

Board of Zoning Appeals



Minutes for the Tuesday, December 6, 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 Chairman Wes Summers, Kevin Scaggs and Bill Burkhalter
3. **Approval of Minutes** – Minutes of the Regular Meeting of October 4, 2022.

The minutes were approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV22-015** – A request by Paul Crenshaw for a variance from Section 4.2, Table 4-1, Accessory Uses and Structures, setbacks of the North Augusta Development Code to allow for a carport that encroaches on the adjacent City-owned drainage way. The request affects approximately 0.76 ac zoned R-14, Large Lot, Single-Family Residential located at 1118 Lake Avenue, TPN 007-06-14-014.

Mr. Paradise stated that Mr. Crenshaw requesting a side yard setback to put a carport. The carport will be used to park his travel trailer under. The adjacent property is owned by the city and the city has no problem with him doing this project. If Mr. Crenshaw built on other side of the property it would be on his sewer line.

Mr. Crenshaw came to forward to speak on this project. The 14 X 40 is the dimensions for the carport. He stated this is just a metal carport. He did say he cannot go forward due to cars backing in and out of driveway.

Mr. Paradise stated that it is 18 inches from the city property line and the city engineer had looked at this and is ok with the project.

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

No comments from the public

- b. **Consideration** – Consideration of Application ZV22-015 by the Board of Zoning Appeals.

Kevin made the first motion for approval with the conditions of a fully metal carport that is open on all sides, carport should be able to be moved if in the way of future construction and carport will be located as shown in the application.

Mr. Burkhalter made the second motion and it was approved unanimously.

6. **ZV22-017** – A request by ATC Development for a variance from Sections 3.5.7, Table 3-3 Dimensional Standards for the GC, General Commercial Zoning District and 3.8.5.3.1, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code to allow for a front setback that exceeds the maximum allowed for a proposed commercial and multifamily development. The request affects approximately 30.6 ac along Edgefield Road and the Frontage Road zoned GC, General Commercial and within the Highway Corridor Overlay District, TPN 011-06-01-001.

Mr. Paradise stated this is a parcel on Highway 25 at I-20. It has a pizza place and abandon gas station in the front. The applicant wants to subdivide the property for retail use in the front and apartments in the back. They are requesting a 90 ft. variance for the shopping center. The entrance for apartments would come off of Frontage Rd. An apartment complex sets back more than 45 sq. ft. from road. They are already thinking about the traffic and how to handle it.

Kurt Eyring with ATC Development. The variance is about the maximum building setback. There are some restrictions that the property offers to us which is why there are certain areas that we can locate things and use of the property. The parking would be up front. If variance is granted it would be a good development for the community.

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

Robert Flanagan a concerned citizen came forward to speak. He was concerned about the parking and building size. He asked about the traffic light.

- b. **Consideration** – Consideration of Application ZV22-017 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion to approve with the following conditions: the property will be developed in general conformance with the layout provided minor changes may be allowed but to be determined by the Planning Development Director. The variance applies to parcel A & B and it does not apply to any out parcels created from these 2 parcels including those shown outparcels 1,2, 3 and 4 on the exhibit. The variance request maybe heard at the BZA at a future date when a conceptual design has been provided. Curb Cuts along Edgefield Rd and Highway 25 must be approved by SCDOT. All other requirements of the overlay must be met by staff at review.

Mr. Burkhalter made the second motion and it was unanimously approved.

7. Election of Officers for 2023

- a. Chairman- Wes Summers
- b. Vice-Chairman- Kathie Stallworth

8. Adoption of the 2023 Meeting Schedule

First motion to approve was by Mr. Burkhalter and second was by Mr. Scaggs. Schedule was approved for 2023

9. Adjourn – 7:10pm

Respectfully Submitted,



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

Department of Planning and Development



Project Staff Report

ZV23-001 Harris Barn

Prepared by: Kuleigh Baker

Meeting Date: March 7, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Harris Barn
Applicant	Robert Harris
Address/Location	1800 Flamingo Rd
Parcel Number	006-14-02-001
Total Development Size	± 8.35 acres
Existing Zoning	R-7, Small Lot Single-Family Residential
Variance Requested	NADC §4.2 and Table 4-1, Accessory structures in front yard

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Adjustment may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* on February 22, 2023. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on February 17, 2023. The property was posted with the required public notice on February 22, 2023.

SECTION 4: SITE HISTORY

The subject property is situated just north of the the Lynnhurst Subdivision and is accessed from Bunting Drive. The parcel was originally platted in 1952 with the most recent sale to the current owner being in 2016. A 1,806 sf one-story, single-family brick residence built in 1951 is situated in the northeast corner of the property behind a pond that lies in the middle of the parcel. The applicant was granted a variance in 2019 to construct a new 768 sf single-story accessory residence approximately 60 ft from the southern property line and behind residences at 1826-1830 Bunting Dr. The applicant is requesting a variance from NADC §4.2 and Table 4-1, Accessory structures in front yard to construct an 864 sf barn near the western property line.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Single-Family Residential	Low Density Residential	R-7, Small Lot Single-Family Residential
North	Greeneway	Parks, Recreation, Open Space, and Conservation	CR, Critical Use
South	Single-Family Residential	Low Density Residential	R-7, Small Lot Single-Family Residential
East	Single-Family Residential	Low Density Residential	R-7, Small Lot Single-Family Residential
West	Single-Family Residential/Commercial	Low Density Residential/Mixed Use	R-7, Small Lot Single-Family Residential/Planned Development

Access – The site currently has access from Flamingo Road off Bunting Drive.

Topography – The site is relatively flat. A lake is situated at the center of the parcel.

Utilities – Existing water and sanitary sewer are available on site.

Floodplain – The site is classified as a Zone X area of minimal flood hazard on the FEMA Flood Map dated August 16, 2018.

Drainage Basin – The subject parcel is part of the Pretty Run Basin which drains older neighborhoods such as Lynnhurst. The 2020 Stormwater Quality Report shows good sampling results in the basin, an improvement from the 2014 report. Certain areas of the stream channel are in poor condition and during heavy storm events some flooding occurs.

SECTION 6: STAFF EVALUATION AND ANALYSIS

- 1) Section §4.2 of the North Augusta Development Code (NADC) regulates accessory structures and uses. Those uses are further regulated as follows:

4.2.2 General

Accessory buildings and uses may be located in required yards, under the following conditions set forth in Table 4-1, Accessory Uses or Accessory Structures. No accessory use shall be located in any required buffer yard unless otherwise permitted herein. Any reference to an accessory use in this section refers to any accessory use, accessory building, or accessory structure, unless otherwise provided herein.

- 2) NADC Table 4-1 limits accessory structures to side and rear yards. Furthermore, in commercial districts the setback shall be the same as permitted for primary structures.

TABLE 4-1 ACCESSORY USES AND ACCESSORY STRUCTURES (Rev. 12-1-14; Ord. 2014-16)

A	B	C	D	E
Accessory Uses	Permissible Location	Setback or Building Separation	Maximum Height	Additional Standards
<p>Accessory Structures and Buildings. Buildings and structures including detached garages, tennis courts, sheds, accessory dwelling units, and similar uses</p>	<p>Side or rear yard.</p>	<p>3 feet in residential districts. However, for accessory structures that exceed 800 square feet of ground floor area, the setback shall be 5 feet. In commercial districts the setback shall be the same as permitted for primary structures.</p> <p>Accessory structures shall be separated from all primary structures and any other accessory structures by no less than 3 feet unless attached to a primary structure by a covered breezeway or hallway.</p>	<p>Shall not exceed the height of the principal building.</p>	<p>Shall not exceed 800 square feet in gross floor area or 50% of the floor area of the principal structure or principal use, whichever is greater. The total ground floor area of all accessory structures and buildings shall occupy no more than 30% of the required side and rear yards.</p>

Due to the Development Code standards outlined above and the additional standards of the NADC outlined below, the Board of Zoning Appeals is being asked to consider granting the waiver for the location of the accessory structure.

Staff has reviewed the applicable requirements of the Development Code for Board of Zoning Appeals Variances. Following is analysis required by NADC 5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states that without the barn, personal vehicles will be exposed to the elements and that an aesthetically pleasing structure will allow for proper storage. The applicant also states that the property is not visible to neighbors or adjacent streets.
 - Staff notes that due to the existing location of the residence at the rear corner of the lot and pond at the center of the site, the applicant is not able to meet the rear yard requirement for accessory structures.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the property has an S-shaped driveway with significant acreage compared to the small lots in the surrounding Lynnhurst neighborhood. It is unique that the house was built at the rear of the property instead of towards the front of the lot and that the residence is mostly hidden by existing vegetation.
 - Staff notes the site has existing development on the site. There are some restrictions to development based on the topography and existing residential structure.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that the orientation of the existing house towards the rear of the lot creates privacy from the surrounding neighborhood and that the other homes in Lynnhurst are oriented to be closer to the street on small lots.
 - Staff notes that these conditions are unique to this site.

