

Board of Zoning Appeals



Minutes for the Thursday, October 7, 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** – Present at the meeting was Chairman Wesley Summers, Board of Zoning Appeal members Bill Burkhalter, Kathie Stallworth, Jim Newman, and Kevin Scaggs. Also present was Tommy Paradise, Interim Planning and Development Director.
3. **Approval of Minutes** – Minutes of the Regular Meeting of the September 2, 2021 meeting.

Mrs. Stallworth stated that on page six there needed to be an amendment to a question about the carwash being a national carwash or a local, homegrown carwash, with Mr. Titus stated it being a local carwash. Mrs. Stallworth stated that she was asking for clarification for access to the carwash from Lidl, with Mr. Titus explaining that there would be a drive connecting to the carwash and another entrance for Lidl.

Chairman Summers stated that there needed to be another motion with the amendment of the minutes. A motion was made and was properly second to amend the minutes from September 2, 2021 meeting.

4. **Confirmation of Agenda**- Chairman Summers moved to get confirmation of the agenda, with Mr. Scaggs seconding the motion. Chairman Summers approved confirmation of the agenda, with moving the Approval of Minutes from September 2, 2021 meeting to the last item to approve on the agenda because Mrs. Stallworth was stuck in traffic and was on the way to the meeting.

5. **ZV20-008** – A presentation by Ivey Development of Traffic Impact Analysis (TIA) for a proposed townhome and single-family detached development on ±89.64 acres located at the terminus of Napal, Green Forest, and Bobby Drive, TPNs 006-10-09-002 and 006-11-03-164 as required by the variance approval on January 7, 2021.

Chairman Summers read a brief statement from the Board. Chairman Summers stated that when the Board met on January 7, 2021, to decide the request, whether the Board approve or disapprove, there was nothing that could be done to stop the development as long as it met the requirements of the North Augusta Development Code. Chairman Summers stated that however, the Board wanted to make sure that they recognize there would be heavy traffic and that a traffic study was completed and presented to the Board of Zoning Appeals as a part of the variance. Chairman Summers stated that if you like or dislike the traffic study, there is nothing the Board can do to stop the development, as long as it meets the requirements. Mr. Scaggs stated that he would recuse himself because he lives on Green Forest Drive. Chairman Summers stated that if someone is in disapproval of the development, they are welcomed to attend the Planning Commission meeting to voice their opinion of the project.

Chairman Summers asked if there was anything that Mr. Paradise would like to add to the discussion and Mr. Paradise stated that the Board has five conditions for approval and this will meet the criteria for the third condition, which was the approval of the lot size.

Chairman Summers stated that the only people who could ask questions tonight were the Board members. Chairman Summers stated that the City has passed a proclamation stating that Chairman of the committees can choose to hold the meetings virtual, but Chairman Summers chose to hold this meeting in person to give the public at home a chance to view the presentation, but the projector does not work to view the presentation.

Chairman Summers swore in the presenter, Mr. Jason Whinghter, from the Ivey Development and the McKie Property Development. Mr. Whinghter stated that they hired Steve Cassell from a traffic study firm to conduct the traffic study. Mr. Whinghter stated that they met with staff in January 2021 and staff told them initially to study one half mile by road length for the traffic study, so that was done and turned in form comments. Mr. Whinghter said that staff came back and told them to study one half mile radius, so that picked up the intersection of Knollwood Avenue at Pisgah. Staff also asked to study the intersection of Green Forest Drive at Five Notch. Mr. Whinghter said that they have studied all the intersections and asked that if Mr. Cassell could come up and explain the traffic study.

Mr. Cassell was sworn in and explained the traffic study. Mr. Cassell stated there was a challenge with this traffic study based on the ordinance. Mr. Cassell explained the dynamics of the traffic study that was conducted and he stated that he was using level

of service, which is the measurement of delay of traffic, which is used for heavy corridors. Mr. Cassell explained to the Board that they observed the traffic during near the school during the peak hour, which is four consecutive 15-minute intervals with the heaviest traffic flow.

a. **Consideration** – Received by the BZA as information only

6. **ZV21-009**-A request by North Augusta Middle School for a variance at 725 Old Edgefield Road Hwy, TMP 013-09-01-001 from NADC Section 13.8.3.L which does not allow an electronic message center (EMC) in a P, Public Use zoning district and message center is limited to 50% of the sign area to allow an EMC in the P, Public Use zoning district and allow the message center area to be 60% of the sign area.

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

Mr. Burkhalter stated before the public hearing starts, he would like to recuse himself because he has an association with the school district and North Augusta Middle is a part of that.

Chairman Summers opened the public hearing for public comments at 6:45pm. Mr. Paradise stated that the NADC does not allow for an EMC in the P, Public zoning district and the Code only allows for the EMC to be 50% of the total signage area, with the North Augusta Middle School EMC sign being 60%, so there are two variances needed, one for the P zoning district to allow the use of an EMC and the other for the EMC being 60%, not 50% of the total signage area. Mr. Paradise stated that the Planning Department became aware of the sign is when the contractor contacted Mr. Paradise, inquiring if a permit was needed to erect the sign. Mr. Paradise stated that's when it was realized that the sign had already been erected. Mr. Paradise told the Board that schools are not inspected by local inspectors, but by inspectors from the state office. Staff told Mr. Wade, applicant of the sign review for North Augusta Middle School, that he would need to apply for a variance for the EMC to be allowed in the zoning district and for the EMC to be over 60% of the total signage area, since the sign was already erected. Mr. Paradise stated that staff wanted to give Mr. Wade an opportunity to be heard before making the school take their sign down. Mr. Paradise said that staff has some conditions that they would like the Board to consider if they were to grant the variance. One of the conditions is that this only applies to this property and the signage cannot be changed and should the sign need to be replaced, that it meets the sign code at the time of replacement. The other condition was that the EMC has a timer on it and cuts off from 10pm-6am because of the lights bothering the neighbors. Mr. Paradise also wanted the Board to consider that the EMC at North Augusta Middle School complies with the regulations of EMCs in other zoning districts.

Chairman Summers asked Mr. Paradise if a permit was pulled for the sign and Mr. Paradise stated that the zoning compliance was not approved before the sign was put

up. Chairman Summers asked how long has the sign been up and Mr. Paradise stated that it has been up for about a month and a half. Mr. Paradise told the Board that there had been a few phone calls about the sign when it went up and one of the calls was from a church, asking if the code had changed.

Chairman Summers asked if anyone wanted to speak on the sign and Mr. Ron Wade spoke on behalf of Signs Unlimited. Chairman Summers asked Mr. Wade has he put up any other signs in North Augusta. Mr. Wade stated that he has put up signs in North Augusta, not for the school, but for himself and his business. Chairman Summers stated to Mr. Wade that he should have known that he needed permits to put up the sign. Mr. Wade said that this is the first time that this has happened and he thinks there was some confusion on local code. Mr. Paradise called Mr. Wade and informed him that the sign had already been erected. Mr. Wade explained to the Board about the dynamics of the sign and different programs on controlling the signs. Mrs. Stallworth asked if the other cities, such as Aiken, where other EMCs are being erected, is there a variance needed for this type of sign. Mr. Wade stated that this is the first city in the area where he has erected an EMC that he needed to apply for a variance. Mrs. Stallworth stated to the Board that the Nancy Carson Library has erected an EMC and contacted the Board, stating that the sign is not the right size, but they would absorb the cost on re-doing the sign. Mrs. Stallworth said that with the library being in the city limits, we might need to take a look at the code on EMCs in public zoning districts. Mr. Paradise explained that the application for the sign at the library pre-dated him with the previous Planning Director, and the specs and dimensions were submitted then and approved before his tenure. Mr. Wade explained more in depth to the Board about the sign and the message and ads that would be featured on the signs. Mr. Paradise explained to the Board about a case that went to the Supreme Court, stating that you can regulate the size of the sign, but you cannot regulate the message of the sign.

Chairman Summers closed the public hearing at 8:14pm.

b. **Consideration** – Application ZV21-009

Chairman Summers explained that they generally take the ten items needed to approve the variance and stated that if one item is not approved, then the variance is not granted. Mr. Newman asked if the variance is denied or approved, what will happen. Mr. Paradise stated if the variance is denied, the City will move forward in assuring compliance with the zoning ordinance, which is removal of the sign. If the variance is granted and the sign has to be 60/40 in ratio, then the sign would have to be modified to those standards. If the Board says “no, we don’t want the sign there, it doesn’t meet the criteria”, then the variance will be denied and the sign will be removed, or it can be approved or approved with conditions. Mr. Paradise explained that the size of the sign is not the issue, it’s the ratio, with the Code stating that the EMC cannot be more than 50% of the total signage area.

Mr. Scaggs motioned for the approval for the variance ZV21-009 with two conditions: if the sign needs to be replaced, it must comply with the current sign ordinance in place and staff recommends limiting the hours of operation of the EMC from the hours of 11pm-6am, with the sign being expected to follow all regulations of the sign code. Mr. Newman seconded the motion, with the vote being unanimous in the approval of ZV21-009.

7. Adjourn

The meeting was adjourned at 8:48pm.

