

Board of Zoning Appeals



Minutes for the Tuesday, January 4, 2022, 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** – 6:00 p.m.
2. **Roll Call**- Present at meeting were Chairman Wes Summers, Kathie Stallworth and Bill Burkhalter
3. **Approval of Minutes** – Minutes of the Regular Meeting of the November 4, 2021 meeting. The minutes from November meeting had several typing errors and will need to be corrected. Mr. Burkhalter made a motion to approve minutes with the errors being corrected and Kathie seconded the motion. Everyone agreed on the minutes with the corrections being made.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV21-011** - A request by Sara and Greg Brown for a variance at 305 W Forest Ave, TPN 007-10-03-004 from Section 3.8.6.3. and Table 3-11, Dimensional Standards for the Neighborhood Preservation Corridor Overlay District of the North Augusta Development Code for a house that exceeds the maximum building footprint of 3,000 sf by approximately 272 sf. The application affects ±0.22 acres zoned R-7, Small Lot, Single-Family Residential, and within the NP, Neighborhood Preservation Overlay District.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. Mr. Paradise stated Mr. & Mrs. Brown would like to build a new primary residence. The property is in the Neighborhood Preservation overlay district and the building footprint is limited to 3000 square feet. They have a unique situation and want a one story house. If they built a 2 story house it would meet the maximum footprint but not accommodate their needs. The

applicants worked with Staff to find an alternate solution that would fit the code and would work for the family. The Browns also might have parents to live with them at some point as well. The Browns have also spoken with the neighbors in reference to what they would like to do. They also are trying to preserve a big tree that is on the property. Sara Brown & Greg Brown were sworn in to speak about the house they would like to build. Mr. Brown stated they would like to have a one story home with an office for Sara and spare bedroom for her mother. Mrs. Brown stated her husband designed the house. She also stated she has bad knees and a two story home would not work for them. Mrs. Brown stated they have a small child and her mother will at some time live with them at this home and for health reasons a one story home is what works best for the family. Mrs. Brown tried to use all the square footage of the home. Mr. Brown stated they want to keep the big tree and most of the shrubbery on the property. They have spoken with the neighbors and they are okay with their plans for the home and excited to have them in the neighborhood. The house is designed to look more historical to fit the neighborhood.

- b. **Consideration** – Consideration of Application ZV21-011 by the Board of Zoning Appeals. Chairman Wes Summers read the findings of fact. Based on the discussion, consideration of the staff report, the opportunity for public comment, and testimony by the applicant, the Board found in the affirmative that the appeal meets all of the standards required to issue the variance. After a motion by Ms. Kathie Stallworth, duly seconded by Mr. Bill Burkhalter, the Board voted unanimously to approve the application with the following conditions: the variance applies only to this property and the house must look like the drawing that was presented to the board.

6. **Adjourn** – The meeting was adjourned at approximately 7:00 pm.

Respectively submitted,



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