variance would not be to any detriment to the surrounding area because the variance requested is from a development code no longer in use. The lots proposed would be accepted in the R-7 zoning district, which can be found nearby.

Staff notes that the applicant will be required to comply with all other requirements of the Development Code. This variance, if approved, will only vary the allowed lot widths and side setbacks for the single-family detached portion of the residential development. Staff notes that portions of Walnut Grove and Butlers Mill are zoned R-14, Large Lot, Single-Family Residential. Other areas in the Walnut Lane vicinity are zoned GC, General Commercial and R-7, Small Lot, Single-Family Residential based on the most recent Development Code. Staff notes that other Planned Developments are not held to the requirements of the 1976 ZDSO or the Development Code due to a formalized General Development Plan to guide development. However, in this case the PD was granted with that specific zoning district and restrictions. Previous

sections of Walnut Grove adjacent to Phase I/II have lot widths of 70' and 8' side setbacks.

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.

Single-family residential dwellings are permitted in the R-3 zoning district defined in the 1976 ZDSO.

b To extend physically a nonconforming use of land.

The variance does not extend a physically nonconforming use of land, as the land is currently vacant.

c To change zoning district boundaries shown on the official zoning map.

The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

Staff notes that a minimum lot width of 55 ft is required by the assignment of the PD zoning district specifying conformance with standards of the 1976 ZDSO.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.

Staff cannot provide additional evaluation for this item.

10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Staff notes final construction approval of any subdivision is subject to a Major Subdivision Preliminary Plat review and approval by the Planning Commission. All plans submitted will be required to meet all other requirements of the North Augusta Development Code.

The Board may consider conditions for the project. Conditions should be specific, measurable and enforceable.

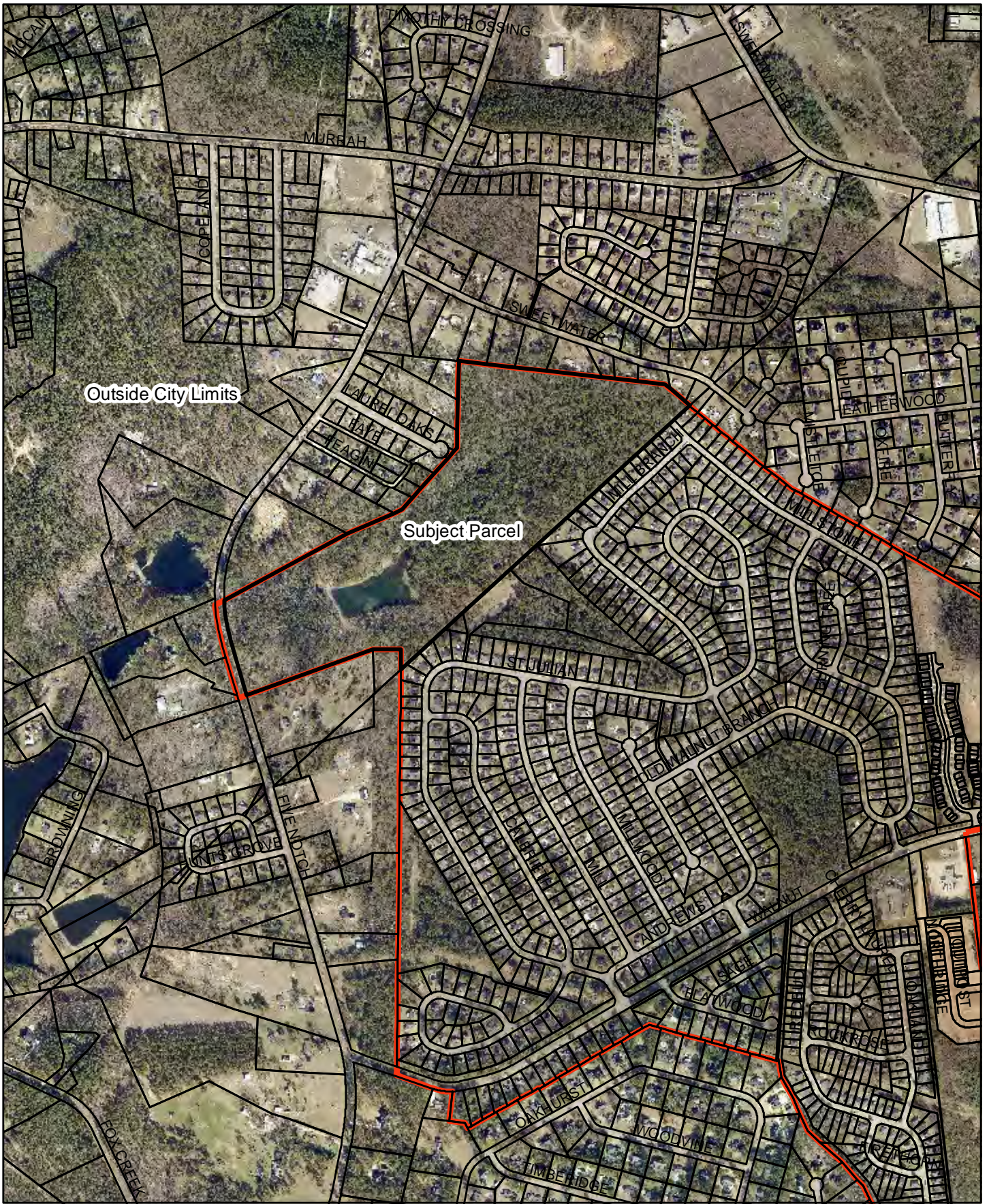
Previous projects have had conditions regarding: limits to density or number of lots allowed with reduced dimensions; conformance to submitted sketches; restrictions to the physical locations of these lots; architectural requirements; spacing requirements. Other conditions may be imposed as the Board determines.

Conditions will apply to the whole of the parcel unless the Board indicates otherwise in the condition. The application appears to request this variance for only Phases I & II.

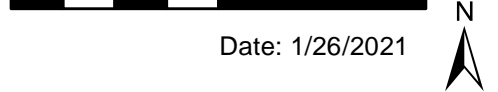
SECTION 7: ATTACHMENTS

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

cc. Mark Gilliam, Metro Homesites, LLC, via email
Luke Martin, Southern Partners, Inc., via email

