

# Board of Zoning Appeals



Meeting Packet

## *August 5, 2021 Regular Meeting*

*Members of the Board of Zoning Appeals*

Wesley Summers

*Chairman*

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs



# Board of Zoning Appeals



## Agenda for the Thursday, September 2, 2021, Regular Meeting

### *Members of the Board of Zoning Appeals*

Wesley Summers

*Chairman*

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

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

### **REGULAR MEETING**

1. **Call to Order** – 7:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of the August 5, 2021 meeting.
4. **Confirmation of Agenda**
5. **ZV21-007**-- A request by S & H Enterprises for a variance at 5425 Jefferson Davis Hwy, TMP 013-15-02-001 & 013-20-03-004 from Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards, Maximum Front Setback (ft.) requiring a maximum building setback of 90 feet to allow the building to be setback 153.5 feet and Article 3, Section 3.8.5.2, Table 3-9, Dimensional Standards, Minimum Frontage Buildout which requires a minimum of 30% build out to allow a minimum of 26.3% build out.
  - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
  - b. **Consideration** – Application ZV21-007
6. **ZV21-008**-- A request by Martintown LLC for a variance at 417 E. Martintown Road, TMP 007-12-06-032 from Article 3, Section 3.8.5.8.5 Front Setback Landscaping requirements. NADC §3.8.5.8.5.d requires a Type B buffer with a depth of 25 feet and NADC § 3.8.5.8.5.e requires a Type D buffer 20 feet in depth to allow a Type B buffer 4 feet in depth.
  - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
  - b. **Consideration** – Application ZV21-008
7. **Adjourn**



# Board of Zoning Appeals



## Minutes for the Thursday, August 5, 2021, Regular Meeting

### *Members of the Board of Zoning Appeals*

Wesley Summers

*Chairman*

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

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

### REGULAR MEETING

1. **Call to Order** – The regular meeting of Thursday, August 5, 2021, having been duly publicized, was called to order by Chairman Wesley Summers at 7:00 p.m.
2. **Roll Call** – Board members present were Chairman Summers, Board members Bill Burkhalter, Jim Newman, Kathie Stallworth, and Kevin Scaggs. Also in attendance was, 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 June 3, 2021 was approved as written. Ms. Stallworth moved that the minutes be approved. Mr. Newman second the motion and the motion was approved unanimously.
4. **Confirmation of Agenda** - There were no changes to the agenda.
5. **ZV21-002**-- A request by Circle K Stores, Inc. for a sign exceeding the maximum size and height allowed in the GC, General Commercial, zoning district in the North Augusta Development Code, Article 13, Section 13.8.3, Signage Allowed in Non-Residential Districts and Table 13-2, Non-Residential Sign Area Chart. The request affects an existing gas station and convenience store located on ±4.39 acres at 115 Laurel Lake Drive, TPN 010-18-01-001.
  - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.

Mr. Tommy Paradise, Interim Planning Director, told the Board that this application is to replace an interstate sign that had been demolished by a high wind event several years

ago. He stated that because the sign was a non-conforming structure, when it was damaged by more than 50% of its value it could not be replaced in accordance with Section 19.6 of the NADC. The previous sign was 800 square-feet and 125 feet high. The applicant is requesting a new 336 square-foot sign with a height of 100 feet.

Chairman Summers wanted to know if the ground where the sign starts would be included in the square footage. Mr. Paradise stated that it counts as far as height but not from the ground to the sign.

Chairman Summers stated that if it was less than 50% damaged, the sign could be replaced and no variance would have to be approved.

Chairman Summers swore in Ray Peters of Triple AAA.

Mr. Peters stated the sign was previously a 20x 40-foot sign (800 square feet) which was damaged by tornado/wind in 2019. They proposed a smaller sign of 336 square feet, which is about 48% smaller than what was originally there. It allows to post pricing for gas, which impedes business (about 20%) because the public cannot see the prices currently. He stated that this is the critical piece of replacing the sign so that local traffic and passer-by drivers can see the signage for pricing. South Carolina has cheaper gas prices than Georgia and this is the last stop sight before getting to Georgia. Mr. Peters stated that the federal government has a scientific formula that one inch is about 50 feet of legibility. When traveling from Aiken to exit 5, considering the hill and driving at 70 mph it would take 500 feet for the traveling public to see the prices and exit the ramp safely.

Mr. Kevin Scaggs asked if the height was 62-inches height.

Mr. Peters confirmed that it was indeed 62 inches. The location is about 900 feet from the interchange. He also states that anything less than 10 feet high could not be seen from the road driving at approximately 70mph to be able to exit safely.

Mr. Scaggs asked if 20-foot height would be adequate to see the sign and Mr. Peters stated it would not be visible.

Mr. Summers said he road down I-20 and realizes the height between the two poles, which are 100 feet in height would be need to be visible. He stated that you couldn't see it because of the hill until you get right up to the off ramp. He stated that they come up quick and disappear because of the poles.

Mr. Peters stated that they have asked for the minimum for the height of 100 feet in height for it to be visible with the hill. The sign will also have an emblem that the station provides truck scales for drivers. The sign is proposed at 14x24 feet, which is standard. The next smaller one is 10x30 (300 square feet).

Mr. Burkhalter said he saw the existing sign and it would cover or dwarf the new sign. He asked if the scale would appear on the sign, which Mr. Peters stated that it is the CAT symbol and would be visible.

Mr. Peters said the offset of the sign is adequate to see the signage.

Mr. Newman asked what the current standards are for this sign location. Mr. Paradise stated that the current standard limit the total square-footage of signage on the lot to not more than 300 square-feet, or 10% of the ground floor area, or 3 sq. ft. per linear foot of frontage, whichever is less. He stated that the freestanding sign is limited to 20-feet in height and 100 square-feet in area or 0.5 square-feet per linear foot of street frontage, whichever is less. However, the area of the freestanding sign and the wall signs are not allow to exceed 300 square-feet total.

Ms. Stallworth asked if the only thing changing on the sign would be the pricing. Mr. Peters said that was correct.

Mr. Scaggs states that the sign should look like what was proposed in the packet.

b. **Consideration** – Application ZV21-002

Based upon these factors, the Board's review of this application, consideration of the staff report, as well as testimony and evidence submitted by the applicant, and providing the opportunity for public comment at the hearing, the Board has found in the affirmative that the appeal meets all of the standards required to issue the variance.

After a motion made by Mr. Kevin Scaggs, and duly seconded by Ms. Stallworth, the Board voted unanimously to approve the application with the condition that the sign is significantly in design as depicted in the applicant's presentation to the Board.

The Board of Appeals were in agreement of all Findings of Fact and Decision, Section 18.4.5.4.2 granting the variance.

6. **ZV21-005**-- A request by WWTW Investments, LLC for a front setback greater than the maximum permitted in the HC, Highway Corridor Overlay District by North Augusta Development Code Article 3, Zoning Districts, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District. The request affects a proposed gas station and convenience store redevelopment on ±1.35 acres located at 525 E. Martintown Rd., TPN 010-18-10-003, zoned GC, General Commercial.

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

Mr. Tommy Paradise, Interim Planning Director told the Board that the applicant has purchased an adjacent parcel, had the parcel rezoned to General Commercial (GC), and would like to demolish the existing convenience store and construct a new facility. However, the building will be set back +/- 185 feet from E. Martintown Road exceeding the maximum setback of 90 feet by +/-95 ft.

Chairman Summers swore in Ryan Bland with WWTW, an acting agent for Sprint Foods. They are rezoning for use and layout. The highway overlay of district standards addressing the streets of no greater than 90 feet. When the existing store was built, and trying to balance the needs for use, the store was designed to have the customers minimize the distance for transactions. Now 77% of transactions are by car. Fuel and convenience stores designed for fuel use of about 40-45%. Most users get fuel at the pump and some just use the store. Mr. Bland stated they want to have the appeal for the customers to access the store and optimally meet a larger fuel center in the area. They placed the structure toward Atomic Road and provide a pedestrian walkway. They are requesting the new site design for a traditional use and having access from three roads while maintaining site visibility. He stated that they want to improve the functionality of the site. The existing canopy and underground tanks will be used. The entrance closes to Martintown Road will be to the right. As part of this, the Atomic Road entrance would be closed and converted to a single drive. The building from Atomic is about 50 feet.

Mr. Burkhalter stated that there is a strip which segregates it for another entity. He stated that you would have the 30 plus the 90 if it's from Atomic.

Mr. Paradise stated that based on the definitions, the distance from the street would be measured from the property line of the applicant's parcel.

Chairman Summers swore in Daryl Gilliland, Frances Street, which is behind the property that was purchased and has been there since 2000. He would like some things to be considered while building this property. There is not much traffic coming from Frances Street as opposed to lot of traffic coming from Atomic Road. He requested to possibly move the building closer to Frances Street. He states that traffic comes in about 45 mph instead of 25mph coming from Atomic Road.

There is a plan for a 6-foot fence by the dumpster but all the trees currently there will be removed, other than a tree every 6 feet. His bedroom is closest to the dumpster and already hears when it is emptied. There is a row of trees which will be torn down and he requests a 6-foot privacy fence around the entire area to stop foot traffic by providing a barrier. The retention pond will minimize the flooding of the roadway but is concerned about mosquitos. He asked if they could spray once a month to prevent excess mosquitos.

Ms. Stallworth asked if a lot of traffic cuts through instead of going to the red light.

Mr. Gilliland states he cuts through so probably more people do the same. He asked to move the building some toward Frances Street.



Chairman Summers states it would comply with the 90-foot maximum from Atomic Road. Adequate vehicle safety should be maintained for pedestrian safety as well. It would improve the planned improvements from the highway. The parking places are directly in front of residential use and it would add buffering and a retention pond. It would direct traffic to park in front of the building.

Ms. Stallworth recommended that the 6-foot privacy buffer fence be placed behind the entire property, required landscaping, and incorporate the mosquito spraying.

Chairman Summers said they could only recommend a quarterly spray for the mosquitos.

b. **Consideration** – Application ZV21-005

After a motion made by Mr. Kevin Scaggs, and duly seconded by Mr. Jim Newman, the Board voted unanimously to approve the application with the following conditions:

1. The property will be developed in general conformance with the layout provided by the applicant to the Board. Minor changes to the layout may be allowed as determined by the Planning and Development Director. In no case will a less conforming layout be allowed; and
2. On the northeast side (adjacent to 1130 Frances TMP 007-12-10-048) in addition to the required landscaping a six-foot high wooden privacy fence will be installed; and
3. The Board recommends to the applicants that the detention pond be periodically treated to reduce the risk of mosquitos.

The Board of Appeals were in agreement of all Findings of Fact and Decision, Section 18.4.5.4.2 granting the variance.

7. **ZV21-006**-- A request by WWTW Investments, LLC for more access points than the maximum permitted in the HC, Highway Corridor Overlay District by North Augusta Development Code Article 3, Zoning Districts, Section 3.8.5.4, Access. The request affects a proposed gas station and convenience store redevelopment on ±1.35 acres located at 525 E. Martintown Rd., TPN 010-18-10-003, zoned GC, General Commercial.

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

Chairman Summers swore in Ryan Bland with WWTW, an acting agent for Sprint Foods. He states that the existing drive be reconfigured and is a local authority road and is within a certain distance. On the site plan, the second drive would be a right-in only drive. The second drive would be to promote store deliveries and not park in front of the building to load/unload from that location. There would not be a median there.

