

# Board of Zoning Appeals



**Minutes for the Tuesday, March 7, 2023, Regular Meeting  
6:00 p.m., Council Chambers, 100 Georgia Avenue**

*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, Jim Newman and Bill Burkhalter.
3. **Approval of Minutes** – Minutes of the Regular Meeting of December 6, 2022. Minutes were approved unanimously.
4. **Confirmation of Agenda** No changes to agenda.
5. **ZV23-001**– A request 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.

Mr. Paradise stated that Mr. Harris has requested this variance because it is being put in the front of the house. He has his residence is on this property. He wants to construction 768 sq. ft single story barn about 60 feet from southern property line. The contractor named Matthew came forward to speak about the barn. Matthew talked about not being able to see the barn from other residents homes. The barn is to keep his RV and golfcart stored in. There will be a buffer in the front of the property.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application. No one came to speak against this variance.

- b. **Consideration** – Consideration of Application ZV23-001 by the Board of Zoning Appeals.

Mr. Newman made the first motion and the second was by Mr. Burkhalter. It was approved unanimously with the condition it be sited as shown on the application documents and it have a 25 ft. buffer between garage and property line.

6. **ZV23-002**– A request by Be Ye Holy Ministries, Inc. for a variance from 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 of the North Augusta Development Code to allow for an electronic readerboard for an institutional use in a residential zoning district that also exceeds 50% of the sign area. The request affects approximately 0.43 ac located at 1117 Seymour Drive zoned R-10, Medium Lot, Single-Family Residential, TPN 007-08-10-001

Mr. Paradise stated that this is Be Ye Holy Ministries Church it is located at Edgefield Rd. and Seymour Dr. They are requesting a electric message sign for the church. It is in a R-10 zoning area and this type of sign is not allowed. This also exceeds the signage area as well. Mr. Paradise stated the pastor should talk to the neighbors and see what their thoughts are on this. There were two ladys who came to office today who live near the church. They are both opposed to having the sign. There are other options for a sign for them to use.

Michael Edwards and Joe Newsome came forward to speak on behalf for the church. Mr. Newsome said they did have a wooden sign before but a storm took it out. Since then they wanted to replace with a reader board sign. They told they neighbors if they got the sign it would be shut off at 10:00 pm. every night. Mr. Edwards stated they wanted to upgrade the neighborhood not make it worse. They just want a sign to give out information of events going on at the church.

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

Robert Cooper who lives on Mckenzie Circle, is opposed of the flashing sign. He states that there are others that don't want this type of sign either.

Angela Houston also lives near the church and she does not think the sign would be a problem.

Annette Newsome also came forward about the church sign. She explained that people miss out on things happening at church due to not having a sign that it can be posted on. She things the sign would be a benefit for the community.

Ashlyin Cooper is speaking about fixing the Crestlyn Sign for the neighborhood and they don't want another sign bigger than the neighborhood sign.

Mr. Scaggs asked about temporary signs but Mr. Paradise stated they cannot have them. Mr. Paradise also stated they could have a free standing sign.

- b. **Consideration** – Consideration of Application ZV23-002 by the Board of Zoning Appeals.

The BZA unanimously denied the application finding hardship was self-imposed for asking about the electronic reader board. The code does offer other signage alternatives that would meet the church's needs.

7. Adjourn 7:41pm

Respectfully Submitted,



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

# Department of Planning and Development



## Project Staff Report

ZV23-003 Hammond Hill Elementary School Sign

Prepared by: La'Stacia Reese

Meeting Date: April 11, 2023

## SECTION 1: PROJECT SUMMARY

Project Name	Hammond Hill Elementary School Electronic Reader board
Applicant	Aiken County Public Schools
Address/Location	901 W. Woodlawn Avenue
Parcel Number	006-17-06-107
Total Development Size	± 12.31 acres
Existing Zoning	P, Public Use
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

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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](http://www.northaugustasc.gov) on March 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 March 27, 2023. The property was posted with the required public notice on March 27, 2023.

## SECTION 4: SITE HISTORY

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The project site is an existing elementary school located in the Hammond Hills neighborhood at Woodlawn Avenue and Amherst Drive. The school is zoned P, Public Use and primarily services the surrounding residential district. On April 16, 2009, the Planning Commission recommended that City Council approve rezoning the property to P, Public Use. The school was rezoned from R-14, Large Lot, Single-Family Residential to P, Public Use and the official zoning map was amended on May 18, 2009.

The applicant requests a variance to allow for a 10 ft. tall, 37.88 sf sign with a 23.22 sf electronic reader board to replace the existing changeable copy sign located on W Woodlawn Ave.

## SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Elementary School	Institutional, Government, and Public Facilities	P, Public Use
North	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential
South	Residential	Low Density Residential	R-7, Small Lot, Single-Family Residential
East	Residential	Low Density Residential	R-7, Large Lot, Single-Family Residential
West	Residential	Low Density Residential	R-14, Large Lot, Single-Family Residential

**Access** – The site currently has access from Woodlawn Avenue and Amherst Drive.

**Topography** – The school sits at the top of a hill. Overall, the site slopes from the middle towards the edges. There are low lying areas to the north of the school building where the athletic fields are located.

**Utilities** – Water and sewer service are existing.

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

**Drainage Basin** – The parcel is located in the Arrow Wood Basin. This is a relatively small basin that is not being evaluated since the basin drains to a relatively large pond prior to entering the Savannah River. This pond collects water from storms and will act as a treatment process. This process allows pollutants to settle out of the water through several means (aquatic vegetation use excess nutrients, pollutant deposition or settling into the sediments, and evaporation) prior to it flowing into the Savannah River.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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The applicant requests a variance to allow for a 10 ft. tall, 37.88 sf sign with a 23.22 sf electronic reader board within the P, Public Use 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 61% of the total sign area.

However, Section 3.6.4.1., Public Use District, Purpose states the purpose of the district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property.

Furthermore, Section 3.6.4.5.2 Development Standards states uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12.

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 proposed sign meets the needs for the school to communicate important information to students, parents, and the public and that signs of a similar size with reader boards have not been rejected at any school location by other jurisdictions.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that schools typically fall within residential environments but that the current code does not address its role in the character of the surrounding neighborhoods.
3. The conditions do not generally apply to other property in the vicinity;
  - The applicant states that the school is unique in its service to the community. Unlike a business advertising services for a profit, the electronic reader board will be used to improve communications between the school, its students, and their parents.
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 the NADC does not directly address school signage. Their argument is that prohibiting an electronic reader board would unreasonably limit the amount of information the school is able to transmit through signage. They state that the overall sign area proposed is smaller than that allowed by the code and otherwise meets the intent of the code if the electronic reader board is accepted.
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 proposed sign will not hinder any other property's signage and that the location will not create excessive noise, light, traffic, or late night activity as it is screened by a hill, vegetation, and commercial entities.
  - 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 Hammond Hill Elementary 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.
  - 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 60% of the total sign area. The applicant states that the cost to maintain a non-standard sign is significantly higher and would lead to the need for additional training by operators.
  
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.
    - Signs are allowed in public zoning.
  - 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.
  - The applicant states the location and use of the property warrant the variance request.
  
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 public school 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

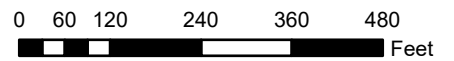
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- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Site Photos
- 5) Public Notice
- 6) Application Materials

cc. Ron Wade, Signs Unlimited of SC; via email  
Aiken County Public Schools; via email