Respectfully Submitted,

Thomas L. Paradise
Interim Director of Planning and Development
Secretary to the Board of Zoning Appeals

Department of Planning and Development



Project Staff Report

ZV20-010 Jiffy Lube/Diablo's Signage

Prepared by: Kuleigh Baker

Meeting Date: November 4, 2021

SECTION 1: PROJECT SUMMARY

Project Name	Jiffy Lube/Diablo's Signage
Applicant	AAA Sign Co. Inc.
Address/Location	140 Laurel Lake Drive
Parcel Numbers	010-18-08-001
Total Development Size	±1.10 ac
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Variance Requested	NADC Section 13.8.3.n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot

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. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
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 October 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 October 18, 2021. The property was posted with the required public notice on October 20, 2021.

SECTION 4: SITE HISTORY

This property was initially part of a 4+ acre tract that was a remnant from SCDOT improvements made during the reconfiguration of Exit 5 and the 520 interchanges. The property was rezoned (RZM09-004) in 2009. The request was initially for TC, Thoroughfare Commercial, but was approved as GC, General Commercial by the North Augusta City Council on November 2, 2009, City Council Ordinance 2009-0011.

The property has been subject to several plats to divide the property and dedicate easements to the City. A plat was approved in 2011 (MP11-008) showing the parcel in its current configuration. Additional plat in 2013 subdivided the Waffle House portion of the property.

These plats were subject to an agreement requiring additional intersection improvements for the development of the remaining parcels from the original property. The agreement is dated September 27, 2011.

On October 17, 2019, Planning Commission approved application SP19-002, a Major Site Plan application for a proposed Jiffy Lube and retail strip center along with MW19-004, a Waiver request for modifications to the landscaping requirements of the NADC and CU19-04, a Conditional Use Permit for the automobile repair related uses. Construction has begun on the site.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Commercial (partial)	GC, General Commercial
North	Commercial (McDonalds)	Commercial (partial)	GC, General Commercial
South	I-20 Right-of-Way	N/A	N/A
East	Commercial (Waffle House)	Commercial (partial)	GC, General Commercial
West	I-20 Right-of-Way	N/A	N/A

Access – The site currently is accessible from an internal drive only. Additional improvements were warranted in previous transportation studies and may need to be installed for this development.

Topography – The subject property has been previously graded and is mainly flat, though slightly elevated from the McDonald's site to the north.

Utilities – The site has access to an existing eight-inch sanitary sewer running mainly east-west across the property. The site has access to an existing eight inch water service line running in from Edgefield Rd. along Laurel Lake Drive. Water is available through the northern property.

Floodplain – The site does not appear to contain any regulated floodplain.

Drainage Basin – This property is within the Franklin Branch Basin, which has good water quality rating per the 2014 Water Quality Assessment & Watershed Plan. A more detailed report was not included in the 2007 baseline survey.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for 159 sf of wall signage for Diablo's and 200 sf of wall signage for Jiffy Lube located on Laurel Lake Drive. The request is in addition to a previously approved freestanding sign measuring approximately 99 sf. The maximum total square footage of all signage allowed on a parcel in the Highway Corridor Overlay District is 300 sq ft or 10% of the ground floor area, or 6 sq ft per linear ft of frontage, whichever is least. On this site, 300 sq ft is the most restrictive sign area. The request is for a total of 458 sf of signage on the subject parcel, an additional 159 sf more than allowed by NADC Article 13, Signs, Section 13.8.3.n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot.

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

1. An unnecessary hardship exists;
 - The applicant states it is an unnecessary hardship to not allow adequate signage on each of the businesses.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that because the property operates multiple businesses on one site, additional signage area is needed so that each building can have its own wall signage. Staff notes that if the parcels were subdivided, the parcels would be entitled to their own total sign area.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states the neighboring property owners are not seeking to develop multiple buildings on one parcel. Staff notes that the particular configuration of the buildings on this site is unique to this intersection.

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 maximum allowable signage puts undue hardship on the property owner's ability to identify two businesses. Staff notes that the configuration of the Diablo's building on the parcel limits visibility from Edgefield Rd.

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 signs are in-line with the character of the commercial district. Staff notes that the proposed wall sign will not affect noise, light, or traffic in the area.

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
 - The applicant states the signs have been reduced to the extent possible for visibility. Staff notes the requested signage area is comparable to similar businesses.

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.
 - Signs are allowed in commercial zoning districts.
 - 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.
 - The applicant states the hardship is created by the requirements of the development code.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff notes that the fact that the property may be utilized more profitably is not the primary purpose of the request.

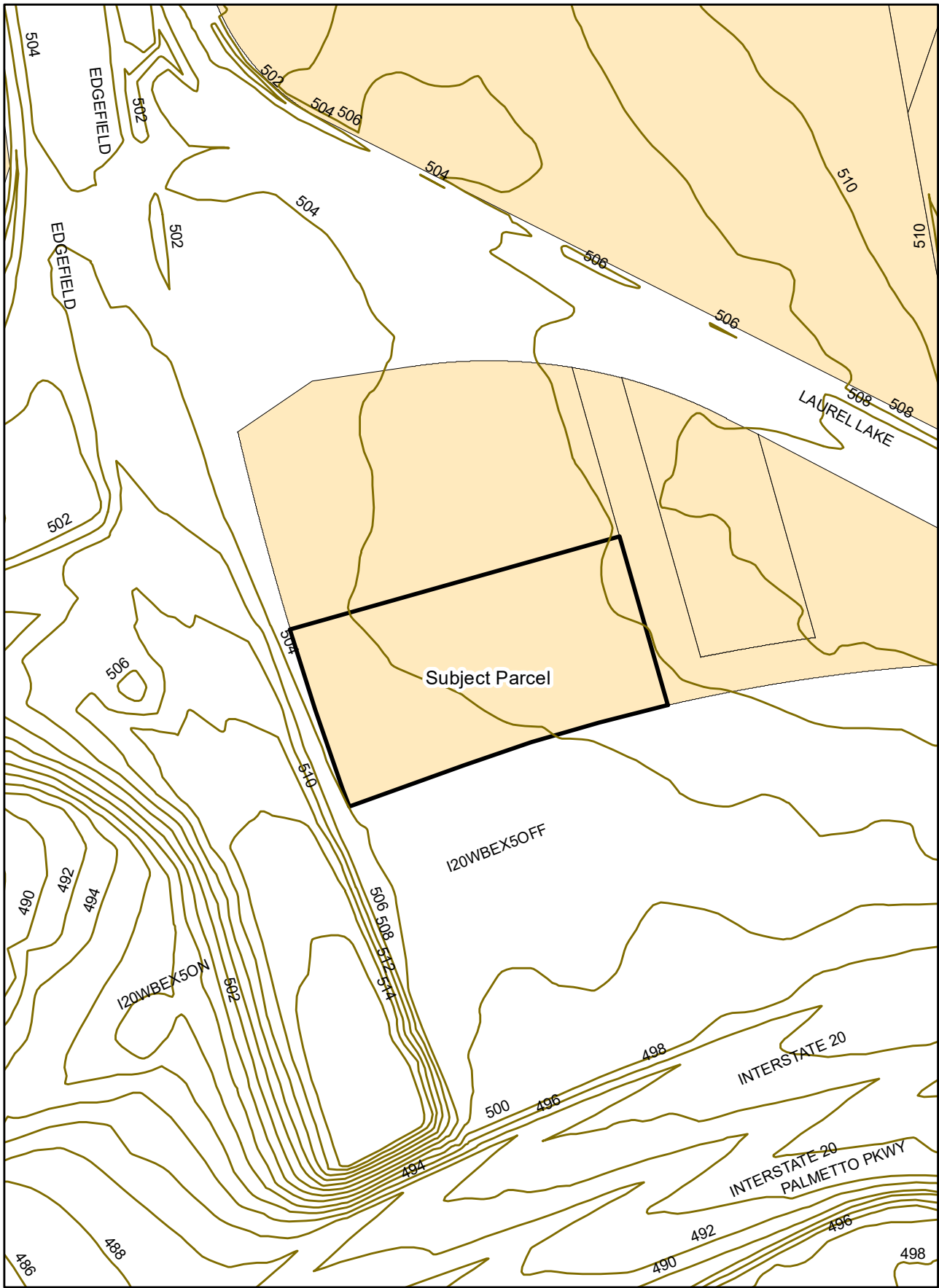
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - This variance, if granted, will apply only to this property and the sign details as submitted. Should the sign need to be replaced, it should meet the requirements of the sign code in place at that time or request another variance, if applicable.
 - Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

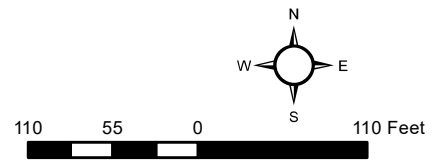
- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos
- 6) Public Notice
- 7) Application Materials
- 8) SN21-032, Approved Freestanding Sign Permit

cc. Bobbie D. Stephens, AAA Sign Co., Inc.