4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states it is not possible to build a structure behind the primary residence and that the code does not take into consideration the unique lot.
 - Staff notes that restricting the location of the barn renders the majority of the lot unusable.

5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
 - The applicant states that the property is secluded from other homes in the Lynnhurst neighborhood and will not be noticeable to neighbors.
 - Staff notes the proposed use will not be out of scale with other accessory uses in the area or create excessive noise, light, traffic, or any incompatible late night activity.

6. (does not apply)

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.

- Accessory dwellings are allowed in all residential districts subject to Article 4.
 - b. To extend physically a nonconforming use of land.
 - The existing single-family residence currently conforms to the development code.
 - c. To change zoning district boundaries shown on the official zoning map.
 - No rezoning is being requested.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
- The main residence is already on site. No additional self-imposed hardships are noted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
- As a single-family residential property, the primary concern is not profit motivated.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
- Given that the main residence is pre-existing, the setbacks are not applicable, however, the other requirements of the NADC should be met as closely as possible. The applicant consents to the construct the barn in the general area shown in the application documents.

SECTION 8: ATTACHMENTS

1. Aerial Map
2. Topography Map
3. Current Zoning Map
4. Public Notice
5. Application Materials

cc. Robert S. Harris, roswelff2900@yahoo.com



Subject Parcel

LINNET

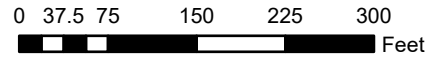
FLAMINGO

BUNTING

ROBIN

ROBIN

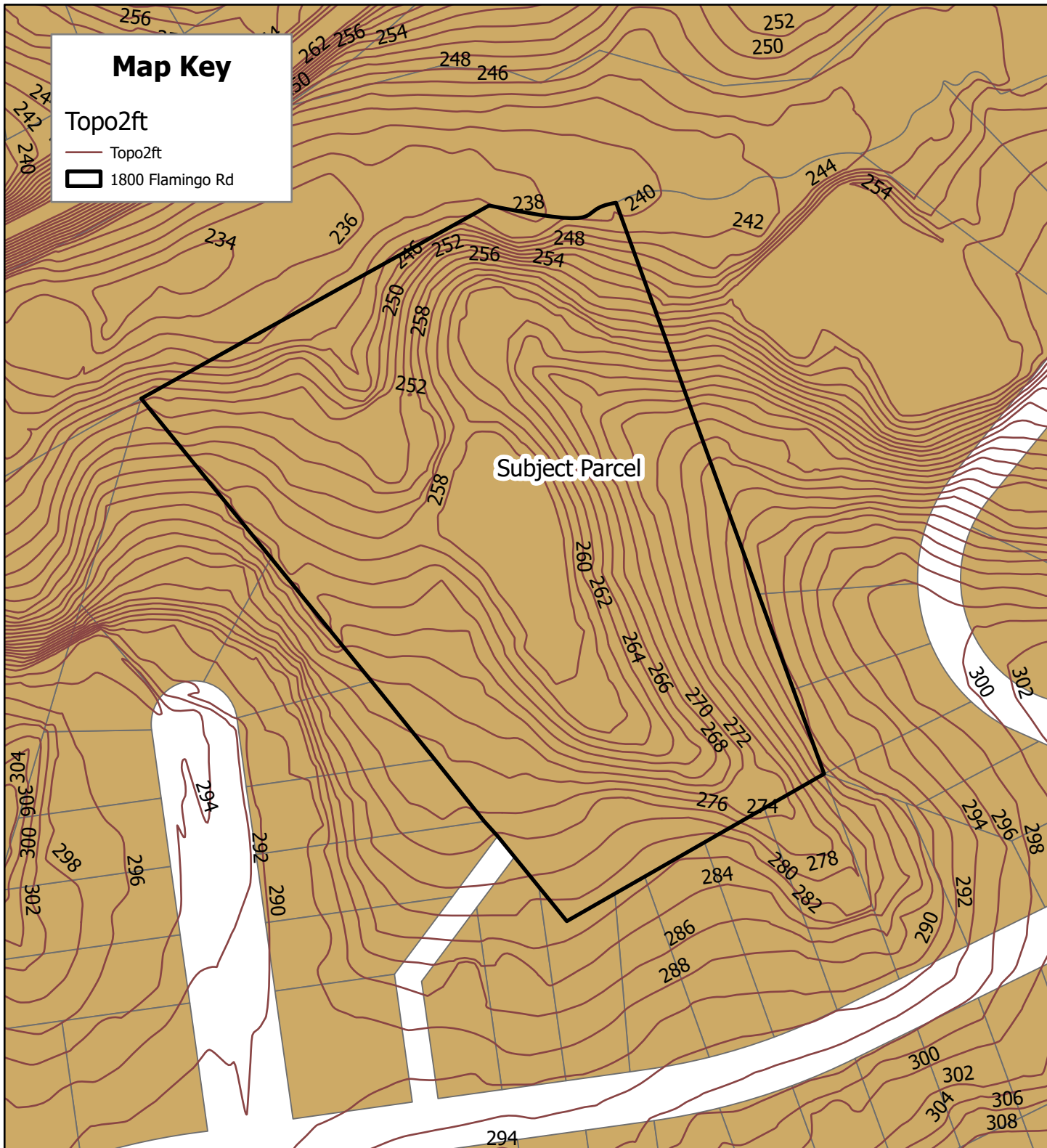
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2/3/2023 8:58 AM

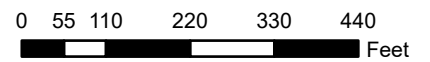
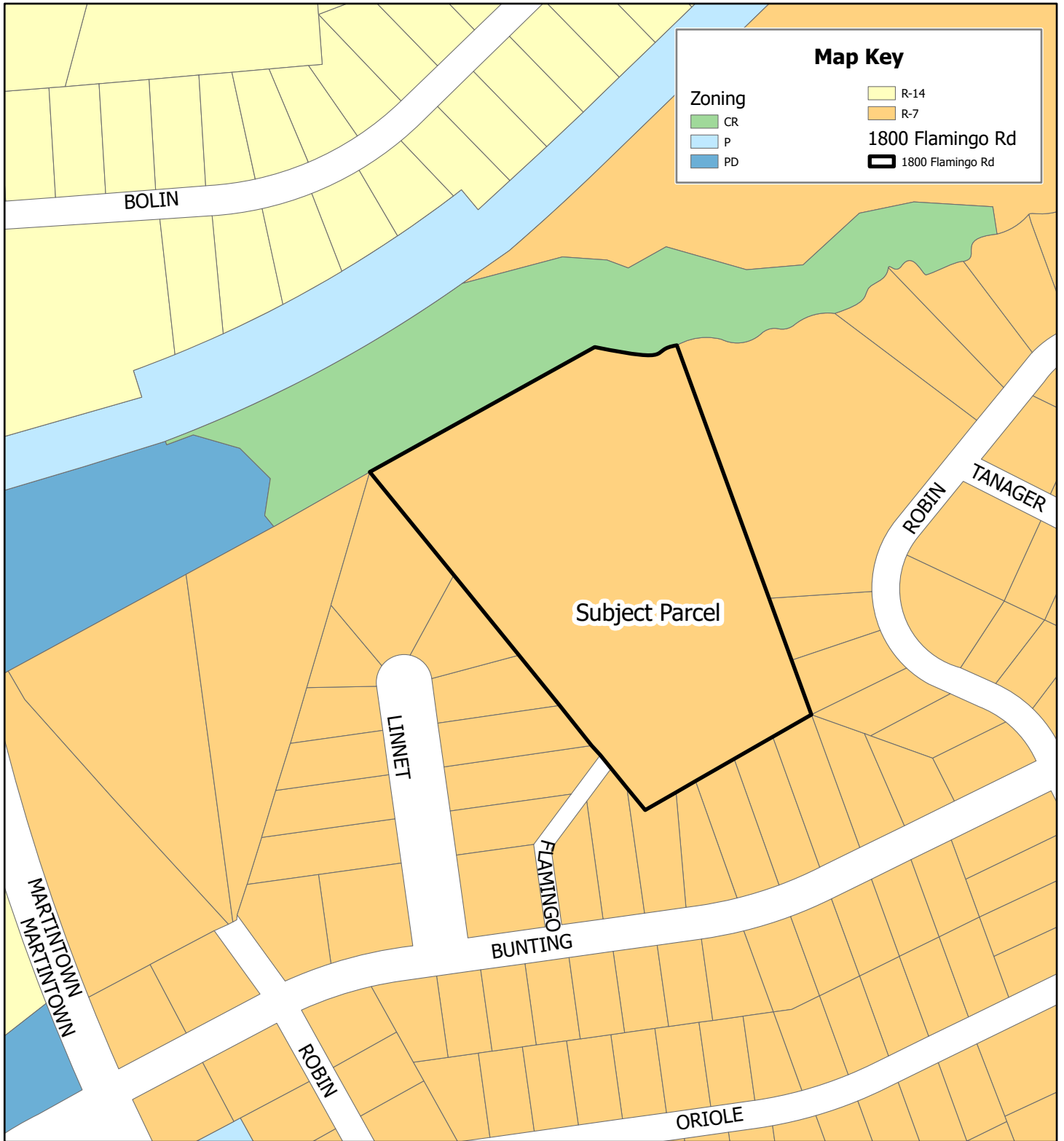


