

Board of Zoning Appeals



Minutes for the Thursday, June 3, 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**- Board members present were Chairman Wesley Summers, Vice Chair Kathie Stallworth, Board members Jim Newman, Bill Burkhalter, and Kevin Scaggs. Also in attendance were Libby Hodges, Director of Planning and Development, members of the public, and several applicant representatives.
3. **Approval of Minutes** – Minutes of the Regular Meeting of the February 4, 2021 meeting.

Motion to approve the minutes was made by Mr. Newman and second by Mr. Burkhalter.
4. **Confirmation of Agenda**- There were no changes to the agenda and the motion was made by Mrs. Stallworth, and second by Mr. Burkhalter.
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.
- b. **Consideration** – Application ZV21-002

Mrs. Hodges stated that the applicant stated that they wanted to delay the hearing until the next Board of Zoning Appeals meeting.

6. **ZV21-003**-- A request by JSMG Development for an impervious surface ratio that exceeds the maximum permitted in the R-7, Small Lot, Single-Family Residential zoning district by North Augusta Development Code Article 3, Zoning Districts, Table 3-3, Dimensional Standards. The request affects a proposed townhome development on ±5.63 acres located on Bradleyville Road, TPN 012-13-04-013.

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

The public hearing was opened at 7:03 pm and Mrs. Hodges stated that Stratton Place Townhomes, formerly known as Bradleyville Townhomes, is related to an already approved variance for smaller frontage requirements for R-7 zoning. Mrs. Hodges stated that Philip Green was present from Southern Partners to speak on behalf of the development.

Mr. Green was sworn in by Chairman Summers and Mr. Green discussed the variance that was needed for the lot size in the past and for the impervious ratio currently.

Chairman Summers showed on the slides of the previous variance that was approved.

Mr. Burkhalter asked if the detention pond was adequate to handle the runoff that would occur. Mr. Green stated that with so much unusable property because of the topography, the ratio is 0.4.

There were no more public comments and Chairman Summers deemed the public hearing closed at 7:10pm.

- b. **Consideration** – Application ZV21-003

Chairman Summers explained that there is ten items that have to be in the affirmative in order for the variance be granted.

Mr. Scaggs motioned for ZV21-003 variance to be granted. The motion was second by Mr. Burkhalter, with the vote being unanimous on all items that pertained to the variance.

7. ZV21-004-- A request by Cornerstone Family Chiropractic for a sign located within the side setbacks required in the HC, Highway Corridor Overlay District by North Augusta Development Code Article 13, Signs, Table 13-2, Non-Residential Sign Area Chart. The request affects an existing medical office on ±0.23 acres located at 505 West Martintown Road, TPN 006-17-05-004.

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

Chairman Summers opened the hearing at 7:25pm for public comments. Mrs. Hodges briefed the Board on the application and stated that a Conditional Use hearing was done for the application and stated that there were representatives present for the applicants.

Mrs. Maria Stone was sworn in by the Board and stated there have been communications issues between Cornerstone and the City of North Augusta and their sign company about the sign. Mrs. Stone stated that when Cornerstone contacted the sign company for construction of their sign, the company stated that they had all the specs and constructed and erected the sign. Mrs. Stone stated that the sign was up for a few months before there was an issue with having a “roof” sign. The Board discussed tabling the hearing until July to give the applicant the option to talk to their other neighboring tenants about possibly putting a sign on their freestanding post to face their business. Mrs. Stone was in agreeance of tabling the hearing until July, when the next Board meeting would be held.

There were no public comments and the public hearing was closed at 8:02pm.

c. **Consideration** – Application ZV21-004

Mr. Newman made the motion to table the hearing for Cornerstone Chiropractic until July and Mr. Burkhalter second the motion. The Board unanimously agreed to table the hearing until July.

8. Adjourn

Meeting was adjourned 8:09pm.

Respectfully Submitted,

Libby Hodges, AICP
Director of Planning and Development