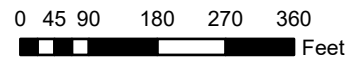
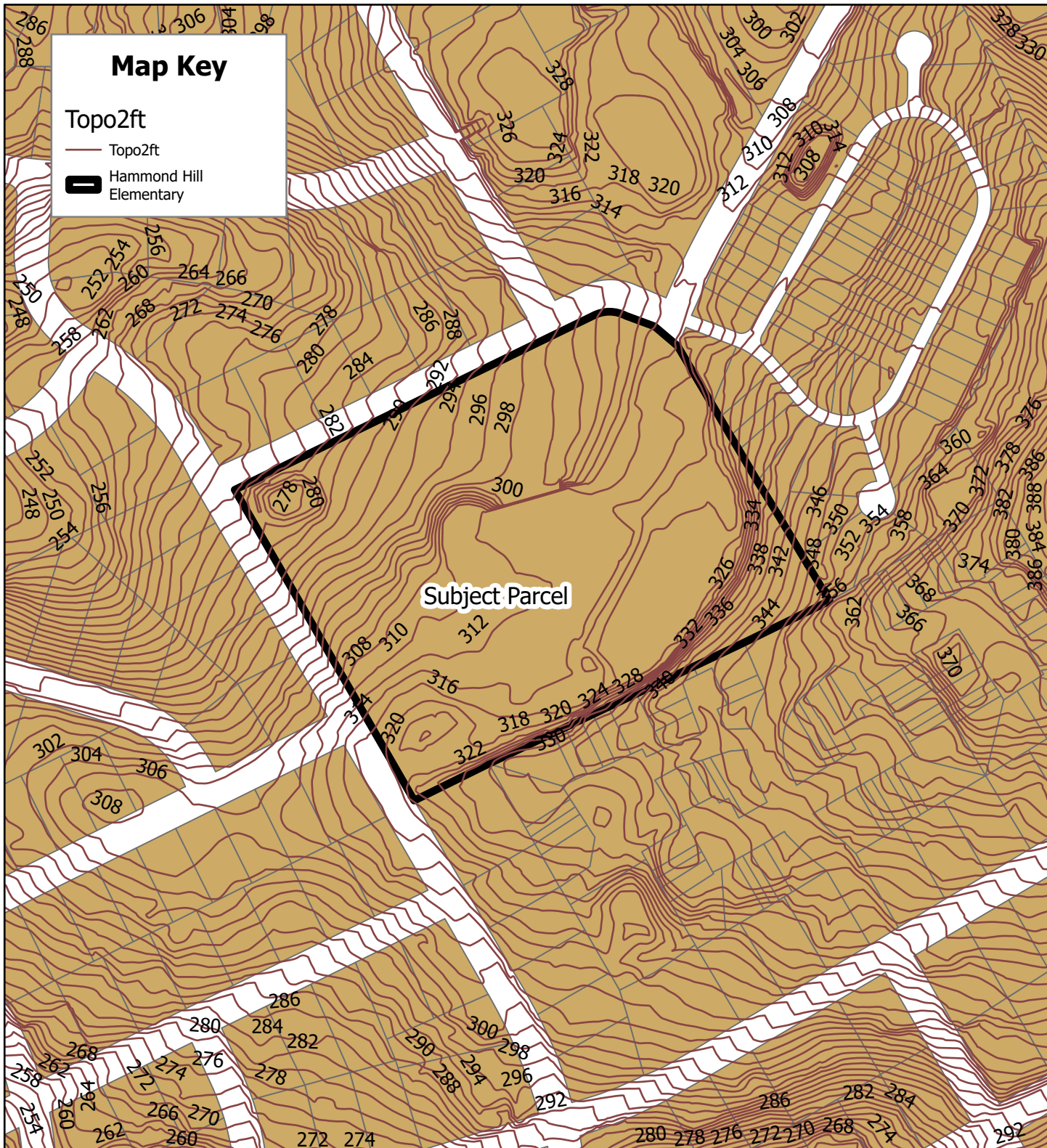
Aiken County, SC, Maxar, Microsoft



3/24/2023 3:30 PM



Aerial Map  
Application Number ZV23-003  
Hammond Hill Elementary  
Tax Parcel Number 006-17-06-107

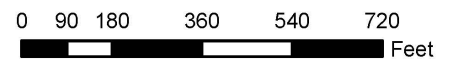
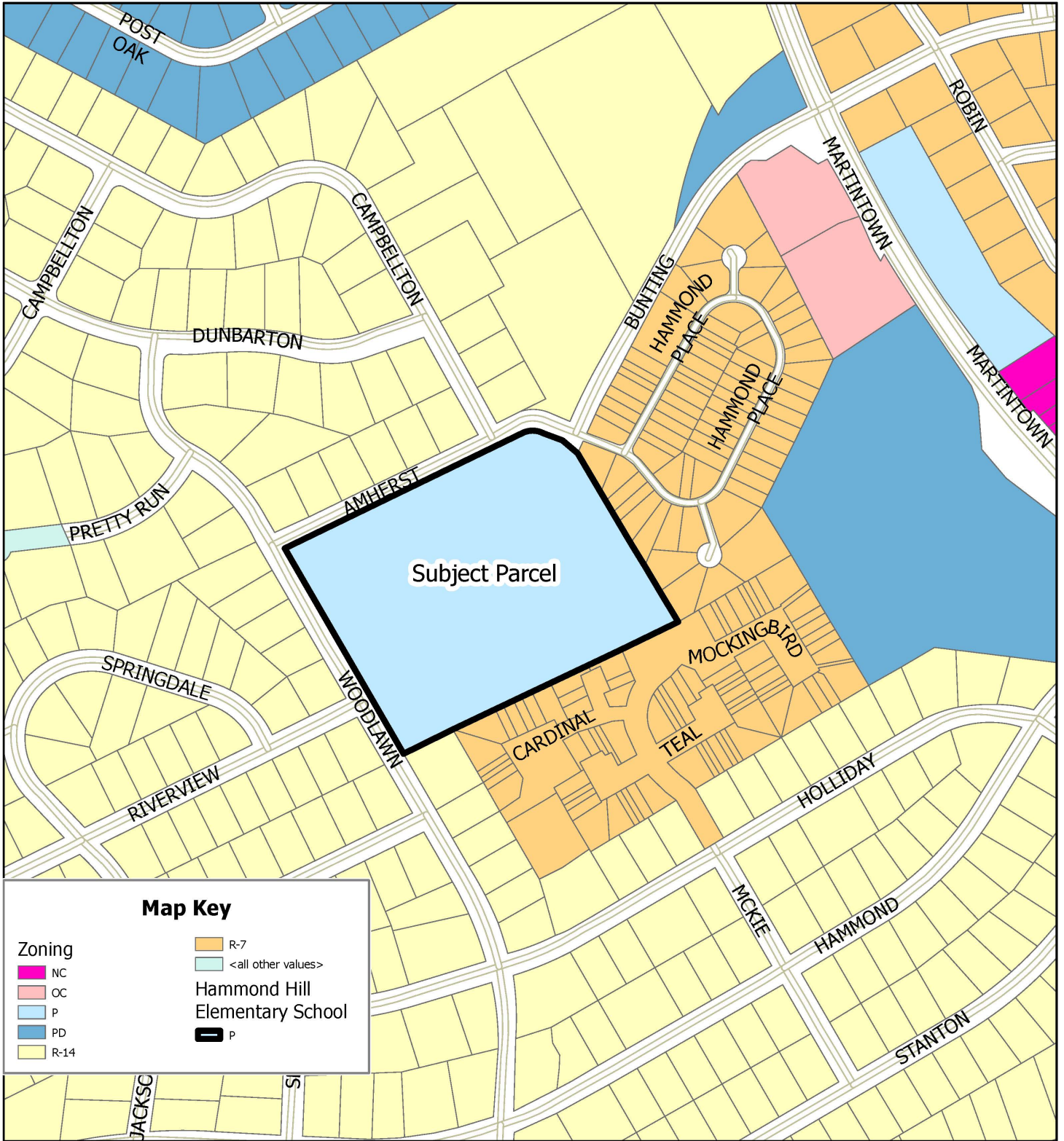