Aerial Map
Application Number ZV23-001
Tax Parcel Number
006-14-02-001



Topography Map
 Application Number ZV23-001
 Tax Parcel Number
 006-14-02-001





2/3/2023



Zoning Map
 Application Number ZV23-001
 TPN 006-14-02-001
 Zoned R-7, Small Lot
 Single-Family Residential



City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 6:00 PM on March 7, 2023 in the Council Chambers located on the 3rd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-001- An appeal by Robert Harris for a variance from Section 4.2, Table 4-1, Accessory Uses and Structures, setbacks of the North Augusta Development Code to allow for an accessory structure in a front yard setback. The request affects approximately 8.21 ac zoned R-7, Small Lot, Single-Family Residential located at 1800 Flamingo Road, TPN 006-14-02-001.

ZV23-002- An appeal by Be Ye Holy Ministries, Inc. for a variance from Article 13, Signs; Section 13.8.3.L.i. and 13.8.3.L.ii. Signage Allowed for Non-Residential Districts and Uses, Electronic Reader boards of the North Augusta Development Code to allow an electronic reader board in a residential zoning district that exceeds 50% of the sign area. The request affects approximately 0.43 ac zoned R-10, Medium Lot, Single-Family Residential located at 1117 Seymour Drive, TPN 007-08-10-001.

Documents related to the application will be available for public inspection after March 2, 2023 in the offices of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugustasc.gov

CITIZEN ASSISTANCE: Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV23-001

Date Received 1-31-23

Review Fee 250.00

Date Paid 1-31-23

1. Project Name Harris Barn
Project Address/Location 1800 Flamingo Rd. NASC 29841
Total Project Acreage 24'x36' Current Zoning R-7
Tax Parcel Number(s) 0061402001
2. Applicant/Owner Name Robert Harris Applicant Phone 770-855-5451
Mailing Address 1800 Flamingo Rd.
City N. Augusta ST SC Zip 29841 Email roswellff290@yahoo.com
3. Is there a Designated Agent for this project? Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor _____ License No. _____
Firm Name Hoover Buildings Firm Phone 803-359-9128
Firm Mailing Address P.O. Box 969
City Lexington ST SC Zip 29071 Email _____
Signature BSH Date 1-27-23
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) yes no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required by the City must be correct and complete to initiate the compliance review process by the City.

BSH
Applicant or Designated Agent Signature

1-27-23
Date

Robert S. Harris
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



This form is required if the property owner is not the applicant.

Staff Use Only	
Application Number <u>ZV 23-001</u>	Date Received <u>1/31/2023</u>

- Project Name Harris Barn
 Project Address/Location 1800 Flamingo Rd. NASC 29841
 Project Parcel Number(s) 000 - 14 - 02 - 001
- Property Owner Name Robert Harris Owner Phone 770-855-5451
 Mailing Address 1800 Flamingo Rd.
 City N. Augusta ST SC Zip 29841 Email roswellff29@yahoo.com
- Designated Agent Matt Gilchrist
 Relationship to Owner GC
 Firm Name Gilchrist Construction Phone 803-665-2232
 Agent's Mailing Address P.O. Box 7414
 City N. Augusta ST SC Zip 29841 Email office@gilchristconstruction.com
 Agent's Signature [Signature] Date 1/31/2023

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

[Signature] _____ Date 1-31-2023
 Owner Signature _____ Date _____

5. Sworn and subscribed to before me on this 31st day of January, 20 23.

[Signature]
 Notary Public
3/31/26
 Commission Expiration Date

CO
Not ↑
.com

H. Per current NA code it calls for accessory structures to be in the rear of property. I have requested this variance before and have been awarded the variance for my granny flat because my main house is already at the back of this 8.35 acres and there is a steep drop off directly behind my house that leads into wetlands and the beautiful Pretty Run Basin, thus preventing any building on this section of my property.

Furthermore, I am allowed to have 50% in accessory buildings on my large 8.35-acre property. I already have a 600 SF granny flat and that leaves me with plenty of SF for a 24x36 pole barn. My house roof line measures 3,000 SF and we have a functional walk-in basement that we use daily.

My cottage is roughly 1800 feet across my pond from my house. The Barn will be roughly 900 feet away from each structure and only visible to me and no one else.

I. The unnecessary hardship is that without this variance my camper will be left outside in the elements when we are not using it. My car and truck will also be left out in the elements as we are currently using our two-car carport to house other items such as my lawn equipment, kayaks, bikes, golf cart, tools. By allowing me to build the barn I can create an aesthetically pleasing structure far enough away from my cottage and house that will store everything I own that I do not use daily. Furthermore, no part of my property is visible to neighbors or adjacent streets. I am the only property located on Flamingo Road.

J. The extraordinary and exceptional condition that needs to be considered is that my property has a S shaped driveway, and my property is 8.35 acres unlike the traditional .33 acres for most of the properties in Lynnhurst subdivision. Also unique is that my house was built at the rear of my property over 50 years ago versus most, if not all, of the houses in Lynnhurst that are built at the front of their property. When you drive by Flamingo Road from (the only access road) Bunting you cannot see any part of my property. You have to drive off the state-maintained asphalt road and onto my gravel road and through my gate and actually be on my property before you even notice my granny flat on the right. Then you have to drive down my long gravel driveway to the left to see the site for the barn on the left, before crossing my pond and finally reaching my house. My barn will be located behind the houses on Linett Loop and there is at least a 30 Foot buffer of large mature trees and lots and lots of underbrush that prevent this structure from being seen by anyone on any surrounding street or the Greenway or yard. This structure will not negatively impact any of my adjacent neighbors in any fashion. Even during our current winter with leaves fallen you can not see through the heavy underbrush.

The other extraordinary and exceptional condition is that my house was already built at the back edge of my land, thus preventing any structures to be built behind the house. From my back porch I look directly down a steep grade that leads to Pretty Run Basin.

K. My condition does not apply to surrounding properties as this property is such a large tract compared to the rest. Also, you can not readily see my property from any adjacent streets unless you drive down Flamingo. I have specifically created a buffer of underbrush and mature trees between my property and my neighbors to create privacy between our properties. The buffer where I want to erect this barn is a very large buffer and isn't visible even during winter.

Furthermore my condition does not apply as most if not all of the remaining properties in this subdivision have homes built at the front of the property leaving ample room for structures in the rear.