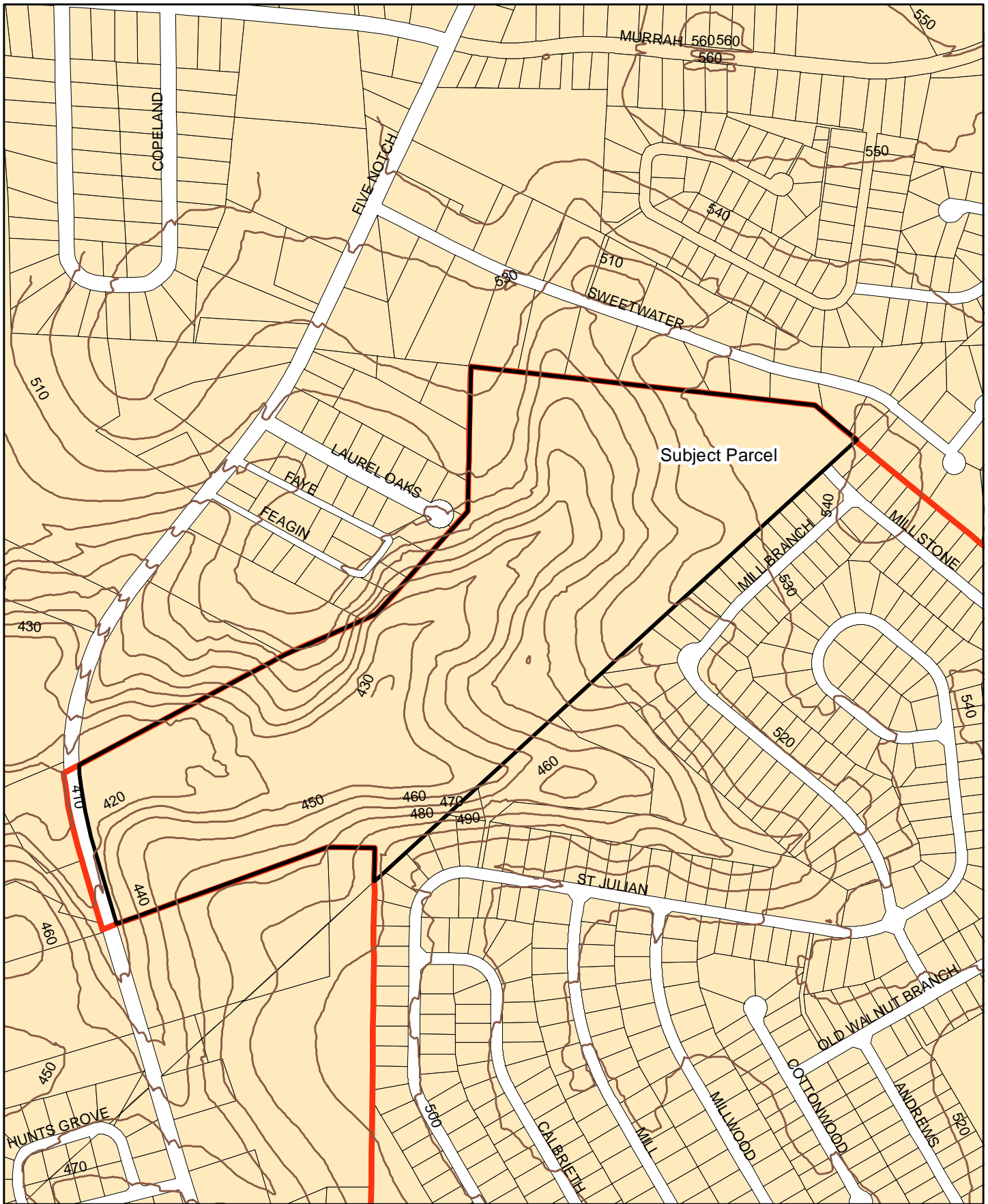


1,000 500 0 1,000 Feet



Aerial Map
Application ZV20-009
Walnut Grove Sec. 13
TPN 127-00-01-001

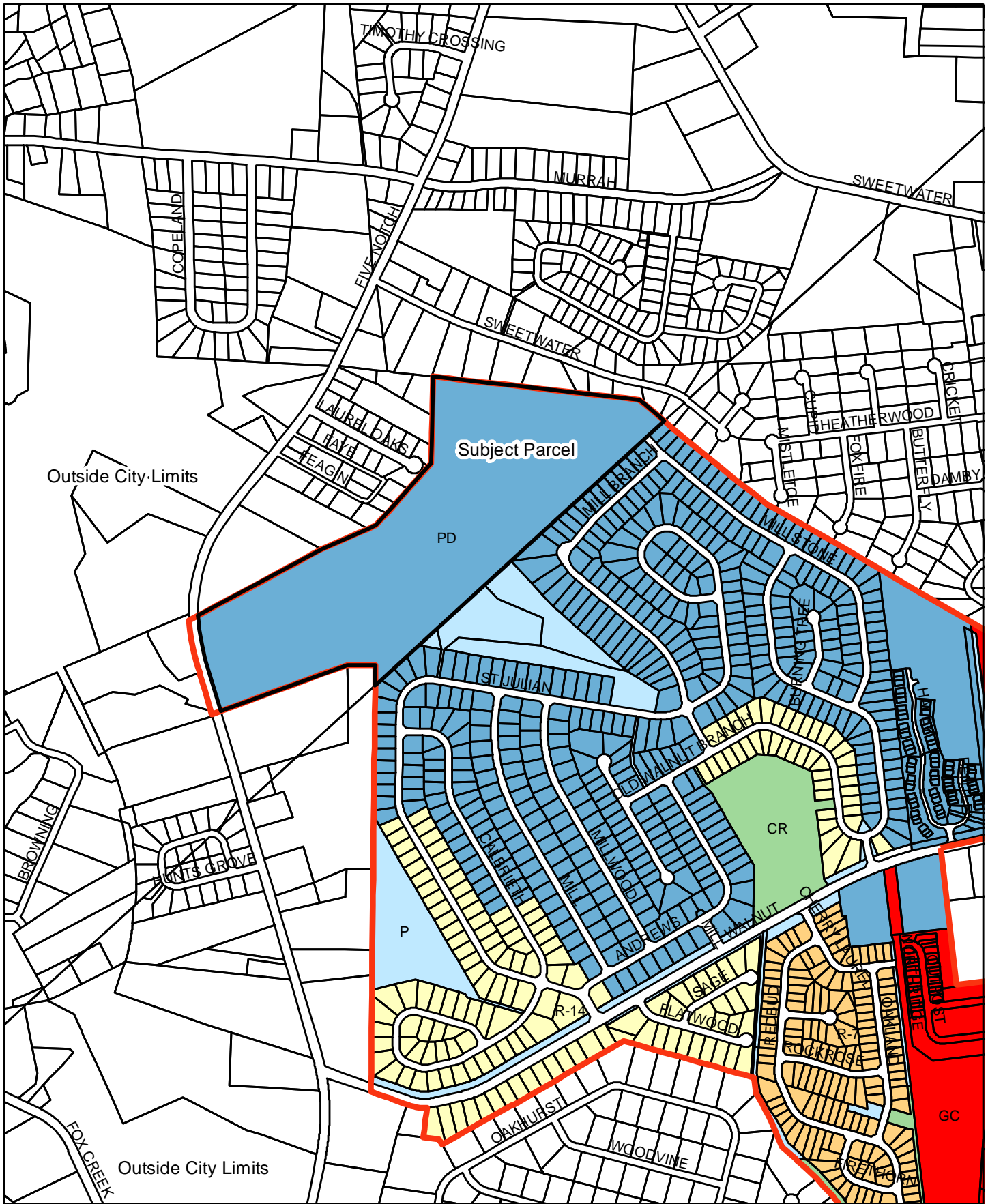
Date: 1/26/2021



Topography Map
 Application ZV20-009
 Walnut Grove Sec. 13
 TPN 127-00-01-001

Date: 1/26/2021

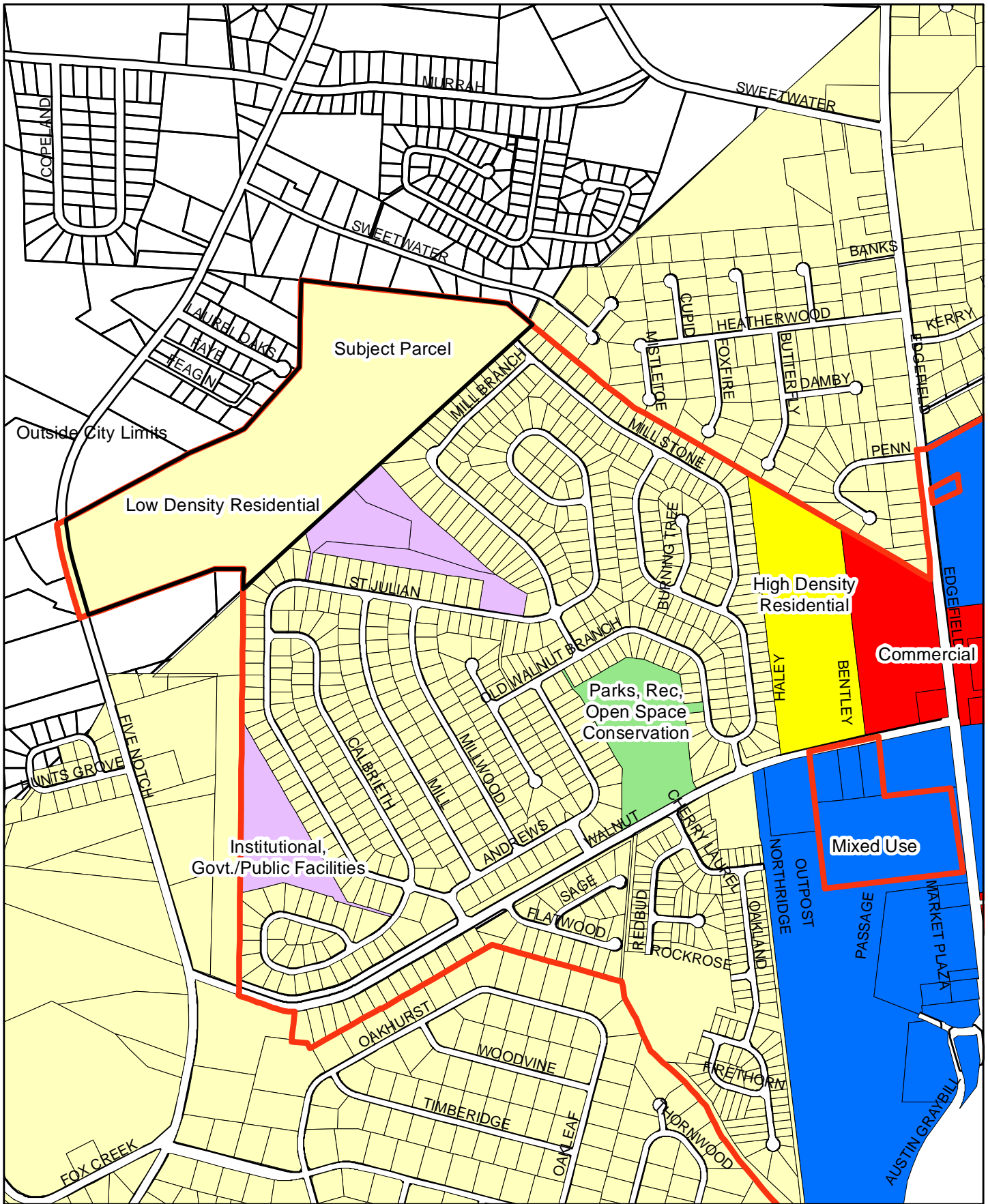




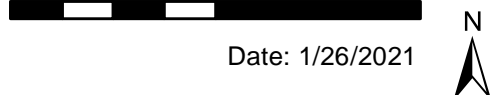
Zoning Map
 Application ZV20-009
 Walnut Grove Sec. 13
 TPN 127-00-01-001
 PD, Planned Development

Date: 1/15/2021





990 495 0 990 Feet



Future Land Use Map
 Application ZV20-009
 Walnut Grove Sec. 13
 TPN 127-00-01-001

Date: 1/26/2021

January 15, 2021

RE: A request by Metro Homesites, LLC for a variance to lot widths and side setbacks less than the minimum permitted in the PD, Planned Development zoning district by the R-3 zoning designation defined in the 1976 ZDSO. The request affects a proposed single-family residential development on ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own or reside on property within 200 feet of the proposed project.

Dear North Augusta Property Owner or Current Resident:

The Department of Planning and Development has received a request by Metro Homesites, LLC for a variance to lot widths and side setbacks less than the minimum permitted in the PD, Planned Development zoning district by the R-3 zoning designation defined in the 1976 ZDSO. The request affects a proposed single-family residential development on ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001. 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 January 20, 2021.

The North Augusta Board of Zoning Appeals will hold a virtual public hearing at its regular monthly meeting at 7:00 PM on Thursday, February 4, 2021, via GoToMeeting. Following the 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 January 28, 2021 in the offices of the Department of Planning and Development, at the Municipal Center, 2nd floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net.

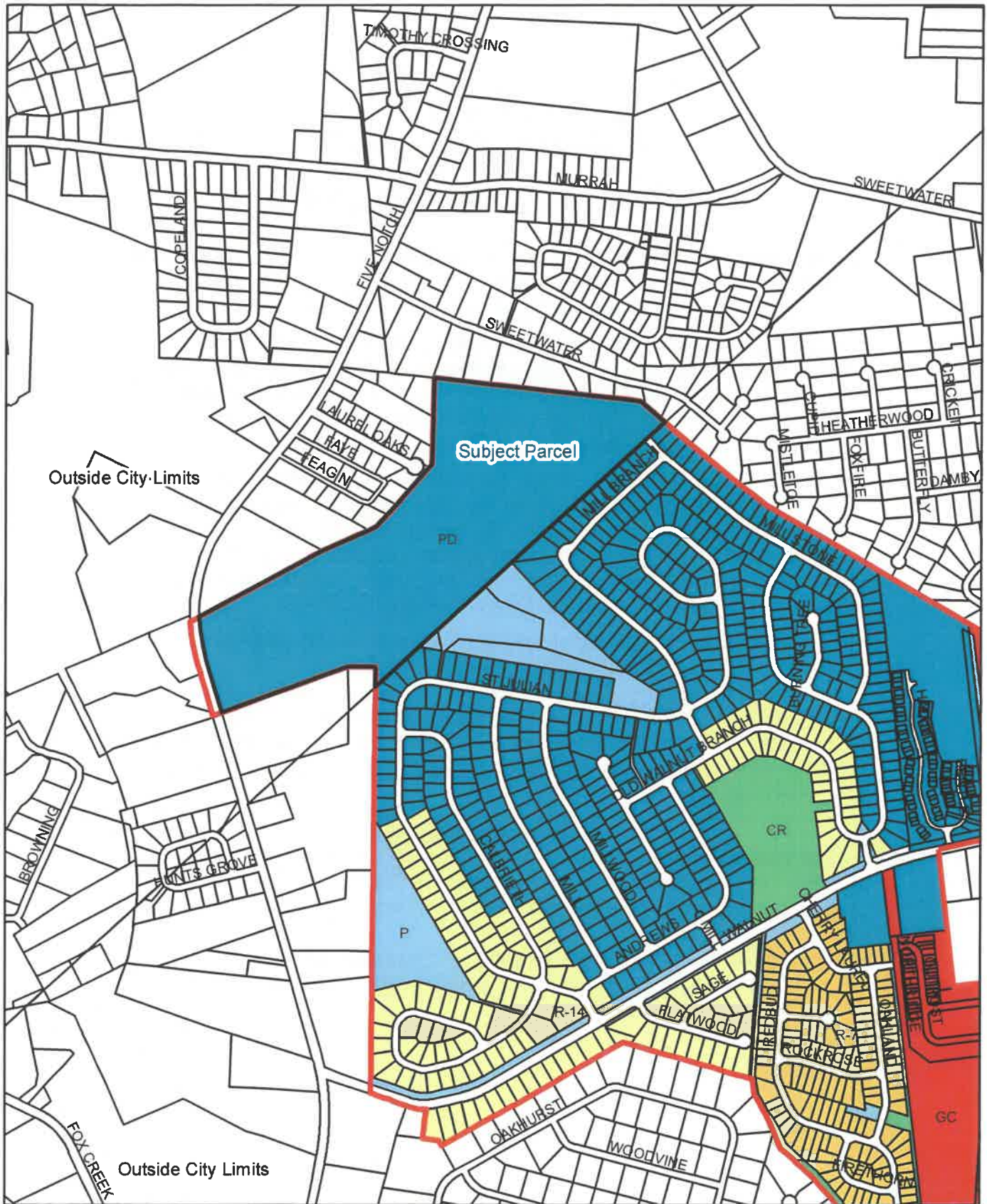
Residents and property owners interested in expressing a view on these cases are encouraged to provide written comments via email to planning@northaugusta.net, or by phone at 803-441-4221 by Noon (12pm) on Thursday, February 4, 2021.

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

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development



Zoning Map
 Application ZV20-009
 Walnut Grove Sec. 13
 TPN 127-00-01-001
 PD, Planned Development

990 495 0 990 Feet

Date: 1/15/2021



City of
North Augusta, South Carolina
Board of Zoning Appeals

VIRTUAL 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 February 4, 2021, via GoToMeeting to receive public input on the following applications:

ZV20-009 -- A request by Metro Homesites, LLC for lot widths and side setbacks less than the minimum permitted in the PD, Planned Development zoning district by the R-3 zoning designation defined in the 1976 ZDSO. The request affects a proposed single-family residential development on ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001.

ZV21-001-- A request by UHS Inc. for a front setback greater than the maximum permitted in the GC, General Commercial zoning district by North Augusta Development Code Article 3, Zoning Districts, Table 3-3, Dimensional Standards. The request affects a proposed hospital and freestanding emergency department on ±4.55 acres located on Austin Graybill Road and Town Center Drive, TPN 010-18-10-003.

Documents related to the applications will be available for public inspection after January 28, 2021 at the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, and online at www.northaugusta.net. All members of the public interested in expressing a view on these cases are encouraged to provide written comments to planning@northaugusta.net, or by phone message at 803-441-4221.

CITIZEN ASSISTANCE:

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

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

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV20-009

Date Received 12-22-20

Review Fee \$200⁰⁰

Date Paid 12-22-20

1. Project Name Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Total Project Acreage 70.6

Current Zoning PD

Tax Parcel Number(s) 127-00-01-001

2. Applicant/Owner Name Metro Homesites, LLC

Applicant Phone [REDACTED]

Mailing Address 924 Stevens Creek Rd

City Augusta

ST GA

Zip 30909

Email [REDACTED]

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 Luke Martin, P.E.

License No. 38084

Firm Name Southern Partners, Inc.

Firm Phone 706-855-6000

Firm Mailing Address 1233 Augusta West Parkway

City Augusta

ST GA

Zip 30909

Email [REDACTED]

Signature [Signature]

Date 12-22-2020

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

Date

LUKE MARTIN, P.E.

Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number <u>ZV20-009</u>	Date Received <u>12-22-20</u>

1. **Project Name** Walnut Grove, Section 13

Project Address/Location At the end of Mill Stone Lane.

Project Parcel Number(s) 127-00-01-001

2. **Property Owner Name** Metro Homesites, LLC **Owner Phone** [REDACTED]

Mailing Address 924 Stevens Creek Rd

City Augusta **ST** GA **Zip** 30909 **Email** [REDACTED]

3. **Designated Agent** Luke Martin, P.E.

Relationship to Owner Agent

Firm Name Southern Partners, Inc. **Phone** [REDACTED]

Agent's Mailing Address 1233 Augusta West Parkway

City Augusta **ST** GA **Zip** 30909 **Email** [REDACTED]

Agent's Signature [Signature] **Date** 12-22-2020

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

[Signature]
Owner Signature

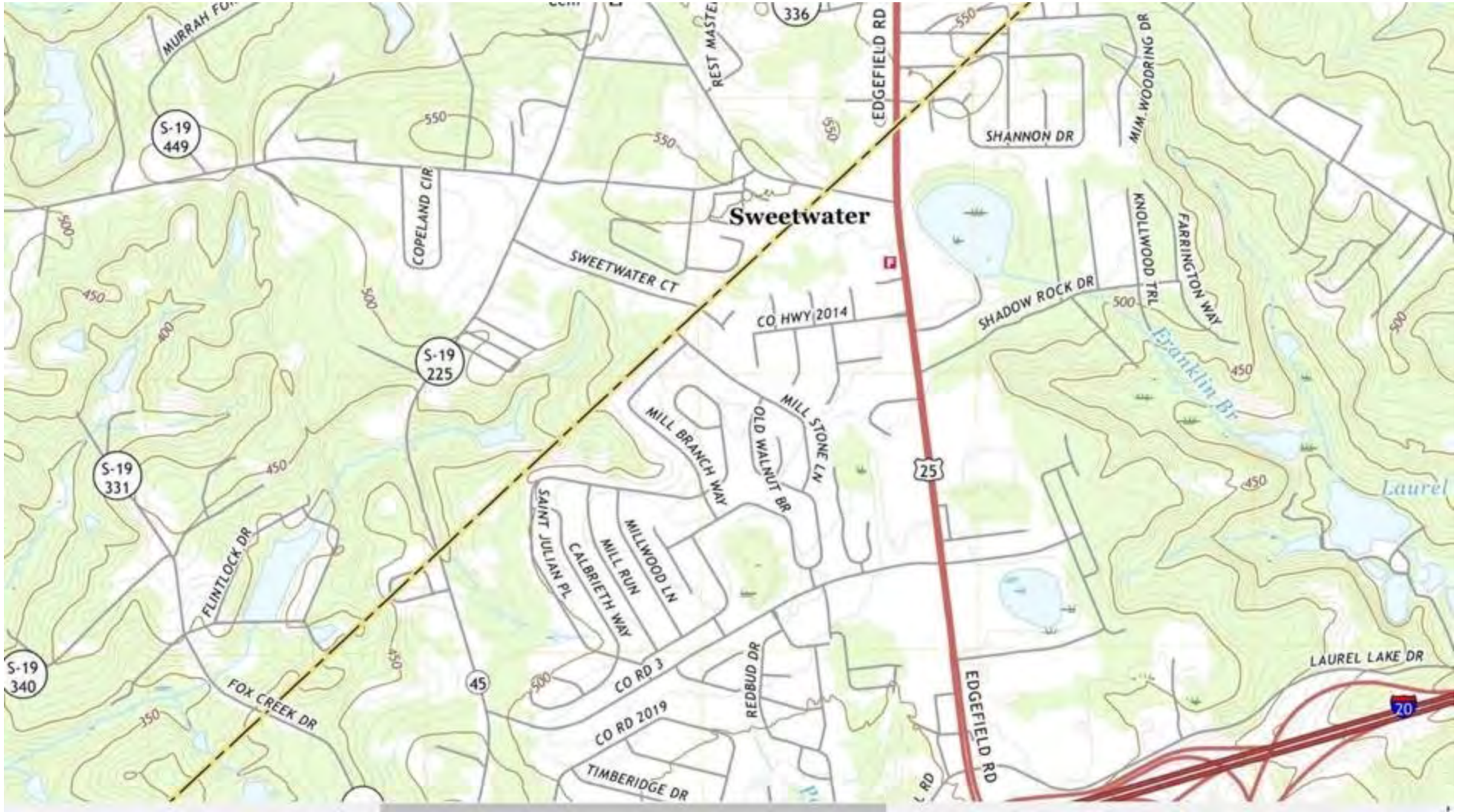
12-22-2020
Date

5. Sworn and subscribed to before me on this 22nd day of December, 2020.

[Signature]
Notary Public

9-27-2021
Commission Expiration Date







SOUTHERN PARTNERS INC
 ENGINEERING & SURVEYING
 LAND SURVEYORS
 1200 ALBUQUERQUE WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 866-6000
 engineering@southernpartners.net