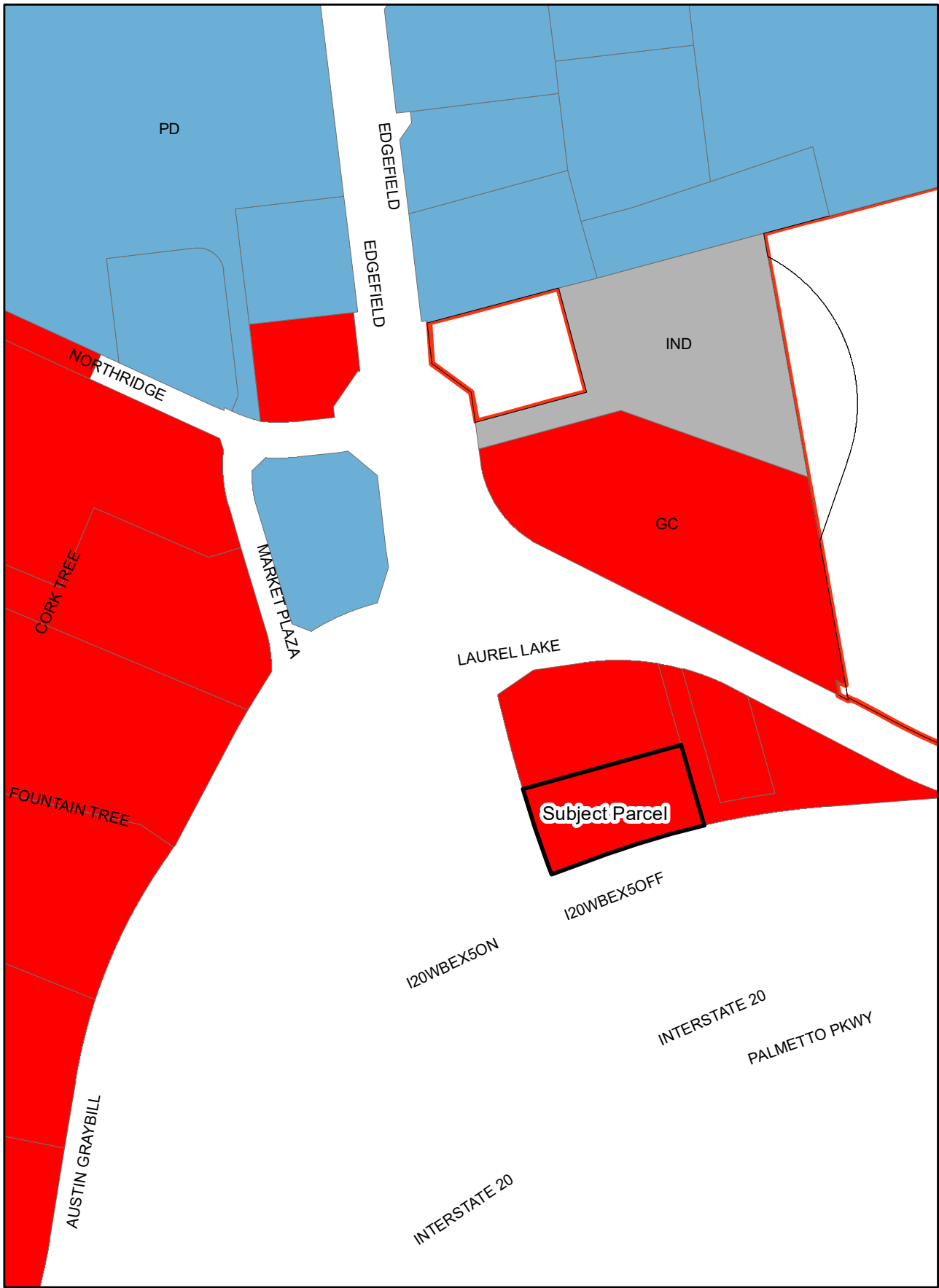




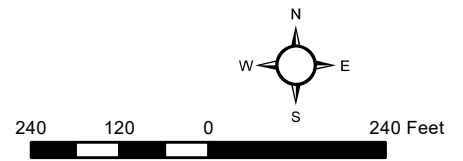
Topography Map
 Application ZV21-010
 Parcel Number 010-18-08-001
 Approximately 1.1 acres



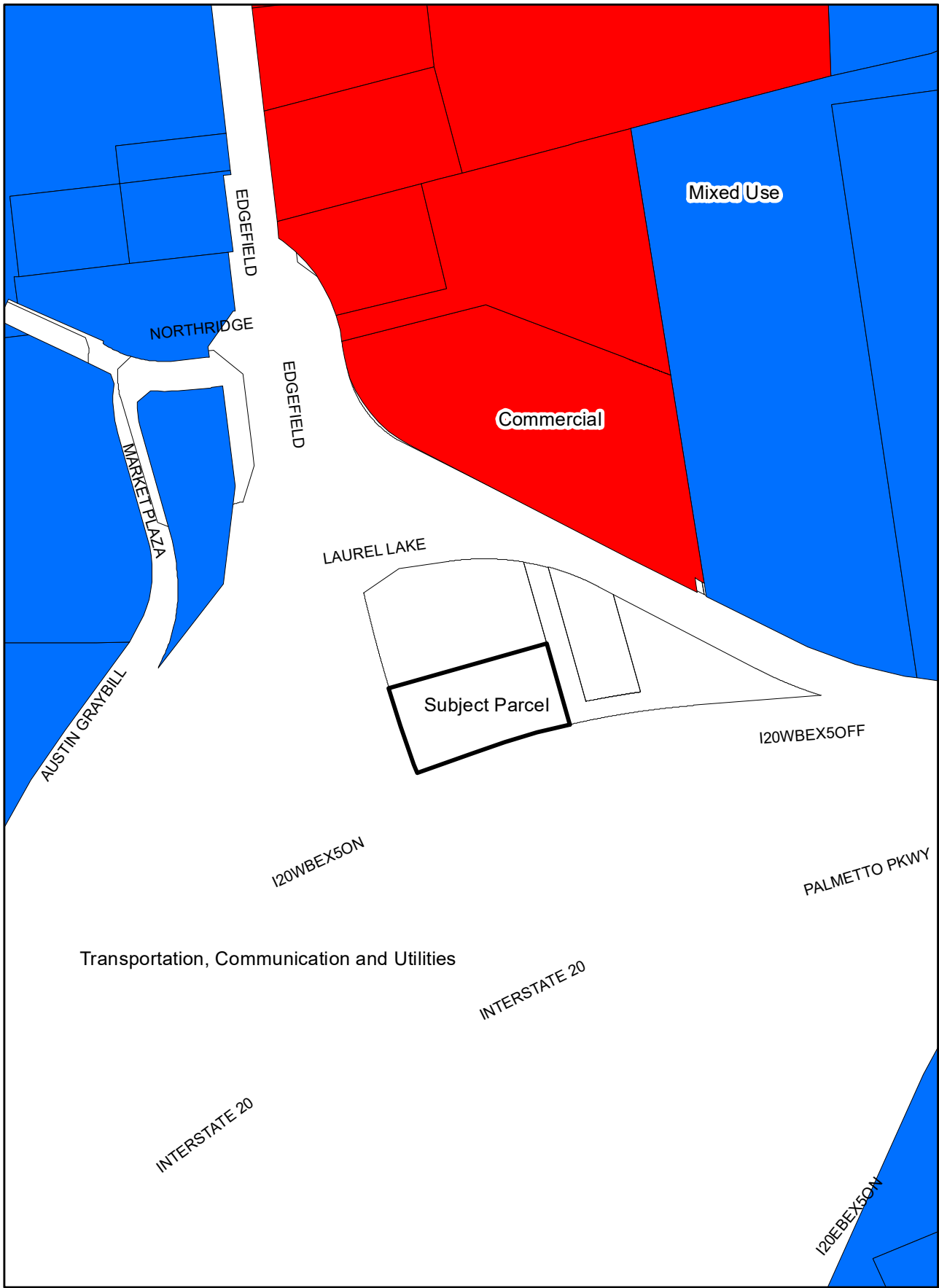
Date: 10/7/2021



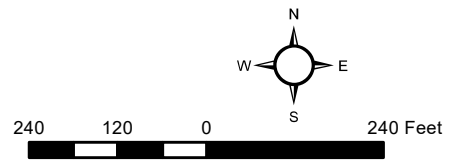
Zoning Map
 Application ZV21-010
 Parcel Number 010-18-08-001
 Approximately 1.1 acres
 Zoned GC, General Commercial



Date: 10/7/2021



Future Land Use Map
 Application ZV21-010
 Parcel Number 010-18-08-001
 Approximately 1.1 acres



Date: 10/7/2021

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on November 4, 2021 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

ZV21-010 - A request by AAA Sign Co., Inc. for a variance at 140 Laurel Lake Drive, TPN 010-18-08-001 from Section 13.8.3.n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot of the North Augusta Development Code. The application affects ±1.10 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

Documents related to the applications will be available for public inspection after October 28, 2021 in the offices of the Department of Planning and Development on the second floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugusta.net. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugusta.net

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.