3/24/2023 4:02 PM



Topography Map  
 Application Number ZV23-003  
 Hammond Hill Elementary  
 Tax Parcel Number 006-17-06-107

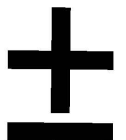




3/17/2023



Zoning Map  
 Application Number ZV23-003  
 Tax Parcel Number  
 006-17-06-107  
 Zoned P, Public Use



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 April 11, 2023 in the Council Chambers located on the 3<sup>rd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV23-003-** An appeal by Hammond Hills Elementary School 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 public zoning district that exceeds 50% of the sign area. The request affects a portion of approximately 12.31 ac zoned P, Public Use, located at 901 W. Woodlawn Avenue, TPN 006-17-06-107.

**ZV23-004-** An appeal by Highland Springs Middle School 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 public zoning district that exceeds 50% of the sign area. The request affects a portion of approximately 51.30 ac zoned P, Public Use, located at Belvedere Clearwater Road and Old Sudlow Lake Road, TPN 023-05-01-003.

Documents related to the application will be available for public inspection after April 6, 2023 in the offices of the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://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](mailto: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 2V8B-003  
Review Fee \$250.00

Date Received 2/13/23  
Date Paid 2/13/23

1. Project Name Hammond Hill Elementary School  
Project Address/Location 901 W. Woodlawn Ave.  
Total Project Acreage 12.50 Current Zoning \_\_\_\_\_  
Tax Parcel Number(s) 006-17-06-107

2. Applicant/Owner Name Aiken Cty. Schs. Bd. Applicant Phone 803-642-0431 *Robbie Roberson*  
Mailing Address Aiken Cty. Pub. Schs. Facility Construction, 61 Givens St  
City Aiken ST SC Zip 29078 Email WRoberson@ACPSD.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 documents required by the City must be correct and complete to initiate the compliance review process by the City.

Ronald H. Wade  
Applicant or Designated Agent Signature  
Ronald H. Wade  
Print Applicant or Agent Name

2-8-23  
Date

# 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>2V23-003</u>	Date Received <u>2/13/23</u>

1. Project Name Hammond Hill Elementary School  
 Project Address/Location 901 W. Woodlawn Ave  
 Project Parcel Number(s) \_\_\_\_\_

2. Property Owner Name Aiken Cty. Sch. Bd. Robbie Roberson  
 Owner Phone 803-642-0431  
 Mailing Address Aiken Cty. Pub. Sch. Facility Construction, 61 Givens ST  
 City Aiken ST SC Zip 29078 Email WRoberson@ACPS.net

3. Designated Agent Signs Unlimited of SC, INC Ron Wade  
 Relationship to Owner SALES  
 Firm Name Signs Unlimited of SC Phone 803-427-4628  
 Agent's Mailing Address 1584 Whiting Way  
 City Lugo FF ST SC Zip 29078 Email TTEsigns@gmail.com  
 Agent's Signature Ron Wade Date 2-8-23

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

[Signature]  
 Owner Signature \_\_\_\_\_ Date 2-13-23

5. Sworn and subscribed to before me on this 2/13/23 day of February, 2023.

[Signature]  
 Notary Public  
 Commission Expiration Date 2/3/27





City of North Augusta Variance Application:

Section H:

Section 13.8.3L of the NA Development Code (NADC) regulations electronic center.