WALNUT GROVE SECTION 13
 PROJECT LOCATED WITHIN NORTH AUGUSTA, AIKEN COUNTY, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 924 STEVENSON CREEK RD
 AUGUSTA, GA 30909
 (706) 866-1000 A/E: MARK DELAM

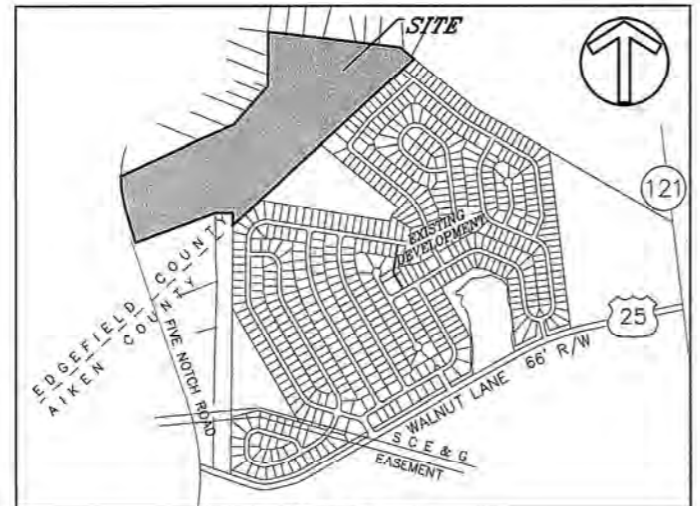
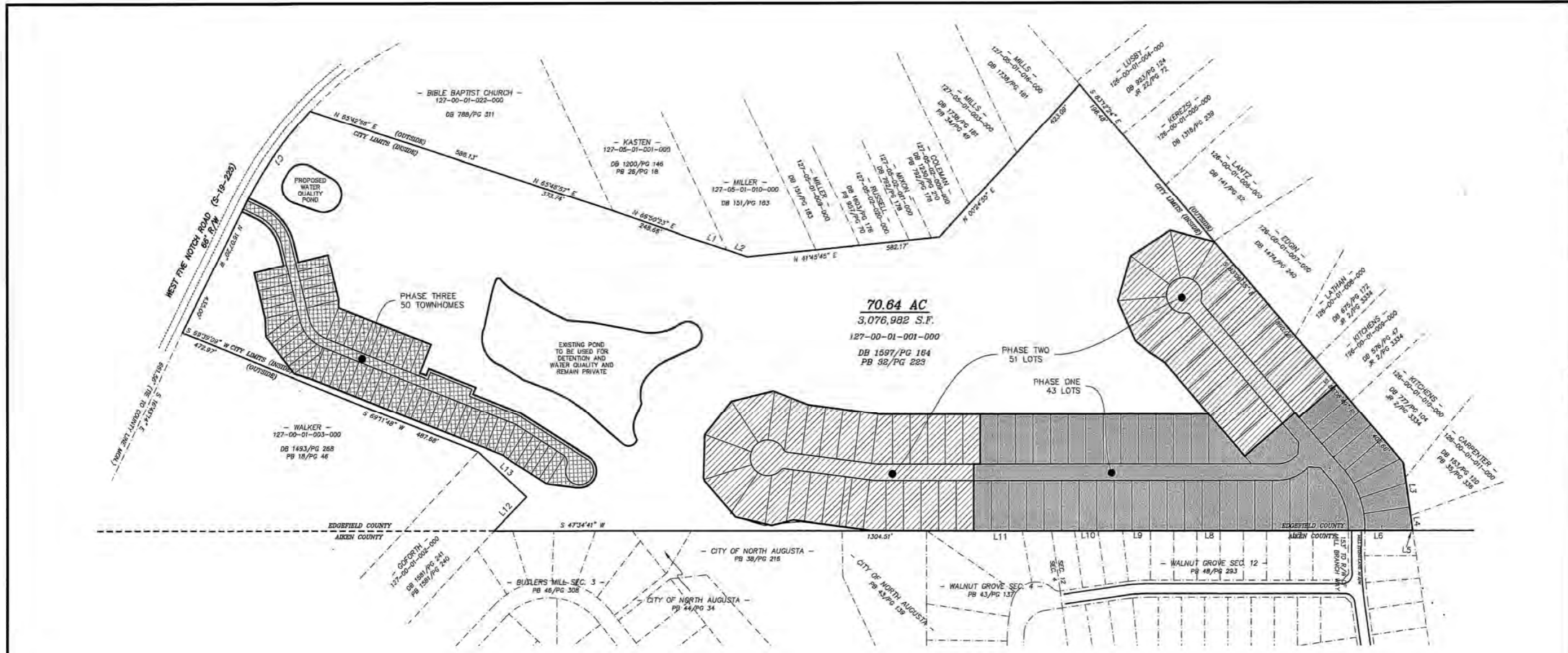
PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	94
SINGLE FAMILY	94
TOWNHOMES	50
TOTAL	144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,679 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,500 SF
SETBACKS MIN./SIDE/REAR	30' / 5' / 20'
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

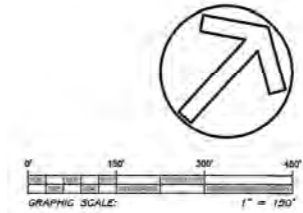
SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SECO PLAN	7-9
PROFILES	10-11
FORCEMAIN PLAN/PROFILE	12-14
SECO NOTES/DETAILS	15-18
NOTES/DETAILS	19
LANDSCAPING PLAN	20

SP. No. 20-28492
 DATE 11-08-2020
 REVIEW LOW REVIEW PLO
1



11-28-20	SUBMITTED FOR CONFORMANCE REVIEW	LAH
11-28-20	DATE	REVISION
BY		



S:\Drawings\2020\11-28-20\11-28-20.dwg (11-28-20) 2:51:24 PM, 11/28/20



WALNUT GROVE SECTION 13
PROJECT DESCRIPTION: WITHIN NORTH AUGUSTA, Aiken County, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
824 STEVENS CREEK RD
AUGUSTA, GA 30609
(706) 856-1099 ATE: MARK GILLAM

PROJECT DATA

SECTION ACRES	70.64
SECTION LOTS	84
SINGLE FAMILY TOWNHOMES	50
TOTAL	144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,000 SF
SETBACKS (FRONT/SIDE/REAR)	30' / 5' / 20'
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	PD

SHEET INDEX

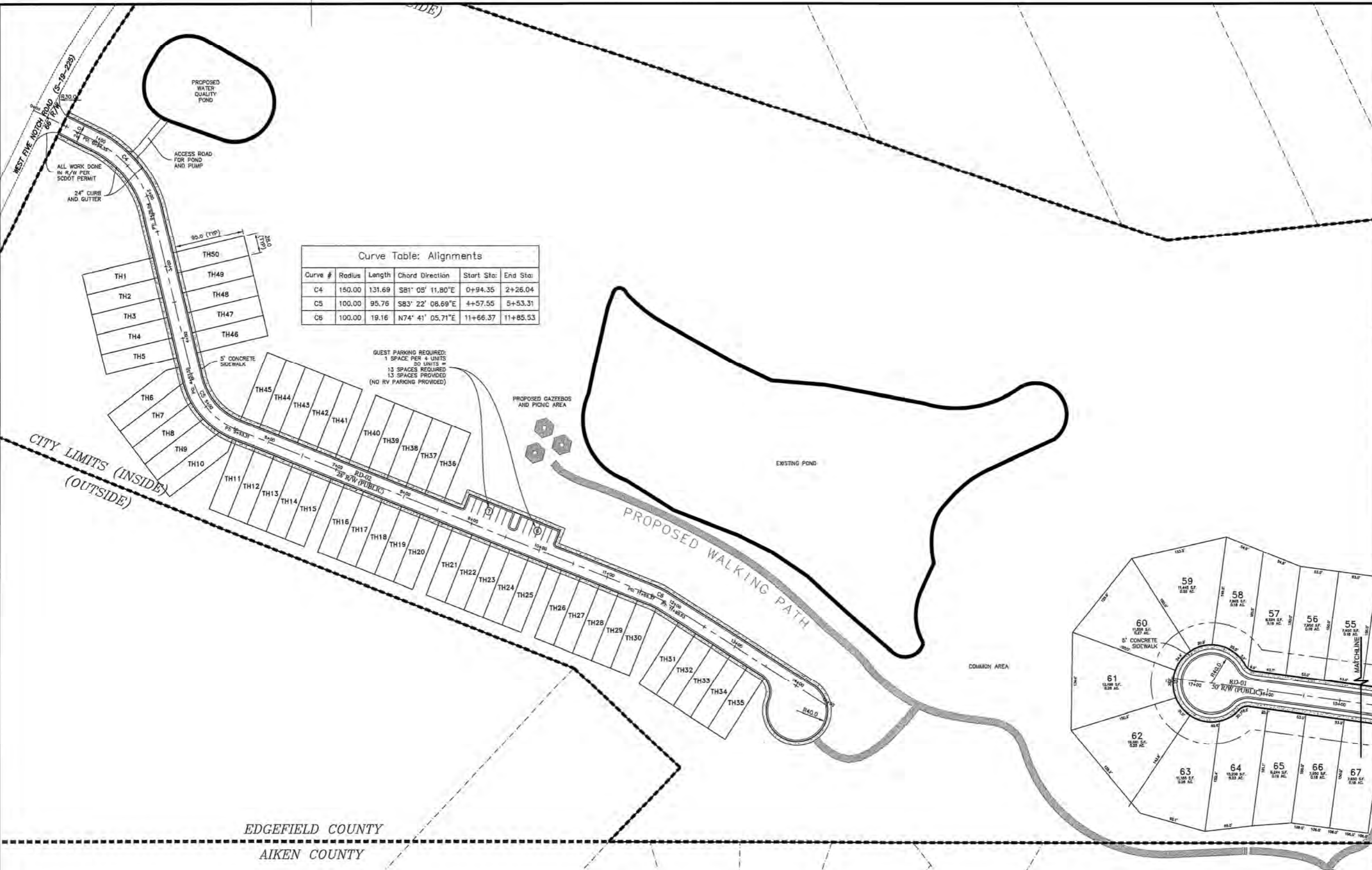
COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SESC PLAN	7-9
PROFILES	10-11
FORCEMAIN PLAN/PROFILE	12-14
SESC NOTES/DETAILS	15-18
NOTES/DETAILS	19
LANDSCAPING PLAN	20

SEP. No. 22-20452
DATE: 11-08-2020
DESIGN: LHM REVIEW: PMS
2A

Curve Table: Alignments

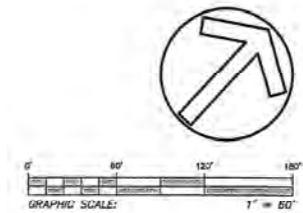
Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
C4	150.00	131.69	S81° 05' 11.80"E	0+94.35	2+26.04
C5	100.00	95.76	S83° 22' 08.69"E	4+57.55	5+53.31
C6	100.00	19.16	N74° 41' 05.71"E	11+66.37	11+85.53

GUEST PARKING REQUIRED:
1 SPACE PER 4 UNITS
50 UNITS =
13 SPACES REQUIRED
13 SPACES PROVIDED
(NO RV PARKING PROVIDED)



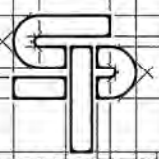
EDGEFIELD COUNTY
AIKEN COUNTY

11-08-20	SUBMITTED FOR GOVERNMENT REVIEW	LHM
11-08-20	REVISION	BY



811
Know what's below
Call before you dig

K:\Data\AC\202008\2020-08-11\11-08-2020\710707.Plan_Arrow.dwg 11/08/2020 7:07:07 PM Arrow.dwg 1:1



SOUTHERN PARTNERS INC
 ENGINEERING - SURVEYING
 LAND PLANNING
 133 AUGUSTA WEST PARKWAY
 AUGUSTA, GEORGIA 30909
 (706) 895-6000
 info@southernpartners.net



WALNUT GROVE SECTION 13

PROJECT DESCRIPTION: WPAW NORTH AUGUSTA, Aiken County, SC
 PROJECT LOCATED: WPAW NORTH AUGUSTA, Aiken County, SC

DEVELOPER / CONTACT
METRO HOMESITES LLC
 804 STEVENS CREEK RD
 AUGUSTA, GA 30909
 (706) 895-3990 ATTN: MARK GILMAN

PROJECT DATA

SECTION ACRES	70.84
SECTION LOTS	SINGLE FAMILY: 14
	TORNSHOMES: 50
	TOTAL: 144
DENSITY	2.04
SINGLE FAMILY LOT STATISTICS:	
MIN. LOT SIZE	7,879 SF
MAX. LOT SIZE	12,347 SF
AVG. LOT SIZE	8,630 SF
SETBACKS (FRONT/REAR/SIDE)	
TAX MAP / PARCEL #	127 00 01 001
CURRENT ZONING	RD

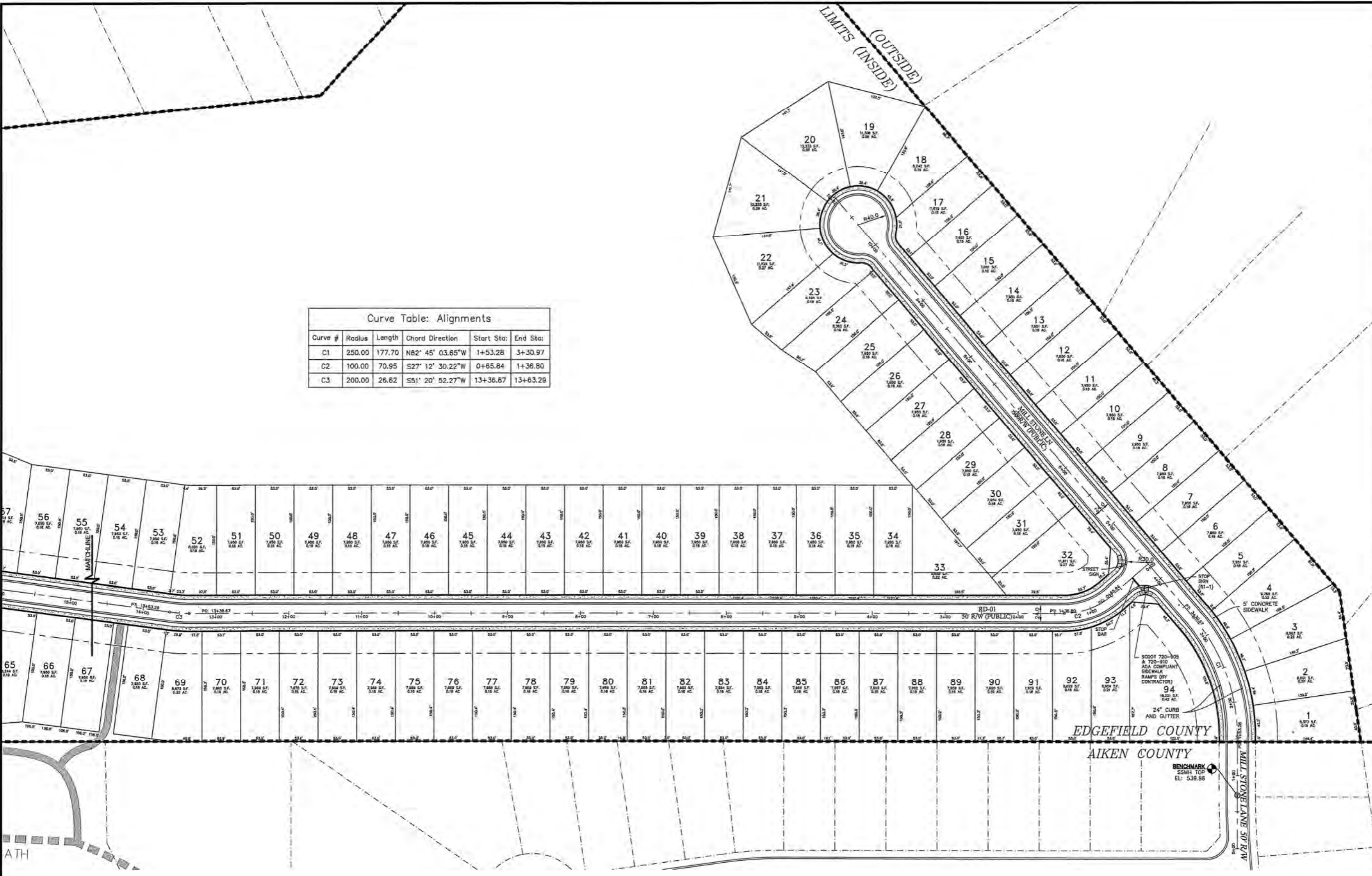
SHEET INDEX

COVER SHEET	1
SITE PLAN	2
GRADING PLAN	3
STORM SEWER PLAN	4
SANITARY SEWER PLAN	5
WATER PLAN	6
SESC PLAN	7-9
PROFILES	10-11
FOREMAN PLAN/PROFILE	12-14
SESC NOTES/DETAILS	15-18
NOTES/DETAILS	19
LANDSCAPING PLAN	20