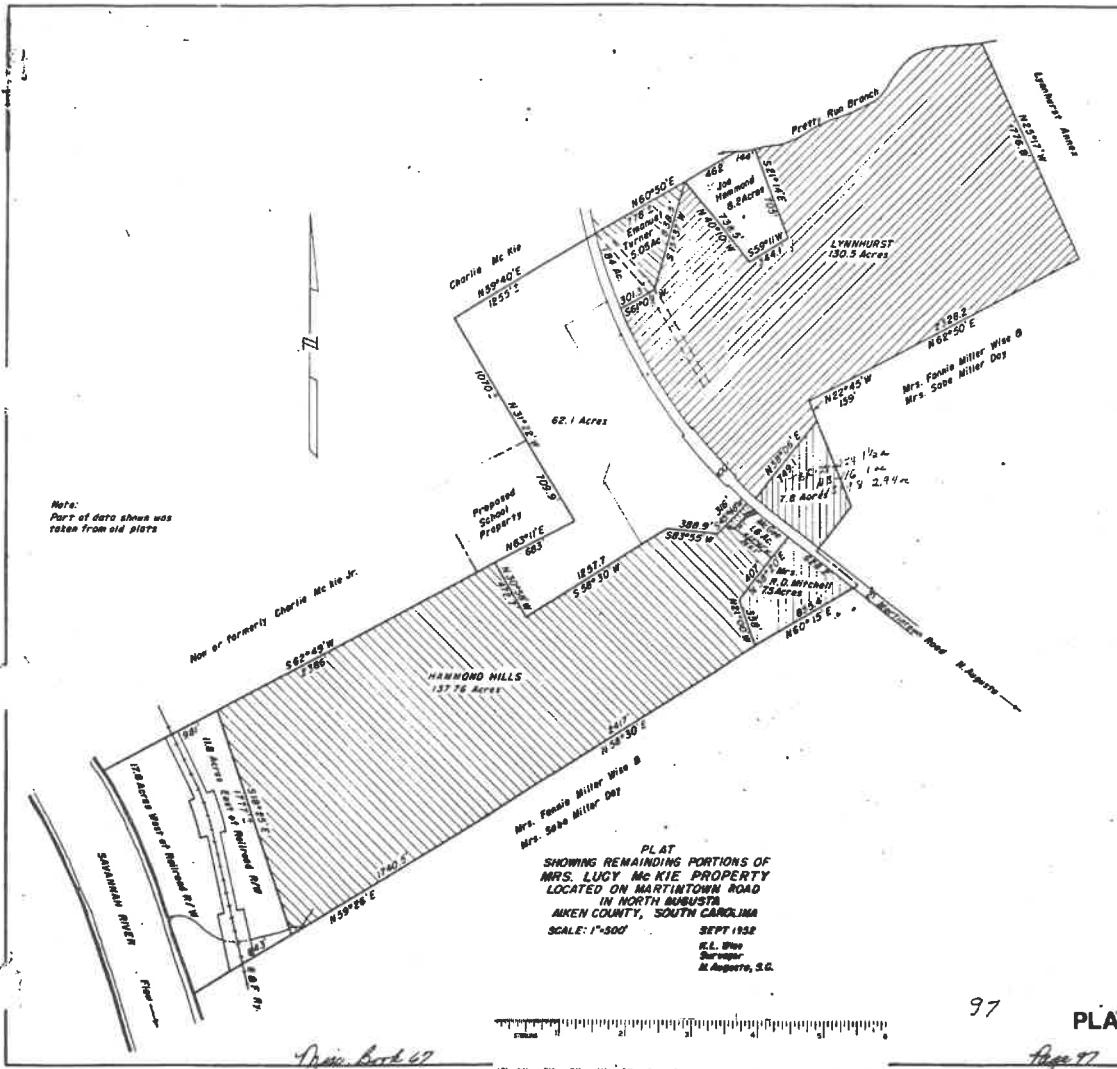
When my property was developed over 50 years ago this main house was built in such a manner to have a view of Pretty Run Basin out the rear of the property.

L. The unreasonable description is that the code in place does not take into consideration my unique property and situation. This property and the barn being built are not visible to anyone but myself and because of where the main house is situated, I cannot build behind my home.

M. The granting of this request will not affect the district or surrounding properties as my request will help me keep an even tidier property on top of the fact it is not noticeable to any of my neighbors. There are a lot of people, including members on this board, that do not know my property even exists in Lynnhurst. I have had to approach neighbors that have thrown yard waste over their fences into my yard because they did not know a home was back here...that's how secluded this property is from the surrounding homes and neighborhood.

N. Taking a drive to my property or looking at these drawings that I provided for my variance on my granny flat is the easiest way to see exactly what I am requesting. I also use an arborist before taking down trees, and the area I am using for my barn is an area that had dead and/or already fallen trees is also covered by invasive Carolina Cherry trees. We are also following the advice from Hoover Buildings and using a metal roof panel that blends in with the surrounding trees so that it is even less visible to people including ourselves when outside enjoying our property.

I'm out of country March 7
but can have my GC attend if needed.
Need advanced notice please -
770-899-5451
Bob Harris

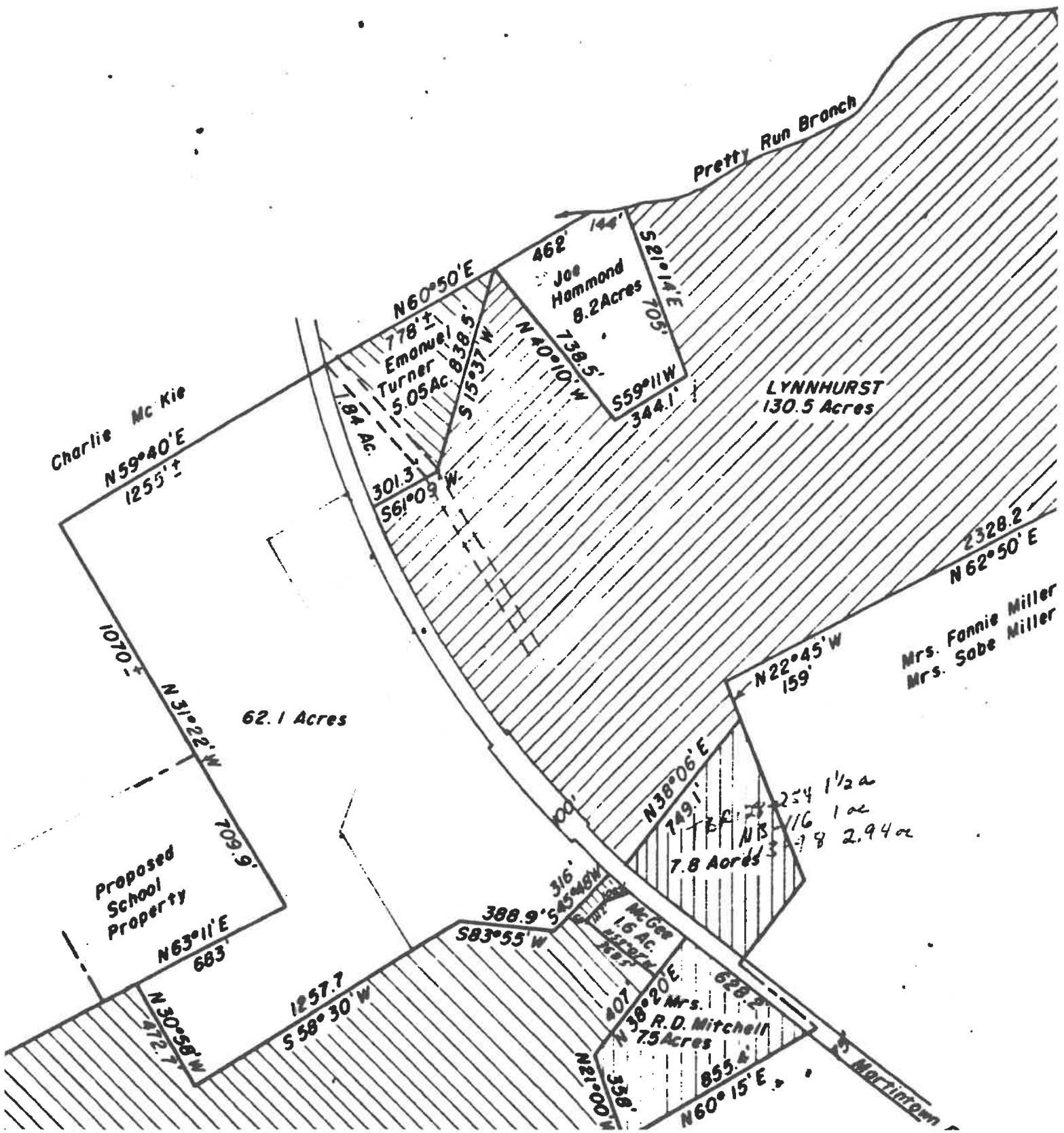


*Amend Athens 4/19/38 1: P.M.
 Rutherford Patterson - c.s.c.p. x-52*

Book 67 Page 97



**From
 RMC**



Charlie Mc Kie
N59°40'E
1255'±

62.1 Acres

Proposed
School
Property

N63°11'E
683'

N30°58'W
1172.7'

1257.7
S58°30'W

N60°50'E
778'±
Emanuel
Turner
5.05Ac. 838.5'

S15°37'W
844.3'
S15°37'W
301.3'
S61°09'W

462' 140'
Joe
Hammond
8.2Acres
N40°10'W
738.5'

S21°14'E
705'
S59°11'W
344.1'

Pretty Run Branch

LYNNHURST
130.5 Acres

2328.2
N62°50'E

Mrs. Fannie Miller
Mrs. Sobe Miller

N38°06'E
749.1'

254 1/2 a
16 1 a
178 2.94 a
7.8 Acres

316'
388.9'±
S83°55'W

Mc Gee
16 Ac.
N38°20'E
628.2'

Mrs.
R.D. Mitchell
75 Acres
N38°20'E
855.4'

N21°00'W
538.6'