Situation: Sign is not in compliance with zoning having an electronic message center. and 50/50 sign area.

**Request: That the proposed sign be granted due the following reasons. Aiken County School Board has been very aggressive at replacing the old signage with newer signs. The sign design has been the upper sign to have the school's name with internal LED lights and the bottom sign to have a LED Electronic Message Center. This program has been going on for the past couple of years with well over twenty – five locations that have been done. Most of the signs have been the size of the one proposed for Hammond Hill Elementary School, which is smaller overall that the sign being replaced. Some locations have had bigger ones for various reasons. The proposed sign has been the most common size. The proposed sign meets the needs for the school. The Electronic Message Center (EMC) provides the Students, Parents, and Public important information on school meetings, activities, and in some cases emergency information for safety of the students, and parents. The old sign that has been in place is limited to number of message's and requires manual changing of the message; this is also a problem due to having enough lettering for a manual sign. It also offers no security from someone changing the message.**

**One of the goals has been to have a system that is cost effective and offers quality. The School Board puts the signs out for bid with the requirements. This sign has automatic light censoring, which adjust the brightness of the sign at night to be much less than that of daytime use.**

**The combination of the two signs and their size have been widely accepted over the school district. This size and combination have not been rejected at any of the locations by a town, city, or county government.**

The Code Section 13.8.3.l of the NADC regulates electronic readerboards and states:

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.  
Shall not exceed 50% of the sign area of which it is a part.
- ii. Must have a dark or black background.
- iii. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- iv. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay

**Situation:**

Highland Springs Middle School is within Public Use (P) zoning district and therefore an electronic reader board is not allowed in (a).

**Reply: School District has installed over 25 plus signs in the district and not the first city, or town has rejected their effort. This sign shouldn't bother anyone. We will do this sign the same way that the previous signs were made and set up since it was approved by the Variance Board. The sign will have a photocell in it to dim or brighten the LED lights, the sign will turn on at 6:00AM and turnoff at 10:00PM. Please note that the sign is the same size as the North Augusta Middle School, so it is not a 50 / 50 split. The school's name is 14.66 square feet (.39%) and the LED sign is 23.22 square feet in size for a total of 37.88 square feet (.61%).**

**City of North Augusta Variance Application:**

Section I:

Section 13.8.3L of the NA Development (NADC) regulations electronic center.

Situation: Hardships of code. Not being able to upgrade sign to Electronic Message Center (EMC) and not staying with a standard size sign. The 50/50 size can not be meet due to the LED sign requirements to work as a sign.

**Request:** To accept the size sign proposed and the use of an EMC.

**City of North Augusta Variance Application:**

**Section: J:**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center.**

**Hardship of the code is size and no Electronic Message Center (EMC)**

**Hardship in not being able to standardize and use an Electronic Message Center (EMC) sign. Lack of being able to communicate multiple messages to students, parents, and the public; in addition, inability to post messages quickly, such as emergency information. The EMC can be programmed to show messages and to schedule messages for showing. EMC don't require for sign to have lettering like manual signs. This eliminates the letters from being lost, broken, having enough of the right letters for a message, and from anyone changing the message on the manual sign. Manual sign must have an individual to go to the sign and put each message on the sign. Sign is hard to read and usually limited to one message. EMC messaging is fast and can be programmed to run by changing message wirelessly, in addition sign can be programmed to run messages at different scheduled times. Programming Code rules like no video, scrolling can be programmed not to run. The sign would provide information as stated and has a high readability over the manual sign which is the purpose of any sign.**

**City of North Augusta Variance Application:**

**Section: K**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center.**

**The main reason for not applying to other property in the area is that this is a school that serves the area and the community. It is not a business, using a sign for advertising for profit, and services. The EMC is to be used to inform students, parents, and the public to improve communications.**

**City of North Augusta Variance Application:**

**Section: L**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center**

**The code does not address schools. Many of the schools are in a neighborhood environment. This location is not any different than most. The fact that the EMC is a programmable sign most situations can be worked out for the acceptance of the sign as mentioned in other sections. The size of the proposed sign is smaller. The need to have the school's name the same size as the EMC would take up more space that is no needed.**

**City of North Augusta Variance Application:**

**Section: M**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center**

The proposed sign would not be a harmful to the public in anyway, nor to the local adjacent property owners. The proposed sign has a smaller footprint but higher readability and can show more messages with ability to message faster than a manual reader board.

