

Board of Zoning Appeals



Minutes for the Tuesday, April 12, 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** – Board members present were Bill Burkhalter, Jim Newman, Kathie Stallworth and Kevin Scaggs.
3. **Approval of Minutes** – Minutes of the Regular Meeting of the March 1, 2022 were unanimously approved.
4. **Confirmation of Agenda** –The Agenda was approved. Vice Chairman Kathie Stallworth will be acting as the chairman in the absentee of Chairman Wesley Summers. The board agreed to discuss the 3 school Electronic Message Centers together.
5. **ZV22-005** – A request by Mossy Creek Elementary School for a variance at 421 West Five Notch Road, TMP 005-16-02-003 from NADC Section 13.8.3.L to allow for an electronic message center with an area of approximately 60% of the total sign area in the P, Public Use zoning district.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. There were no comments from the public.

Mr. Paradise stated this is a variance request from the Aiken County Schools for Electronic Message Centers for 3 schools. Electronic message centers are not allowed P-Public zoning district. The school district is asking for

variances to allow the Electronic message board in the P-Public zoning district and electronic message board be 60% of the square footage of the sign. Where our zoning allowance is 50% of the sign.

- b. **Consideration** – Consideration of Application ZV22-005 by the Board of Zoning Appeals.

Mr. Scaggs made the motion to approve with the condition that the variance only apply to this property and the sig details as submitted. Should the sign need to be replaced, it should meet the requirement of the sign code in place at the time or request another variance, if applicable and that the sign be equipped with a timer that cuts it off between the hours of 11 PM and 6 AM. The motion was seconded by Mr. Newman and unanimously approved.

- 6. **ZV22-006** – A request by Paul Knox Middle School for a variance at 1804 Wells Road, TPN 006-06-09-001 from NADC Section 13.8.3.L to allow for an electronic message center with an area of approximately 60% of the total sign area in the P, Public Use zoning district.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. There were no comments from the public.
- b. **Consideration** – Consideration of Application ZV22-006 by the Board of Zoning appeals.

Mr. Scaggs made the motion to approve with the condition that the variance only apply to this property and the sig details as submitted. Should the sign need to be replaced, it should meet the requirement of the sign code in place at the time or request another variance, if applicable and that the sign be equipped with a timer that cuts it off between the hours of 11 PM and 6 AM. The motion was seconded by Mr. Newman and unanimously approved.

- 7. **ZV22-007** – A request by North Augusta Elementary School for a variance at 400 East Spring Grove Avenue, TPNs 007-15-01-044 and 007-11-05-082 from NADC Section 13.8.3.L to allow for an electronic message center with an area of approximately 60% of the total sign area in a non-residential zoning district.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. There were no comments from the public.
- b. **Consideration** – Consideration of Application ZV22-007 by the Board of Zoning Appeals.

Mr. Scaggs made the motion to approve with the condition that the variance only apply to this property and the sign details as submitted. Should the sign need to be replaced, it should meet the requirement of the sign code in place at the time or request another variance, if applicable and that the sign be equipped with a timer that cuts it off between the hours of 11 PM and 6 AM. The motion was seconded by Mr. Newman and unanimously approved.

8. **ZV22-008** –A request by Adams Brothers Properties, LLC, represented by The Prather Company, for a variance from NADC Table 3-3, Dimensional Standards for the R-7, Small Lot Single-Family Residential Zoning District, minimum lot width to allow a minimum lot width of 22 feet for 33 townhomes and a minimum lot width of 26" for 48 townhomes for a townhome development. The appeal affects approximately 43.15 acres located along West Martintown Road, TPN 106-00-00-041.

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

Mr. Paradise stated that there were two ways to rezone. One way would be an R-5, but that would allow apartments. The developer didn't want to have apartments. From the staff stand point is concern about the number of apartments in the city. The staff thinks it would be best not to come in as an R-5. They discussed coming in as an R-7 and that would allow them to have townhouses. It is 43.15 acres. The developer did do a revised concept for the development.

Luke Boatwright was there to discuss the development. The revised concept plan has 157 lots and 76 will be 40ft wide or wider and they will be end units. The interiors will have 48 lots with 26ft lots and 33 lots will have 22ft lots. The developer wants single family dwellings.

Mr. Eddie Kale stated he was involved with the zoning years ago and was understanding it was not zoned for housing developments. He is concerned that with more housing it is putting an overload on the schools and roads. He stated that Edgefield County had this zoned single family years ago.

Glenn Barenowski was also present to speak his concerns with the development. He lives across the street from this development in question. He was questioning the zoning of this area. Mr. Paradise explained what had to happen to change the zoning and how that process worked to do that. Mr. Barenowski would like to know how many residences can be in this development. Mr. Paradise stated that depends on the number of people in the house and it has 157 lots. Mr. Barenowski also wanted to

know about the entrance and exit being only Martintown Road. Mr. Paradise stated that a traffic study could possibly be needed for this development. But there are several steps before that would be requested. Mr. Paradise also pointed out that Martintown Road was the only road frontage for the development. Mr. Barenowski stated that he is opposing the development due to traffic and more houses than he thought. He also states that it would have more crime with that many townhomes. Mr. Barenowski doesn't want the change to his environment or the area that he grew up in.

- b. **Consideration** – Consideration of Application ZV22-008 by the Board of Zoning Appeals.

Mrs. Stallworth explained there are ten items to discuss before this can be approved to move to the next step of the process. Mr. Paradise did ask that if approved it needs to be annexed in the City first so that the city can be over the process of the development. The motion was seconded by Mr. Newman and approved unanimously.

9. **Adjourn** The meeting was adjourned at 7:45.

Respectfully submitted,



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