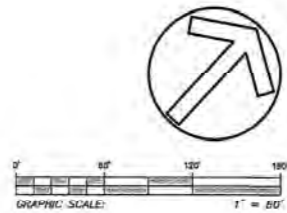
S.P. No. 20-28492
 DATE: 11-09-2020
 DESIGN: M. GILMAN
 REVIEW: P.G. 2B

Curve Table: Alignments

Curve #	Radius	Length	Chord Direction	Start Sta.	End Sta.
C1	250.00	177.70	N62° 45' 03.65"W	1+53.28	3+30.97
C2	100.00	70.95	S27° 12' 30.22"W	0+65.84	1+36.80
C3	200.00	26.62	S51° 20' 52.27"W	13+36.67	13+63.29



11-08-20	SLIGHTED FOR DEPARTMENT REVIEW	LMH
11-09-2020	REVISION	PG



Know what's below
 Call before you dig

K:\Users\KCO\OneDrive\Projects\WPAW\WPAW\11-09-2020\11-09-2020 PWA.dwg, 11/09/2020 7:57:28 PM, lamin. 1:1

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS

OF THE CITY OF NORTH AUGUSTA

BY ANNEXING BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

ORDINANCE NO. 86-06

WHEREAS, Section 5-3-150 of the Code of Laws of the State of South Carolina provides that: "Any area or property which is contiguous to a city or town may be annexed to the city or town by filing with the municipal governing body a petition signed by seventy-five percent or more of the freeholders owning seventy-five percent or more of the assessed valuation of the real property in the area requesting annexation. Upon the agreement of the governing body to accept the petition and annex the area, and the enactment of an ordinance declaring the area annexed to the city or town, the annexation shall be complete;" and

WHEREAS, the Mayor and City Council of the City of North Augusta, by adoption of Resolution No. 86-24, dated September 29, 1986, wish to annex the below described property.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of North Augusta, South Carolina, in meeting duly assembled and by the authority thereof that:

I. The corporate limits of the City of North Augusta, South Carolina, shall be expanded by annexing the following property:

All those pieces, parcels or tracts of land with improvements thereon, situate, lying and being in the County of Aiken and the County of Edgefield, State of South Carolina, adjacent to the present City limits of North Augusta, and identified by the following Plat References and Tax Map Parcel Numbers.

<u>Plat Reference</u>	<u>Tax Map Parcel Number</u>	<u>Acres +/-</u>
Tract A (part)	Aiken County - 00-015-01-001}	010-1404-007
Tract A (part)	Edgefield Co. - 127-00-01-001}	346.42
Tract B	Aiken County - 00-015-01-001	144.94
Tract C	Aiken County - 00-015-01-001	4.69
Tract D	Aiken County - 00-014-01-135	40.98
Tract E	Aiken County - 00-015-01-044	0.22
Tract F	Aiken County - 00-014-01-135	0.24
Tract G	Aiken County - 00-015-01-044	5.18
		<u>542.67</u>

Such property to be annexed is delineated on the plat attached hereto, marked Exhibit "A" entitled "Plat of Brandenburg Properties," dated January 8, 1986, revised January 9, 1986, prepared by Cranston, Robertson & Whitehurst, P.C., and on the plat attached hereto marked

Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina" dated July, 1986.

Also included within such Petition for Annexation is U. S Highway 25, Interstate 20, Interstate Frontage Road (S 1445), Five Notch Road (S. C. 45), and Walnut Lane adjacent to the property heretofore referred and specifically delineated by the plat attached hereto as Exhibit "B" entitled "Area Petitioned for Annexation into the City of North Augusta, South Carolina," and incorporated by reference.

II. Zoning for the properties sought to be annexed to the City of North Augusta, South Carolina, shall be as follows and as more specifically delineated on the plat attached hereto entitled Exhibit "C", Zoning for Area Petitioned for Annexation into the City of North Augusta, South Carolina, prepared by City of North Augusta, and incorporated by reference.

<u>Zoning Plat Reference No.</u>	<u>Zoning</u>
#1	PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre
#2	R-3 - Residential
#3	TC - Thoroughfare-Commercial
#4	PD-G - Planned Development-General with Thoroughfare-Commercial, TC, Uses Permitted
#5	OSP - Open Space Preservation

AN ORDINANCE TO CHANGE THE CORPORATE LIMITS
OF THE CITY OF NORTH AUGUSTA BY ANNEXING
BRANDENBURG PROPERTIES ALONG I-20 & U. S. 25

Page 3

- III. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.
- IV. This Ordinance shall become effective immediately upon its adoption on third and final reading.

DONE, RATIFIED AND ADOPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA, ON THIS 3rd
DAY OF November, 1986.

First Reading 9-29-86

Second Reading 10-6-86

Third Reading 11-3-86

Thomas W. Greene
Thomas W. Greene, Mayor

William L. Gray
William L. Gray, Mayor Pro Tem

Edward O. Ergle
Edward O. Ergle, Councilman

Lark W. Jones (Voted No)
Lark W. Jones, Councilman

Earl Sasser
Earl Sasser, Councilman

Ellen S. Smith
Ellen S. Smith, Councilwoman



ATTEST:

Leona J. Lewis
City Clerk

Alexander A. Valois
Alexander A. Valois, Councilman

- REFERENCES**
1. PLAT FOR FLOYD B. BEARLEY TRANSFER CO., LAST REV. JULY 1977
 2. PLAT FOR F. BEARLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC., DATED MAY 2, 1978.
 3. PLAT FOR SOUTHEASTERN FREIGHT LINES BY BALDWIN & CRANSTON ASSOC., INC. DATED AUG. 21, 1981.
 4. PLAT FOR CHARLES GERALD LOGAN, SR. BY BALDWIN & CRANSTON ASSOC., INC. DATED JUNE 21, 1979.
 5. C.R.A.S.P. RETAIL CENTER, LTD. BY BALDWIN & CRANSTON ASSOC., INC. DATED JULY 1977.
 6. COMPILED PLAT FOR EV HASTINGS ET AL. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 21, 1968, LAST REV. JAN. 24, 1980.
 7. PLAT FOR HUDDLE HOUSE, INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED JULY 1977.
 8. PLAT FOR KENNETH A. SHIRLEY, JR. BY BALDWIN & CRANSTON ASSOC., INC. DATED JUNE 21, 1981.
 9. PLAT FOR STEVE ALTMAN BY WILLIAM H. MCKIE III DATED APRIL 30, 1984.
 10. PLAT FOR SOUTHEASTERN LABORATORY APPARATUS BY WILLIAM H. MCKIE III DATED AUGUST 27, 1984.
 11. PLAT FOR WIKEN OVERHEAD DOOR BY WILLIAM H. MCKIE III DATED MARCH 30, 1984.
 12. PLAT SHOWING WALNUT LAKE BY JOE L. ORRAT DATED MAY 11, 1982.
 13. H.M.C.I.E. PLAT SHOWING WOODS BY WILLIAM H. MCKIE III LAST REVISED MARCH 5, 1982.
 14. PLAT OF HEATHERWOOD PHASE III BY D.M.R.A. CONSULTING ENG. DATED APRIL 1978.
 15. VARIOUS TAKING MAPS BY SOUTH CAR. HWY DEPT.

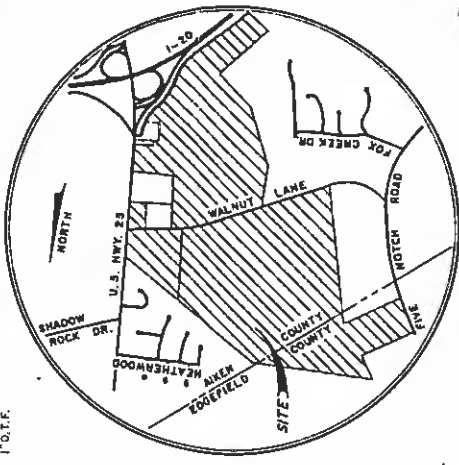
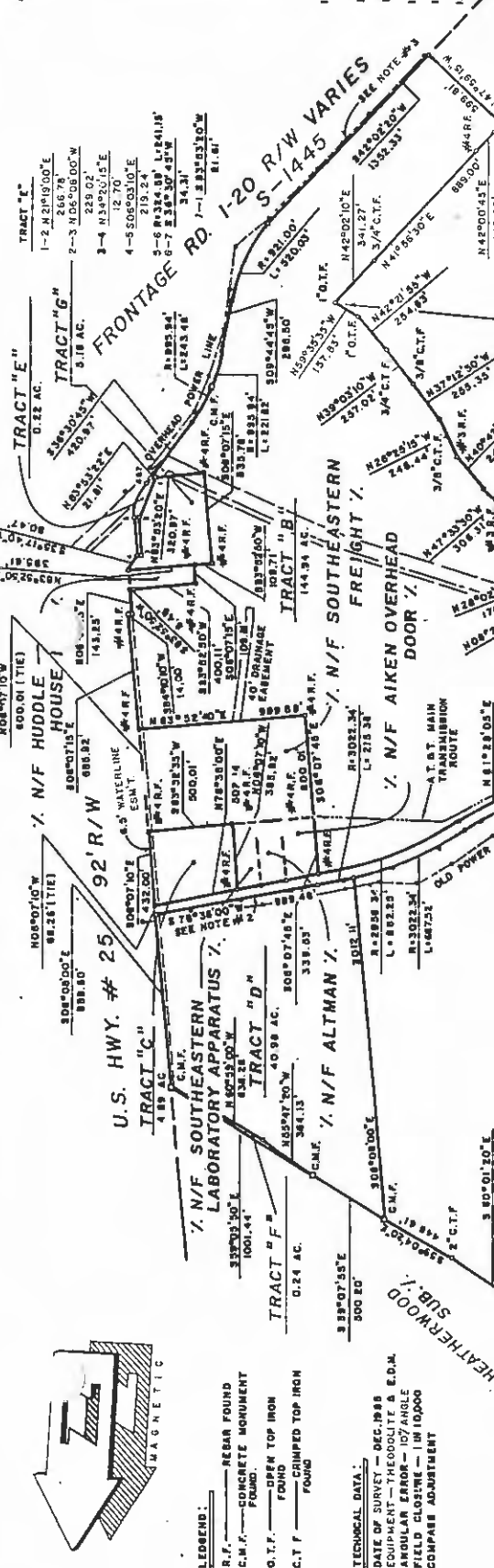


EXHIBIT "A" " PLAT FOR

BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY. . . .
 AIKEN COUNTY, SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

SCALE: 1" = 500' 500' 320' 0' 650' 1000'
 FEET
 PREPARED BY
Cranston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA
 P.O. DRAWER 2546



RO-LA ENTERPRISES, INC. V.

- NOTES:**
1. ALL CORNERS ARE #4 REBAR UNLESS OTHERWISE SHOWN.
 2. DEED TO SOUTH CAROLINA ELECTRIC & GAS COMPANY FOR A 11' FOOT STRIP RECORDED IN DEED BOOK #669 PG #102.
 3. EASEMENT TO SOUTH CAROLINA ELECTRIC & GAS COMPANY RECORDED IN DEED BOOK #287.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS AS SHOWN IN TECHNICAL DATA AND THE METHOD OF CALCULATION IS THE COORDINATE METHOD OF CALCULATION.