**b. Consideration** – Application ZV21-006

After a motion made by Mr. Kevin Scaggs, and duly seconded by Mr. Bill Burkhalter, the Board voted unanimously to approve the application with the following conditions:

1. The property will be developed in general conformance with the layout provided with minor changes to the layout may be allowed as determined by the Planning and Development Director. In no case will the less conforming layout be allowed; and
2. The additional curb cut will be right-in only and will be marked with painted arrow and appropriate signage; and
3. The design of the curb cut will comply with the applicable jurisdiction requirements.

Chairman Summers made the motion and Ms. Stallworth seconded.

8. **ZV21-007-A** request by S&H Enterprises for a variance at 5425 Jefferson Davis Hwy, TMP 003-15-02-001 & 003-20-03-004 from NADC Section 3.8.5.3 and Table 3-9 which requires a maximum front setback of 90 feet and a minimum frontage buildout of 30% in the Highway Corridor Overlay District to allow a maximum setback of 153.5 feet and a minimum buildout of 26.3%.

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

Chairman Summers recommended postponing voting on this item of the agenda until another meeting. Since the City made a mistake, we could have a special meeting to vote on the variance.

Ms. Stallworth is very concerned about the 5<sup>th</sup> Street Bridge project and what is happening on our end for this project.

Mr. Paradise stated that there is a gateway study proposed for this area for this fiscal year, but probably will not occur because of staffing. He stated that he was unsure about the project for the bridge itself.

9. **Adjourn** –

With no objections, Chairman Summers adjourned the meeting at approximately 8:30pm.

# Department of Planning and Development



## Project Staff Report

ZV21-007 KIA Dealership

Prepared by: Tommy Paradise

Meeting Date: July 21, 2021

## SECTION 1: PROJECT SUMMARY

Project Name	KIA
Applicant	S & H Enterprises
Agent	William T. Buchanan, Johnson, Laschober, & Associates
Address/Location	5425 Jefferson Davis Hwy
Parcel Number	013-15-02-001 & 013-20-03-004
Total Development Size	16.52 acres
Existing Zoning	TC, Thoroughfare Corridor
Overlay	HOC, Highway Overlay Corridor
Variance Requested	Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards, Maximum Front Setback (ft.)  Article 3, Section 3.8.5.2, Table 3-9, Dimensional Standards, Minimum Frontage Buildout

## 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

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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](http://www.northaugusta.net) on August 18, 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 August 18, 2021. The property was posted with the required public notice on August 18, 2021.

### SECTION 4: SITE HISTORY

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The project contains two parcels, 5425 Jefferson Davis Hwy consisting of 9.25 acres and a contiguous undeveloped 7.26 acre parcel, tax map & parcel number 013-20-03-004. Prior to development the undeveloped parcel will need to be rezoned to Thoroughfare Commercial, TC, and combined with 5425 Jefferson Davis Hwy to establish one parcel.

The site of 5425 Jefferson Davis Hwy has was constructed for vehicle sales and has three existing buildings. An automobile showroom with an area of 23,490 sq. ft. An 8,098 sq. ft. service repair garage, and an office building of 1,500 sq. ft.

### SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial	Commercial	TC, Thoroughfare Corridor
North	Commercial and Undeveloped	Commercial	Outside City
South	Undeveloped	Commercial	IND, Industrial
East	Commercial	Mixed Use	TC, Thoroughfare Corridor
West	Undeveloped	Commercial	TC, Thoroughfare Corridor

**Access** – The site currently accessible from Jefferson Davis Hwy and Revco Road.

**Topography** – The site has a slight slope from the west to the 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 subject property is located in the Womrath Basin which is listed in poor condition in the North Augusta Stormwater Management Stream Water Quality Assessment. The basin has high levels of phosphates, ammonia, nitrates, iron, and manganese. The stream channel is currently effective at transporting loads of stormwater during heavy storm events, but some reaches along Womrath Road are routinely impacted by sediment from a mining site and other development-related earth moving activities.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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The applicant is requesting a variance from the setbacks in Article 3, Table 3-3, Dimensional Standards, specifically the maximum front setback of 90 feet for HOC, Highway Overlay District is requesting a variance of  $\pm 95$  ft. for a maximum front setback of  $\pm 185$  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 they would like to demolish the existing old buildings and reconstruct a new car dealership at the location. However, the parcel fronts Jefferson Davis Hwy is within the Highway Corridor Overlay District (HC). The specific requirements of the HC restricts the maximum setback to 90-feet and requires a 30% minimum build-out which is not conducive for a successful car dealership.

*The typical layout for vehicle sales include a large display area of cars for sale in front of the building.*

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

The extraordinary or exceptional conditions unique to this property relate the existing businesses located adjacent to or within the general vicinity of this proposed site. These existing businesses referenced are all car dealerships that are representing the major business located between

Hwy 520 and Revco Rd along Jefferson Davis Hwy. Currently the three existing car dealerships do not meet the setback requirements that are mandated in the highway corridor overlay district. The addition of the new dealership aims to be in keeping with the previously established exceptions to the requirements and allows the Owner the opportunity to have the same inventory visibility from Jefferson Davis Hwy as these other dealerships, in turn meeting the corporate business model requirements for this new car dealership.

*There are several car dealerships in the area and an additional one under construction. A variance for the one under construction to allow the building to be setback 190 feet instead of 90 feet and the minimum frontage building out was reduced from the minimum of 30% to 20% was approved May 3, 2018.*

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

The Hyundai site located at 5585 Jefferson Davis Hwy., which received variances for both maximum setback and minimum building frontage in 2018, had numerous utility easements on the property which limited developable area on those properties within reason. Those utilities could've been required to be relocated, but it would've been at an extraordinary cost to the project and probably would've resulted in that project not going forward. The Bob Richards Toyota Dealership located at 5512 Jefferson Davis Hwy. does not comply with the maximum building setback of 90 feet. We don't know the history of why this project received a variance for this.

*Staff found no variance for the Bob Richards Toyota Dealership regarding dimensional standards for buildings.*

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

Because the intended use for the project is a car dealership, which optimizes its business on visibility of inventory from public thoroughfares, it goes without saying that the more visibility of inventory, the better. Meeting the maximum setback requirement in this instance would mean less inventory storage visibility.

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)

Because this project Owner also owns the adjacent property directly to the west, we believe that the Owner would not do anything that would be detrimental to his interests on the adjacent property. We don't see any reasons why the public good would be jeopardized by these variances. We believe that the public good will be improved by the project because the current site is run down and abandoned, creating an eye sore in this area. The project will vastly improve the appearance of this site. There will also be tax benefits to North Augusta, which we believe is another advancement for the public good. The character of this district will not be harmed because these variances have already been granted to two "like" businesses in the vicinity of the project.

*The current building is in need of repair. A car dealership will be a compatible use with the surrounding vehicle sales.*

6. (Not Applicable)

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:

- a. a To allow the establishment of a use not otherwise permitted in a zoning district.

*Car, truck, boat or marine craft sales and/or service is a permitted use in the TC, Thoroughfare Commercial zoning district*

- b To extend physically a nonconforming use of land.

*The variance does not extend a physically nonconforming use of land.*

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

*The application does not propose a change to the zoning district boundaries. An application for the zoning change for the parcel to the rear will go to the Planning Commission which will provide a recommendation to City Council. City Council will approve or deny any proposed zoning map amendments*



8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
  - a. *Staff notes that the dimensional standards for the Highway Overlay 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.
  - a. *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.
  - a. If the Board of Zoning Appeals approves the variance, staff recommends the following conditions:
    - i. Tax parcel number 013-20-03-004 is rezoned to Thoroughfare Commercial and is combined with tax parcel number 013-15-02-001 to form one parcel on which the site will be developed.
    - ii. 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 or the City Engineer