N60°15'E



PARAGON
HOME DESIGNS

809-A OAKHURST DR.
EVANS, G.A. 30809
OFFICE: 706-364-8554
FAX: 706-955-7945

Revision Table

Date	Description
6/24/ 2019	SITE ADJUST

BARN
HARRIS COTTAGE
PROJECT DESCRIPTION:
1800 FLAMINGO ROAD

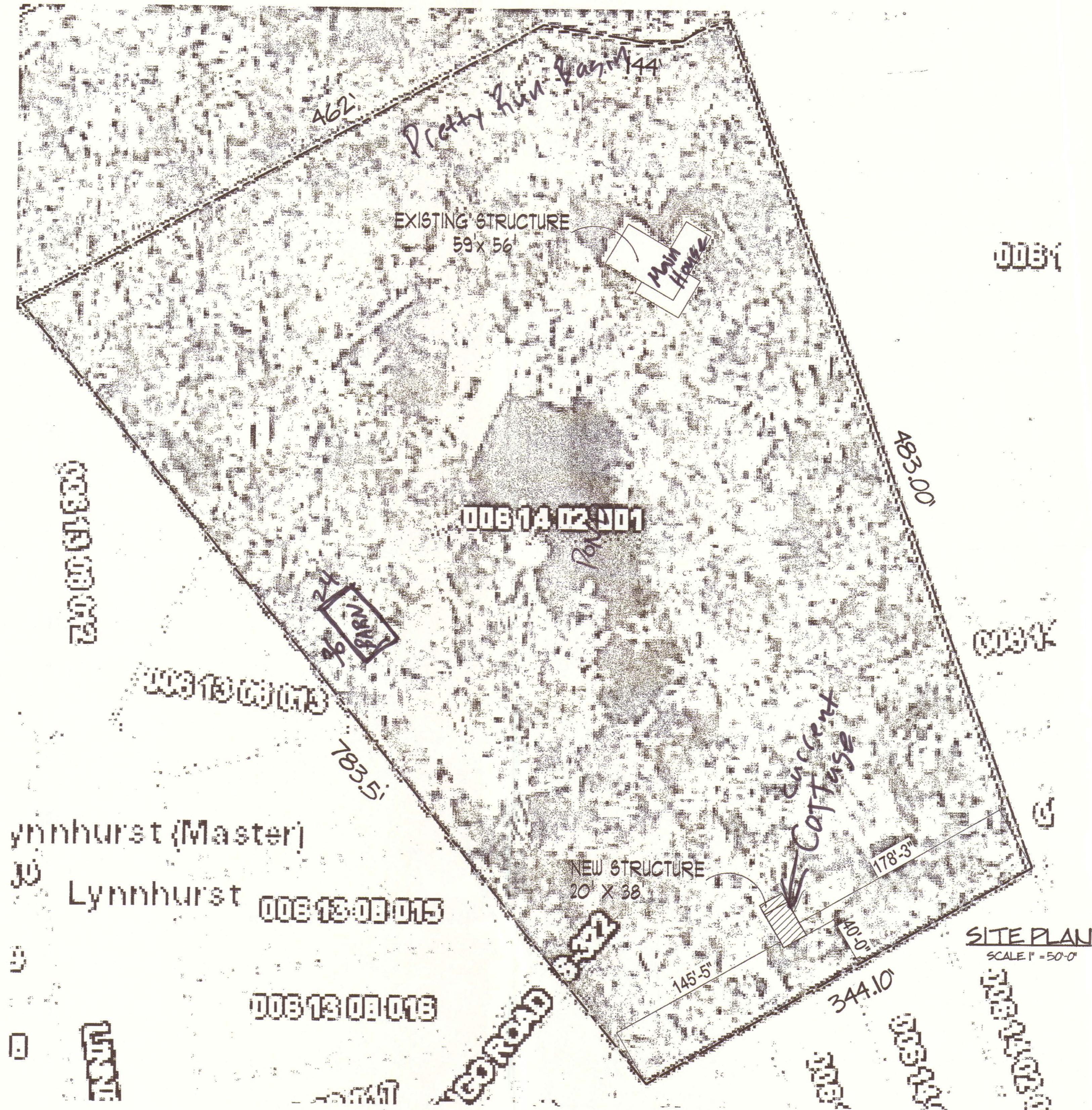
DISCLAIMER NOTES:

TO the best of my knowledge these plans are drawn to comply with owner's and/ or builder's specifications and any changes made after prints are made and/ or approved will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify enclosed drawing for builder and/or owner's standards. PARAGON HOME DESIGNS LLC. is not liable for design discrepancies once construction has begun. While every effort has been made in the preparation of this plan to avoid any oversights, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.

A-1

SHEET # 1 OF 4

SCALE: AS NOTED
DATE PRINTED: 6/24/2019



Lynn Hurst (Master)
Lynn Hurst 008 13 08 013

008 13 08 013

SITE PLAN
SCALE: 1" = 50'-0"



P.O. Box 969 - Lexington, SC 29071
 (803) 359-9128 - 1-800-922-3934
 www.hooverbuildings.com

Proposal



PROPOSAL SUBMITTED TO Robert Harris	PHONE 770-855-5451	DATE 12/20/2022
STREET	E-MAIL Roswellff290@yahoo.com	
CITY, STATE, and ZIP CODE North Augusta, SC	JOB LOCATION IN Aiken County	

We hereby submit specifications and estimates for:

Hoover Buildings of Lexington, S.C., Inc. proposes to furnish all materials and labor necessary to construct **One (1) 24'w x 36'l x 14'h post frame Shelter (Roof Only):**

- 1) 6' x 6' Poles
- 2) No Sides
- 3) End wall Truss Covered with Metal

Total: 13,800.00

NOTE: Price does not include any grading, site preparation, concrete, permits or anything else not specifically listed above.

Building site conditions and accessibility to building site by Hoover's vehicles and equipment may affect pricing as quoted above.

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:

Thirteen thousand eight hundred (\$ 13,800).

This proposal has been submitted for your consideration by Ronnie Shealy

This Proposal is non-binding and does not constitute a contract. The information in this proposal is meant to provide general information to interested parties. After the proposals review, consideration, negotiation of the terms and conditions and acceptance, a binding contract will be drawn up reflecting the work to be completed with the negotiated terms and conditions. This proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal:

Date of Acceptance: _____ Signature _____

11

What Is A Hoover Building?



Hoover buildings are wood frame buildings that use square pressure treated posts as the prime structural members. These wood posts replace foundations and bear the weight of the building and are covered with 29 gauge steel roofing and siding. These buildings are built on site and conform with building codes and regulations.



Hoover Building Warranty

Hoover Building Systems Inc. warrants the buildings we erect for a period of five (5) years to repair; free of charge, any roof leaks due to workmanship or defects in materials, except those occurring where the building is connected to a different structure.

The treated lumber is warranted for a period of forty (40) years against failure due to insect attack or decay and will be repaired or replaced.

The Metal Manufacturer offers a Limited Lifetime Paint Warranty on the roofing and siding material.

WE BUILD ALL KINDS OF BUILDINGS FOR ALL KINDS OF NEEDS



Sales Offices:

Lexington (803) -359-9128
Greer (864) -879-7508
Toll Free 1-800-922-3934

www.Hooverbuildings.com



1-800-922-3934

www.Hooverbuildings.com

Features

Benefits

Started business in 1972

**Pioneered post frame construction in SC.
Well established company with years of
experience.
Have erected over 10,000 buildings.**

Locally owned family business

**Owners directly involved in daily operation.
High level of commitment and trust to both
employees and customers.**

Licensed contractor

Meets all state building requirements.

Fully insured

**Protection for customer, customer's
property and our employees.**

Engineered buildings

Meets city, county and state building codes

Hoover's warranty

**Hoover warrants its workmanship and has
since 1972.**

**Hoover buildings are built to suit your needs and have built in features that make
your building long lasting and add value to your property.**

**Hoover Building Systems set the standard in the post frame building industry that
others only strive to achieve.**

What is a Hoover building?

Hoover buildings are wood frame buildings, also known as pole or post frame buildings that use square pressure treated posts as the prime structural members. These posts replace foundations and bear the weight of the building. Post frame buildings use wooden trusses to support roof loads. The post frame buildings are covered with high tensile steel roof and siding.

Post frame buildings are economical, flexible, durable, long lasting and attractive in appearance. Hoover Buildings has erected countless post frame buildings in various applications which include back-yard buildings, garages, horse barns, airplane hangars, shelters, fire stations, restaurants, church buildings, offices, RV and camper storage, boat storage, mini warehouses, workshops, agricultural buildings and many numerous other applications.

Department of Planning and Development



Project Staff Report

ZV23-002 Be Ye Holy Ministries Sign

Prepared by: Kuleigh Baker

Meeting Date: March 7, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Be Ye Holy Ministries, Inc. Electronic Reader board
Applicant	Be Ye Holy Ministries, Inc.
Address/Location	1117 Seymour Drive
Parcel Number	007-08-10-001
Total Development Size	± 0.43 acres
Existing Zoning	R-10, Medium Lot, Single-Family Residential
Overlay	N/A
Variance Requested	NADC Article 13, Signs; Section 13.8.3.L.i. and 13.8.3.L.ii. Signage Allowed for Non-Residential Districts and Uses, Electronic Reader boards district and sign area

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.5.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 3, Zoning Districts, and Article 13, Signs, when strict application of the regulations would result in unnecessary hardship.