Application for Development Approval

Please type or print all information



Staff Use

Application Number ZV21-010 Date Received 10/5/21
Review Fee \$250.00 Date Paid 10/5/21

- Project Name Jiffy Lube/Diablos
Project Address/Location 140 Laurel Lake Drive
Total Project Acreage _____ Current Zoning GC
Tax Parcel Number(s) 010-18-08-001
- Applicant/Owner Name AAA Sign Co. Inc Applicant Phone _____
Mailing Address PO Box 211410
City Augusta ST GA Zip 30917 Email bobbies@aaasignco.com
- 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)
- Engineer/Architect/Surveyor AAA Sign Co. Inc. License No. _____
Firm Name AAA Sign Co. Firm Phone _____
Firm Mailing Address PO Box 211410
City Augusta ST GA Zip 30917 Email bobbies@aaasignco.com
Signature Bobbie D. Stephens Date 9/28/21
- 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
- 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 required documents must be correct and complete to initiate the compliance review process.
- Bobbie D. Stephens 9/28/21
Applicant or Designated Agent Signature Date
Bobbie D. Stephens
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 ZV21-010

Date Received 10/5/21

1. Project Name Jiffy Lube / Diablos
Project Address/Location 140 Laurel Lake Drive
Project Parcel Number(s) 010-18-08-001

2. Property Owner Name JLLJ LLC Owner Phone _____
Mailing Address 28310 Washington Rd
City Augusta ST GA Zip 30909 Email _____

3. Designated Agent AAA Sign Co. Inc.
Relationship to Owner Contractor
Firm Name AAA Sign Co. Inc. Phone 7068606890
Agent's Mailing Address PO Box 211410 9125078419
City Augusta ST GA Zip 30917 Email bubbies@aaa.signco.com
Agent's Signature Bonnie R. Stephens Date 9/28/21

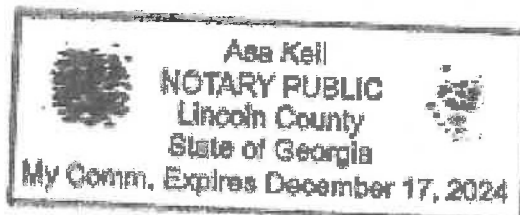
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature] Date 10/1/21
Owner Signature

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

Asa Keil
Notary Public

12/17/24
Commission Expiration Date



NARRATIVE FOR JIFFY LUBE/DIABLOS – 140 LAUREL LAKE DRIVE

AN EXPLANATION OF THE VARIANCE REQUEST INCLUDING THE SITUATION AND THE SECTIONS OF THE NORTH AUGUSTA DEVELOPMENT CODE WHICH REQUIRE AN APPEAL.

The owner of this parcel is building two separate businesses on this lot which is 1.09 acres. There is adequate area for both businesses, an oil change company and a restaurant, and include parking and driveways. The owner has chosen to erect one common sign to include both businesses, saving air space and streetscape clutter for the City of North Augusta at this busy I-20 intersection with Edgefield Road/US Highway 25. Choosing to do this has eliminated the erection of a second 100 sq. ft. 25' sign at this location but has limited his available wall signage space. The Jiffy Lube building requires signs on all sides of the building, facing 3 of 4 sides of the building and directional signage over each of the bay doors for patrons to know where to go for each type of service. The other signs on the building are of moderate size but the total of all signage on this building is 199.8 square feet. These signs are not huge by any means, and necessary. The second business, Diablo's, a restaurant will require wall signage for patrons to be able to find them also. They are asking for square feet of wall signage. The dual freestanding sign has been permitted and approved.

A DESCRIPTION OF THE UNNECESSARY HARDSHIP CREATED BY THE REQUIREMENTS OF THE DEVELOPMENT CODE.

Because there are going to be two separate and different businesses on this parcel, each needs its own signage to be successful and tell customers where to come for their service. It would be a hardship not to have adequate signage on each of the businesses so that patrons can find them and be directed in the right way.

A DESCRIPTION OF ANY EXTRAORDINARY OR EXCEPTIONAL CONDITIONS UNIQUE TO THIS PROPERTY AND HOW THEY RELATE TO THE APPEAL FOR THE VARIANCE.

There are not many business owners who are this diverse but purchase property with the intention of opening two such different businesses on one parcel as this owner has done. In doing so, he has reduced clutter by using one freestanding sign but needs consideration for the wall signage. If he subdivided the parcel he would be entitled to 600 square feet of signage, 300 on each lot, but instead is asking to reduce his entitlement to 500 square feet and erect wall signage on both buildings while using one common sign for the purpose of patrons locating both businesses.

AN EXPLANATION OF WHY THE CONDITIONS DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE AREA.

The neighboring properties are not owners looking to build two businesses on one parcel of land. They are all entitled to 300 sq. ft. per parcel for their businesses and this owner would like the same consideration for wall sign allowances by wall square footage measurement and in keeping with the allowable percentage for signs on each wall. This would be of benefit to the City of North Augusta reducing clutter of 100 sq. ft. of freestanding sign in an already busy area but allowing the success of these two businesses with the same allowable square footages as the surrounding businesses.

A DESCRIPTION OF THE UNREASONABLE RESTRICTIONS OR PROHIBITIONS THE DEVELOPMENT CODE HAS ON THE UTILIZATION OF THE PROPERTY.

Each business should be allowed 300 square feet of signage. Combined parcel is putting undue hardship on this owner to properly identify his two businesses that he has chosen to become part of the City of North Augusta's tax base—a welcoming, thriving, community.

AN EXPLANATION OF WHY THE GRANTING OF THE VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY OR TO THE PUBLIC GOOD, OR HARMFUL TO THE CHARACTER OF THE DISTRICT.

The granting of the variance will not be of any detriment to adjacent property or to the public good because every surrounding businesses has the same opportunity to have the amount of signage as these two businesses are asking for and are not asking for anything oversized or out of the ordinary, just enough to let the public know what businesses are here and how to get to them. The signs are tasteful and important and none are harmful to the character of this highly commercial district.

A LIST AND EXPLANATION OF ANY VOLUNTARY CONDITIONS ON THE VARIANCE TO MINIMIZE ANY POTENTIAL ADVERSE IMPACTS.

As previously stated, the owner is using one common sign instead of the allowable two signs to mark this property. That minimizes the clutter of the streetscape and is valuable in this busy intersection.

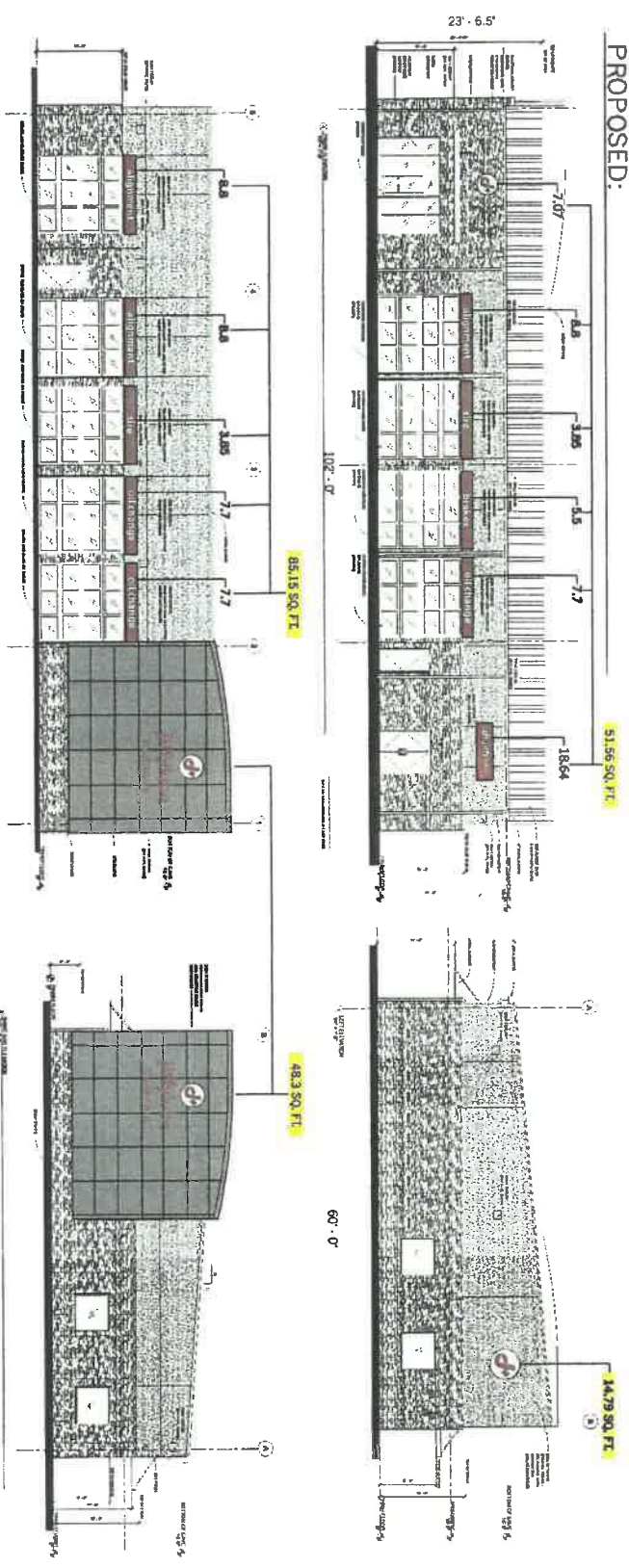
IF THE APPEAL IS FOR A VARIANCE FROM THE PROVISIONS OF ARTICLE 13, SIGNS, REGULATING THE SIZE, HEIGHT, APPEARANCE OR LOCATION OF A SIGN, AN EXPLANATION OF WHY NO ALTERNATIVE SIGNAGE SOLUTION THAT COMPLIES WITH THE PROVISIONS OF ARTICLE 13 IS AVAILABLE AND WOULD PROVIDE ADEQUATE VISIBILITY, RECOGNITION, AND UNDERSTANDING.

Signs on the Jiffy Lube building have been reduced to visible, but not overbearing; tasteful, not loud. After all the necessary signage was determined, the square footage was just under 200 sq. ft. Diablo's signs are also just the size for visibility but tasteful and necessary for customers to find the restaurant, the purpose of good signage.