Thomas H. Whitehurst

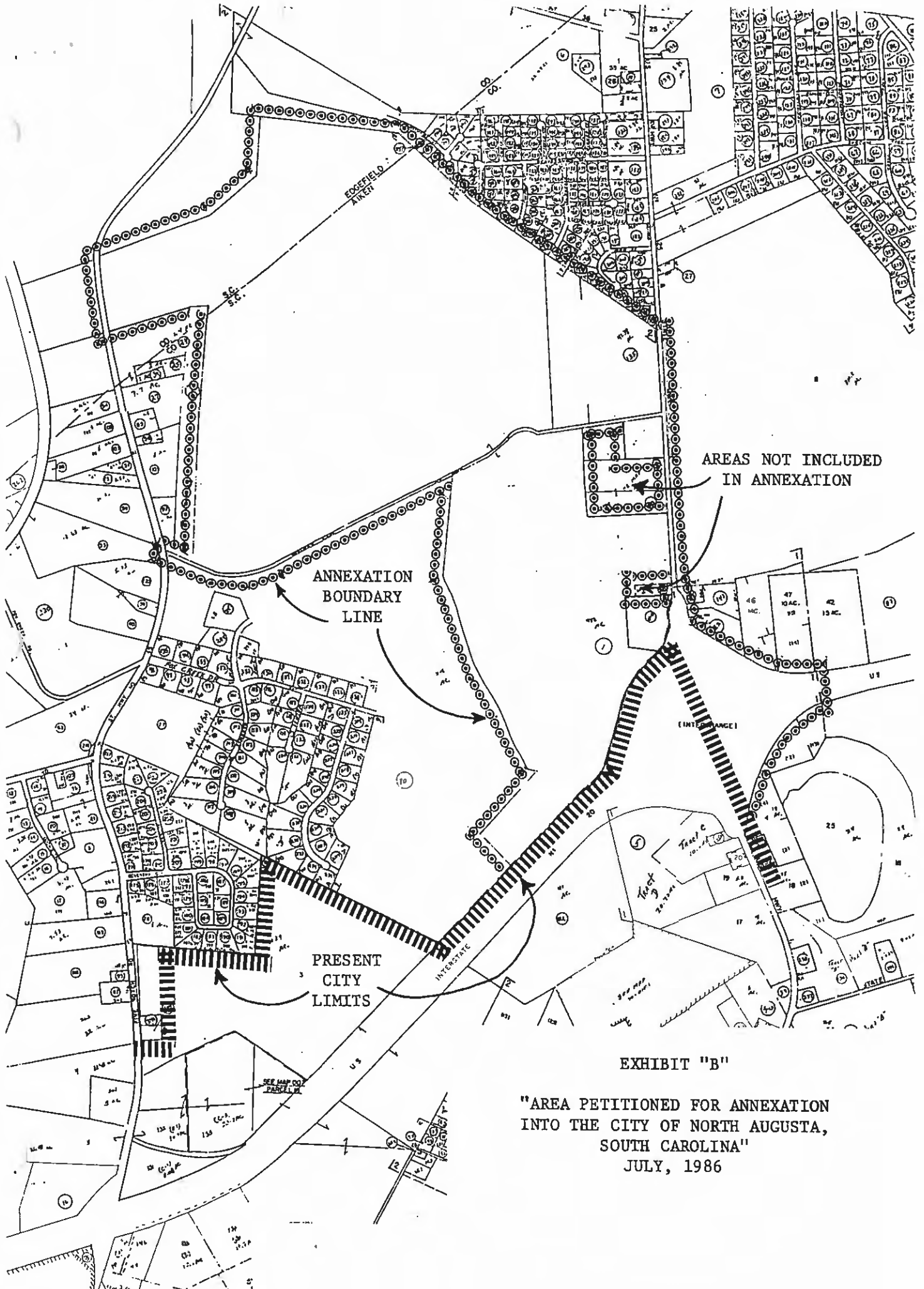
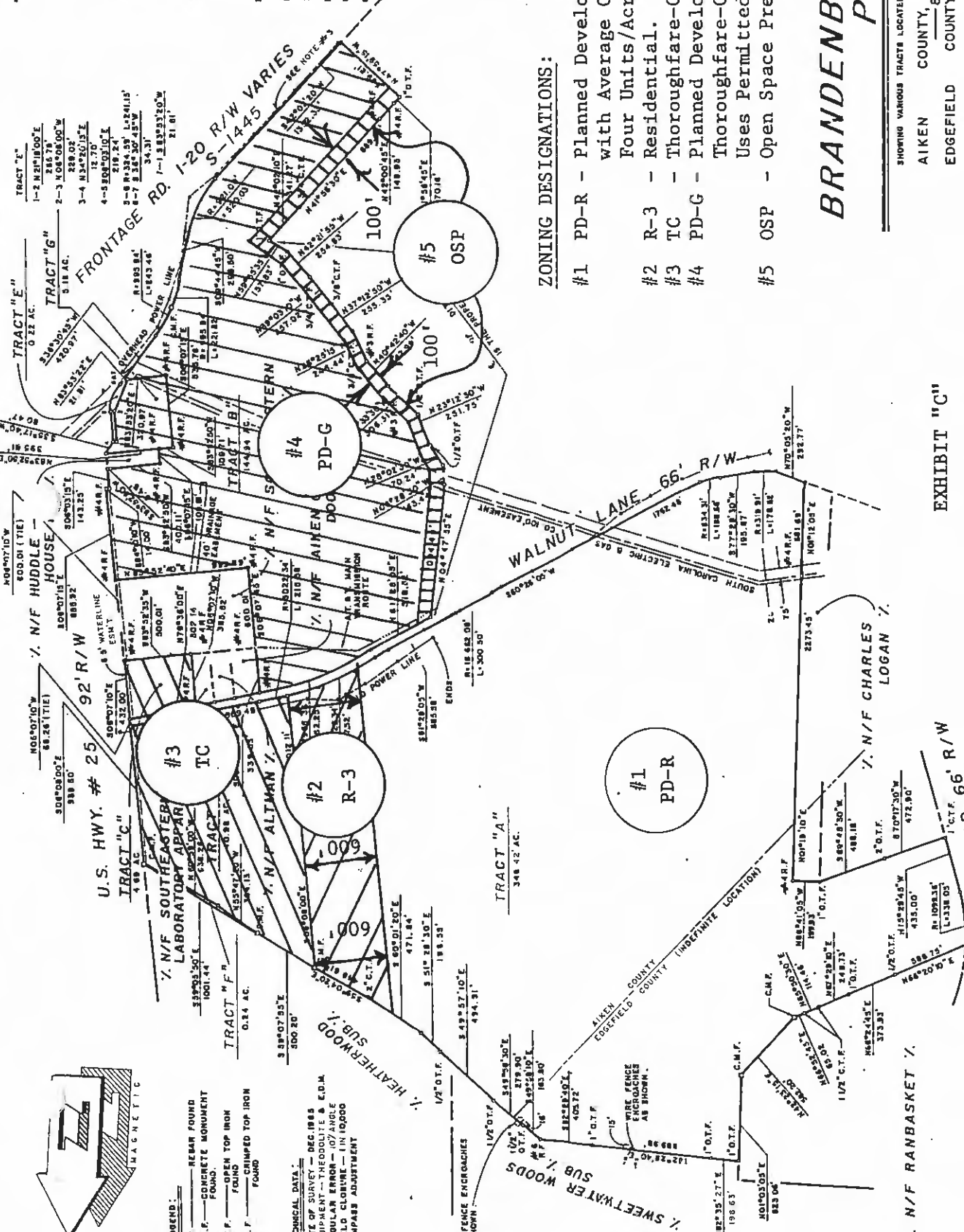


EXHIBIT "B"

**"AREA PETITIONED FOR ANNEXATION
 INTO THE CITY OF NORTH AUGUSTA,
 SOUTH CAROLINA"
 JULY, 1986**

- REFERENCES**
1. BEASLEY TRANSFER CO., INC. BY BAL CRANSTON ASSOC., INC. LAST REV. JULY 1, 1977
 2. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 3. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 4. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 5. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 6. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 7. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 8. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 9. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978
 10. BEASLEY TRANSFER CO., INC. BY BALDWIN & CRANSTON ASSOC., INC. DATED MAY 2, 1978



ZONING DESIGNATIONS:

- #1 PD-R - Planned Development-Residential with Average Overall Density of Four Units/Acre.
- #2 R-3 - Residential.
- #3 TC - Thoroughfare-Commercial.
- #4 PD-G - Planned Development-General with Thoroughfare-Commercial, TC, Uses Permitted.
- #5 OSP - Open Space Preservation

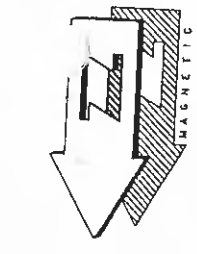
BRANDENBURG PROPERTIES

SHOWING VARIOUS TRACTS LOCATED IN SWEETWATER COMMUNITY
 AIKEN COUNTY, a SOUTH CAROLINA
 EDGEFIELD COUNTY, SOUTH CAROLINA

SCALE: 1" = 500'
 0 250' 500' 1000'
 IN FEET

PREPARED BY
 Cronston, Robertson & Whitehurst, P.C.
 AUGUSTA, GEORGIA
 P.O. DRAWER 2546
 ENGINEERS-PLANNERS-SURVEYORS

EXHIBIT "C"
 "ZONING FOR AREA PETITIONED FOR ANNEXATION INTO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA"



LEGEND:
 R.F. REBAR FOUND
 C.M.F. CONCRETE MONUMENT FOUND
 O.T.F. OPEN TOP IRON FOUND
 C.T.F. CRIMPED TOP IRON FOUND

TECHNICAL DATA:
 DATE OF SURVEY - DEC. 1985
 EQUIPMENT - THEODOLITE & E.O.M.
 ANGULAR ERROR - 07' ANGLE
 FIELD CLOSURE - 1 IN 10,000
 COMPASS ADJUSTMENT

WIRE FENCE ENCROACHES AS SHOWN

WIRE FENCE ENCROACHES AS SHOWN

1/2" N/F RANBASKET

1/2" N/F CHARLES LOGAN

1/2" N/F ALTMAN

1/2" N/F Huddle

1/2" N/F SOUTHEASTERN LABORATORY APARTMENT

1/2" N/F CHARLES LOGAN

1/2" N/F CHARLES LOGAN

1/2" N/F CHARLES LOGAN

Department of Planning and Development



Project Staff Report

ZV21-001 UHS Sweetwater

Prepared by: Kuleigh Baker

Meeting Date: February 4, 2021

SECTION 1: PROJECT SUMMARY

Project Name	UHS Sweetwater Setback
Applicant	University Health Services, Inc.
Agent	Giattina Aycock Architecture Studio
Address/Location	Off Austin Graybill Rd and Town Center Dr
Parcel Number	010-18-10-003
Total Development Size	± 4.55 acres
Existing Zoning	GC, General Commercial
Overlay	NA
Variance Requested	Article 3, Section 3.8.5.3, Table 3-3, Dimensional Standards, Item J, Maximum Front Setback (ft)

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

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

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

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

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

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugusta.net on January 20, 2021. 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 January 15, 2021. The property was posted with the required public notice on January 20, 2021.

SECTION 4: SITE HISTORY

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

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

This site is part of a larger tract that the Planning Commission reviewed Application CONPL17-001, a concept plan for the Walnut Village development on August 17, 2017. The proposed concept was for a mixed use development with the first phase of the project to include townhomes, a retail commercial center, and a self-storage site. The overall property was permitted for grading and improvement under Preliminary Plat PP20-003, Walnut Village. The overall property was subdivided by Final Plat FP20-002.

This site is listed as “Site 3” on that plat. Several other parcels have received site plan approvals and The Retreat at Walnut Village has received preliminary plat and final plat approvals.

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
North	Residential/ Commercial	Mixed Use	PD, Planned Development/Outside City Limits
South	Transportation	Transportation, Communication, and Utilities	P, Public Use
East	Commercial	Mixed Use/Commercial	PD, Planned Development
West	Single-Family Residential	Low Density Residential	R-7, Small Lot Single- Family Residential

Access – The site currently accessible from Austin Graybill Road and Northridge Drive via Town Center Drive, a private drive providing inter-parcel access to the Walnut Village development.

Topography – The highest site elevations fall within the center of the site and it slopes gently towards the South, West, and East.

Utilities – An existing water and sanitary sewer line run through the parcel.

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

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

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a variance from the setbacks in Article 3, Table 3-3, Dimensional Standards, specifically the maximum front setback of 80 feet for GC, General Commercial, Zoning District. UHS, Inc. is requesting a variance of ± 33 ft for a maximum front setback of ± 113 feet.

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

1. An unnecessary hardship exists;

The applicant states that access to the property is determined by SCDOT. For this development, SCDOT will not allow direct access to the site from Austin Graybill Rd. The secondary roads onto this development are there to allow access to all sites fronting Austin Graybill Rd. In this case, access to this site would be directed to the secondary road at the new intersection of Town Center Dr. and Austin Graybill Rd. across from the North Augusta Park & Ride.

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

The applicant states that SCDOT requires a safe deceleration distance before a turn-in onto the site from the Austin Graybill Rd. intersection. SCDOT standards require a minimum 75 ft distance from front of curb at Austin Graybill Rd. to front of curb onto the property. The location of the vehicular site access dictates the location of the front of the Freestanding Emergency Department entrance.

While the request from SCDOT is separate from this application, staff notes that safety considerations for sight distance for driveways, deceleration, 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 where adjacent property owners can access their site directly from Austin Graybill Rd., these criteria do not apply to them. The SCDOT safety guidelines dictate access to this site being from a secondary road.

Staff notes that Town Center Drive is being used to provide access to the individual sites of the Walnut Village Development.

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 the first possible access to the site on the secondary road per SCDOT guidelines is very close to the maximum 80 ft building setback. The applicant states the following items contribute to the location of the building further than the 80 ft maximum setback:

- The irregular shape of the site at this area adjacent to Austin Graybill Rd.
- the Fire Marshall's 24 ft fire truck lane surrounding the property
- the existing Dominion Energy 50 ft power line easement
- the Facilities Guideline Institute (FGI) for Outpatient & Hospital Facilities requirement for clearly marked, covered ingress for patients from the parking lot to the main entrance of the building
- small lot width

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 authorization of the 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. The authorization of this variance will not create undue potential for excessive noise, light, traffic, or incompatible late night activity that is not already allowed.

Staff notes that light and traffic are regulated by the NADC and that excessive noise complaints are monitored by Public Safety.

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.
Hospitals 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.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

Staff notes that the dimensional standards for the General Commercial zoning district create restrictions on how the site is engineered.

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.

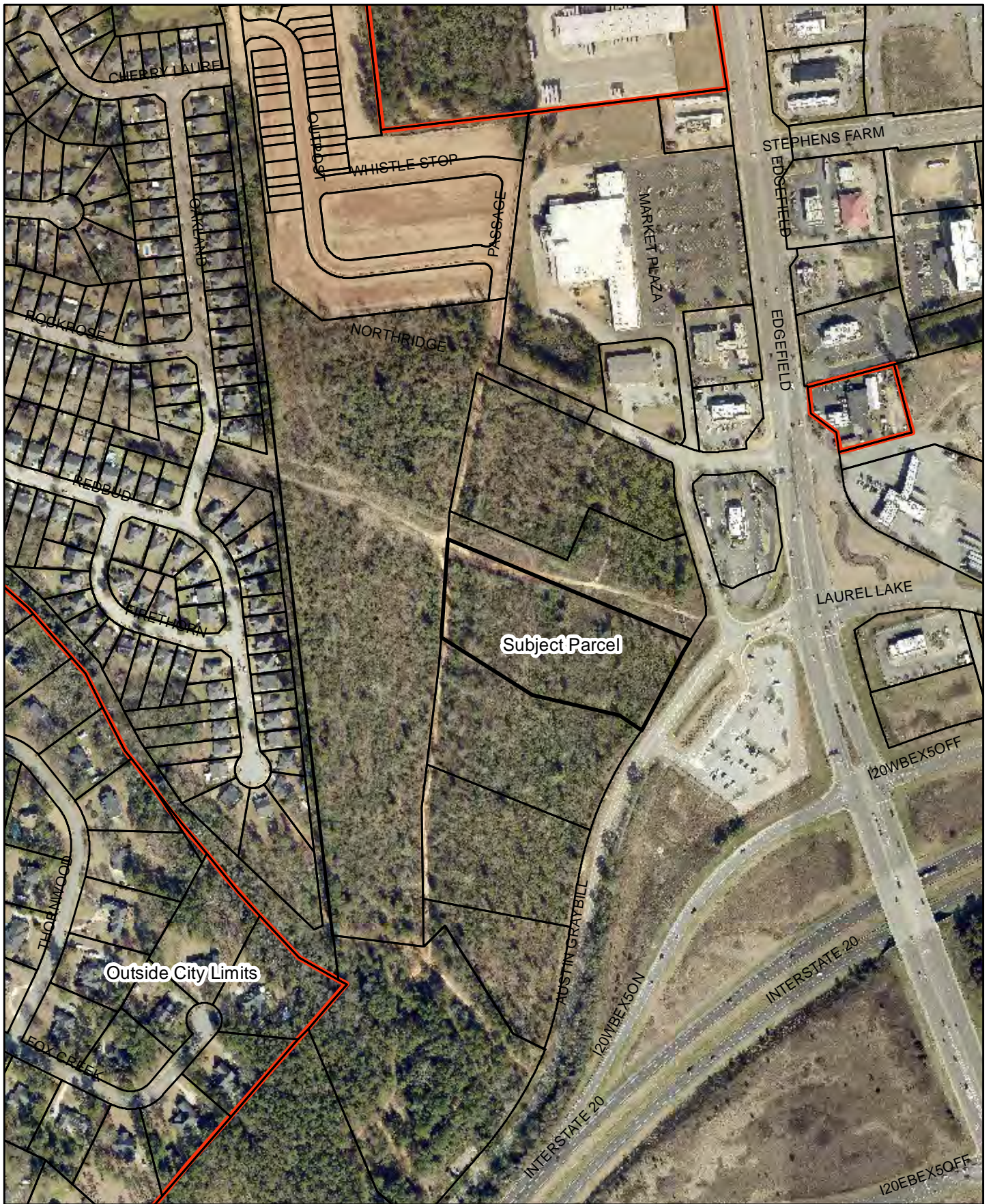
Staff recommends the following conditions:

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 Austin Graybill Rd must be approved by SCDOT.