## SECTION 7: ATTACHMENTS

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



# Site View from Jefferson Davis Hwy

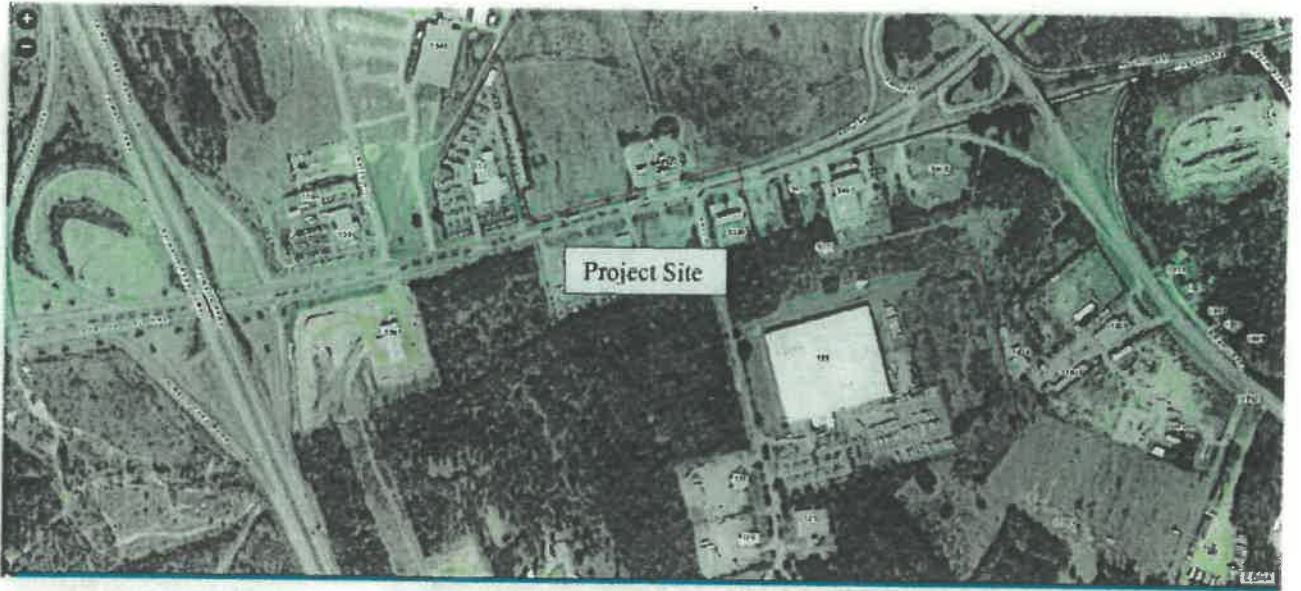




# Site View from Revco Road

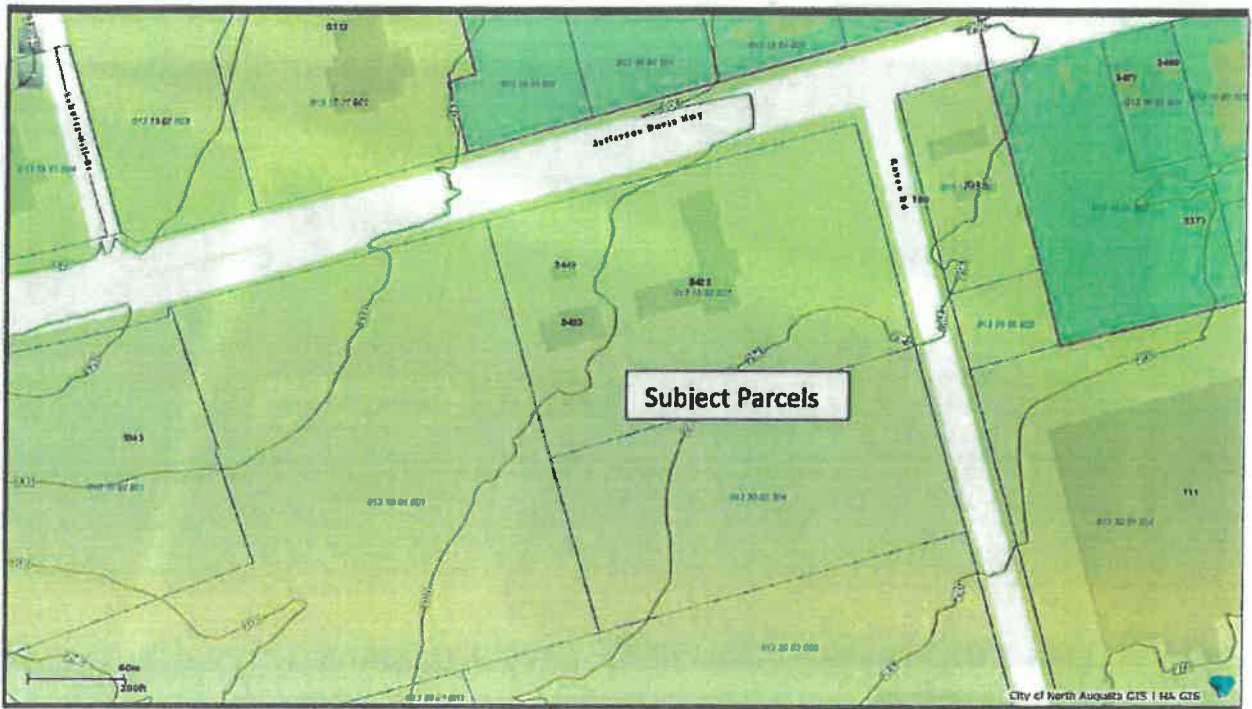




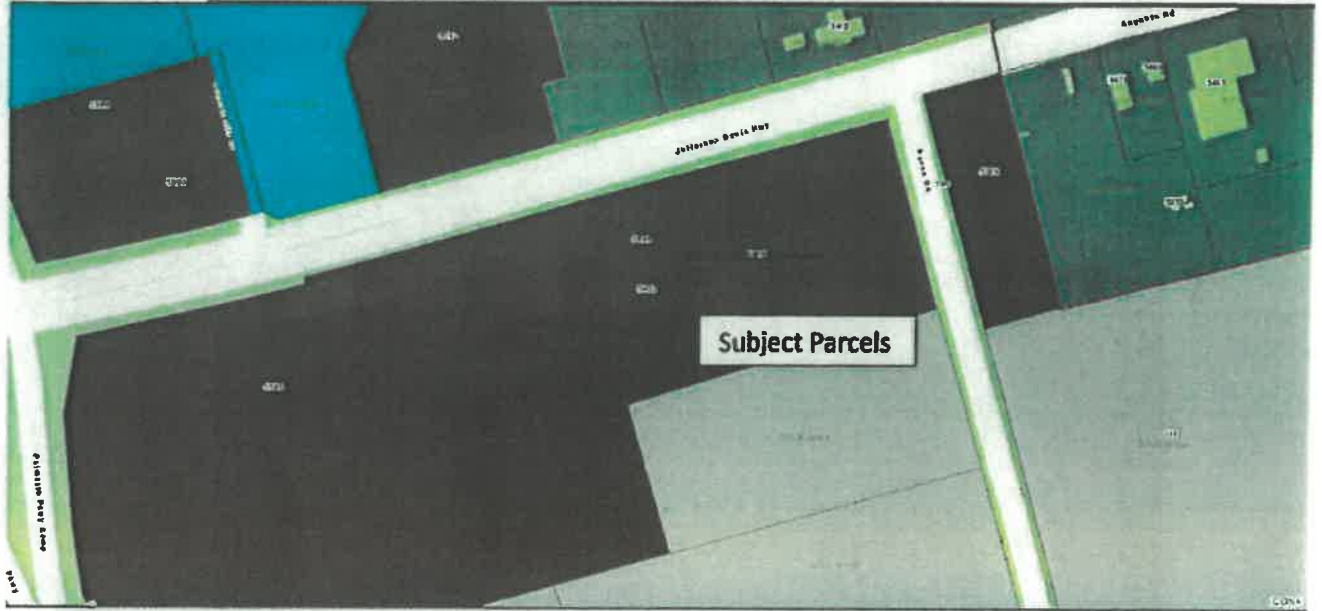


**North  
Augusta**   
*South Carolina's Riverfront*

**Ariel Map  
Application ZV21-007  
5425 Jefferson Davis Hwy**

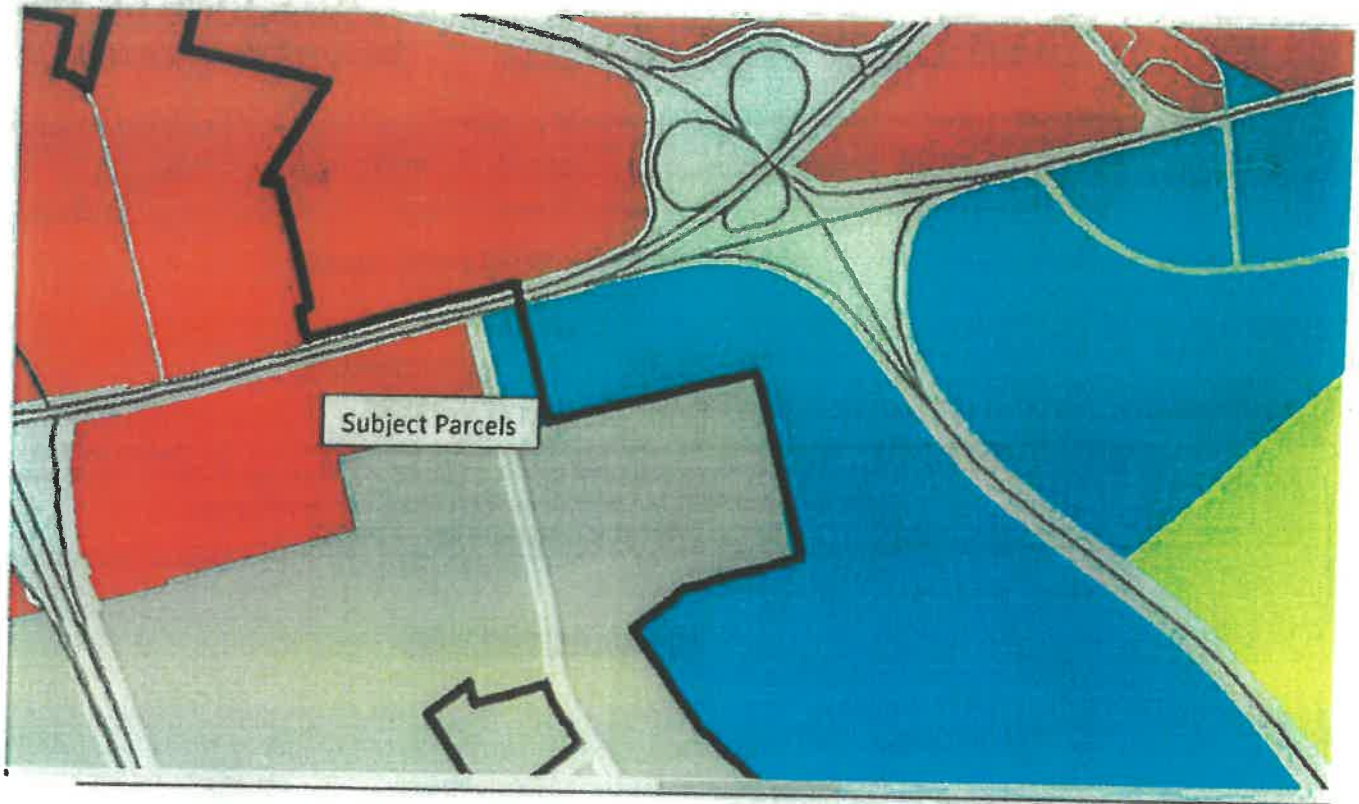


**Topography Map**  
**Application ZV21-007**  
**TPNs 013-15-02-001 and 013-20-03-004**  
**5425 Jefferson Davis Hwy**



Zoning Map  
Application ZV21-007





**Future Land Use Map  
Application AV21-007  
5425 Jefferson Davis Hwy  
TPNS 013-15-02-001 and 013-20-  
03-004**



# Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV21-007

Date Received 7/6/21

Review Fee \$250.00

Date Paid 7/6/21

1. Project Name New KIA Dealership  
Project Address/Location 5425 Jefferson Davis Hwy., Beech Island, SC 29842  
Total Project Acreage 16.52 (9.52 / 7.00) Current Zoning TC / IND  
Tax Parcel Number(s) 013-15-02-001 / 013-20-03-004
2. Applicant/Owner Name S & H Enterprises Applicant Phone 706-828-0917  
Mailing Address 1850 Jefferson Davis Hwy.  
City Graniteville ST SC Zip 29829 Email ghodges@stokesauto.com
3. Is there a Designated Agent for this project?  Yes  No  
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor William Buchanan, P.E. License No. 28610  
Firm Name Johnson, Laschober & Associates Firm Phone 706-724-5756  
Firm Mailing Address 1296 Broad Street  
City Augusta ST GA Zip 30901 Email wbuchanan@theJLAGroup.com  
Signature William T. Buchanan Date 7/1/2021
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  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.

William T. Buchanan  
Applicant or Designated Agent Signature

7/1/2021  
Date

William T. Buchanan

Print Applicant or Agent Name

# Designation of Agent

Please type or print all information



Please complete if the property owner is not the applicant.

Staff Use Only	
Application Number <u>ZV21-007</u>	Date Received <u>7/6/21</u>

1. Project Name New KIA Dealership  
Project Address/Location 5425 Jefferson Davis Hwy., Beech Island, SC 29842
2. Property Owner Name SCH ENTERPRISES Owner Phone 706 312 9200  
Mailing Address 1770 GORDON HWY  
City AUGUSTA ST GA Zip 30904  
Owner Email ghodges@stokesauto.com Owner Fax 800 690 0311
3. Designated Agent William T. Buchanan, P.E.  
Relationship to Owner Project Civil Engineer  
Firm Name Johnson, Laschober & Associates Phone 706-724-5756  
Mailing Address 1296 Broad Street  
City Augusta ST Georgia Zip 30901  
Email wbuchanan@theJLAgrouop.com Fax 706-724-3955  
Signature William T. Buchanan Date 7/1/2021

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

Owner Signature [Signature] Date 7/1/2021

5. Sworn and subscribed to before me on this 1st day of JULY, 2021.

Renny K. Sikes  
Notary Public  
August 13, 2025  
Commission Expiration Date

My Commission Expires  
August 13, 2025

# JOHNSON, LASCHOBER & ASSOCIATES, P.C.



July 1, 2021

Board of Zoning Appeals  
City of North Augusta  
100 Georgia Ave, North Augusta, SC 29841

Re: New KIA Dealership – Request for Variance Narrative  
Highway Corridor Overlay District  
JLA No: 6248.2101  
Letter No: 001

#### Members of the Board of Zoning Appeals:

Johnson, Laschober, & Associates, P.C. (JLA), requests approval for variances on behalf of the applicant, Greg Hodges representing S & H Enterprises for a new KIA Dealership located at 5425 Jefferson Davis Hwy., Beech Island, SC 29842. The project will encompass two parcels (013-15-02-001 & 013-20-03-004) so a plat combination and a re-zoning will be required due to the properties being zoned differently. That process will be handled separately per North Augusta's prescribed process. However, the parcel fronting Jefferson Davis is within the Highway Corridor Overlay District (HCOD) which provides some requirements that would be a hindrance to the applicant's intended use of the site. The applicant is requesting variances for the following:

1. Table 3-9 and Section 3.8.5.3.2 of the North Augusta Development Code. The applicant requests a variance to change the maximum front setback in the Highway Corridor Overlay District from ninety (90) feet to one hundred and fifty three feet, six inches (153.50).
2. Table 3-9 and Section 3.8.5.3.2 of the North Augusta Development Code. The applicant requests a variance to change the minimum frontage buildout in the Highway Corridor Overlay District from thirty (30%) percent to twenty (26.3%) percent.