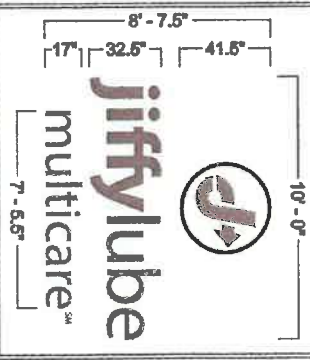
Jiffy Lube/Diablo's respectfully requests that each of the buildings be allowed to have the necessary signage to be successful businesses within the City of North Augusta.

JIFFY LUBE - LAUREL LAKE DR. NORTH AUGUSTA, SC

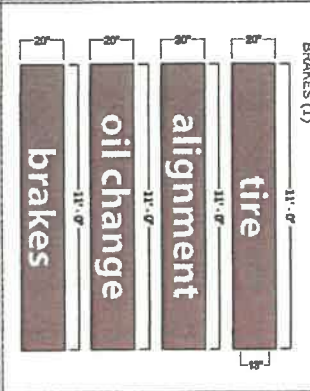
PROPOSED:



ENLARGED VIEW, NTS.
QUANTITY: 2



ENLARGED VIEW, NTS.
QTY: TIRES (2), OIL CHANGE (3), ALIGNMENT (3), BRAKES (1)



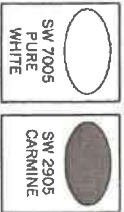
ENLARGED VIEW, NTS.
QUANTITY: 1



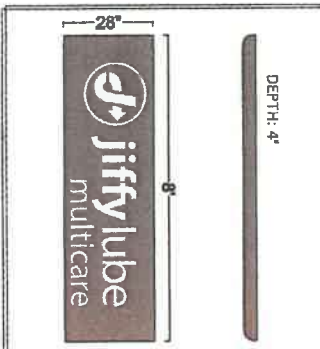
ENLARGED VIEW, NTS.
QUANTITY: 1



COLORS:



ENLARGED VIEW, NTS.
QUANTITY: 1



GENERAL NOTES:

PRELIMINARY ART:

MANUFACTURE AND INSTALL NEW INTERNALLY LED ILLUMINATED CHANNEL LETTERS AND LOGO FOR REAR AND RIGHT SIDE OF BUILDING. CHANNEL LOGOS TO HAVE WHITE FACES, 1" BLACK TRIM CAP. 4" BLACK RETURNS. FACES TO HAVE INLINE AND LOGO IN CARMINE LOGO. CHANNEL LETTERS TO BE REVERSE LED HALO ILLUMINATED CHANNEL LETTERS, FACES AND 4" RETURNS TO BE PAINTED TO MATCH CARMINE COLOR.

MANUFACTURE AND INSTALL 20" TALL X 132" WIDE FLAT ALUMINUM PANELS, PAINTED TO MATCH CARMINE WITH FIRST SURFACE WHITE VINYL LETTERING. PANELS TO BE CENTERED OVER BAY DOORS, AS SHOWN.

MANUFACTURE AND INSTALL NEW SINGLE-SIDED, INTERNALLY LED ILLUMINATED WALL SIGN. SIGN TO BE 28" T X 96" W. 080 ALUMINUM ROUTED SIGN WITH CURVED ENDS. ROUTED SIGN TO BE BACKED WITH WHITE PLEX. LOGO AND TEXT TO ILLUMINATE. "REGISTERED" TRADEMARK TO BE FIRST SURFACE APPLIED WHITE VINYL SYMBOL.

TOTAL SQUARE FOOTAGE: 199.8



Now
Imaging
Specialists
Augusta & Savannah, Georgia
& Charleston, South Carolina

CUSTOMER INFORMATION

FILE NAME: JIFFY LUBE
LOCATION: Laurel Lake Dr, North Augusta, SC
SALES AGENT: Heather Dye
EMAIL: heatherd@aaaSIGNCO.com
DRAWN BY: Chris M. MOB
DATE: 09-14-2021

REVISIONS	DATE:
1	
2	
3	

NOTE: MEASUREMENTS SUBJECT TO CHANGE DUE TO MATERIAL AVAILABILITY.

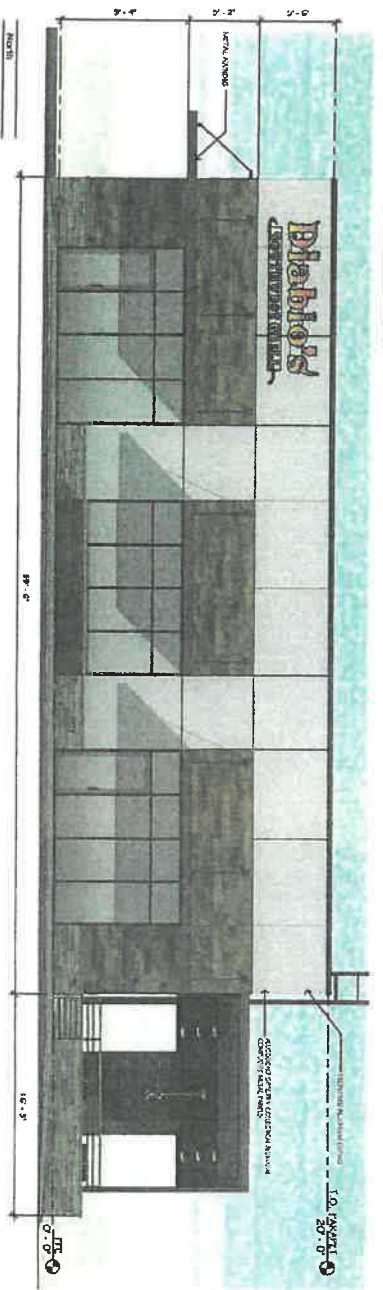
DECLARATION: THIS ORIGINAL ENGINEERING & DESIGN IS THE PRODUCT OF AAA SIGN CO., INC. & IS NOT TO BE REPRODUCED, COPIED, LOANED, EXHIBITED, OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF AAA SIGN CO., INC. PHONE: 706.660.6590 FAX: 706.660.6594 WEB: WWW.AAASIGNCO.COM AUGUSTA, GA 30917

CLIENT REVIEW STATUS
 APPROVED
 APPROVED AS NOTED
 REVISE & RESUBMIT

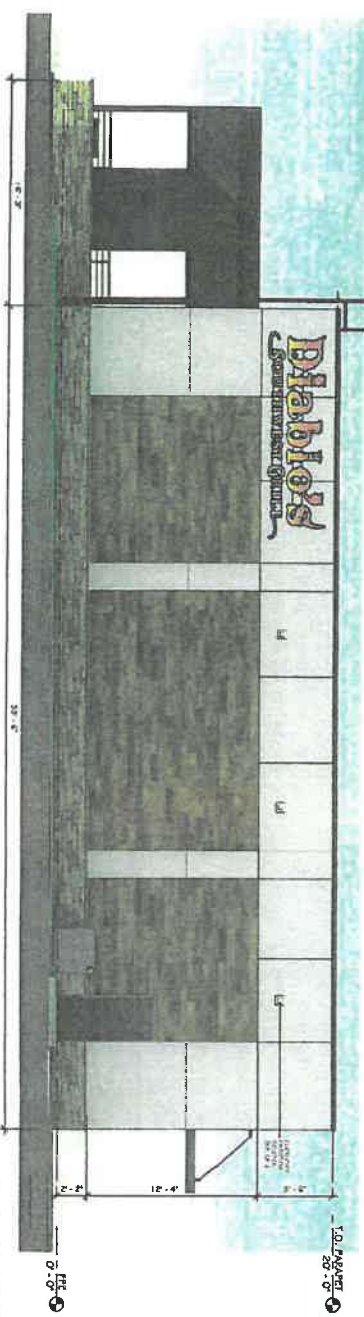
NAME: _____
 DATE: _____
 AAA SIGN COMPANY, INC. REQUIRES THAT ALL CLIENTS SIGN AND DATE THIS DOCUMENT PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION.

DIABLO'S

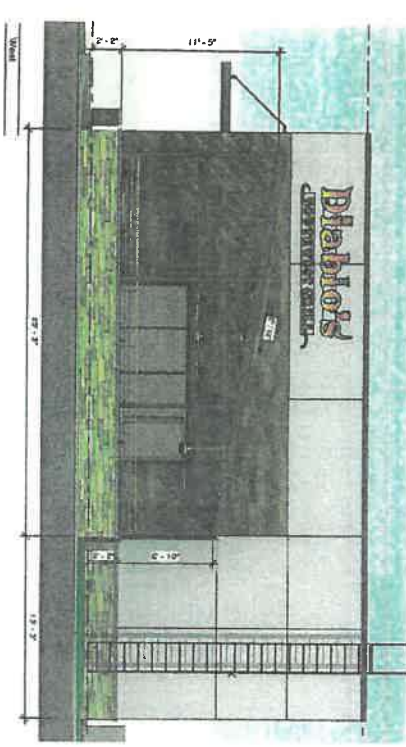
BUILDING 1



BUILDING 2



BUILDING 3



GENERAL NOTES:

- MANUFACTURE AND INSTALL (9) SETS OF NEW INTERNALLY ILLUMINATED, LOGO CHANNEL LETTERS - CUSTOM, FACES TO HAVE DIGITALLY PRINTED GRAPHICS, TRIM CAP AND RETURNS TO BE BLACK.
- LETTERS TO MOUNT TO RACEWAYS, RACEWAYS TO MATCH FASCIA COLOR, 2 DIFFERENT SIZES AS SHOWN.
- *FINAL MEASUREMENTS TO BE PROVIDED. SEPARATE VECTORIZED LOGO TO BE PROVIDED. LETTERING SHOWN WAS BY MANIPULATING PANEL LOGO.