A variance may be granted in an individual case of unnecessary hardship if the Board of Zoning Appeals makes and explains in writing, all of the following:

1. An unnecessary hardship exists;
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
3. The conditions do not generally apply to other property in the vicinity;
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures

that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

Based on these findings of fact, the Board of Zoning Appeals may approve, approve with conditions, or deny the request.

SECTION 3: PUBLIC NOTICE

Per NADC Table 5-1, 6. Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and www.northaugustasc.gov on February 22, 2023. A written notice of the variance request and scheduled date of the Board of Zoning Appeals hearing was mailed to the owners of property within 200 feet of the subject property on February 17, 2023. The property was posted with the required public notice on February 22, 2023.

SECTION 4: SITE HISTORY

Be Ye Holy Ministries, Inc. was established in North Augusta in 2009. In 2020, the church applied for a text amendment to change Article 13, Signs to allow for electronic readerboards to be allowed for religious organizations, regardless of zoning districts. The Planning Commission

recommended unanimously against recommending the text change for approval by City Council. City Council tabled the request at their July 20, 2020 meeting. At the November 2, 2020 the item was on the agenda but there was not a motion to remove it from the Table. Mayor Pettit requested the item be returned to the Planning Commission for further review and suggested the Planning Commission consider the use of electronic signs based on road classification instead of zoning, but no formal vote to return the matter to the Planning Commission was conducted and the issue died.

The applicant now requests a variance to allow for a 7.5 ft tall, 32 sf sign with an approximately 23 sf electronic reader board to replace the previous sign. The request is to allow an electronic readerboard in the R-10, Medium Lot, Single-Family Residential as well as for an electronic readerboard that exceeds 50% of the total sign area.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Church	Residential Single-Family	R-10, Medium Lot, Single-Family Residential
North	Single-Family Residential	Residential Single-Family	R-10, Medium Lot, Single-Family Residential
South	Single-Family Residential	Residential Single-Family	R-10, Medium Lot, Single-Family Residential
East	Single-Family Residential	Residential Single-Family	R-10, Medium Lot, Single-Family Residential
West	Single-Family Residential	Residential Single-Family	R-10, Medium Lot, Single-Family Residential

Access – The site currently has access from Seymour Drive.

Topography –The property elevation is relatively flat, having previously been graded as part of the site development.

Utilities – Water and sewer service are existing.

Floodplain – The property is not located within a federally designated floodplain.

Drainage Basin – The property falls within the Waterworks basin. The basin drains areas from Knox Avenue, parts of downtown including North Augusta Elementary School, and the communities along Old Edgefield Road. Stormwater from Old Edgefield Road flows through the basin Along Atomic Road to pipes down Buena Vista and Mealing Avenue. From there they converge with the main channel at the Municipal Building. The preliminary physical stream

assessments for Water Works basin indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. The City has implemented a capital improvement project to improve storm sewers and roads in an effort to eliminate flooding that results during heavy rainfalls. Overall sampling results indicate that the water quality at the outfall of this basin (below the River Golf Club ponds) is good. During storm events, the data shows increased levels of pollutants making it to the river from higher elevations along the channel.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for a 7.5 ft tall, 32 sf sign with an approximately 23 sf electronic reader board within the R-10, Medium Lot, Single-Family Residential Zoning District. Section 13.8.3.L.i. states that electronic reader boards shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts. Section 13.8.3.L.ii. Signage Allowed for Non-Residential Districts and Uses states Electronic Reader boards shall not exceed 50% of the sign area of which it is a part. The applicant has proposed a sign area of approximately 72% of the total sign area.

Following is analysis required by NADC §5.1.4.5.b (Staff commentary is bulleted):

1. An unnecessary hardship exists;
 - The applicant states that the restrictions on electronic readerboards adversely impact the ministry's ability to inform and support the North Augusta community with resources and guidance.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the church property is located on a major community through way adjacent to a mix of commercial and institutional uses. They also state that the sign proposed is smaller than would be allowed in a comparable Neighborhood Commercial zoning district.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that their purpose is non-profit and non-commercial unlike the small businesses in the area with lighted signs.
 - Staff notes that there are other businesses with electronic elements and lighting on signage along Old Edgefield Road but that most of the surrounding lots are residential in nature.

4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states that prohibiting the electronic readerboard limits their ability for public outreach and that visibility is the key to sharing essential information.
5. The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, and the creation or potential for the creation of excessive noise, light, traffic or incompatible late night activity. (Rev. 12-1-08; Ord. 2008-18)
 - The applicant states that the sign provides an opportunity for community outreach and is therefore not a detriment to the community.
 - Staff notes the electronic reader board creates the potential for nighttime light pollution but that the majority of residences are located beyond direct view of the sign location on the church property.
6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.
 - Staff notes that electronic reader board signs are allowed in certain zoning districts (i.e. Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts) but cannot exceed 50% of the sign area. The applicant requests a reader board occupying approximately 72% of the total sign area.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Generally, signs are allowed in R-10, Medium Lot, Single-Family Residential Zoning District.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

- Staff notes that electronic readerboards are permitted for churches within Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts) and that the hardship is not imposed by the use or the specific configuration of the lot itself outside of zoning.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
- Staff recognizes that the property is operated as a church and the request is not based on profitability of the land.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
- This variance, if granted, will apply only to this property and the sign details as submitted. Should the sign need to be replaced, it should meet the requirements of the sign code in place at that time or request another variance, if applicable.
 - Staff recommends limiting the hours of operation of the sign so that the reader board is not operated between the hours of 10 p.m. and 6 a.m. The sign would be expected to follow all the regulated colors, refresh and other regulations of the sign code. Any limitations to hours of operation should be specified by the Board as part of the case order.
 - Staff is open to suggestions for other conditions from the Board.

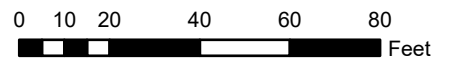
SECTION 7: ATTACHMENTS

- 1) Aerial Map
- 2) Topography Map
- 3) Current Zoning Map
- 4) Public Notice
- 5) Application Materials