**Note: The sign will have a Photocell to automatically adjusted the lighting. In addition, the sign will have a timer to run from 6:00AM to 10:00PM. This is the same as what was approved for the sign at North Augusta Middle School.**

The fact that the EMC sign automatically censors lighting making adjustment mostly at night to be dimmer, it should not be of any bother. In addition, the sign gives a much cleaner look. The public in most cases have accepted EMC signs in a positive manner when they understand its purpose and programming ability. This modern tool and the school upgrade help to draw new families to the area.

**City of North Augusta Variance Application:**

**Section: N**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center**

All or part of the codes for the EMC can be meet where EMC'S are allowed. No scrolling, flashing, video, and the sign has a black face already.

The size 50/50 is something that can be met by making the ID portion (school name) larger. However, it is the request that it remains the same to keep size as a standard by treating the school's the same.

**City of North Augusta Variance Application:**

**Section O:**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center**

The objective is to upgrade the signs at the Aiken County Schools to have an ID sign with the school's name and to have an Electronic Message Center (EMC). Most of the schools have a sign that has the ID and a manual message center. The EMC is the key to the project. The EMC as stated in the previous sections can provide multiple messages and scheduling that a manual sign has limited ability. The ID sign provides a modern fresh look for the school and community. The two signs together provide a modern, informative solutions for identification of the school's name with internal LED lighting, which provides lower operational costs. The Electronic Message Sign provides superior read ability to a modern approach for multiple messaging to the public, students, and parents that the current sign does not have. These signs will help provide more up to date information, providing a safer environment for our schools and students.

Change in the way we communicate is ongoing. Therefore, the request is being asked that the design and need to go to electronic messaging be granted. Most communities seem to approve other government locations request if they are reasonable. North Augusta has done so by allowing North Augusta Middle School to have the same proposed sign. It is hopeful this request well be also.





Hammond Hill  
ELEMENTARY  
4K & NEW STUDENT  
REGISTRATION - OPEN NOW  
WWW.ACPSD.NET





Lugoff, SC 803-438-1200

# Hammond Hill Aiken County School District for HG Reynolds Construction

## HEADER, School Name and Logo

2'-0" x 7'-4" Header ID sign Double-Sided, Acrylic faces, full-color digital print with name and logos UV protection. Aluminum construction cabinet with retainers. Mounted on two steel poles with aluminum skirt.

7'-4"



## MediaVisionLED

Full Color Video 10mm RGB 224x96 Real Pixel Matrix

- Full-Color LED with Video
- Time and Temp Probe
- Auto Dimming Sensors
- Computer with Cloud Based Software
- HD Wireless/Wifi Communication
- Double Sided Display 3'-2" X 7'-4" Cabinet Size
- Front/ Rear Access LED Modules

On-Site training of computer operation and software  
Standard Warranty 3 year parts, 1 year on labor.

Power to sign connection box supplied by others.  
Requires (1) Circuit 20amp service