ENLARGED VIEW, NTS



Blair
Imaging
Specialists
Augusta & Savannah Georgia



FILE NAME: Diablos

LOCATION: Laurel Lake Dr. North Augusta GA

SALES AGENT: Heather Dye

EMAIL: heatherd@aasignco.com

DRAWN BY: Jodi

DATE: 10.01.2021

WOL

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

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DATE: 10/1/21

NAME: *[Signature]*

APPROVED AS NOTED

REVISE & RESUBMIT

AAA SIGN COMPANY, INC. REQUIRES THAT AN APPROVED DRAWING BE OBTAINED FROM THE CLIENT PRIOR TO ANY PRODUCTION. RELEASE OR PRODUCTION HELD FOR REVISION.



Overview



Legend

- Parcels
- Roads

Parcel ID	010-18-08-001	Alternate ID	n/a	Owner Name	JLJ LLC
Sec/Twp/Rng	0101808	Class	n/a		
Property Address	LAUREL LAKE DR NORTH AUGUSTA	Acres	1.1		
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 9/28/2021
 Last Data Uploaded: 9/27/2021 11:47:20 PM

Developed by Schneider
 GEOSPATIAL

**Sign and Master Signage Plan
Zoning Review Application
North Augusta Development Code Article 13**



Type of Review Requested:
 Freestanding [] Wall [] Master Signage Plan [] Sign Re-facing [] Other

Please complete both pages of this application.

- All fees must be paid prior to issuance of any approval.
- Approval of this application does not include permission to install the sign if any Building or Electrical permits are required. Building Standards may be contacted at (803) 441-4223 or (803) 441-4227.

Applications may be submitted in person or by mail, fax, or email:

100 Georgia Avenue
PO Box 6400
North Augusta, SC 29861
Email: planning@northaugusta.net
Phone: 803-441-4221 Fax: 803-441-4232

Submittal Requirements

- Master Signage Plan :
- A Master Signage Plan is required for Shopping Centers permitted after January 1, 2020, or for additional Construction Signage as allowed in NADC Article 13
 - A Master Signage Plan may be submitted and approved with any site plan or plat, or individually, and must be approved prior to the issuance of any sign permit when required
 - A Master Signage Plan may be revised at any time, however, any revised plan must meet the requirements of the code in force at the time of the revision
 - Show or outline each suite, building, and its associated façade square footages and allowed square footages
 - The total square footage and placement allowed for each suite and/or individual building within the development for freestanding signage
 - The total square footages and placement allowed for each suite and/or individual building within the development for wall signage
 - Materials
 - Illumination

- Wall Signs:
- Elevations of building wall where sign will be placed showing square footage
 - Location of proposed signs, drawn to scale, on the wall (include appropriate dimensions)
 - Sign dimensions, including dimensions of individual letters and graphics

- Freestanding Signs:
- Sign dimensions, including dimensions of individual letters and graphics
 - A site plan showing the location and dimensions of boundary lines, easements, required yards and setbacks, and the location of existing buildings and structures (including any existing sign structures)
 - Clearly marked distances between monument sign and property lines and structures

Owner Information

Owner Name: JLW LLC (Jiffy Lube)
Address: Laurel Lake Drive 010-18-08-001
Phone: 706-664-9624 Email: bdean@jiffylubeaugusta.com

Applicant Information

Applicant Name: AAA Sign Co. Inc. Date: 8/12/21
Address: 2015 Westside Drive Augusta GA 30907
Phone: 706 860 6890 Email: bobbies@aaasignco.com
912 507 8419

The applicant hereby certifies that he/she is authorized to make this application and that all the information contained on this application is true and correct to the best of his/her knowledge. Any sign installed in violation of this application will be subject to code enforcement as specified in the North Augusta Municipal Code.

Signature/Title: Bonnie D. Stephens Permit & License Coordinator

Property and Project Information

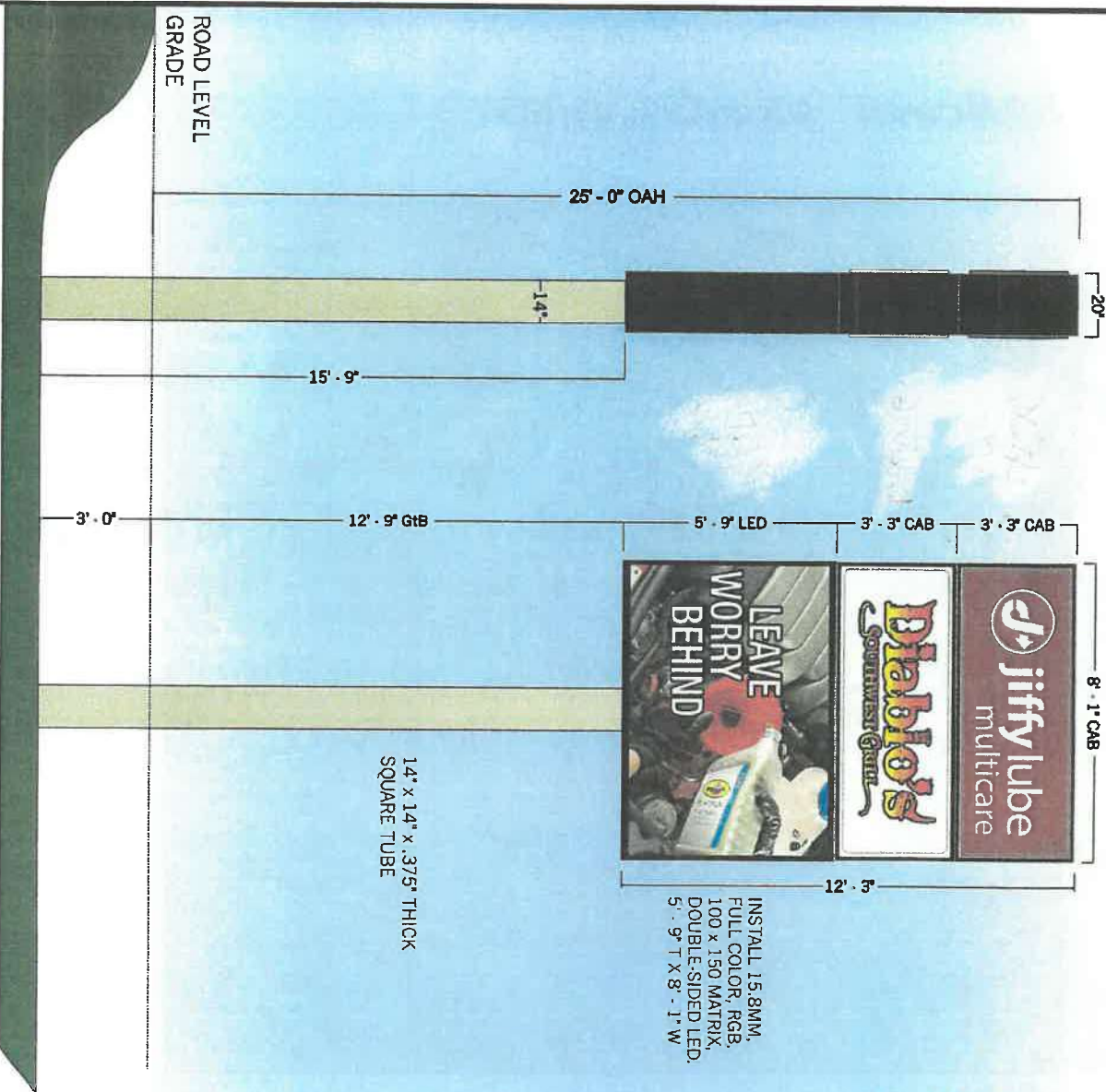
Project Location: Laurel Lake Drive
Parcel(s): 010-18-08-001
Zoning: GC/HC
Illumination: Internal [] External [] No Illumination
Does this project require a separate Building, Electrical or other Permit [] Yes No
Is this project subject to a Master Signage Plan? [] Yes No

Staff Use Only

Date Received: 8/13/21 Fee: \$50.00 Permit #: SN21-032
Approved/Denied: Sr. Stacia S. Reese Date: 8/17/21

JIFFY LUBE / DIABLO'S

PROPOSED:



COLOR NOTES:

- SW 2905 CARMINE
- BLACK
- WHITE
- SW 6141 SOFTER TAN

GENERAL NOTES:

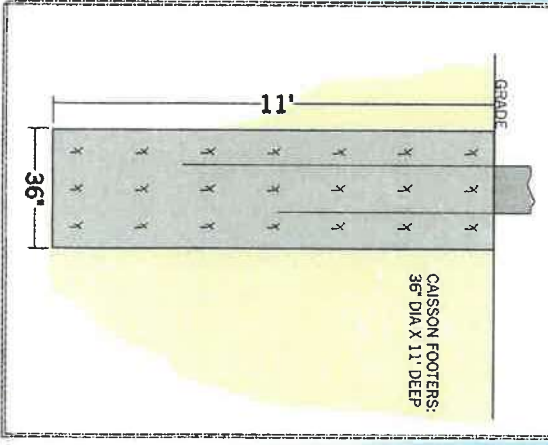
MANUFACTURE AND INSTALL NEW INTERNALLY ILLUMINATED, DOUBLE-SIDED SIGN WITH SMOOTH PANNED FACES AND DAK. NEW SMOOTH PANNED ID SIGNS TO BE 3' . 3" T X 8' . 1" W, WITH 1.5" RETAINERS. CABINETS AND RETAINERS TO BE BLACK. FACES TO BE SMOOTH PANNED. NEW 15.8MM DAKTRONICS LED SIGN, FULL COLOR RGB 5' . 9" T X 8' . 1" W, 100 X 150 MATRIX.