#### Reasoning for Variance #1:

The applicant's intended use of the site is for a car dealership. Visibility of inventory from major public thoroughfare (Jefferson Davis) is critical to operation of the business. Abiding by the 90 foot maximum setback would result in less visibility of inventory from Jefferson Davis as it would need to be located behind the building.

There are some existing car dealerships in this area that do not comply with this requirement. The Bob Richards Toyota Dealership across the street maintains a +/- 128

ft. front setback. The Hyundai Dealership was granted a variance in 2018 for a setback of 190 ft. Allowing the applicant to build with a setback of 153.50 ft. will not change the character of this area because the precedent has already been set by other developments to allow greater setbacks.

The applicant also owns the undeveloped property directly to the west with future plans of developing another car dealership. Granting variance will not result in any encumbrance or perceived encumbrance to a neighboring property owner for allowing development which does not meet the prescribed zoning codes.

Reasoning for Variance #2:

The plans include a future building expansion which will achieve the requirement of minimum building frontage being 30% of the front property dimension. The current building footprint falls short of this requirement at 26.3%. The basis of the building design was dictated by KIA corporate to be in keeping with their branding and operational strategy.

The Hyundai Dealership was granted a variance in 2018 to reduce minimum building frontage from 30% to 20%. Granting this variance will not change the character of the area.

Conclusion:

The applicant's project will transform this property from an unoccupied and unmaintained eyesore into a state of the art car dealership that is in keeping with the character of existing properties within this HCOD. The applicant respectfully requests the two variances to provide the best and highest use of his property and its intended use. Neither variance will alter the character of this area as they are in keeping with what has been previously in the HCOD.

Respectfully submitted,

JOHNSON, LASCHOBER & ASSOCIATES, P.C.

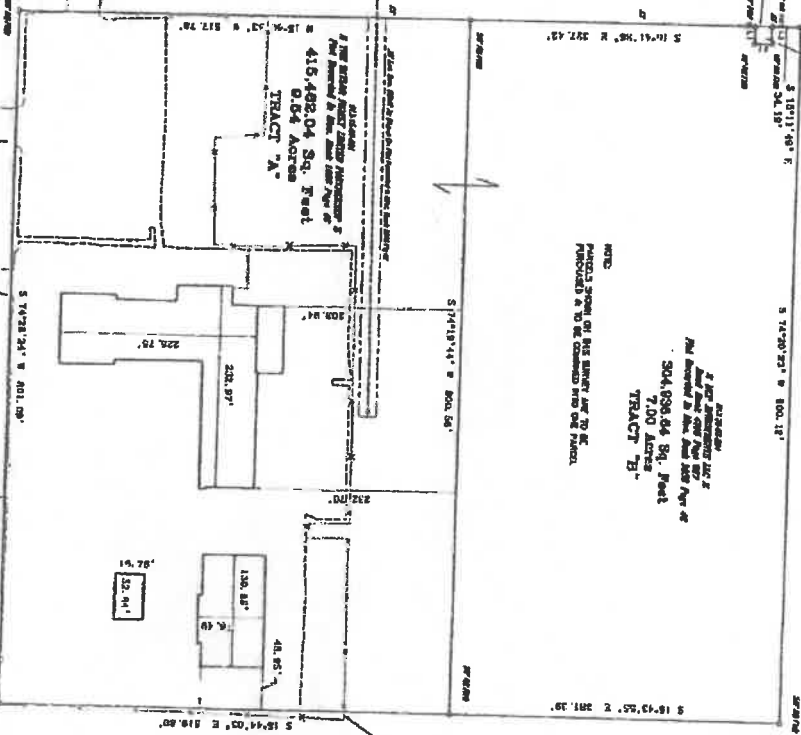


William T. Buchanan, P.E.  
Civil Engineer / Partner

Cc: Greg Hodges  
JLA File



REVCO RD (PUBLIC-PAVED) S-1753 100' R/W



AIKEN-AUGUSTA HIGHWAY US-1 R/W VARIES

NOTES:  
PARTIAL STRIPS OF THE TRACTS ARE TO BE PROVIDED AS TO BE DETERMINED BY THE FIELD.

AIKEN-AMSTERDAM LLC  
415,482.04 Sq. Feet  
7,100 Acres  
TRACT 'A'

AIKEN-AMSTERDAM LLC  
7,100 Acres  
TRACT 'B'

Partial Detachment of 16.14  
AIKEN-AMSTERDAM LLC



CAROLINA LAND SURVEYORS, INC.  
1234 Highway St., Little Rock, Arkansas 72202-5454  
www.carolinalandsurveyors.com

S & H ENTERPRISES  
PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA  
AIKEN COUNTY SOUTH CAROLINA  
SCALE 1" = 80' DATE 6/2/2021

COMPLETION PLAN  
OF  
EXHIBIT 1  
TAX PARCEL NUMBER 013-15-02-001  
013-20-02-004  
PREPARED FOR  
S & H ENTERPRISES

This plat was prepared by a Licensed Professional Surveyor in accordance with the provisions of the South Carolina Surveying Act of 1977, Chapter 44, Title 44, Section 44-27.

AIKEN-AMSTERDAM LLC  
S & H ENTERPRISES  
1234 Highway St., Little Rock, Arkansas 72202-5454

This plat was prepared by a Licensed Professional Surveyor in accordance with the provisions of the South Carolina Surveying Act of 1977, Chapter 44, Title 44, Section 44-27.

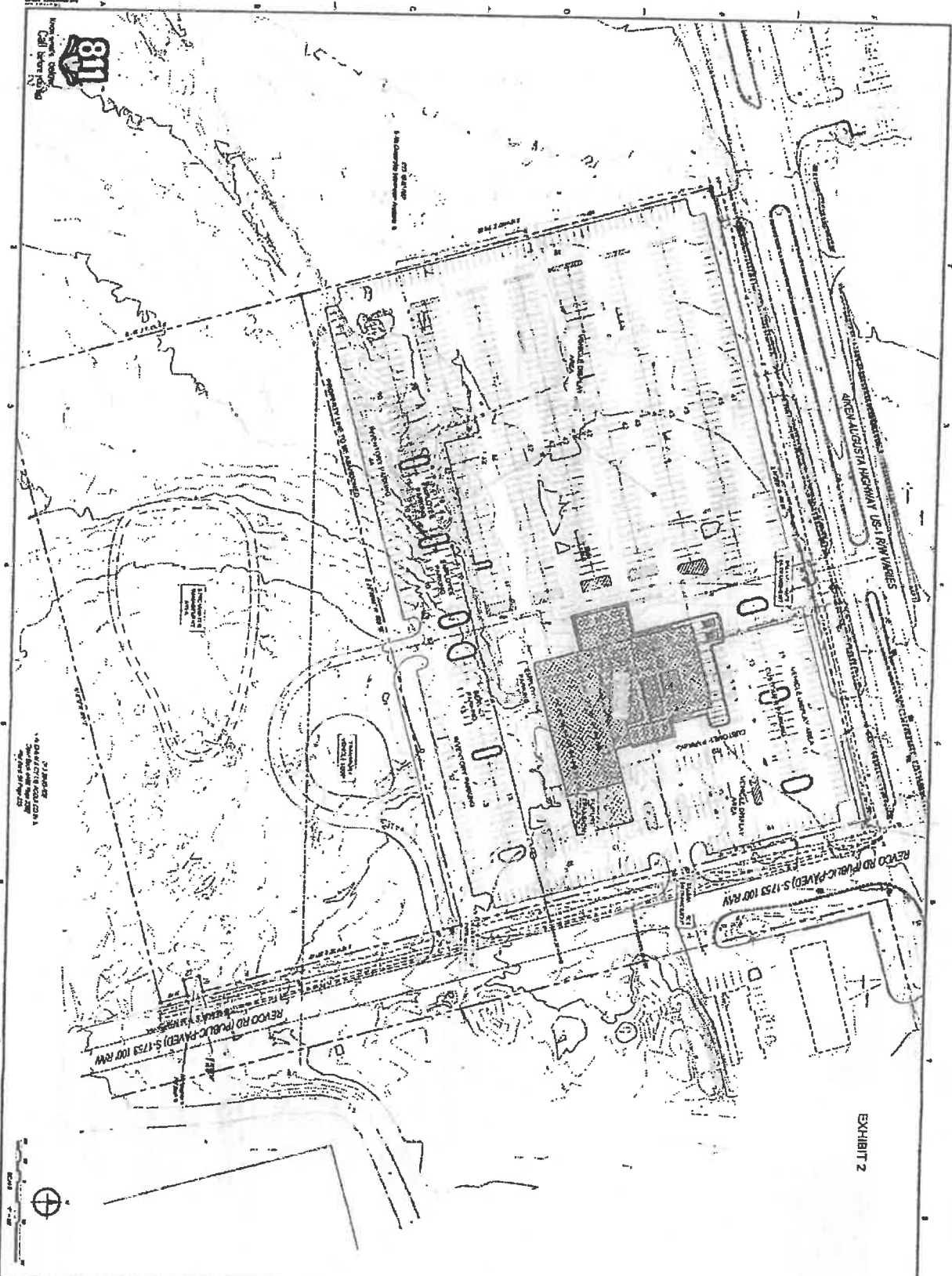


EXHIBIT 2

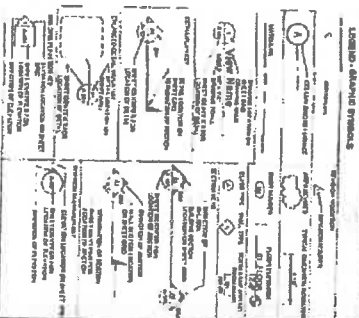
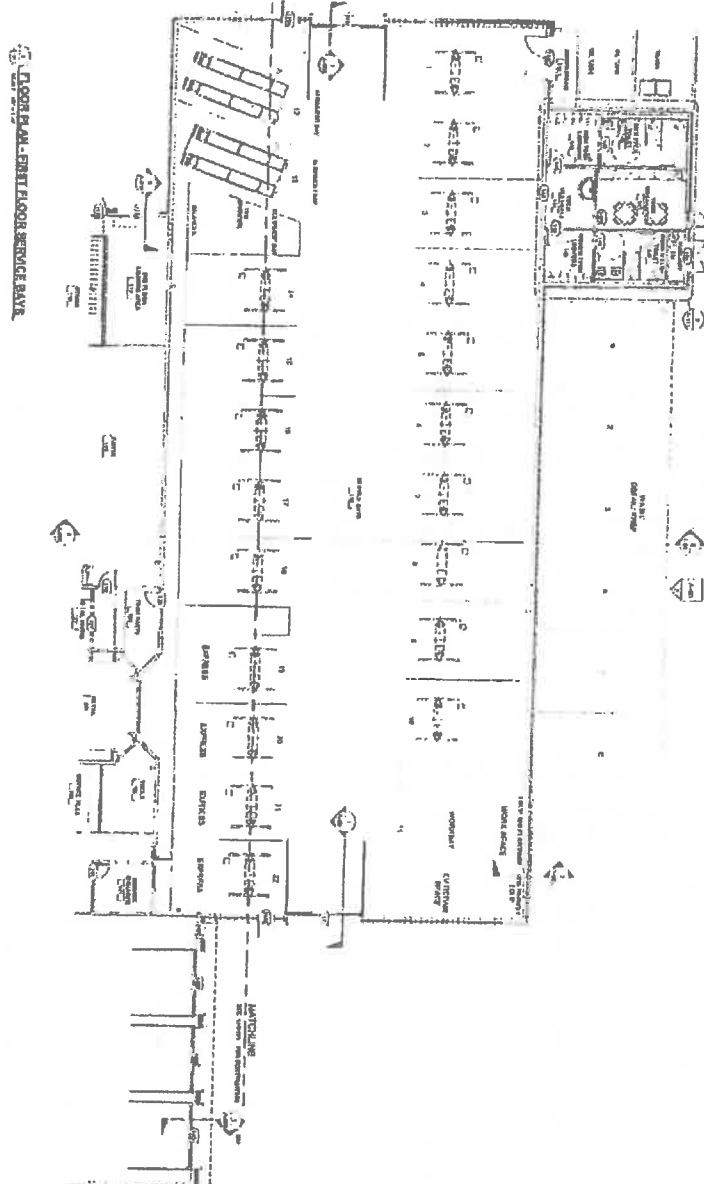
PROJECT NO.	PC-101
DATE	A
PROJECT TITLE	PRELIMINARY SITE LAYOUT
DATE	
BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
DATE	
BY	
CHECKED BY	
DATE	
SCALE	