cc. Joe L. Newsome; via email



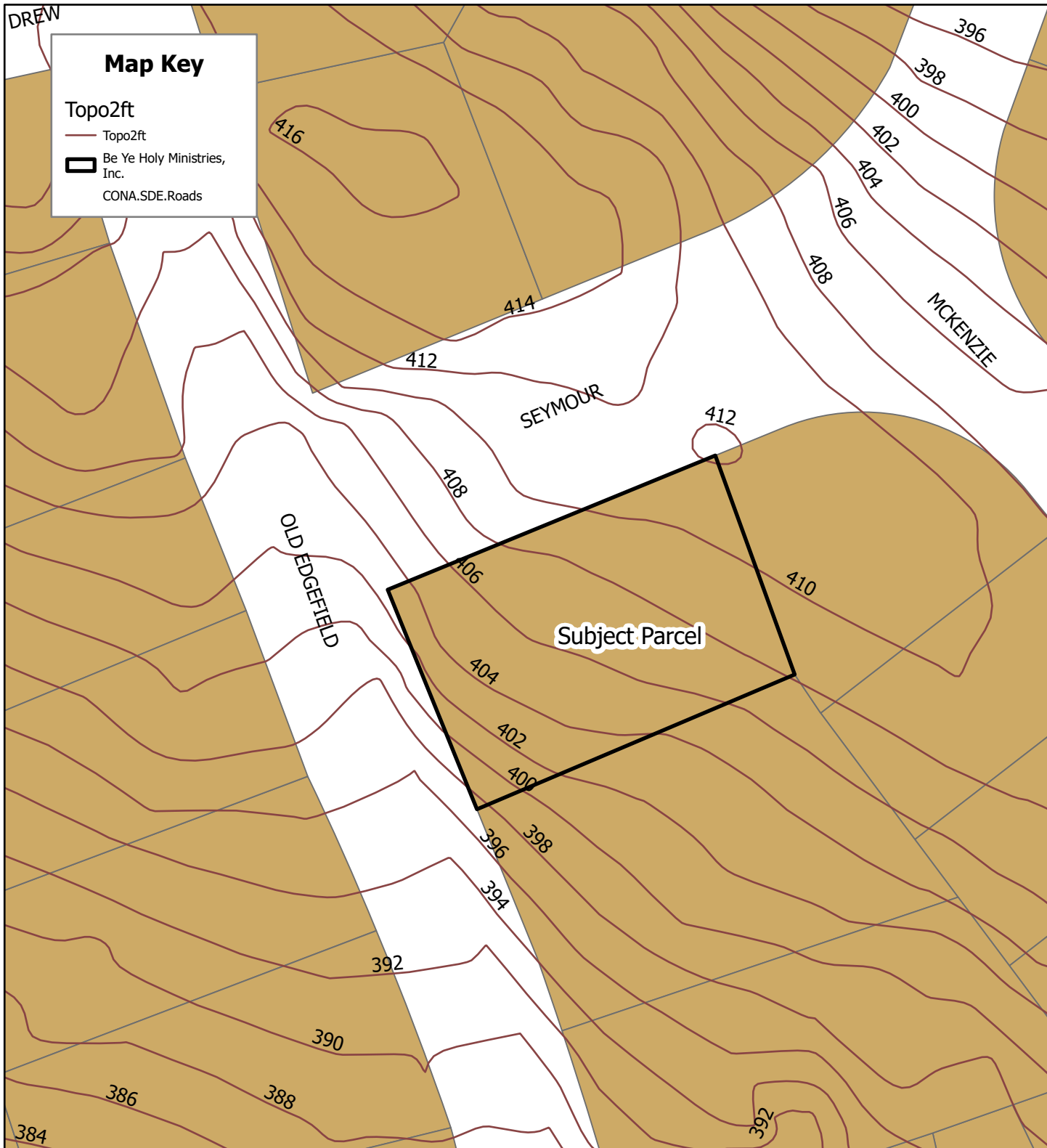
Aiken County, SC, Maxar, Microsoft



2/8/2023 9:48 AM



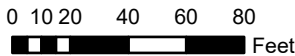
Aerial Map
Application Number MSP22-007
Tax Parcel Numbers
007-14-10-005, 007-14-10-006,
007-14-10-007 and 007-14-10-008



Map Key

Topo2ft

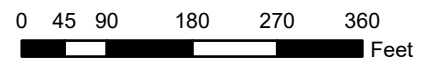
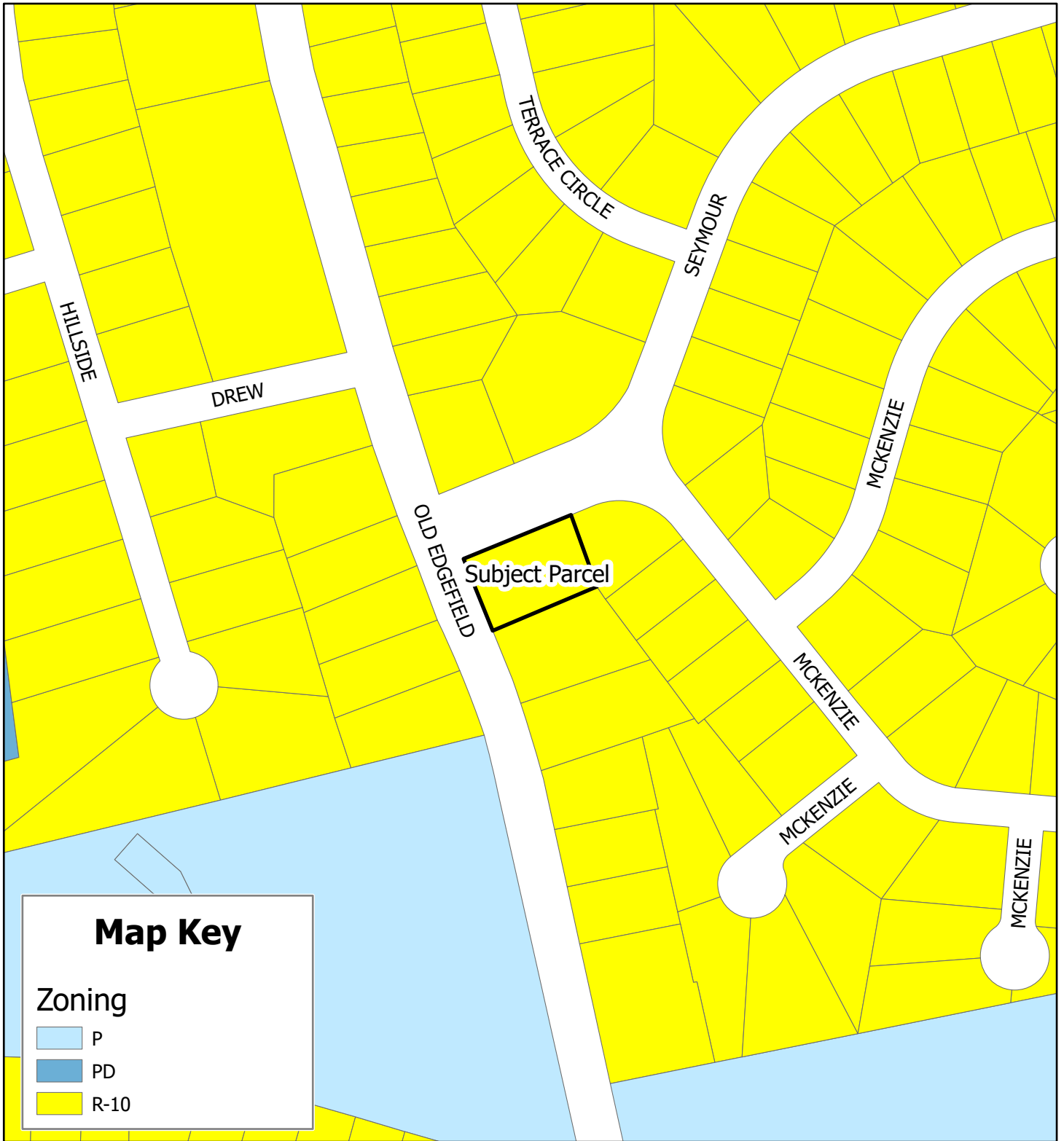
- Topo2ft
- ▭ Be Ye Holy Ministries, Inc.
- CONA.SDE.Roads



2/8/2023 9:48 AM



Topography Map
 Application Number ZV23-002
 Tax Parcel Number
 007-08-10-001



2/8/2023



Zoning Map
 Application Number ZV23-002
 Tax Parcel Number
 007-08-10-001
 Zoned R-10, Medium Lot,
 Single-Family Residential



City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 6:00 PM on March 7, 2023 in the Council Chambers located on the 3rd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-001- An appeal by Robert Harris for a variance from Section 4.2, Table 4-1, Accessory Uses and Structures, setbacks of the North Augusta Development Code to allow for an accessory structure in a front yard setback. The request affects approximately 8.21 ac zoned R-7, Small Lot, Single-Family Residential located at 1800 Flamingo Road, TPN 006-14-02-001.

ZV23-002- An appeal by Be Ye Holy Ministries, Inc. for a variance from Article 13, Signs; Section 13.8.3.L.i. and 13.8.3.L.ii. Signage Allowed for Non-Residential Districts and Uses, Electronic Reader boards of the North Augusta Development Code to allow an electronic reader board in a residential zoning district that exceeds 50% of the sign area. The request affects approximately 0.43 ac zoned R-10, Medium Lot, Single-Family Residential located at 1117 Seymour Drive, TPN 007-08-10-001.

Documents related to the application will be available for public inspection after March 2, 2023 in the offices of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugustasc.gov

CITIZEN ASSISTANCE: Individuals needing special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development at 803-441-4221 at least 48 hours prior to the meeting.

Application for Development Approval

Please type or print all information



Staff Use

Application Number 2V23-002

Date Received 2/6/2023

Review Fee \$250

Date Paid _____

1. Project Name Be Ye Holy Ministries, Inc.

Project Address/Location 1117 Seymour Drive North Augusta S.C. 29841

Total Project Acreage 0.43 Current Zoning R-10

Tax Parcel Number(s) 007 08 10 001

2. Applicant/Owner Name Joe L. Newsome Applicant Phone 706-339-5590

Mailing Address 532 Marble Falls Drive

City Grovetown ST GA Zip 30813 Email beyeholy@comcast.net

3. Is there a Designated Agent for this project? _____ Yes No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)

4. Engineer/Architect/Surveyor _____ License No. _____

Firm Name _____ Firm Phone _____

Firm Mailing Address _____

City _____ ST _____ Zip _____ Email _____

Signature _____ Date _____

5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) _____ yes no

6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all required documents must be correct and complete to initiate the compliance review process.

7. Joe L. Newsome

Applicant or Designated Agent Signature

6 February 2023

Date

Joe L. Newsome

Print Applicant or Agent Name



Joe L. Newsome
Pastor/Founder

Minister Michael Edwards
Business Administrator

BE YE HOLY MINISTRIES, INC.
1117 SEYMOUR DRIVE
NORTH AUGUSTA, S.C. 29841



Deacon Paul Hunt
President, Trustee Board

Rebekah Newsome
Church Secretary

February 6, 2023

**Application Submittal and Review
Variance
§18.4.5.4.2, North Augusta Development Code
Notice of Appeal**

It has come to our attention that the City of North Augusta has prohibited or placed restrictions to permit the proposed installation of a church sign at 1117 Seymour Drive, North Augusta, South Carolina 29841, for Be Ye Holy Ministries, Inc.

