

Board of Zoning Appeals



Minutes for the Thursday, November 4, 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, Kevin Scaggs, Kathie Stallworth, Bill Burkhalter and Jim Newman.
3. **Approval of Minutes** – Minutes of the Regular Meeting of the October 7, 2021 meeting. Mr. Scaggs stated that the recusal he asked for was a meeting in January not the October meeting and it needed to be removed from the minutes. Chairman Summers asked if any more changes and there were not any. Chairman Summers asked for a motion for the minutes to be approved as amended. Kathie Stallworth made first motion and everyone agreed to remove the statement from the minutes.
4. **Confirmation of Agenda** Chairman Summers moved to get conformation of the agenda and everyone was in favor of agenda.
5. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. Mr. Paradise stated that is a request by Diablos and Jiffy Lube at Exit 5. They are constructing a Diablos and Jiffy Lube near this location. The sign ordinance or development code limits the maximum square feet on a single square parcel to basically 300 square feet or 10 percent of the ground floor area

or 3 square feet of street frontage whichever is least. So basically they are limited 300 square feet for signage for both business and they are on the same lot. The variance request is to have 1 free standing sign that is 100 square feet and 200 square feet of signage on each of the buildings. If this were 2 different lot, you could have an additional 100 square feet of sign. But since they are on the same lot they only can have 300 square foot of signage. The owner of Jiffy Lube is also the owner of Diablos. They do have a joint sign which is on the same parcel. Mrs. Stallworth asked about the 100 square feet. Mr. Paradise said they have a free standing sign of 100 square feet. If they were two separate parcels they could have 300 square feet of a sign which would probably be an additional free standing sign. Basically 100 square feet for free standing sign and 200 square feet for building signage. Heather Dye is speaking on behalf of AAA Sign Co. and they work for owner of Jiffy Lube and Diablos. AAA signs does the work for Jiffy Lube signs and these signs are unique because they have to have directionally signage for this type business. For Diablos sign AAA is requesting an additional 160 square feet for building signage. Of course the 200 square feet for Jiffy Lube but they need the 160 square feet for Diablos. It is hard to see from the road. Mr. Newman wanted a little clarification that you are not worried about sign out front just signage on building. Mr. Paradise stated that question is what is total square foot for signage. AAA signs is asking for an additional 160 square feet for signs. Mr. Newman asked because of two major roads would it make a difference or is 300 just 300 square feet. Mr. Paradise stated its just 300 square feet. Chairman Summers wished he had looked at another building to compare. Mr. Newman asked what is feasibility of dividing the 2 lots. Mrs. Dye stated time at this point and did subdivide then each business would get 300 square feet of signage but Jiffy Lube is almost 80 percent finished. Diablos construction will be starting soon. Mr. Newman said but in theory you could get more signage if split into 2 parcels. Mrs. Dye don't think subdividing would be a good idea with cost and at this point in the project. Mr. Paradise said he thinks it can be subdivided and it would possibly have some hoops for the owner to have to deal with. Mr. Burkhalter he likes the raised sign so it's not cluttered. Chairman Summers asked for questions or did anyone else want to speak. Chairman Summers declared public hearing closed and go into deliberation.

- b. **Consideration** – Consideration of Application ZV21-010 by the Board of Zoning Appeals. Chairman Summers reading so everyone knows what they are doing. The board takes one at a time to make sure that everyone agrees on to move forward. The next step is to go over each step and see if everyone agrees to pass the variance. Mr. Paradise did state that it was properly posted in the newspaper.

Chairman Summers read the 10 steps they have to take to make a decision on this variance. The next step is to go over each step and see if everyone agrees

to pass the variance. Chairman Summers and members discussed the steps to approve the variance for Jiffy Lube and Diablos sign. Mr. Scaggs made the first motion the stipulation of if the sign needed to be replaced it would have to use this variance or the one in place at the time of replacement. Mr. Burkhalter made second motion. The vote was unanimous for the sign requested for Jiffy Lube and Diablos.

6. Election of Officers for 2022

- a. Chairman
- b. Vice-Chairman

Kathie Stallworth made the motion to make Chairman Wes Summers chairman again. Mr. Burkhalter made the second motion. They agreed to keep Kathie Stallworth the Vice-Chairman as well.

- 7. Adoption of the 2022 Meeting Schedule** They voted to change meetings to 1st Tuesday each month at 6:00 pm. The first motion was by Mr. Scaggs and the 2nd motion was by Mr. Newman. All agreed in favor of the time and date.

- 8. Adjourn** - Meeting adjourned at 7:45pm

Respectfully submitted,



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