BLVD#10  
**S & H ENTERPRISES**  
 1880 JEFFERSON DAVIS HWY., GRANTEEVILLE, SC 29620  
 PROJECT NAME  
**NEW KIA DEALERSHIP**  
 PROJECT LOCATION  
 JEFFERSON DAVIS HWY., BEACH BLAND, SC 29841

JEFFERSON VALLEY ASSOCIATES, P.L.L.C.  
 1880 JEFFERSON DAVIS HWY., GRANTEEVILLE, SC 29620  
 PHONE: 803-781-1111  
 FAX: 803-781-1112  
 WWW: WWW.JVA.COM



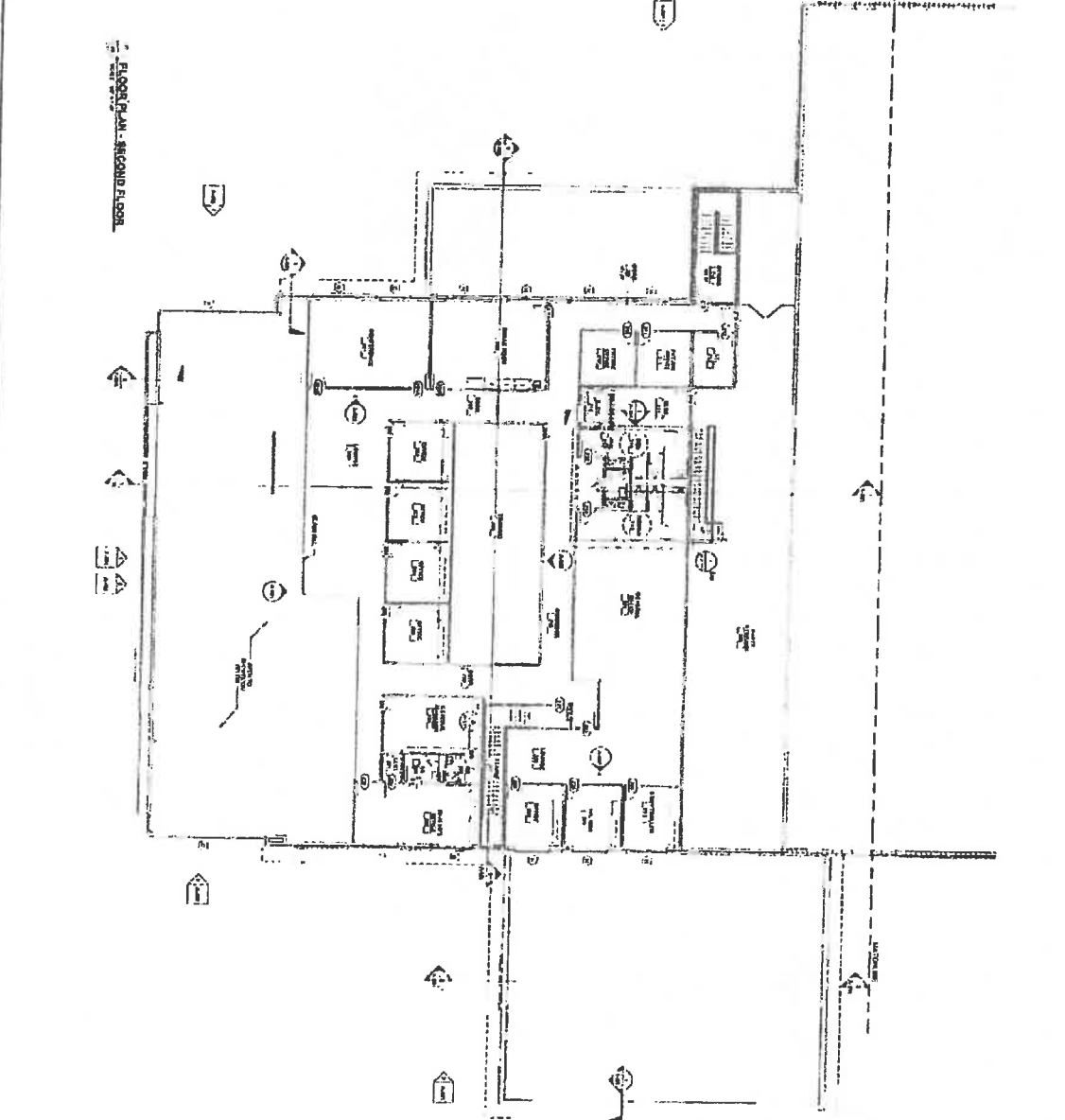
**EXHIBIT 4**



	<p><b>S &amp; H ENTERPRISES</b> 180 JEFFERSON DAVIS HWY., GRANTEEVILLE, MO 63040</p> <p><b>NEW KIA DEALERSHIP</b></p> <p>JEFFERSON DAVIS HWY., BEECH BLAND, MO 63021</p>	<p><b>LEGEND - SERVICE BAYS</b></p> <p>1. WASH/WAX/DETAIL BAY</p> <p>2. TIRE/WHEEL BAY</p> <p>3. BRAKE/STEERING BAY</p> <p>4. SHOCK/STRUT BAY</p> <p>5. SAFETY BAY</p> <p>6. EXHAUST BAY</p> <p>7. AIR BAY</p> <p>8. ELECTRICAL BAY</p> <p>9. HEATING BAY</p> <p>10. COOLING BAY</p> <p>11. PNEUMATIC BAY</p> <p>12. HYDRAULIC BAY</p> <p>13. WASH/WAX/DETAIL BAY</p> <p>14. TIRE/WHEEL BAY</p> <p>15. BRAKE/STEERING BAY</p> <p>16. SHOCK/STRUT BAY</p> <p>17. SAFETY BAY</p> <p>18. EXHAUST BAY</p> <p>19. AIR BAY</p> <p>20. ELECTRICAL BAY</p> <p>21. HEATING BAY</p> <p>22. COOLING BAY</p> <p>23. PNEUMATIC BAY</p> <p>24. HYDRAULIC BAY</p>
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A-102

**EXHIBIT 5**



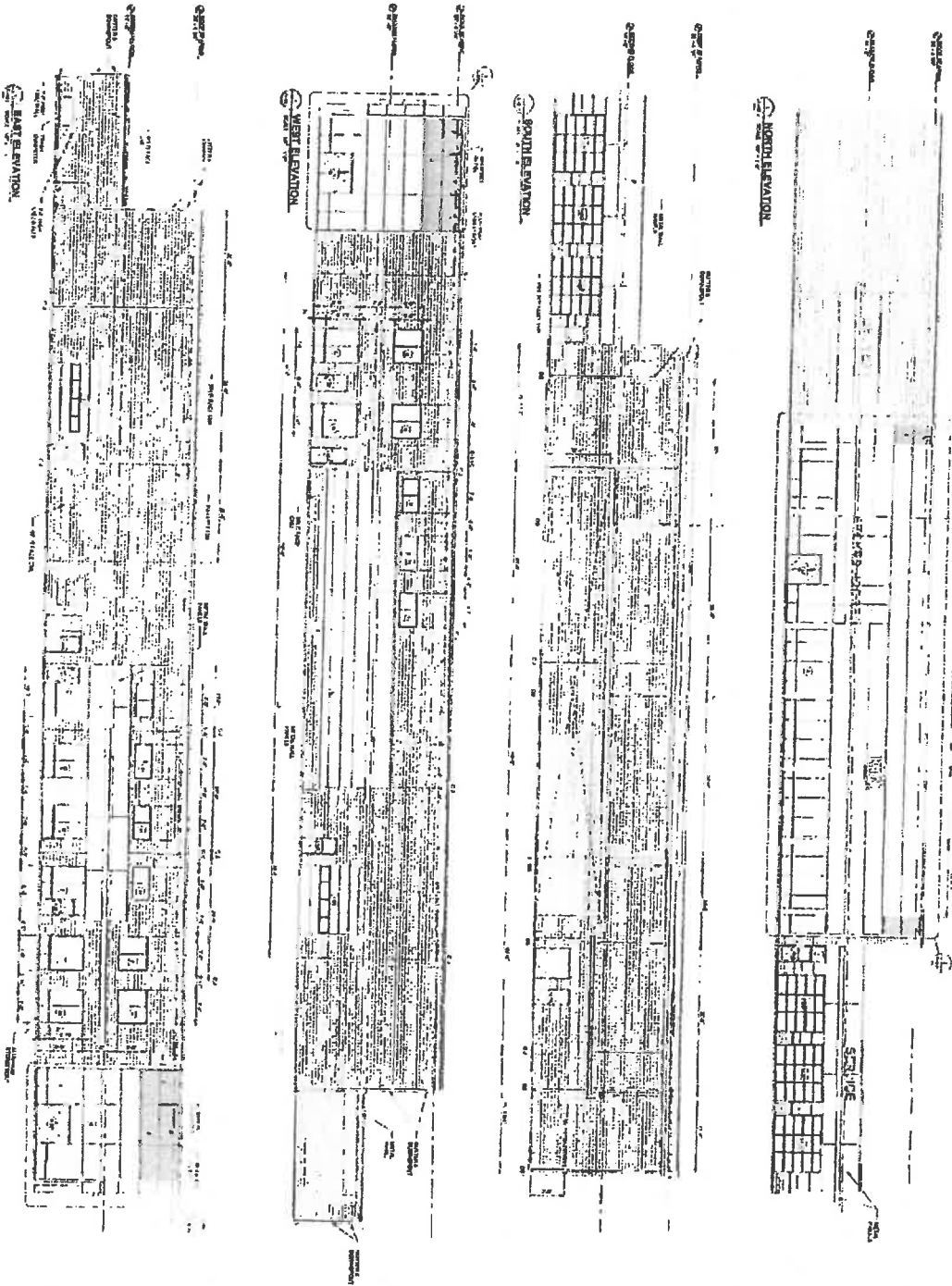
FLOOR PLAN - SECOND FLOOR


**LEGEND - GRAPHIC SYMBOLS**

①	DOOR	②	STAIR
③	WINDOW	④	ELEVATOR
⑤	REAR VIEW	⑥	MECHANICAL ROOM
⑦	FRONT VIEW	⑧	RESTROOM
⑨	REAR VIEW	⑩	STORAGE
⑪	FRONT VIEW	⑫	OFFICE
⑬	REAR VIEW	⑭	CONFERENCE ROOM
⑮	FRONT VIEW	⑯	RESTROOM
⑰	REAR VIEW	⑱	STORAGE
⑲	FRONT VIEW	⑳	OFFICE
㉑	REAR VIEW	㉒	CONFERENCE ROOM
㉓	FRONT VIEW	㉔	RESTROOM
㉕	REAR VIEW	㉖	STORAGE
㉗	FRONT VIEW	㉘	OFFICE
㉙	REAR VIEW	㉚	CONFERENCE ROOM
㉛	FRONT VIEW	㉜	RESTROOM
㉝	REAR VIEW	㉞	STORAGE
㉟	FRONT VIEW	㊱	OFFICE
㊲	REAR VIEW	㊳	CONFERENCE ROOM
㊴	FRONT VIEW	㊵	RESTROOM
㊶	REAR VIEW	㊷	STORAGE
㊸	FRONT VIEW	㊹	OFFICE
㊺	REAR VIEW	㊻	CONFERENCE ROOM
㊼	FRONT VIEW	㊽	RESTROOM
㊾	REAR VIEW	㊿	STORAGE