SECTION 7: ATTACHMENTS

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

cc. James O'Loughlin, UHS, Inc., via email
Ty Cole, GA Studio/BLOX, via email



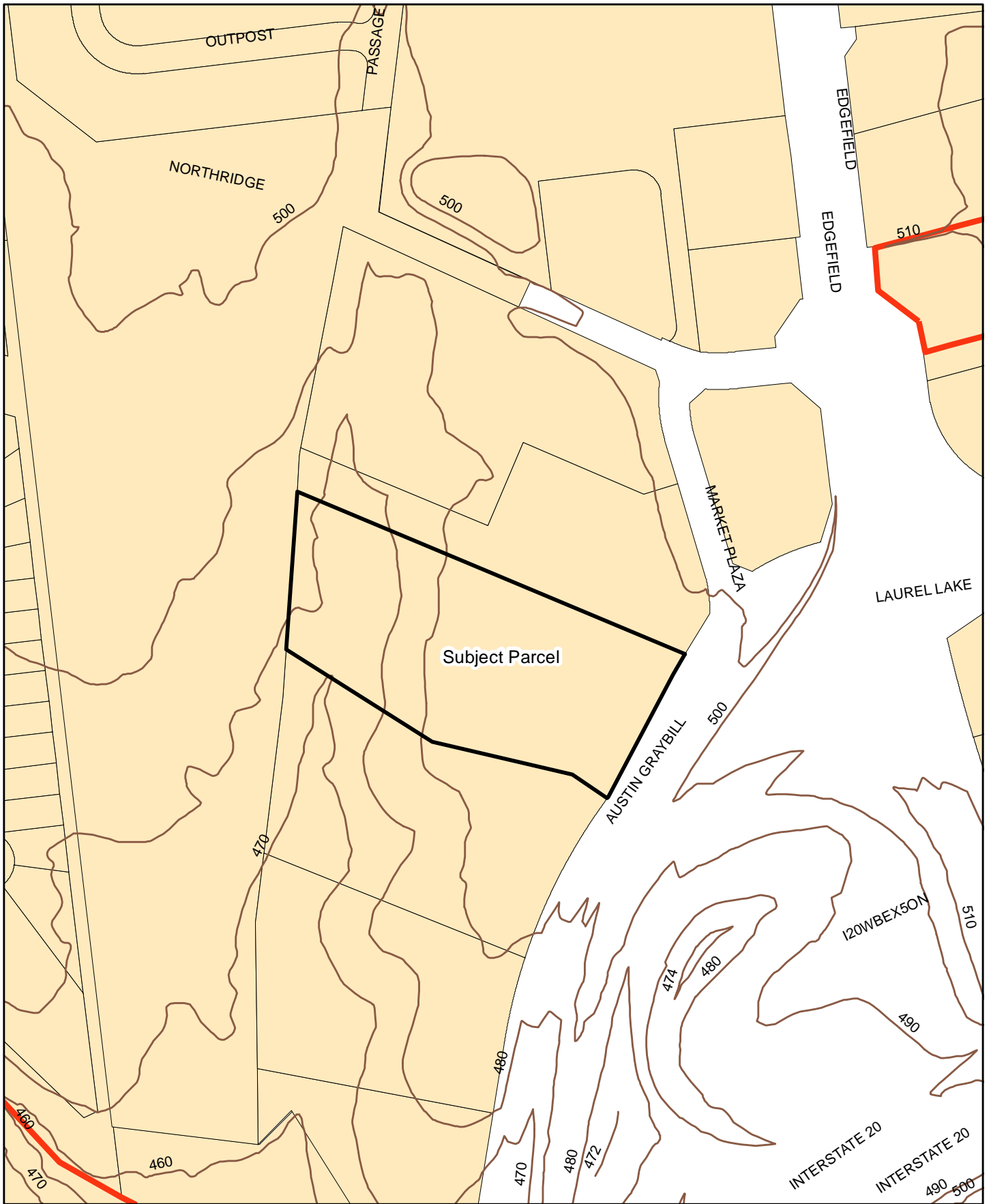
410 205 0 410 Feet



Aerial Map
 Application ZV21-001
 UHS Inc.
 TPN 010-18-10-003

Date: 1/27/2021





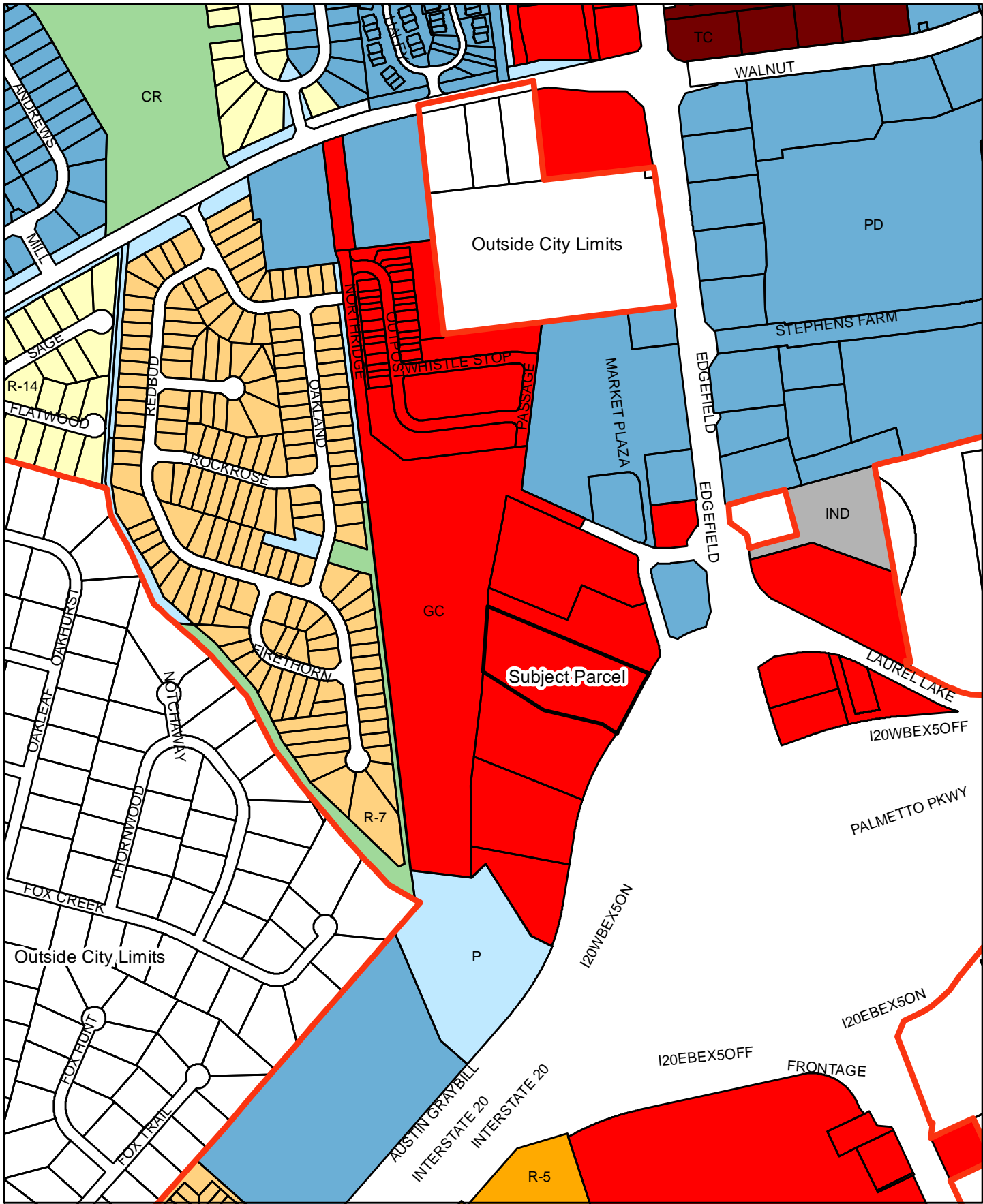
Topography Map
Application ZV21-001
UHS Inc.
TPN 010-18-10-003

260 130 0 260 Feet

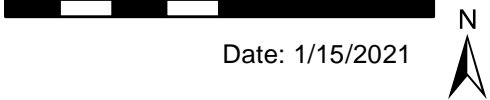


Date: 1/26/2021



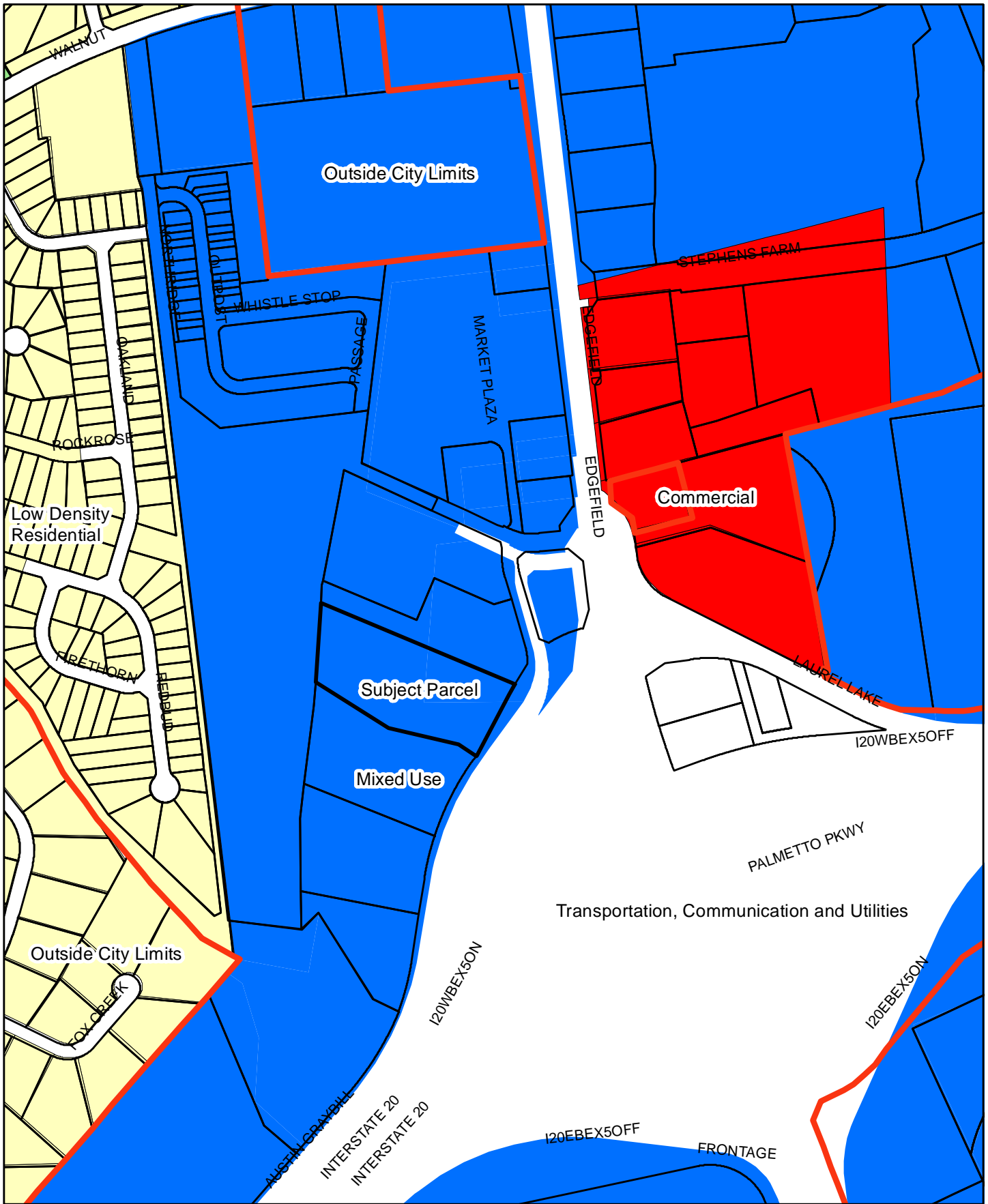


620 310 0 620 Feet



Zoning Map
 Application ZV21-001
 UHS Inc.
 TPN 010-18-10-003
 GC, General Commercial

Date: 1/15/2021



Future Land Use Map
Application ZV21-001
UHS Inc.
TPN 010-18-10-003

520 260 0 520 Feet



Date: 1/26/2021



January 15, 2021

RE: A request by UHS Inc. for a variance to allow a front setback greater than the maximum permitted in the North Augusta Development Code, Article 3, Zoning Districts, Table 3-3, Dimensional Standards, for the GC, General Commercial zoning district. The request affects a proposed hospital and freestanding emergency department on ±4.55 acres located on Austin Graybill Road and Town Center Drive, TPN 010-18-10-003.

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 or Current Resident:

The Department of Planning and Development has received a request by UHS Inc. for a variance to allow a front setback greater than the maximum permitted in the North Augusta Development Code, Article 3, Zoning Districts, Table 3-3, Dimensional Standards, for the GC, General Commercial zoning district. The request affects a proposed hospital and freestanding emergency department on ±4.55 acres located on Austin Graybill Road and Town Center Drive, TPN 010-18-10-003. 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 January 20, 2021.

The North Augusta Board of Zoning Appeals will hold a virtual public hearing at its regular monthly meeting at 7:00 PM on Thursday, February 4, 2021, via virtual GoToMeeting. Following the hearing, the Board of Zoning Appeals will consider and decide on the application.

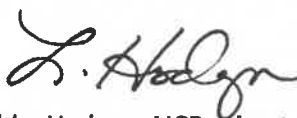
Due to COVID-19, please visit www.northaugusta.net for any updates to meeting format, location or procedures prior to the meeting.

Documents related to the application will be available for review after January 28, 2021 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net.