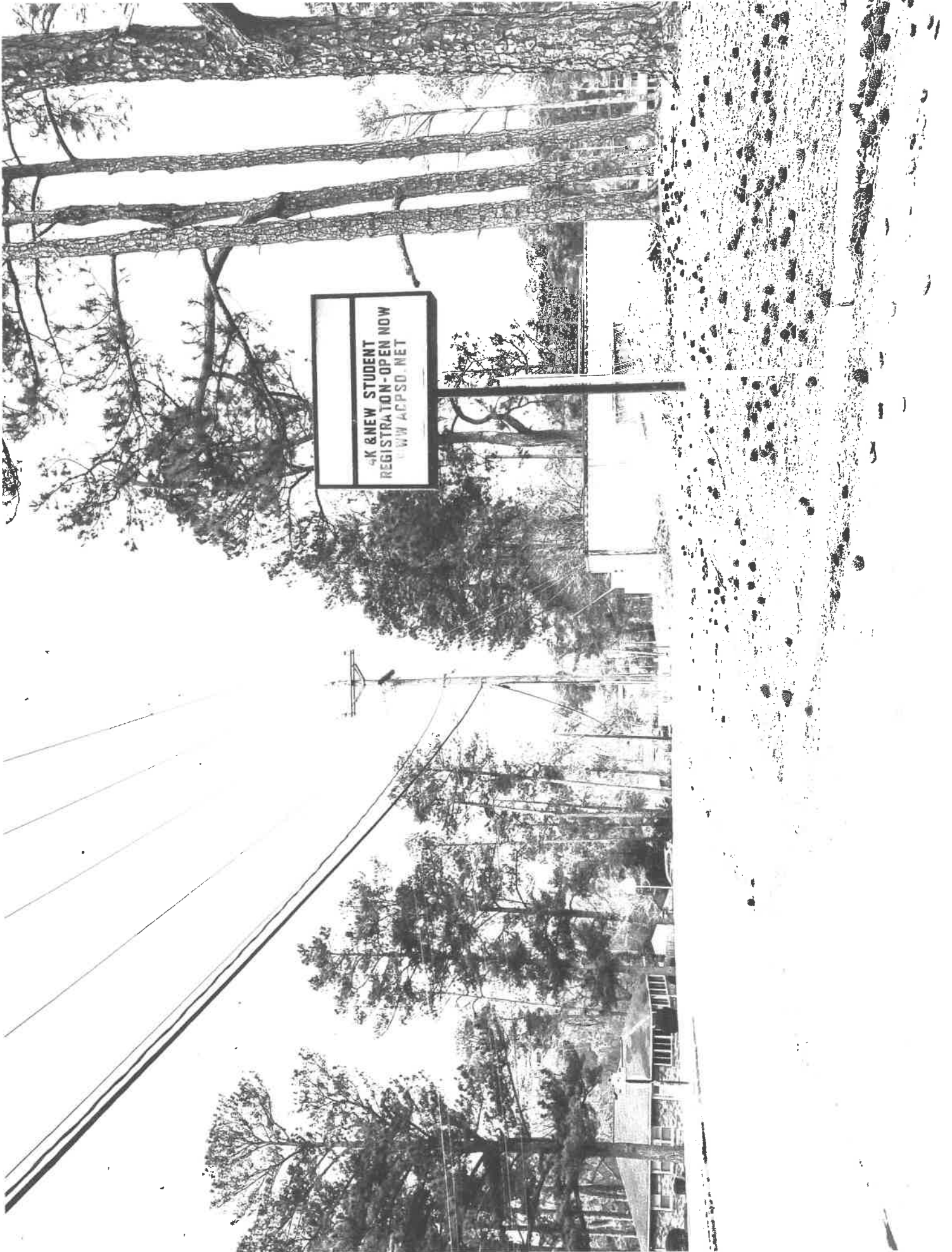
4' base height



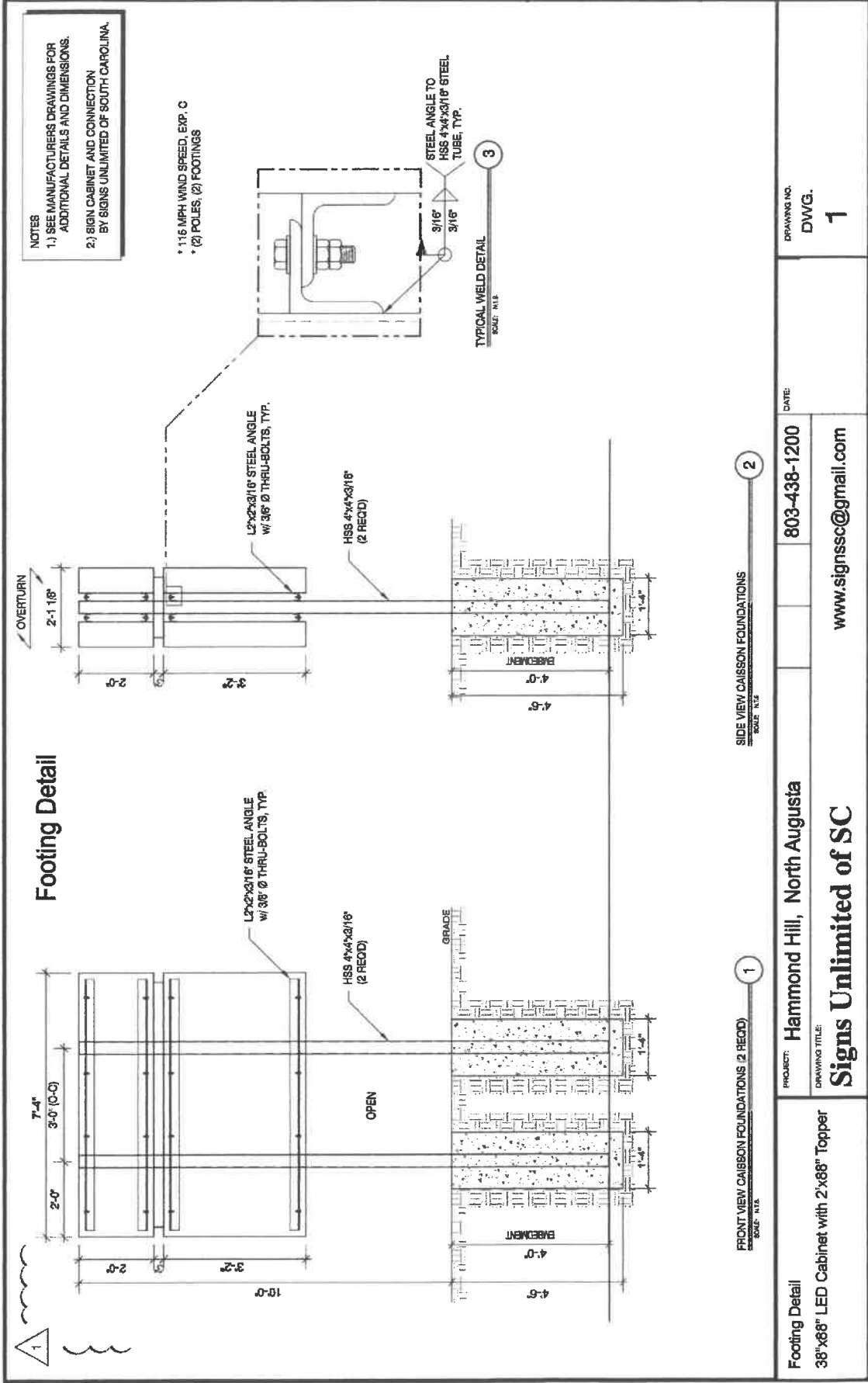
Hammond Hill  
ELEMENTARY

4K & NEW STUDENT  
REGISTRATION - OPEN NOW  
WWW.ACPSSD.NET

4K & NEW STUDENT  
REGISTRATION - OPEN NOW  
WWW.APPSO.NET



# Hammond Hill, North Augusta



PROJECT: Hammond Hill, North Augusta  
 DRAWING TITLE: Signs Unlimited of SC

FRONT VIEW CAISSON FOUNDATIONS (2 REQ'D)  
 SCALE: N1/8

SIDE VIEW CAISSON FOUNDATIONS  
 SCALE: N1/8

DATE: 803-438-1200  
 www.signssc@gmail.com

DRAWING NO. DWG. 1

Footing Detail  
 38"x88" LED Cabinet with 2'x88" Topper

# Department of Planning and Development



## Project Staff Report

ZV23-004 Highland Springs Middle School Sign

Prepared by: La'Stacia Reese

Meeting Date: April 11, 2023

## SECTION 1: PROJECT SUMMARY

Project Name	Highland Springs Middle School Electronic Reader board
Applicant	Aiken County Public Schools
Address/Location	Belvedere Clearwater Road and Old Sudlow Lake Road
Parcel Number	023-05-01-003
Total Development Size	± 51.30 acres
Existing Zoning	P, Public Use
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

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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](http://www.northaugustasc.gov) on March 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 March 27, 2023. The property was posted with the required public notice on March 27, 2023.



## SECTION 4: SITE HISTORY

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The project site is a proposed elementary/middle school located off of Belvedere Clearwater Road and Old Sudlow Lake Road. The parcel is zoned P, Public Use and will primarily serve the surrounding residential district. On April 15, 2023, the Planning Commission recommended that City Council approve rezoning the property to P, Public Use. The parcel was rezoned from PD, Planned Development to P, Public Use and the official zoning map was amended on June 7, 2023.