<p><b>A-103</b></p> <p>INFORMATION FLOOR PLAN SECOND FLOOR</p>	<p><b>S &amp; H ENTERPRISES</b> 1405 JEFFERSON DRIVE SE, CHATTANOOGA, TN 37406</p> <p><b>NEW KIA DEALERSHIP</b></p> <p>JEFFERSON DRIVE SE, CHATTANOOGA, TN 37406</p>	<p><b>JOHN L. LAMBERT &amp; ASSOCIATES</b> ARCHITECTS</p> <p>1000 W. WASHINGTON ST., SUITE 100 CHATTANOOGA, TN 37403</p>
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**EXHIBIT 6**



 <p>JKV          1800 W. 10th St.          Suite 100          Oklahoma City, OK 73106          Phone: (405) 241-1111          Fax: (405) 241-1112</p>	<p>DESIGNED BY  <b>S &amp; H ENTERPRISES</b>          1802 WEST BIRCH DRIVE WEST, OKLAHOMA CITY, OK 73102</p> <p>PROJECT NAME  <b>NEW KIA DEALERSHIP</b></p> <p>DATE OF PLOT          11/15/00</p>	<p>PROJECT NO. A-401</p> <p>DATE: 11/15/00</p> <p>BY: J. W. HARRIS</p> <p>SCALE: AS SHOWN</p> <p>NOTES:          1. SEE EXHIBIT 5 FOR EXTERIOR ELEVATIONS          2. SEE EXHIBIT 6 FOR EXTERIOR ELEVATIONS</p>
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# Department of Planning and Development



## Project Staff Report

ZV21-008 E. Martintown Car Wash

Prepared by: Tommy Paradise

Meeting Date: September 2, 2021

## SECTION 1: PROJECT SUMMARY

Project Name	East Martintown Car Wash
Applicant	Martintown LLC
Agent	Brannon C. Graybill
Address/Location	417 East Martintown Road
Parcel Number	007-12-06-032
Total Development Size	+/- 3.73
Existing Zoning	GC, General Commercial
Overlay	HOC, Highway Overlay Corridor
Variance Requested	Article 3, Section 3.8.5.8.5 Front Setback Landscaping

## 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

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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](http://www.northaugusta.net) on August 18, 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 August 18, 2021. The property was posted with the required public notice on August 18, 2021.

## SECTION 4: SITE HISTORY

---

The project will be located at 417 E. Martintown Road, TMP 007-12-06-032 on +/- 1.25 acres of the +/-3.73 acres parcel. The undeveloped parcel will have a 4,750 square-foot automated car wash constructed onsite with additional an additional 42 linier feet of building over the proposed vacuuming center.

The buildings will be setback 35-feet from the East Martintown Road property line and will have a drive aisle between the building and East Martintown. NADC §3.8.5.8.5.d states, “ If the front setback exceeds thirty (30) feet, the first twenty-five (25) feet measured from the property line shall be landscaped to the standards of a Type B buffer.” A Type B buffer requires a large tree every 50 feet plus one additional and one small tree every 50 feet plus one with a minimum of .7 buffer points per linear foot.

Also, § 3.8.5.8.5.e states, “If the front setback exceeds thirty (30) feet and parking or a drive aisle is provided between the front property line and a structure, the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type D buffer.” A Type D buffer require a large tree every 40 feet plus one and a small tree every 40 feet plus one with 1.2 buffer point per linear foot.

Applicant requests a variance to change the Type B buffer front setback landscaping width from 25-feet to 4-feet.

## SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Undeveloped	Commercial	GC, General Commercial
North	Commercial	Commercial	GC, General Commercial
South	Undeveloped	Commercial	GC, General Commercial
East	Residential	Low Density Residential	R-10 Single-Family
West	Commercial	Commercial	GC, General Commercial

**Access** – The site will be accessible from East Martintown Road.

**Topography** – The site has is realitively flat with a slight fall from the rear toward East Martintown Road

**Utilities** – An existing water and sanitary sewer line run are available.

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

**Drainage Basin** – The site is located at the edge of the Waterworks Basin. The Waterworks basin is a very large basin in the city that handles tremendous flows during rain events. Flows from this basin incorporate stormwater from residential and higher density commercial entities throughout the area. The basin enters the river through two separate channels within the River Golf Club. The City has been implementing a capital improvement project of storm sewers and roads to eliminate the flooding problems that occur during heavy rainfalls. The improved infrastructure will improve conditions and are intended to alleviate flooding problems in various sections of the basin.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant is requesting a variance from the North Augusta Development Code Article 3 Section 3.8.5.8.5 which are:

NADC §3.8.5.8.5.d states, “ If the front setback exceeds thirty (30) feet, the first twenty-five (25) feet measured from the property line shall be landscaped to the standards of a Type B buffer.” A



Type B buffer requires a large tree every 50 feet plus one additional and one small tree every 50 feet plus one with a minimum of .7 buffer points per linear foot.

Also, NADC § 3.8.5.8.5.e states, "If the front setback exceeds thirty (30) feet and parking or a drive aisle is provided between the front property line and a structure, the first twenty (20) feet measured from the property line shall be landscaped to the standards of a Type D buffer." A Type D buffer require a large tree every 40 feet plus one and a small tree every 40 feet plus one with 1.2 buffer point per linear foot.

Applicant requests a variance to change the Type B buffer front setback landscaping width from 25-feet to 4-feet.

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

1. An unnecessary hardship exists;

The applicant requests a variance to change the buffer front setback landscaping width from 25-feet to 4-feet. This request is made considering carwash building length and width is dictated by tunnel length necessary for automated car washes and its orientation, lot depth, and topography.

*NADC §3.8.5.4.8 requires vehicular connection to abutting parcels. The Lidle site has stubbed out the connection to this parcel, which limits the depth that the building can pushed back.*

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

The depth of the lot is limited by the rear topography/grades of the property, a necessary retaining wall and private drive that will provide inner-parcel connectivity through the Lidl drive isle and parking lot, which will allow vehicular traffic access to the nearby traffic signal.

*Inner-parcel connectivity is required and the stub-out to the adjacent Lidl parking lot is in place. Altering the stub-out location would require significant modification to the Lidl parking lot.*

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

These conditions do not generally apply to other properties in the area as most of the surrounding and nearby properties are built out and were developed in previous years.

*This parcel is limited in dimensional layout by the previous development approval of Lidle next door and the placement of the interconnected drive access.*

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 current conditions would prohibit and/or restrict the length of the tunnel making the tunnel shorter than industry standards and the project would not be feasible. The property depth is limited by the property grades/topography and necessary retaining wall that allows for the access between the property and the Lidl, and the finish floor of the Lidl parking lot is already set as it was constructed several years ago.

Setting the building with a layout perpendicular to Martintown Road (versus placing the building parallel to Martintown) follows common industry practice and allows for a more aesthetically pleasing view from Martintown Road. This allows us to place the vehicle prep area and equipment to the rear of the property instead of along Martintown Road

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)

Applicant believes in his professional opinion, considering the quality of the proposed project, that granting of these variances will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district. On the contrary applicant feels the project will provide a great service for the area resident and compliment other commercial uses along the Martintown Road corridor.

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.  
*Car Wash, Automobile laundries, or Car Care Centers is a conditional use in the GC, General Commercial 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. An application for the zoning change for the parcel to the rear will go to the Planning Commission which will provide a recommendation to City Council. City Council will approve or deny any proposed zoning map amendments*

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 Highway Overlay 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.

If the Board of Zoning Appeals should approve the variance, staff would recommend the following conditions:

1. The approved buffer along the East Martintown Road frontage consist of a Type D buffer
2. 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 or the City Engineer

## SECTION 7: ATTACHMENTS

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



EXHIBIT A



Imagery - 2019



ZV21-008  
ZONING VARIANCE  
FOR PARCEL:  
007-12-06-032  
AERIAL IMAGERY

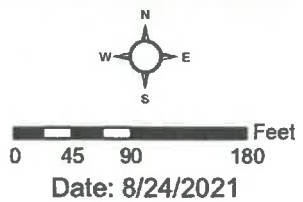
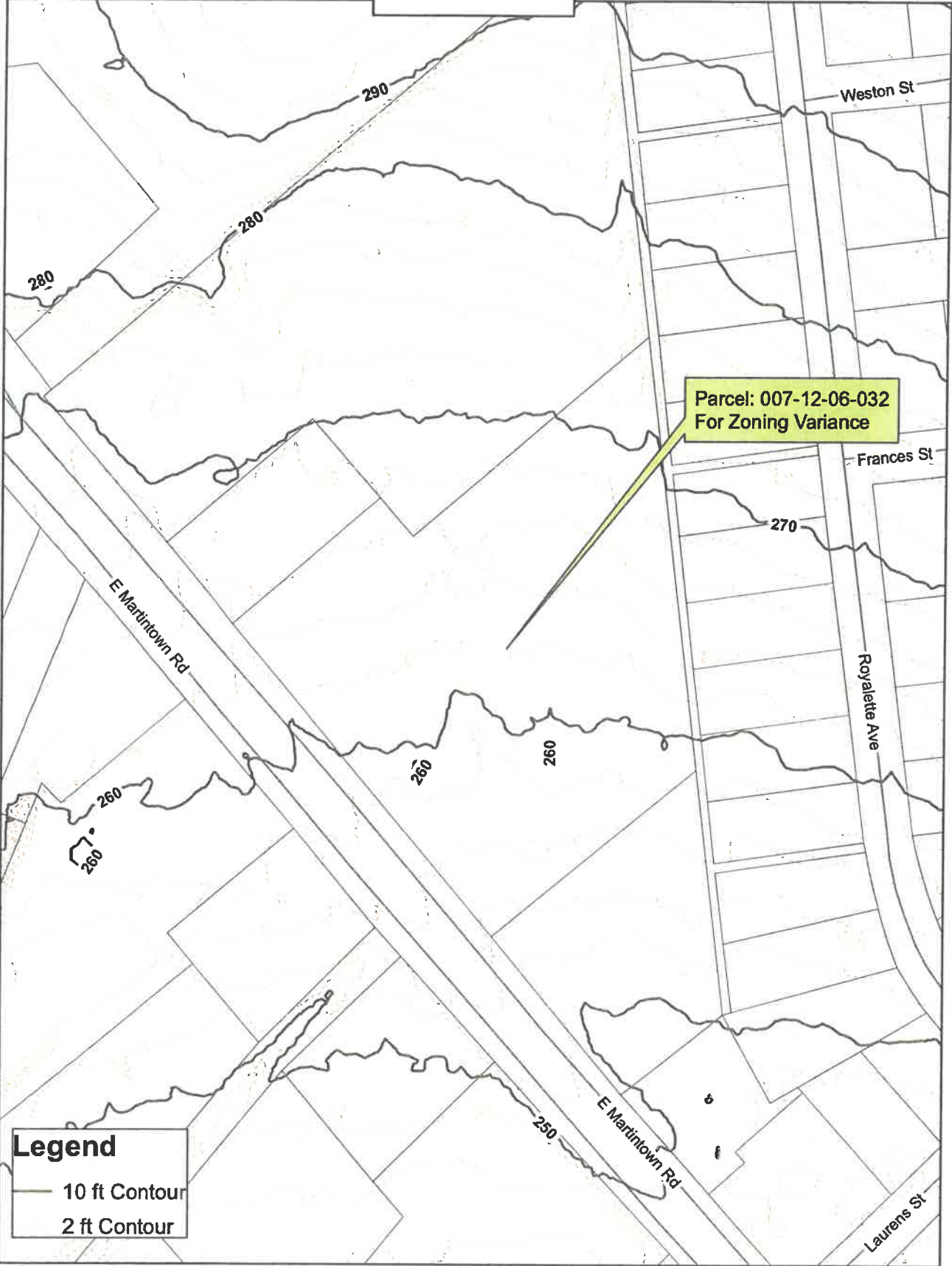