Please accept this as our "Application Submittal and Review" Notice of Appeal pursuant to the "Variance" §18.4.5.4.2, North Augusta Development Code.

1. An explanation of the variance request including the situation and the section(s) of the North Augusta Development Code, which require(s) the appeal.

Regarding the installation of a church sign at 1117 Seymour Drive, North Augusta, South Carolina 29841, for Be Ye Holy Ministries, Inc. The City of North Augusta has prohibited or placed restrictions to permit the proposed installation in accordance with the North Augusta, Article 13, para 13.8.3. Article 13 impedes our ability to communicate with the public and could violate equal treatment.

Be Ye Holy Ministries request the City of North Augusta approve the installation of the proposed church sign at 1117 Seymour Drive, North Augusta, South Carolina 29841.

2. A description of the unnecessary hardship created by the requirements of the Development Code.

The prohibition or restriction on Be Ye Holy Ministries, Inc. to install the proposed sign will adversely impact the Ministry's ability to inform and support the North Augusta community with natural resources as well as spiritual guidance.

Be Ye Holy Ministries, Inc., a (501) © 3 Nonprofit Organization see themselves as representatives of Christ to our communities, our culture, and those they serve. As a ministry, we have been instructed to propagate the Word of God. (Luke 14:23) Tells us to "Go out into the highways and hedges, and compel them to come in, that my house may be filled."



BE YE HOLY MINISTRIES, INC.
1117 SEYMOUR DRIVE
NORTH AUGUSTA, S.C. 29841



Be Ye Holy has been an active community member of North Augusta since December 2009. We provide public religious services to include worship, education, and counseling. Also, we sponsor North Augusta food giveaways, conduct clothes and blood drives to enhance and contribute to the wellbeing of the community at large.

3. A description of any extraordinary or exceptional conditions unique to the property and how they relate to the appeal for the variance.

The church property at 1117 Seymour Drive is located on a major community through way adjacent to multiple gas stations, schools, and community parks. Considering the Church's locality, our appeal for variance complements the current community state of presence. SCDOT did a Traffic count in 2022 that showed 6,300 vehicles travel that road per day. The sign that we are proposing is smaller than and not as tall as the signage that is allowed in a neighborhood commercial and public district which are both in close proximity to our church.

4. An explanation of why the conditions do not generally apply to other property in the area.

Unlike the gas stations, small businesses, other organizations, we are a public interest, non-profit, non-commercial agency that desires to install a lighted sign with the necessary restrictions to comply with North Augusta Development Code.

5. A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property.

By prohibiting Be Ye Holy Ministries from acquiring and erecting a LED Sign in front of the Church equate to preventing our ability to brand and reach out to the public. Which can be utilized to provide a comforting message, welcome guests, or inform people when the next service is taking place. While sharing all this information is essential, visibility is the key. Thus, the LED sign not only increases our profile in the surrounding community, but it allows us to exercise our faith. Article 13 puts an unreasonable restriction on Be Ye Holy Ministries, hindering its ability to exercise religious activities in the community.

Therefore, Be Ye Holy is asking for the same type of provision given to Neighborhood commercial and public districts.

The Church contends that absent the variance will make it challenging to communicate to the public effectively. Our communications will be for an example to the following:

- **Program Schedule:** What's going on today, give visitors an idea of what our program would be like.
- **News, Events Updates:** Posting news on digital screens is a great way to attract visitors.
- **Recognitions:** Birthday, Anniversary, Honor Roll Students, or Birth of a Child.
- **Quotes:** Everyone loves inspirational quotes, it can be from bibles, someone well-known



or someone in your community.

- **Social Media:** Messages related to our community. Social media is an authentic source of content that we need to cultivate, but not create. People can relate well to social media messages from their community, and it is usually good rewards for people to see their posts displayed on screens.

- **Weather:** Of course, we cannot forget the weather. It's good to remind the audience on what's going on outside or what's coming so they can plan accordingly.

6. An explanation of why the granting of the variance will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district.

The granting of the variance will in no wise be of substantial detriment, but the opposite. Church signs provide a unique opportunity to reach our community with practical and often life-changing messages. Signs are dynamic marketing tools. Both simple signs and dynamic, high-tech signs have the same primary aim: Serve the marketing needs of a church. They help make in-roads to our community and serve as a relationship-building tool. Other benefits of outdoor or digital church signs:

- Easily share updates with congregation and community
- Highlight upcoming events, i.e., Clothes Drives, and Food Pantry Hours
- Support congregation and community members in unique and creative ways
- Enhance worship experience

7. A list and explanation of any voluntary conditions on the variance to minimize any potential adverse impacts.

To mitigate any impact on the community, we will not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting on our electronic reader board to include:

- The time to completely change from one message to the next is a minimum of ten seconds
- The change of message shall coincide for the entire sign face
- No blinking /flashing lights, chasing/traveling messages, animation, rotating or other movements shall be employed in displaying a message or image, or during the change from one message or image to another
 - No streaming video shall be displayed
 - Illumination of the electronic reader board shall not exceed the following brightness limits measured as candelas per square feet at any focal point on any roadway or berm or any vehicular approach to any road or driveway:
 - Be Ye Holy will comply with all the requirements for electronic reader boards that are in the development code.



BE YE HOLY MINISTRIES, INC.
1117 SEYMOUR DRIVE
NORTH AUGUSTA, S.C. 29841



Color	Daytime	Nighttime
Read-only	2,250	450
Green only	4,500	900
Amber only	3,350	675
Full Color	5,000	1,000

Our goals are to enhance the community through the complimentary landscape and spiritual fitness.

8. If the appeal is for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance or location of a sign, an explanation of why no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition, and understanding.

Be Ye Holy's proposed sign size, height, appearance, and location are well within Article 13 requirements. Though Be Ye Holy is on a major thoroughway of neighboring communities, Article 13 restrictions to prevent Electronic Reader boards in the Neighborhood remains an issue of variance.

We thank you in advance for your consideration and look forward to a continued partnership to enhance our local community.

Respectfully Submitted,



JOE L. NEWSOME

Pastor

Be Ye Holy Ministries, Inc.

Phone: 706-339-5590

Email: beyeholy@comcast.net



Stewart Signs
 AN EBSCO COMPANY

1-800-237-3928 stewartsigns.com

TekStar Color 20mm 32x112

Cabinet size: 4'x8'

1/2"=1' Sk: 953299-1 Cust: 3110125

4/17/2020 Ca/cMiller PROPOSAL

Scale: 5/8"=1' Color(s): Digital Print Paint Color: Silver Gray

Draft Color: White

Approved

as shown with changes

Signature _____

Date _____



This is to inform the City of North Augusta Planning and Development Department that "We the neighbors" of Be Ye Holy Ministries, INC. are not in opposition nor do we oppose the said church Be Ye Holy Ministries securing and erecting a LED Sign in front of the Community Church with the understanding that the sign will be turned off 10:00 O'clock PM Nightly.

Name	Street	City	State	Zip	Signature
Daniel Foster	737 Old Edgefield Rd	North Augusta	SC	29841	Concurred <small>No able to sign due to physical limitation</small>
	739 Old Edgefield Rd	North Augusta	SC	29841	Home appears vacant
Mari Walker	743 Old Edgefield Rd	North Augusta	SC	29841	Mari Walker
Caroline over victor (possibly)	743 Old Edgefield Rd	North Augusta	SC	29841	not
	742 Old Edgefield Rd	North Augusta	SC	29841	No-one home
Sandy May	744 Old Edgefield Rd	North Augusta	SC	29841	Sandy May
	746 Old Edgefield Rd	North Augusta	SC	29841	Verbally did not oppose
Giovanna SARRAZO	748 Old Edgefield Rd	North Augusta	SC	29841	[Signature]
	750 Old Edgefield Rd	North Augusta	SC	29841	No-one home
Amber Robbins	801 Old Edgefield Rd	North Augusta	SC	29841	Amber Robbins

Esto es para informar al Departamento de Planificación y Desarrollo de la Ciudad de North Augusta que "Nosotros, los vecinos" de Be Ye Holy Ministries, INC. no estamos en oposición ni nos oponemos a que dicha iglesia Be Ye Holy Ministries asegure y erija un letrero LED en el frente de la Iglesia Comunitaria con el entendimiento de que el letrero se apagará a las 10:00 p. m. todas las noches.

Patricia Reynolds 491 McKenzie rd | North Augusta SC 29841 Patricia Reynolds