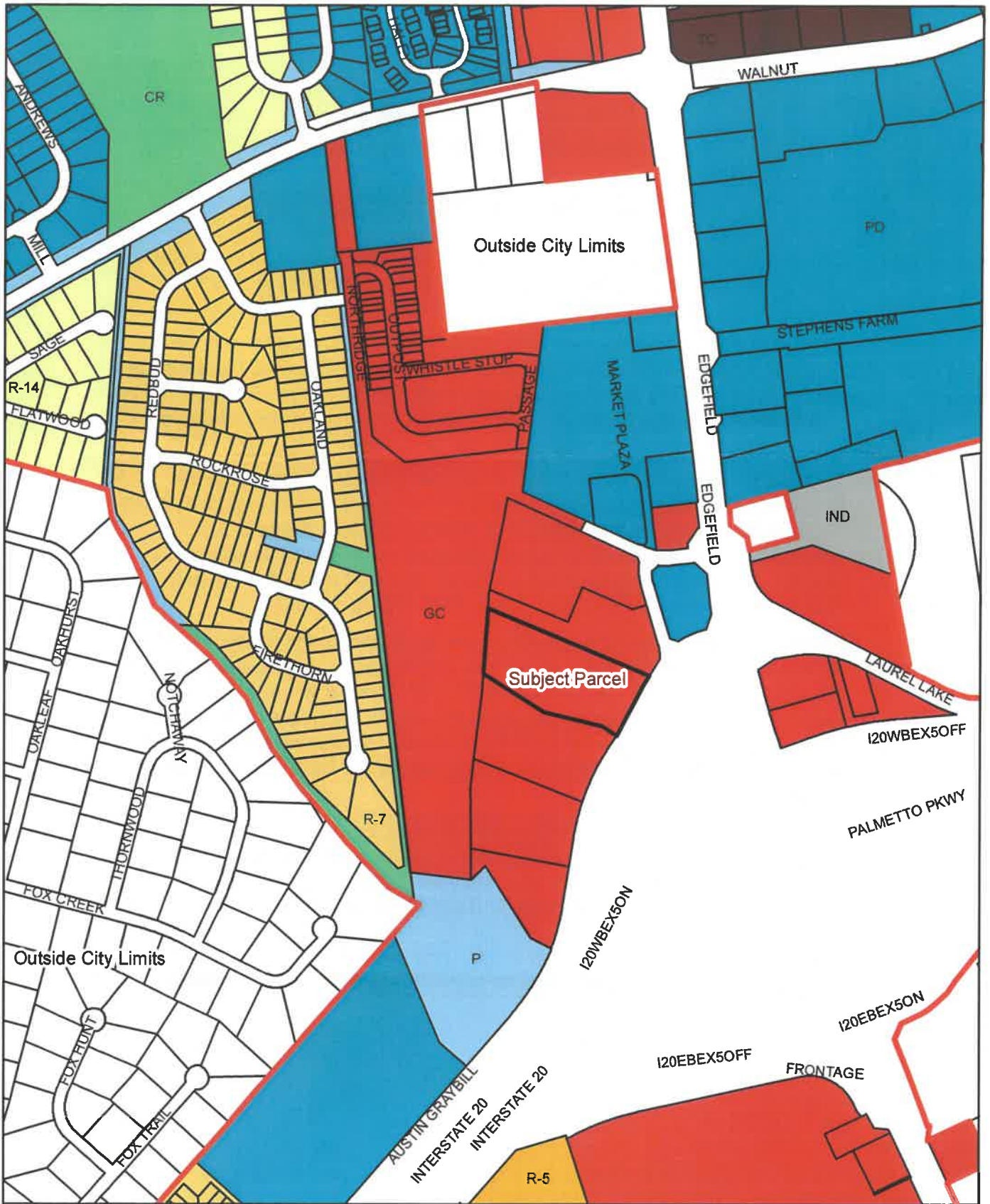
Residents and property owners interested in expressing a view on these cases are encouraged to provide written comments via email to planning@northaugusta.net, or by phone at 803-441-4221 by Noon (12pm) on Thursday, February 4, 2021.

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

Sincerely,



Libby Hodges, AICP, Director
Department of Planning and Development



Zoning Map
Application ZV21-001
UHS Inc.
TPN 010-18-10-003
GC, General Commercial

620 310 0 620 Feet



Date: 1/15/2021



City of
North Augusta, South Carolina
Board of Zoning Appeals

VIRTUAL 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 February 4, 2021, via GoToMeeting to receive public input on the following applications:

ZV20-009 -- A request by Metro Homesites, LLC for lot widths and side setbacks less than the minimum permitted in the PD, Planned Development zoning district by the R-3 zoning designation defined in the 1976 ZDSO. The request affects a proposed single-family residential development on ±70.6 acres located at the end of Mill Stone Lane, TPN 127-00-01-001.

ZV21-001-- A request by UHS Inc. for a front setback greater than the maximum permitted in the GC, General Commercial zoning district by North Augusta Development Code Article 3, Zoning Districts, Table 3-3, Dimensional Standards. The request affects a proposed hospital and freestanding emergency department on ±4.55 acres located on Austin Graybill Road and Town Center Drive, TPN 010-18-10-003.

Documents related to the applications will be available for public inspection after January 28, 2021 at the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, and online at www.northaugusta.net. All members of the public interested in expressing a view on these cases are encouraged to provide written comments to planning@northaugusta.net, or by phone message at 803-441-4221.

CITIZEN ASSISTANCE:

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

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

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number _____ Date Received _____
Review Fee _____ Date Paid _____

1. Project Name UHS Sweetwater - Freestanding Emergency Department (FED)
- An Extension of Aiken Regional Medical Center

Project Address/Location 474 (Lot 3, 160) Austin Graybill Road, North Augusta, SC,

Total Project Acreage 4.55 Current Zoning General Commercial

Tax Parcel Number(s) 0101810003

2. Applicant/Owner Name James O'Loughlin Applicant Phone [REDACTED]

Mailing Address 302 University Parkway

City Aiken ST SC Zip 29801 Email [REDACTED]

3. Is there a Designated Agent for this project? Yes Yes _____ No _____
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor Ty Cole License No. 10535 AR LIC. SC

Firm Name GA Studio / BLOX Firm Phone [REDACTED]

Firm Mailing Address 2625 5th Ave North, Building C,

City Bessemer, ST AL Zip 35020 Email [REDACTED]

Signature [Signature] Date 01.11.2021

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 _____ x 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.

[Signature]
Applicant or Designated Agent Signature

01.11.2021
Date

Ty Cole
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only

Application Number _____

Date Received _____

1. Project Name UHS SWEETWATER FREESTANDING EMERGENCY DEPARTMENT (FED)
-AN EXTENSION OF AIKEN REGIONAL MEDICAL CENTER
Project Address/Location 474 AUSTIN GRABILL ROAD
Project Parcel Number(s) 0101809001

2. Property Owner Name Aiken Regional Medical Centers Owner Phone [REDACTED]
Mailing Address 302 University Parkway
City Aiken ST SC Zip 29801 Email [REDACTED]

3. Designated Agent Ty Cole
Relationship to Owner ARCHITECT
Firm Name GIATTINA ATCOCK ARCHITECTURE STUDIO Phone [REDACTED]
Agent's Mailing Address 2025 5TH AVENUE NORTH, BUILDING C
City BESSEMER ST AL Zip 35020 Email [REDACTED]
Agent's Signature [Signature] Date JAN 11, 2021

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

[Signature]
Owner Signature _____ Date 1.11.21

5. Sworn and subscribed to before me on this 11 day of JANUARY, 20 21.

Gregory B. Black
Notary Public

DEC. 04, 2022
Commission Expiration Date





January 11, 2021

Aiken Regional Medical Centers, located in Aiken, South Carolina,
A subsidiary of Universal Health Services, Inc. (UHS), Subject Property:
Sweetwater Freestanding Emergency Department, (FED)
474 Austin Graybill Rd Austin Graybill Road
(160, Site #3 Austin Graybill Road) TBD on Town Center Drive
North Augusta, SC 29860
Site #3, Tax Parcel Number: 010-18-10-003
GC ZONING & USE VERIFICATION: Walnut Village, Tax PID 010-18-09-001

City of N. Augusta Planning Department,

Let it be known the following information represents the Subject Property as referenced above. Thank you for your assistance reviewing and confirming this information for use and preparation for the purpose of variance request to heard by the board of zoning appeals as appropriately submitted for the February 4th public meeting.

REFERENCE ZONING SECTION:

Section 3.5 has a written description of the Dimensional Standards of Table 3-3.

<https://www.northaugusta.net/Home/ShowDocument?id=14807>



Exhibits:

1. Alta Survey Site #3 for Subject Property
2. Site Plan (showing dimensions in RED)
3. Building Elevations (showing dimensions in RED)
4. Reference Drawing Walnut Village Sheet 3 of 4_Site #3

Hardship Conditions (H)

Requesting variance of "Article 3, Paragraph 3.5.7.6, Table 3-3, Row 9 GC (General Commercial), Column J, Maximum Front Setback (80')

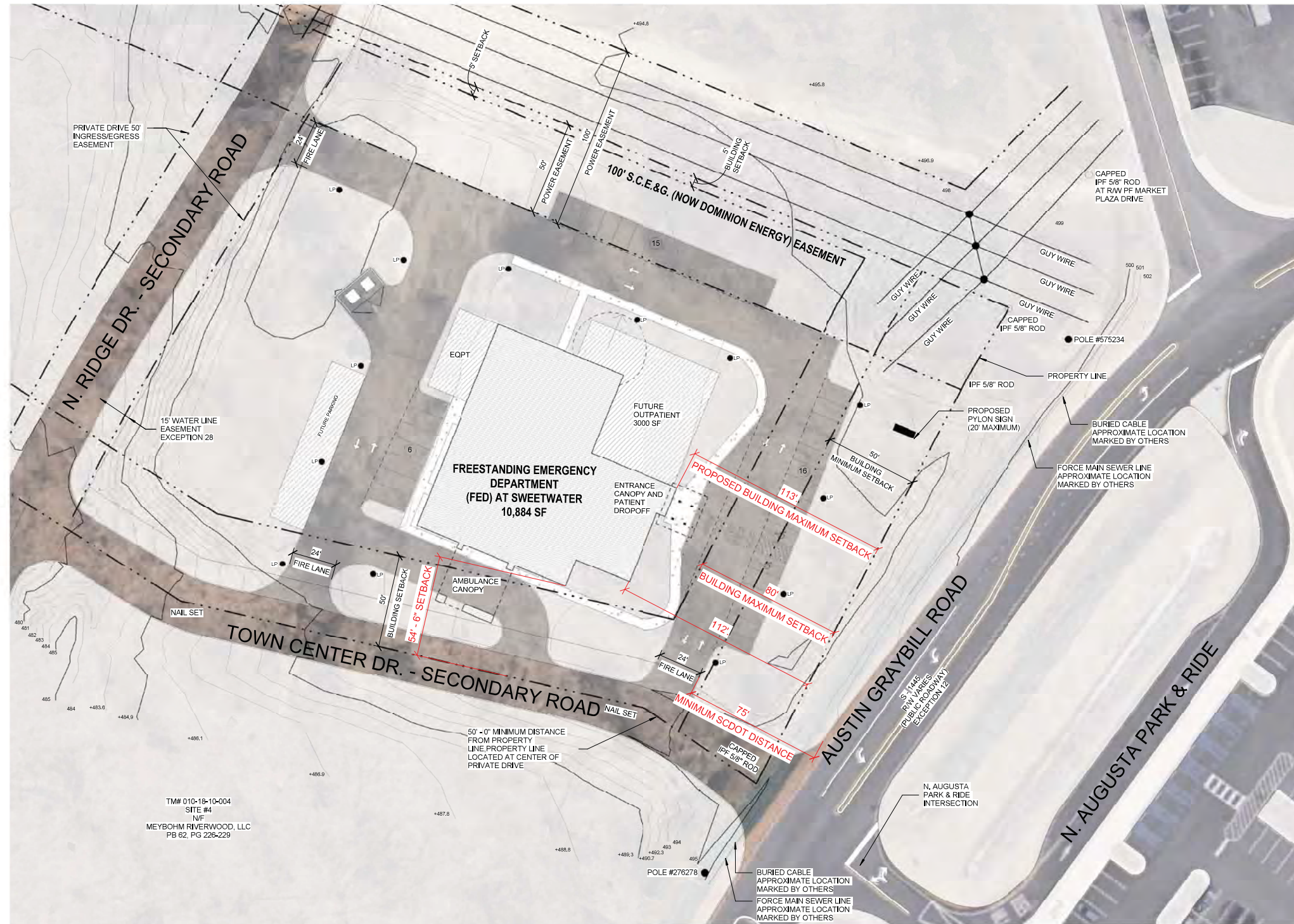
Hardship: (I) Defined for Site #3, Subject Property:

1. **An unnecessary hardship exists;**
 - a. Access to the subject property is determined by the South Carolina Department of Transportation (SCDOT). For this development, the specific SCDOT requirements will not allow direct access to the site from Austin Graybill Road. The secondary roads onto this development are there to allow access to all sites fronting Austin Graybill Road. In this case, access to this site would be directed to the secondary road at the (new) intersection across from N. Augusta Park & Ride.

2. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;**
 - a. Since SCDOT requires entrance to the property from the secondary road, it also requires a safe deceleration distance before a turn-in onto the site from the intersection. SCDOT standards require a minimum 75' distance from front of curb at Austin Graybill Road to front of curb onto the property. This requirement is determined by SCDOT safety practices for vehicles decelerating and turning onto a property. Once this vehicular site access is established, this is dictating the location of the front of the Freestanding Emergency Department's entrance.
3. **The conditions do not generally apply to other property in the vicinity;**
 - a. Where adjacent property owners can access their site directly from Austin Graybill Road, these criteria would not apply to them. The SCDOT safety guidelines dictate site access to this development being from a secondary road.
4. **Because of these conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;**
 - a. The first possible access to the site on the secondary road per SCDOT guidelines is very close to the 80' maximum building setback, the irregular shape of the site at this area adjacent to Austin Graybill Road, the Fire Marshal's 24 foot fire truck lane surrounding the property requirement, Dominion Energy's 50 foot power easement to the north of the site not allowing the fire truck lane to be in that easement, the Facilities Guideline Institute (FGI) for Outpatient & Hospital Facilities requirement for clearly marked and covered ingress for patients from the parking lot directly into the main entry of the building and the smaller lot width caused by the power easement all contribute to not being able to shift the building further than shown in relationship of the 80' maximum building setback and keep all the access requirements for the FED.
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. The authorization of a variance will create no undue potential for excessive noise, light, traffic or incompatible late night activity (Rev. 12-1-08; Ord. 2008-18);**
 - a. The authorization of the 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. The authorization of this variance will not create undue potential for excessive noise, light, traffic or incompatible late night activity that is not already allowed.

Please refer to Exhibit 2 Site Plan illustrating the proposed building and site configuration with the 80' Maximum Setback and as referenced [showing dimensions in RED](#).

In conclusion this package is prepared for consideration by the BZA for an additional 33' variance to the 80' Maximum Setback, increasing it to 113' with the building as shown on the proposed site drawing submitted due to the hardships listed above.



