

Board of Zoning Appeals



Minutes for the Tuesday, July 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 Members present were Kevin Scaggs, Kathie Stallworth, Chairman Wesley Summers and Bill Burkhalter.
3. Approval of Minutes – Minutes of the Regular Meeting of the April 12, 2022 were approved unanimously with two spelling corrections.
4. Confirmation of Agenda Mr. Summers suggested to discuss item number six first and then item five. This was agreed upon unanimously.
5. Board Discussion and Action – NADC Table 3-3, Dimensional Standards
 - a. Consideration – The Board will discuss amendments to the language in the North Augusta Development Code's dimensional standards listed in Article 3, Zoning Districts with a possible recommendation to Planning Commission for action.

Mr. Paradise went over the code as it is now on the widths of townhomes. He read over some of the information in the code regarding the townhome widths. The board discussed it would be best to not take action now and review this again when the new development code is made for public comment.
6. ZV22-009- A request by Winchester Homes for a variance from the minimum lot width required for the GC, General Commercial Zoning District by Table 3-3, Dimensional

Standards, of the North Augusta Development Code to allow for 24 ft wide lots. The appeal affects a proposed townhome development located along Barton Road, TPNs 007-16-05-017, 007-16-05-035, 007-16-05-034, 007-16-05-033, 007-16-05-032, 007-16-05-027, 007-16-05-028, 007-16-05-029, 007-16-05-030, and 007-16-05-031, approximately ±3.43 acres, zoned GC, General Commercial.

Mr. Paradise stated that this was not an uncommon variance. The one difference is general commercial where normally you see this in R-7 which has a lot width of 40ft. The general commercial lot width is 50ft. Both of these districts allow townhomes. The table 3-3 dimensional standards exempt the townhomes from lot size and different things but it does not address lot width. They developer is requesting to get 24ft townhomes. This is a common size for a townhome. They would like to consolidate these lots and build a townhome facility here.

Charlie Hall the engineer came forward to speak about this development. He talked about the general commercial zoning in the area. He stated that it would better develop the area with residential. The 40 or 50 ft townhomes are really big. The development would have 3 open spaces on the development. They would have 10 units per acre. He believes the single family would be good for the area.

TJ Washburn with Winchester Home Builders was there to discuss the townhomes. TJ discussed the interior units could go to 3 bedrooms but the elevations would stay the same. The 3 bedrooms would be 1700 square feet. They want to do individual lots. Mr. Paradise stated they want to sell most of these townhomes. That is why they need the lot width variance. They are trying not to build multi- family detached but single family attached.

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

- b. **Consideration** – Consideration of Application ZV22-009 by the Board of Zoning Appeals.

The first motion was made by Mr. Scaggs and the second was by Mr. Burkhalter to pass the first time but then there were two conditions added to be done in the development. The conditions were 1) The development had to be developed as conceptually shown on the application. 2) A homeowners Association be created that will be responsible for maintaining the common areas. The first motion for this was Mrs. Stallworth and the second was by Mr. Scaggs. It was unanimously approved.

7. **Adjourn** Meeting was adjourned at 7:05pm.

As approved August 2, 2022

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "T. L. Paradise".

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