EXHIBIT B



**Legend**  
 — 10 ft Contour  
 - - - 2 ft Contour

Topography Contours SCDNR-2012



ZV21-008  
 ZONING VARIANCE  
 FOR PARCEL:  
 007-12-06-032  
 TOPOGRAPHIC

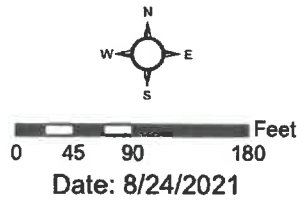
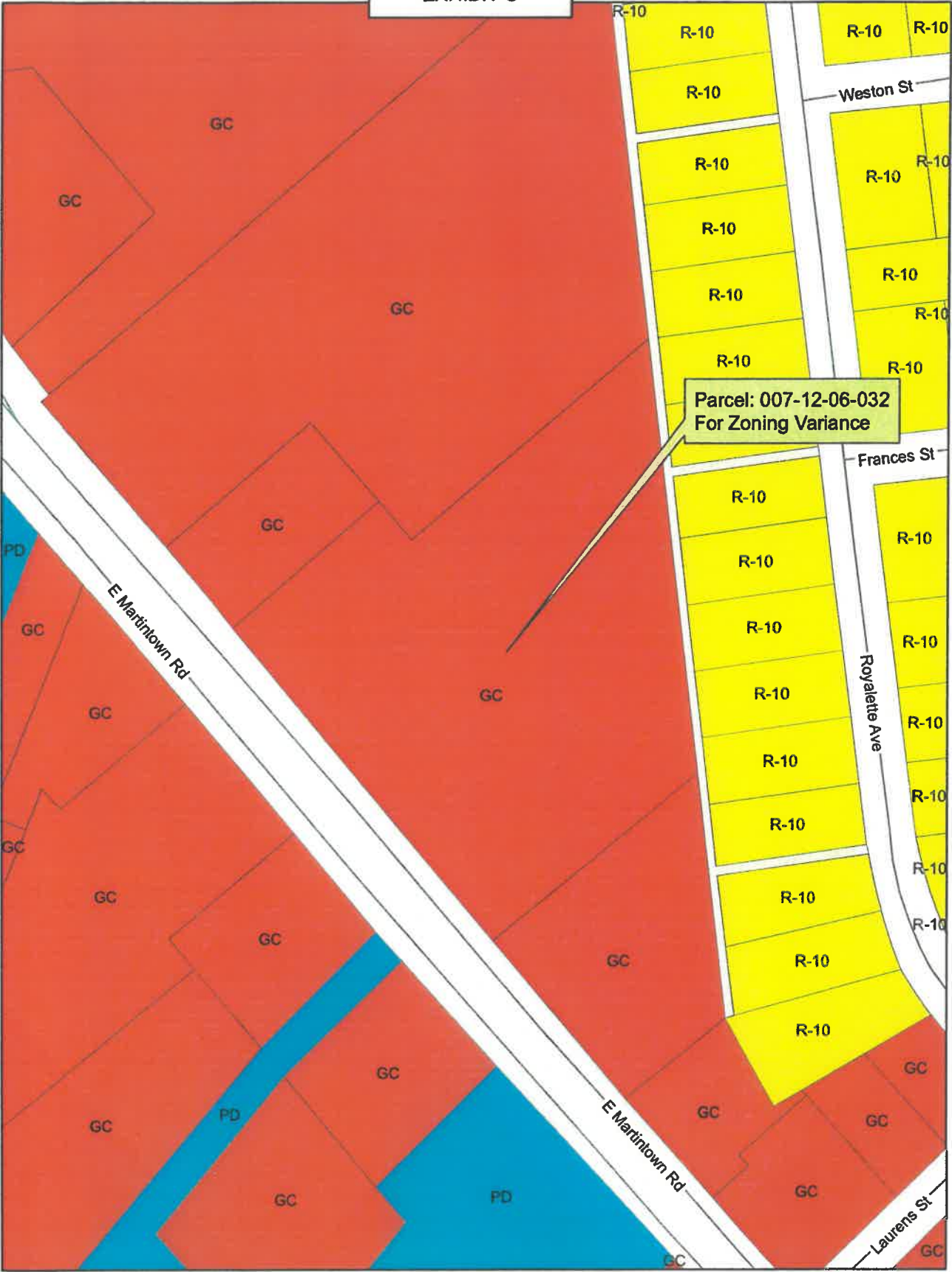






EXHIBIT C



ZV21-008  
ZONING VARIANCE  
FOR PARCEL:  
007-12-06-032  
CURRENT ZONING

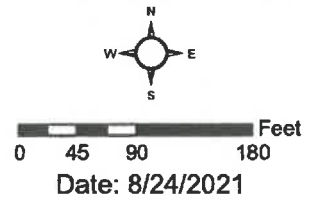
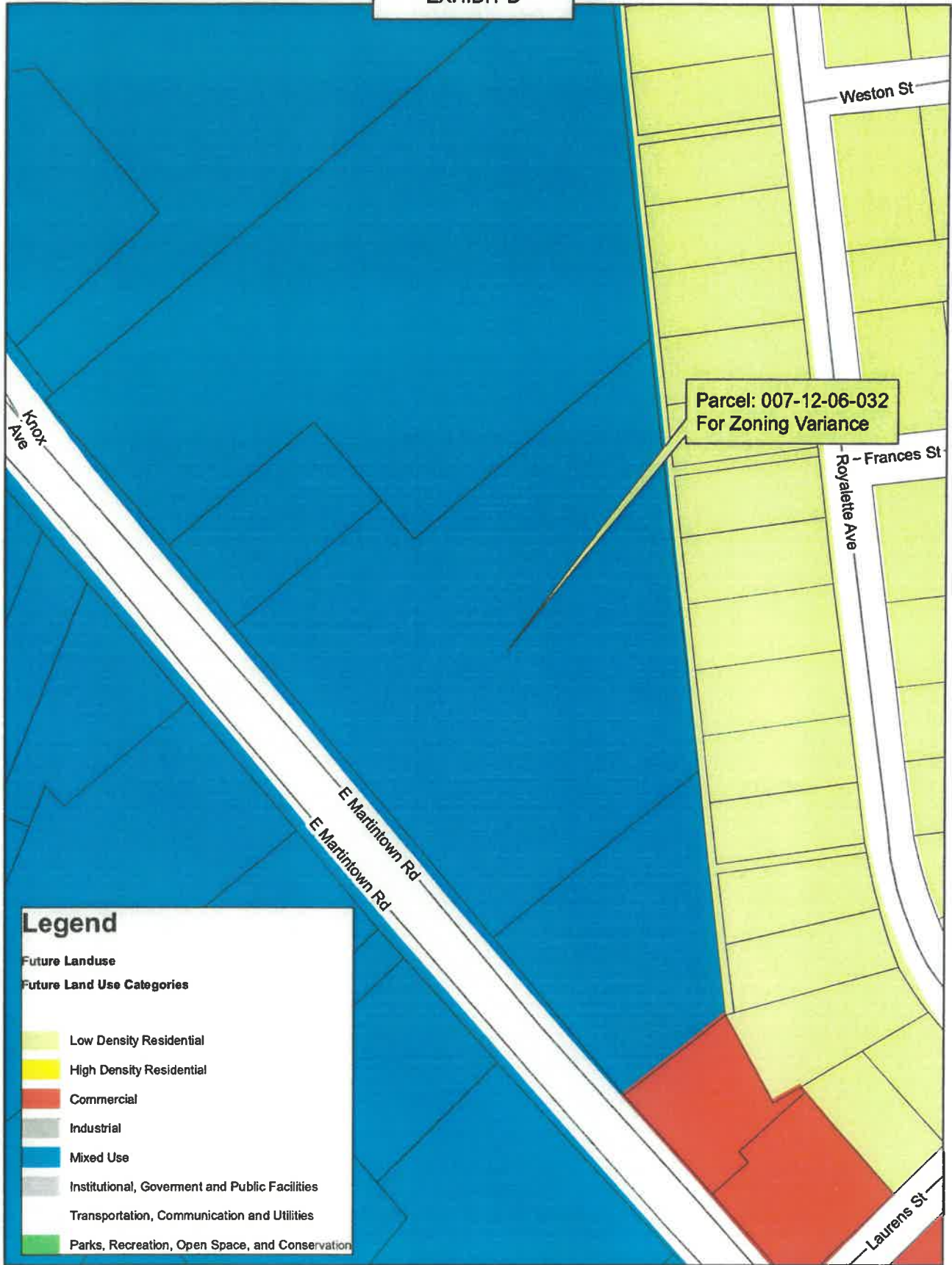
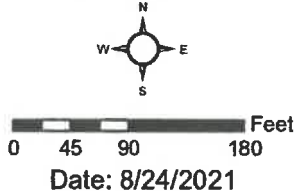




EXHIBIT D



ZV21-008  
ZONING VARIANCE  
FOR PARCEL:  
007-12-06-032  
FUTURE LANDUSE





**REQUEST FOR VARIANCE NARRATIVE**

*For*

**E Martintown Rd Carwash**

**PARCEL I.D. NO. 007-12-06-032**

*Property Located at*

**417 E Martintown Rd., North Augusta Sc**

*Property Owner*

**Martintown LLC  
307 Commerce Drive  
Suite E  
Augusta, GA 30907**

**EMC Project No. 21-8102**

**July 1, 2021**

EMC Engineering Services Inc respectfully requests approval of the variances listed below on behalf of the applicant, Martintown LLC, for the property located at 417 E Martintown Road in North Augusta, South Carolina. The property, identified as tax parcel number 007-12-06-032, consists of 3.73 acres of land that is currently vacant, zoned General Commercial (GC) and is within the Highway Corridor Overlay District (HCOD). The proposed development would consist of an automatic carwash and associated infrastructure on approximately 1.25 acres of the subject property. Stormwater management is provided for in the existing regional detention pond. Adjacent properties to the east and west are zoned General Commercial, properties to the north are zoned R-10 (shielded by a natural buffer) with frontage along Martintown Road to the south.