TM# 010-16-10-004
SITE #4
N/F
MEYBOHM RIVERWOOD, LLC
PB 62, PG 226-229

PLAN - SITE
1" = 30'-0"

**UHS - AIKEN
REGIONAL
MEDICAL
CENTER - FED**
UNIVERSAL HEALTH
SERVICES, Inc.

367 South Gulph Road
P.O. Box 61558
King of Prussia, PA 19406

GA PROJECT No: 1862-VALLEY VISTA

**GIATTINA AYCOCK
ARCHITECTURE STUDIO INC.**
1827 First Avenue North, Suite 100
Birmingham, AL 35203
PO BOX 55488 AL 35255
P. 205.933.9060
GASTUDIO.COM

NOTES & LEGEND

LEGEND:

LIGHT POLE	LP
BOLLARD	•
SIDEWALK	—
ROAD DIRECTION	→

ISSUE SCHEDULE:

-	///
-	///

REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE
------	-------------	------

CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 10/01/2020

SHEET:
SITE PLAN

A100

- LEGEND:
- IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (5/8" ROD)
 - CMO = CONCRETE MONUMENT OLD
 - CP = CALCULATED POINT
 - N/F = NOW OR FORMERLY
 - (P/O) = PORTION OF
 - PB = PLAT BOOK
 - DB = DEED BOOK
 - OTP = OPEN TOP PIPE
 - CTP = CLOSE TOP PIPE
 - I.E. = INVERT ELEVATION
 - E- = OVERHEAD UTILITIES
 - SS- = SANITARY SEWER LINE
 - X-X-X-X- = FENCE
 - G- = GAS LINE
 - SD- = STORM DRAINAGE LINE
 - DG = DOWN GUY
 - CPP = CORRUGATED PLASTIC PIPE
 - MP = METAL PIPE
 - W- = WATER LINE
 - U = UTILITY POLE
 - TP = TELEPHONE PEDESTAL
 - WV = WATER VALVE
 - I.W.V. = IRRIGATION WATER VALVE
 - T = TREE
 - ET = ELECTRIC TRANSFORMER
 - WM = WATER METER
 - FH = FIRE HYDRANT

TM# 010-18-09-001
SITE # 7
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

- NOTE:
- 1.) ALL HORIZONTAL DATUM IS ON NAD83
 - 2.) ALL ELEVATIONS ARE ON NAVD88 DATUM.
 - 3.) UNDERGROUND UTILITIES SHOWN WERE PAINTED AND FLAGGED BY OTHERS. THE LOCATION OF OTHER UNDERGROUND UTILITIES AND THEIR SERVICES UNKNOWN. PALMETTO UTILITIES PROTECTION SERVICE CALL BEFORE YOU DIG 1-888-721-7877
 - 4.) CERTIFICATION IS MADE ONLY TO THOSE PERSONS OR IDENTITIES FOR WHICH THE PLAT WAS PREPARED AND IS NOT TRANSFERABLE.
 - 5.) SURVEY IS VALID ONLY IF THE COPY HAS AN ORIGINAL SIGNATURE WITH A RAISED EMBOSSED SEAL OVER THE SIGNATURE. A COPY USED OTHERWISE MAY BE IN VIOLATION OF THE FEDERAL COPYRIGHT LAW.

Schedule B, Part II Exceptions
Commitment Number: NCS-960028-ORL
Commitment Date: September 25, 2020 at 8:00 am

10. Order Before the City of North Augusta Board of Zoning Appeals recorded November 18, 2018 in the Aiken County RMC Office where it appears in Book 4751, at Page 1388. Not plottable Zoning
11. Grant of Easement in favor of Augusta Industrial Park, LLC, dated January 25, 2018 and recorded March 27, 2018 in the Office of the Aiken County RMC Office, where it appears in Book 4712, at Page 367. Does not affect
12. Easement in favor of The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1608, at Page 251. Does not affect
13. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 123, at Page 271. Cannot determine without drawing referred to in document.
14. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 286, at Page 287. Cannot determine.
15. Drainage Easement recorded in the Aiken County RMC Office, where it appears in Book 1735, at Page 253. Does not affect per the description.
16. Street or Roadway Easement recorded in the Aiken County RMC Office, where it appears in Book 1735, at Page 256. Does not affect.
17. Easement in favor of the South Carolina Department of Transportation recorded in the Aiken County RMC Office, where it appears in Book 222, at Page 27. Does not affect.
18. Easement in favor of South Carolina Electric & Gas Company recorded in the Aiken County RMC Office, where it appears in Book 856, at Page 95. Does not affect.
19. Deed of Easement in favor of City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 4281, at Page 1359. As shown does affect.
20. Quit Claim Deed to the South Carolina Department of Transportation recorded in the Aiken County RMC Office, where it appears in Book 1598, at Page 172. Does not affect.
21. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 36. Does not affect.

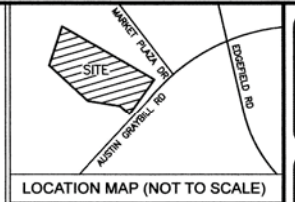
22. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 38. Does not affect.
23. Right-of-Way in favor of Edgefield County Water and Sewer Authority recorded in the Aiken County RMC Office, where it appears in Book 1441, at Page 40. Does not affect.
24. Transmission Line Easement recorded in the Aiken County RMC Office, where it appears in Book 26, at Page 212. Document is illegible.
25. Deed of Dedication to The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1200, at Page 286. Does not affect.
26. Deed of Easement to The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1456, at Page 41. As shown does affect.
27. Easement for Utilities in favor of The City of North Augusta recorded in the Aiken County RMC Office, where it appears in Book 1179, at Page 49. Does not affect.
28. The following matters as are shown on that certain Final Plat of Walnut Village: Prepared for Meybohm Riverwood, LLC, by H&C Surveying, Inc., dated June 15, 2020 and recorded in the Office of the Register of Deeds for Aiken County on July 13, 2020, where it appears in Book PL 62, at Pages 226, 227, 228, and 229: 80' Setback; 20' Rear Setback Line; 5' Side Setback Lines; 15' Wide Water Line Easement; 100' S.C.E.&G. Easement. As shown does affect.
29. Deed of Dedication For Northridge Drive Related to the Development of Phase I The Retreat At Walnut Village dated January 14, 2020 and recorded March 6, 2020 in the Office of the Aiken County RMC, where it appears in Book 4832, at Page 655. Does not affect.
30. Ingress Egress Easement Agreement between Walnut Lane Commercial Association, Inc.; Meybohm Riverwood, LLC and GION, LLC dated August 6, 2020 and recorded August 7, 2020 in the Office of the RMC for Aiken County, where it appears in Book 4863, at Page 127. Does not affect.

TM# 010-18-10-004
SITE # 4
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

TM# 010-18-10-002
SITE # 2
N/F
MEYBOHM RIVERWOOD, LLC.
PB 62, PG 226-229

SITE # 3
TM# 010-18-10-003
4.545 Acres
197978 Sq. Feet
PB 62, PG 226-229
(SITE UNDER CONSTRUCTION)

- NOTE:
- A.) ADDRESS NOT PROVIDED
 - B.) AREAS OF SITE UNDER CONSTRUCTION UNFINISHED STORM DRAINS, ROAD, AND SEWER.
 - C.) SITE #3 IS LOCATED IN A FLOOD ZONE "X" PER FIRM 45003C0305E, DATED 6/19/2012
- ENCROACHMENTS
- E-1. OVERHEAD ELECTRIC GUY WIRES
 - E-2. PRIVATE DRIVE AND ASSOCIATED UTILITIES
 - E-3. SANITARY SEWER SERVICE LINE
 - E-4. RIP-RAP DRAINAGE SWALE
 - E-5. PERVIOUS FENCE
 - E-6. WATER VALVE



STATE OF SOUTH CAROLINA
COUNTY OF AIKEN
TAX MAP NO. 010-18-10-003
SCHULTZ TOWNSHIP
CITY OF NORTH AUGUSTA



MARK	DESCRIPTION	DATE	APPR
1	N/A	N/A	N/A

SUBMITTED: 10/05/20

DRAWN BY: JED

CHECKED BY: JED

FILE NUMBER: 2020M

FILE NAME: 2020-10-05-DWG

SIZE: 11x17

DATE: 10/05/2020

NO. 8102 (REV. 04-18)

Charles G. Johns, PLS

ALTA / NSPS
PLAT PREPARED FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY
&
AIKEN REGINAL MEDICAL CENTERS, LLC.
A SOUTH CAROLINA LIMITED LIABILITY COMPANY

SHEET IDENTIFICATION
V-01
SHEET 1 OF 1

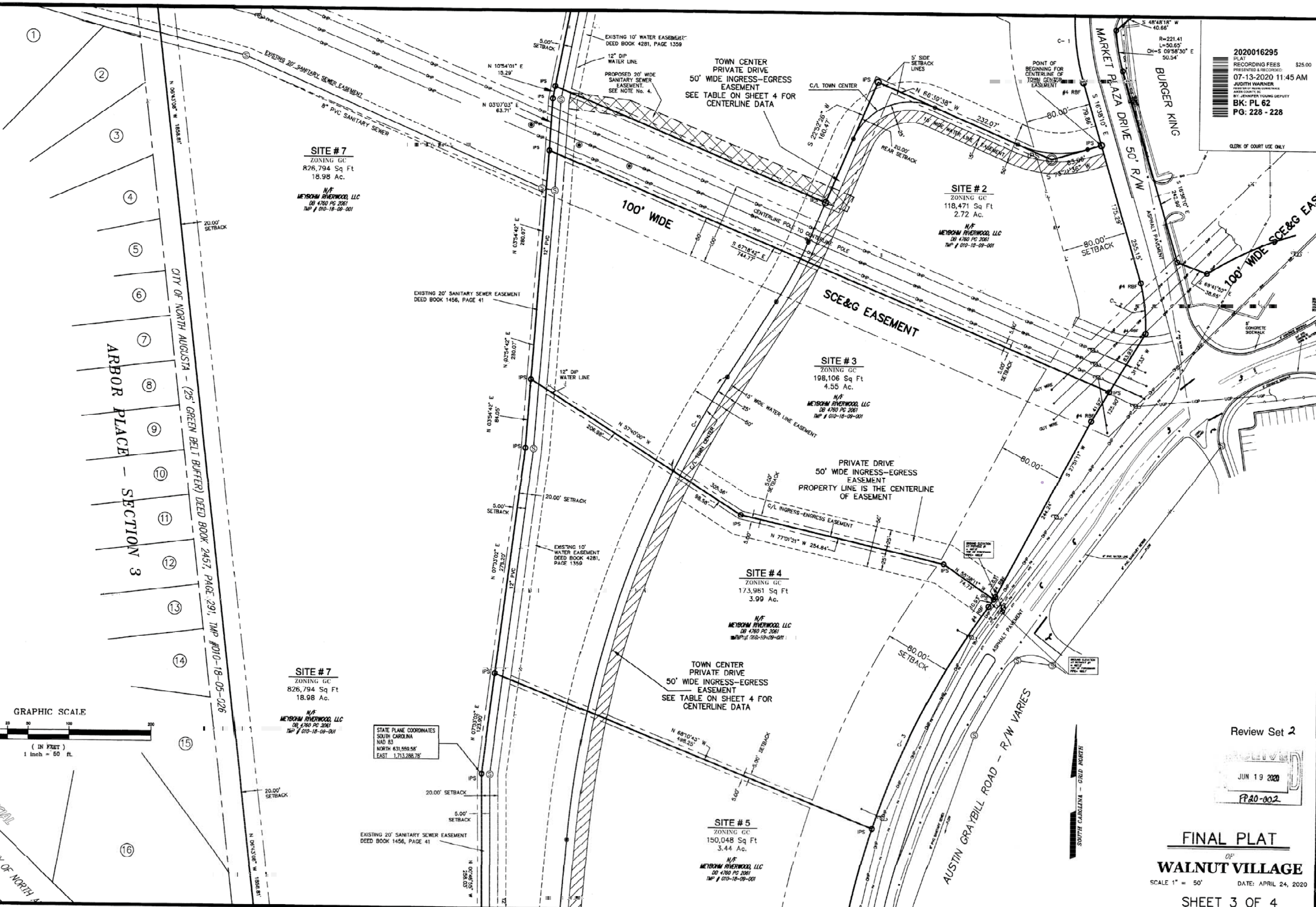


I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

AIKEN COUNTY GIS
 Tax Map:
 010-10-09-001
 010-10-10-002
 010-10-10-003
 010-10-10-004
 010-10-10-005
 010-10-10-006
 Date: 07/17/2020

2020016295
 PLAT
 RECORDING FEES \$25.00
 PRESENTED & RECORDED
 07-13-2020 11:45 AM
 JUDITH WARNER
 AGEN COUNTY PLAT CLERK
 BY: JENNIFER YOUNG DEPUTY
 BK: PL 62
 PG: 228 - 228

CLERK OF COURT USE ONLY



SITE #7
 ZONING GC
 826,794 Sq Ft
 18.98 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

SITE #2
 ZONING GC
 118,471 Sq Ft
 2.72 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

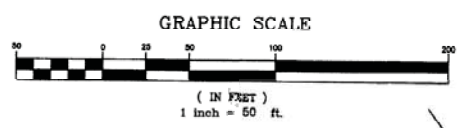
SITE #3
 ZONING GC
 198,106 Sq Ft
 4.55 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

SITE #4
 ZONING GC
 173,981 Sq Ft
 3.99 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

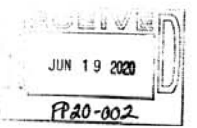
SITE #7
 ZONING GC
 826,794 Sq Ft
 18.98 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

SITE #5
 ZONING GC
 150,048 Sq Ft
 3.44 Ac.
 N/F
 MEYBOM RIVERWOOD, LLC
 DE 4780 PG 2061
 TWP # 010-10-09-001

STATE PLANE COORDINATES
 SOUTH CAROLINA
 NAD 83
 NORTH 631,859.58'
 EAST 1,213,288.78'



Review Set 2



FINAL PLAT
 OF
WALNUT VILLAGE

SCALE 1" = 50' DATE: APRIL 24, 2020

SHEET 3 OF 4

NOT OFFICIAL
 CITY OF NORTH AUGUSTA

**UHS - AIKEN
REGIONAL
MEDICAL
CENTER - FED**

**UNIVERSAL HEALTH
SERVICES, Inc.**
367 South Gulph Road
P.O. Box 61558
King of Prussia, PA 19406

GA PROJECT No: 1862-VALLEY VISTA

**GIATTINA AYCOCK
ARCHITECTURE STUDIO INC.**
1827 First Avenue North, Suite 100
Birmingham, AL 35203
PO BOX 55488 AL 35255
P. 205.933.9060
GASTUDIO.COM

NOTES & LEGEND

ISSUE SCHEDULE:

-	///
-	///
-	///

REVISION SCHEDULE:

NUM.	DESCRIPTION	DATE
------	-------------	------

CURRENT DRAWING SET:
CONSTRUCTION SET

ISSUE DATE: 10/01/2020

SHEET:
**BUILDING
ELEVATIONS**

A201