OVERALL HEIGHT: 25' . 0"
OVERALL SQFT: 99.23 SQFT

INSTALL 15.8MM, FULL COLOR, RGB, 100 X 150 MATRIX, DOUBLE-SIDED LED, 5' . 9" T X 8' . 1" W

14" x 14" x .375" THICK SQUARE TUBE

FOUNDATIONS:



AAA SIGN CO. INC.
Imaging Specialists
Augusta & Savannah, Georgia



FILE NAME: Jiffy Lube / Diablos
LOCATION: Laurel Lake Dr. North Augusta, GA
SALES AGENT: Heather Dye
EMAIL: heatherd@aaaSIGNCO.COM
DRAWN BY: Jodi
DATE: 08.04.2021
DWG# 10160.6
WOP

REV	DATE	DESCRIPTION
1		
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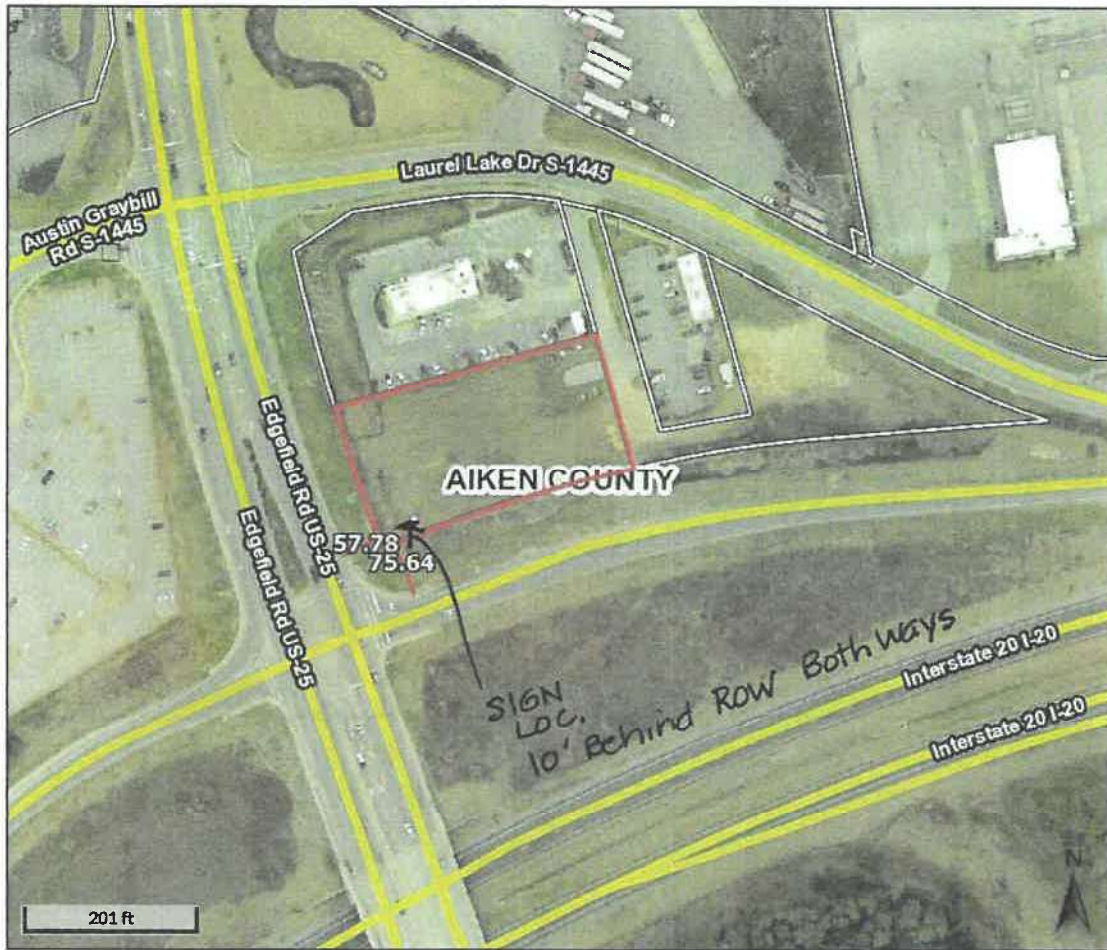
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DESIGNER/REVISIONS:

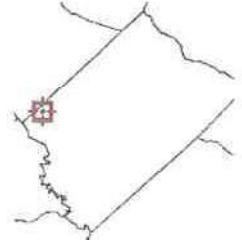
APPROVED
 APPROVED AS NOTED
 REVISE & RESUBMIT

NAME: _____
DATE: _____

AAA SIGN COMPANY, INC. REQUIRES THAT AN APPROVED DRAWING BE OBTAINED FROM THE CLIENT PRIOR TO ANY PRODUCTION, RELEASE OR PRODUCTION. REUSE, REVISION.



Overview



Legend

-  Parcels
-  Roads

Parcel ID	010-18-08-001	Alternate ID	n/a	Owner Name	JLJ LLC
Sec/Twp/Rng	0101808	Class	n/a		
Property Address	LAUREL LAKE DR NORTH AUGUSTA	Acreage	1.1		
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

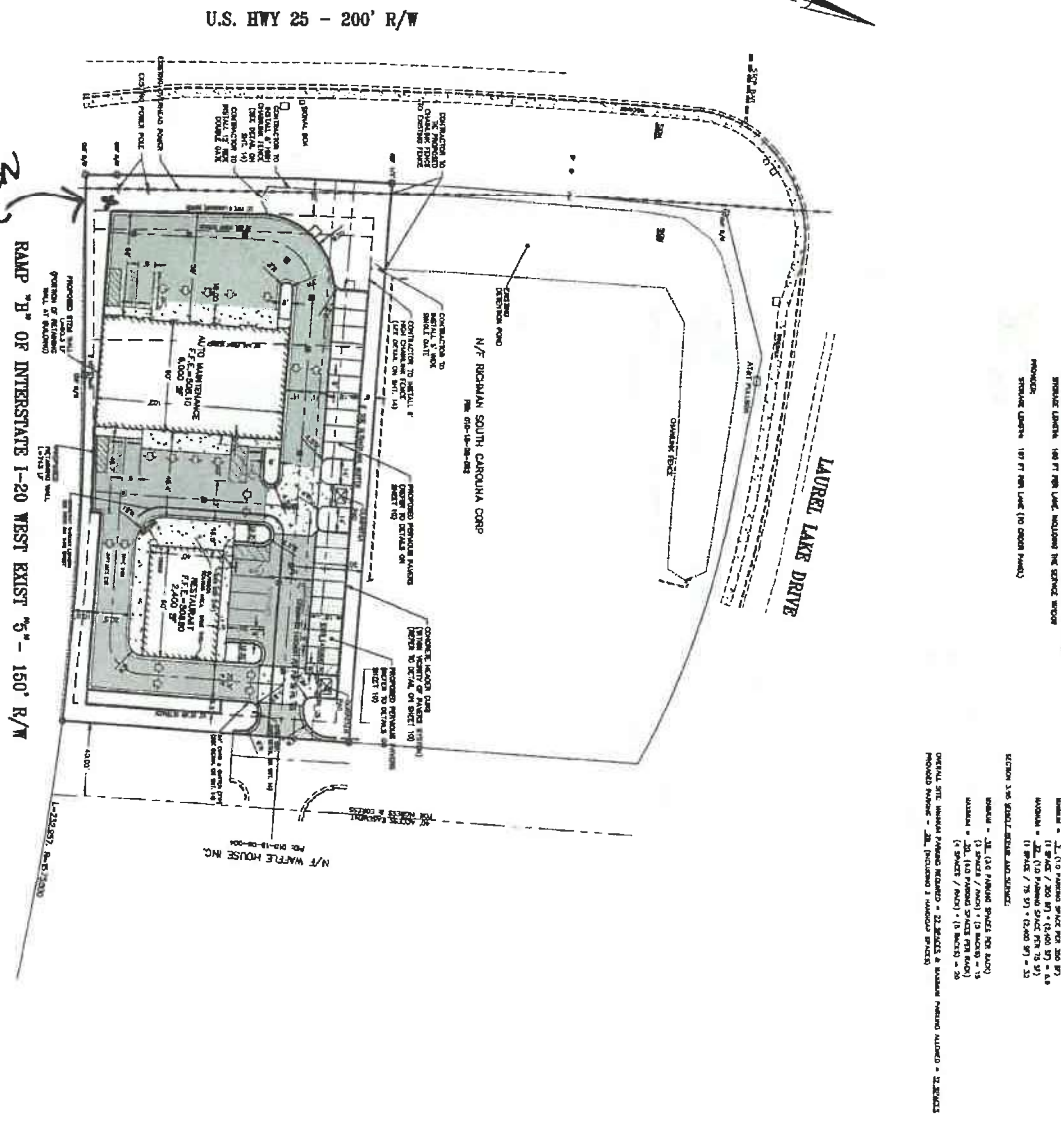
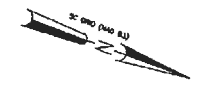
Date created: 8/12/2021
 Last Data Uploaded: 8/11/2021 11:45:53 PM

Developed by  Schneider
 GEOSPATIAL

NOTES:
 1. ALL LAYOUTS SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 2. LAYOUTS SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.