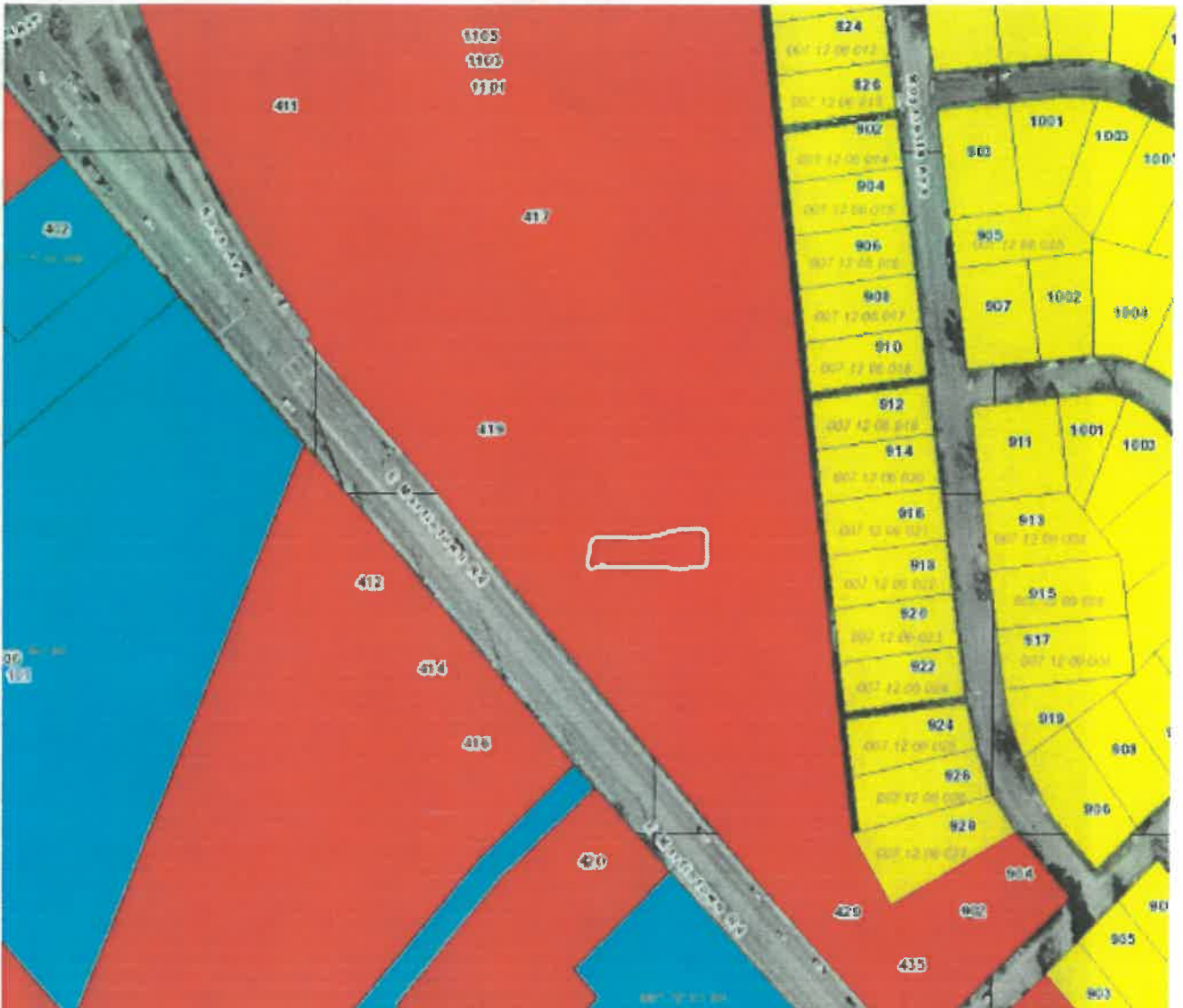
3. North Augusta Development Code Article 3 Section 3.8.5.8.5 Front Setback Landscaping. The applicant requests a variance to change the Type B buffer front setback landscaping width from 25' to 4'. This request is made considering carwash building length and width is dictated by the tunnel length necessary for automated car washes and its orientation as described above.
4. The depth of the lot is limited by the rear topography/grades of the property, a necessary retaining wall and private drive that will provide inner-parcel connectivity through the Lidl drive isle and parking lot, which will allow vehicular traffic access to the nearby traffic signal.
5. These conditions do not generally apply to other properties in the area as most of the surrounding and nearby properties are built out and were developed in previous years.
6. It is our professional opinion, considering the quality of the proposed project, that granting of these variances will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district. On the contrary we feel the project will provide a great service for the area residents and compliment other commercial uses along the Martintown Road corridor.
7. It is our intent to use masonry and other building materials that will be consistent with, and other nearby developments throughout the Martintown district.



**SITE MAP**



**ZONING MAP**





**E. MARTINTOWN ROAD FRONTAGE (Looking North)**





# Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV21-008

Date Received \_\_\_\_\_

Review Fee \$250.00

Date Paid \_\_\_\_\_

1. Project Name E Martintown Rd Carwash  
Project Address/Location 417 E Martintown Rd., North Augusta Sc  
Total Project Acreage 3.73 Current Zoning GC  
Tax Parcel Number(s) 007-12-06-032
2. Applicant/Owner Name Martintown LLC Applicant Phone 706-833-5400  
Mailing Address PO BOX 6310  
City North Augusta ST SC Zip 29861 Email bcgraybill@gmail.com
3. Is there a Designated Agent for this project? \_\_\_\_\_ Yes  No  
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor Alec Metzger License No. 24529  
Firm Name EMC Engineering Services, Inc. Firm Phone 706-963-8010  
Firm Mailing Address 4424 Columbia Rd., Suite B  
City Martinez ST GA Zip 30907 Email robert\_titus@emc-eg.com  
Signature \_\_\_\_\_ Date 7/1/2021
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  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

Brannon C. Graybill

Print Applicant or Agent Name

7/1/2021

Date



# Notice of Appeal

Please type or print all information



## Staff Use Only

Application Number \_\_\_\_\_

Date Received \_\_\_\_\_

Review Fee \_\_\_\_\_

Date Paid \_\_\_\_\_

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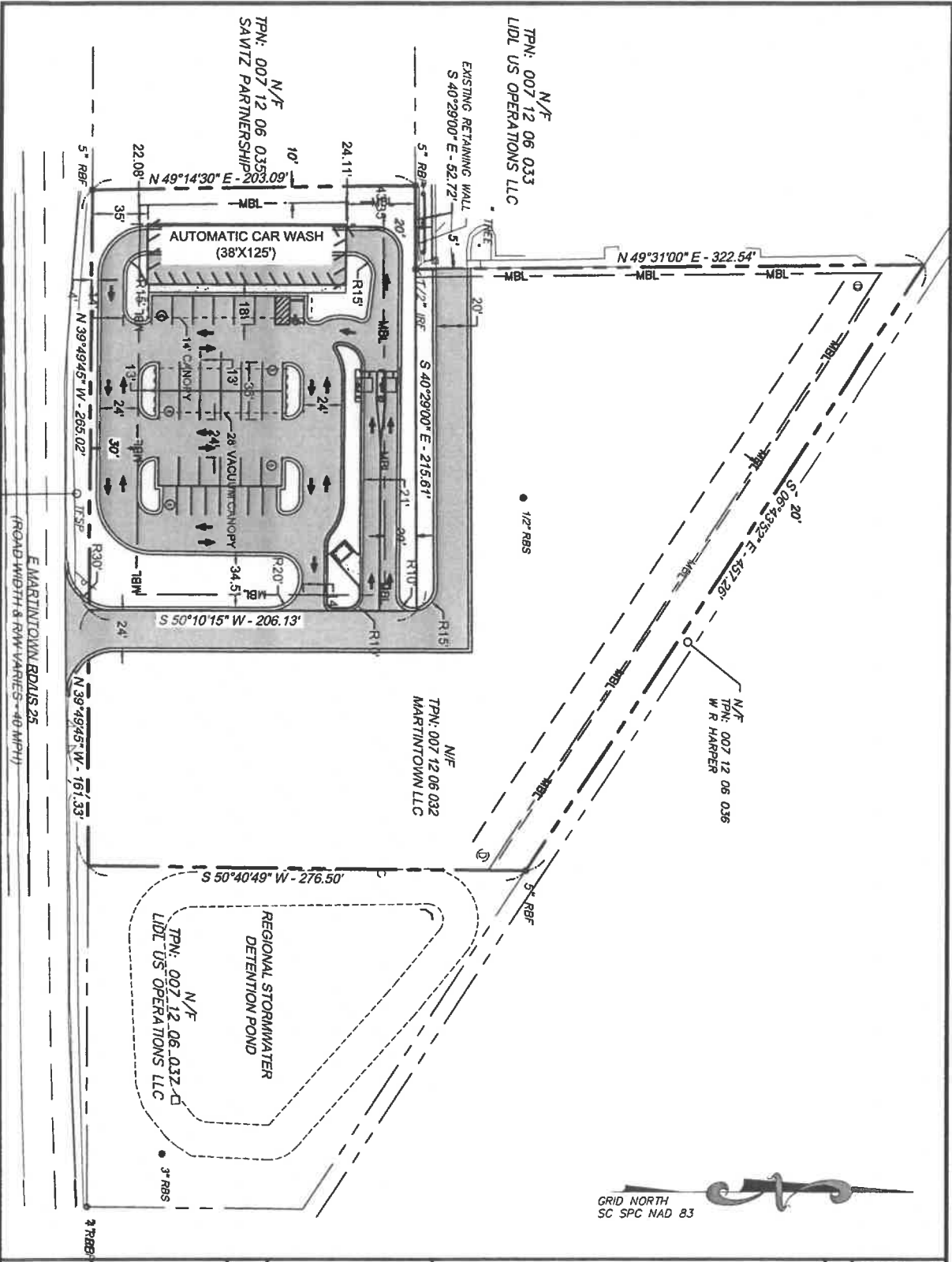
\_\_\_\_\_  
Applicant or Designated Agent Signature

Brannon C. Graybill

\_\_\_\_\_  
Print Applicant or Agent Name

7/1/2021  
\_\_\_\_\_  
Date





PROJECT NO.:	21-8102
DRAWN BY:	GF
DESIGNED BY:	GF
SURVEYED BY:	###
CHECKED BY:	RLT
SCALE:	1" = 60'
DATE:	7/1/2021

GRAPHIC SCALE: 1" = 60'

PROJECT NO.: 21-8102

DRAWN BY: GF

DESIGNED BY: GF

SURVEYED BY: ###

CHECKED BY: RLT

SCALE: 1" = 60'

DATE: 7/1/2021

**CONCEPTUAL LAYOUT**

**E. MARTINTOWN RD CARWASH**

417 E/ MARTINTOWN RD  
NORTH AUGUSTA, SC

Prepared for:  
**MARTINTOWN LLC**

**emc**

EMC ENGINEERING SERVICES, INC.

4424 Columbia Road  
Mauldin, SC 29097  
Ph: (706) 863-8010  
Fax: (706) 863-8011  
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