

Board of Zoning Appeals



Minutes for the Tuesday, October 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 – Members Present were Kevin Scaggs, Kathie Stallworth, Bill Burkhalter, Jim Newman and Chairman Wesley Summers.
3. Approval of Minutes – Minutes of the Regular Meeting of the September 6, 2022 meeting.

The minutes were approved as presented.
4. Confirmation of Agenda – There were no changes to the agenda.
5. ZV22-014 – A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located at Jefferson Davis Highway, a 5-acre portion of TPN 013-18-01-001 zoned TC, Thoroughfare Commercial, HC, Highway Corridor Overlay District.

Mr. Paradise stated that this is request for a front setback to exceed the 90ft that is allowed in the TC district for the primary building. This is for a convenience store that would be on 5 acres. The primary building is set back more than 90 ft. They want to put a Parker's Kitchen Convenient store on this site. To do this they need to have gas pumps in front with a canopy, which will push the primary building back beyond the 90ft limit. The limit they need it 170ft setback in order to allow for the gas pumps with canopy.

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

Daniel the real estate manager for the Parker Company is there to speak on this project.

Cody Rogers with EMC Engineering is also there to speak and answer any questions about this project.

Daniel discussed that they have about 71 stores in South Carolina and Georgia. He gave a little background of the company and where they are building some now. Cody from EMC stated that the entrance at the red light at Interstate 520 does line up with the incoming entrance at this location. There is a larger area in back for the big trucks for parking and diesel fuel. Daniel stated that they are geared toward local short term parking for the big trucks. They have no showers or anything for truckers. It is just a short time truck parking. The travel lanes will increase a little bit. Daniel stated that they would like a setback of 170ft but might need only 160ft setback. There are some topography issues on the site.

- b. **Consideration** – Application ZV22-014

Mr. Scaggs made the first motion to approve with the 170ft setback and Mrs. Stallworth made the second motion. It passed unanimously.

6. **Adjourn** – The meeting was adjourned at approximately 7:52 pm.

Respectfully Submitted,



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