DRIVEWAY THROAT LENGTH NOTES:
 DRIVEWAY THROAT LENGTH SHALL BE 15'-0" MINIMUM.
 DRIVEWAY THROAT WIDTH SHALL BE 10'-0" MINIMUM.
 DRIVEWAY THROAT SHALL BE CONCRETE WITH 2" CURBS.

PARKING SPACE COMPUTATIONS:
 TOTAL VEHICLES TO BE ACCOMMODATED: 200
 TOTAL VEHICLES TO BE ACCOMMODATED: 200
 TOTAL VEHICLES TO BE ACCOMMODATED: 200



SIGN LOC

RAMP "B" OF INTERSTATE 1-20 WEST EXIST 5'-150' R/W

U.S. HWY 25 - 200' R/W

NORTH AUGUSTA STANDARD NOTES:
 1. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 2. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 3. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 4. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 5. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 6. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
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 13. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 14. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 15. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 16. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 17. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 18. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 19. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.
 20. ALL CONSTRUCTION SHALL BE SUBJECT TO THE CITY OF NORTH AUGUSTA, SOUTH CAROLINA.



BLUEWATER ENGINEERING SERVICES
 P. O. Box 617 Evans, Georgia 30809
 OFFICE (706) 364-5220
 FAX (706) 364-5221

REV	DESCRIPTION	DATE
1	RELEASED FOR REVIEW BY CITY OF NORTH AUGUSTA	10/25/2024
2	REVISED PER CITY OF NORTH AUGUSTA COMMENTS	12/09/2025

LAUREL LAKE DRIVE JUFFY LUBE
 NORTH AUGUSTA, SOUTH CAROLINA
OVERALL DEVELOPMENT PLAN

2 OF 15
 SHEET NUMBER
 DATE: 08/22
 NAME: P. OIR



NOT TO BE USED FOR CONSTRUCTION



REFER TO SHEETS 4 AND 15 FOR ADDITIONAL INFORMATION REGARDING THE UNDERGROUND DETENTION SYSTEM

NORTH AUGUSTA UTILITY NOTES:

1. ALL PROPOSED SANITARY SEWER AND WATER LINES SHALL BE SET AND INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA SANITARY SEWER AND WATER DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WATER & SEWER SERVICE, LATEST EDITION.

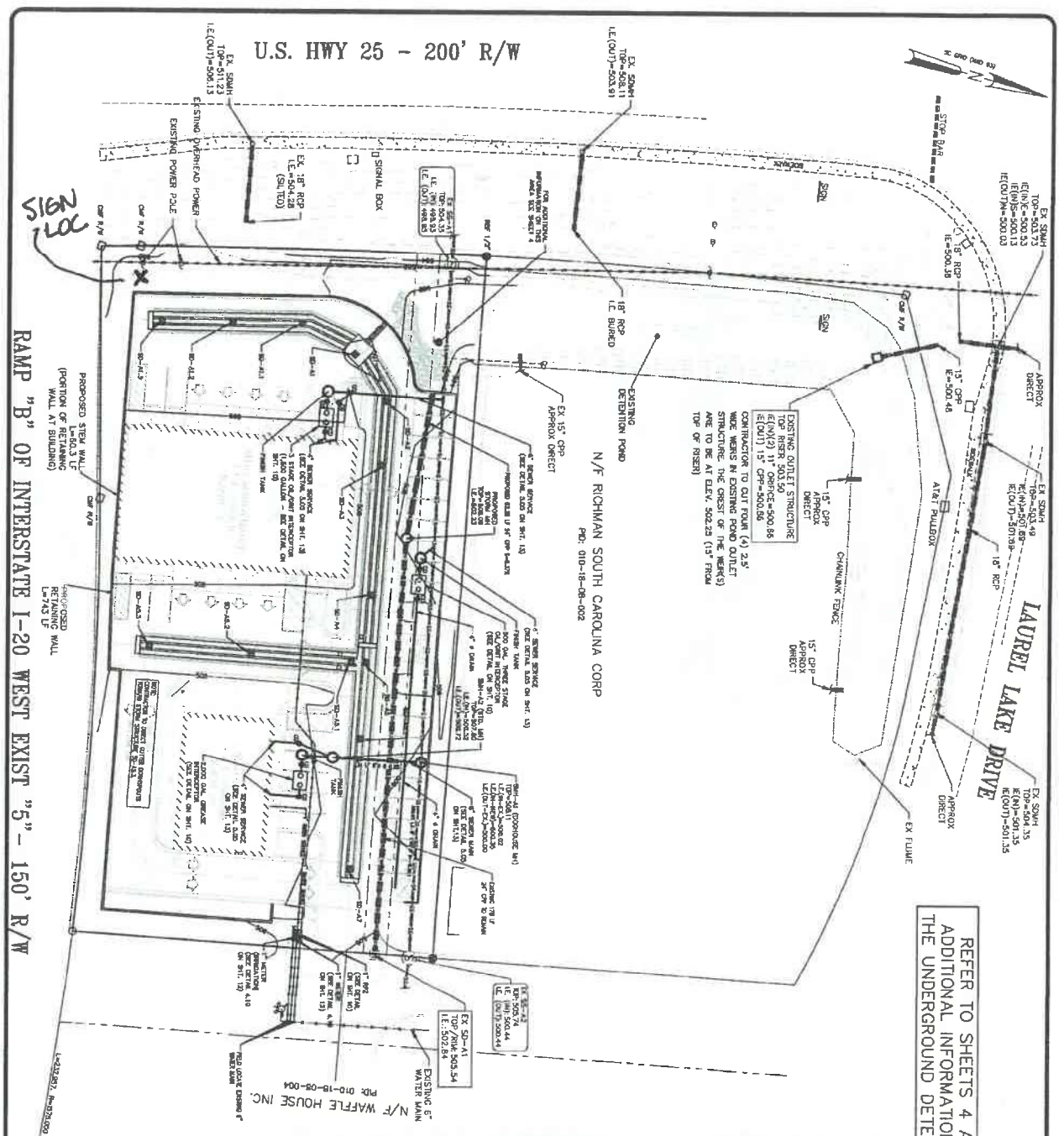
WATER/SEWER LINE NOTES:

1. ALL PROPOSED SANITARY SEWER AND WATER LINES SHALL BE SET AND INSTALLED IN ACCORDANCE WITH THE CITY OF NORTH AUGUSTA SANITARY SEWER AND WATER DEPARTMENT STANDARDS AND SPECIFICATIONS FOR WATER & SEWER SERVICE, LATEST EDITION.
2. PROPOSED WATER LINES SHALL BE INSTALLED WITH AN 8" MINIMUM COVER AND SHALL BE INSTALLED ON THE EXISTING UNDERGROUND DETENTION SYSTEM.

PROVIDERS:

UTILITY	PROVIDER
Electric Service	South Carolina Electric & Gas
Gas Service	South Carolina Electric & Gas
Water Service	City of North Augusta
Sanitary Sewer Service	City of North Augusta
Storm Sewer Service	City of North Augusta

THIS PLAN IS SUBJECT TO THE CITY OF NORTH AUGUSTA STANDARDS AND SPECIFICATIONS FOR WATER & SEWER SERVICE, LATEST EDITION. THE CITY ENGINEER'S OFFICE SHALL REVIEW THIS PLAN FOR CONFORMANCE WITH THE CITY STANDARDS AND SPECIFICATIONS. THE CITY ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROVIDER. THE PROVIDER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE PROVIDER.



LAUREL LAKE DRIVE JIFFY LUBE <small>NORTH AUGUSTA, SOUTH CAROLINA</small> UTILITY PLAN (1 OF 2)	DATE 10/17/2020 12/09/2020	BLUWATER ENGINEERING SERVICES P. O. Box 617 Evans, Georgia 30806 OFFICE: (706) 384-5223 FAX: (706) 384-5223
	REV. 1 RELEASED FOR REVIEW BY CITY OF NORTH AUGUSTA 2 REVISION PER CITY OF NORTH AUGUSTA COMMENTS	
DRAWN BY: COOR NO.: 091-2 SHEET NUMBER: 3 OF 15		



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Board of Zoning Appeals



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

2022 BZA Meeting Schedule and Deadlines

Application Due Date	Agenda Issued	Meeting Date
December 6, 2021	December 30, 2021	January 4
January 3	January 27	February 1
January 31	February 24	March 1
March 7	April 7	April 12 (2 nd Tuesday)
April 4	April 28	May 3
May 2	June 2	June 7
June 6	July 7	July 12 (2 nd Tuesday)
July 5	July 28	August 2
August 1	September 1	September 6
September 5	September 29	October 4
October 3	October 27	November 1 (Business Mtg)
November 7	December 1	December 6

Submitting an Appeal to the BZA

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

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

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

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