The applicant requests a variance to allow for a 10 ft. tall, 37.88 sf sign with a 23.22 sf electronic reader board at the entrance of the school at Belvedere Clearwater Road.

## SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Elementary School	Institutional, Government, and Public Facilities	P, Public Use
North	Residential	Commercial Retail	PD, Planned Development
South	Residential	Residential Single Family	Outside City Limits
East	Residential	Commercial Retail	PD, Planned Development
West	Residential	Residential Single Family	Outside City Limits

**Access** – The site currently has access from Belvedere Clearwater Road.

**Topography** – The parcel is hilly and currently being cleared for the construction of Highland Springs Middle School and elementary school at the top of a hill.

**Utilities** – Water and sewer service are existing.

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

**Drainage Basin** – The parcel is located in the Mims Branch Basin. The Mims Branch Basin sub basin drains a large undeveloped area located along Highway 520 from Ascauga Lake Road to Blanchard Road and is bordered by Old Sudlow Lake Road. It is the only basin in the city that is nearly 100% undeveloped. The basin is sampled at Old Sudlow Lake Road where it leaves the city. At the present time, this basin is considered a “representative basin” since it is in a relatively undeveloped area and is not impacted by industrial or residential use. The basin is being sampled in several locations to capture valuable data while it remains undeveloped.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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The applicant requests a variance to allow for a 10 ft. tall, 37.88 sf sign with a 23.22 sf electronic reader board within the P, Public Use 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 61% of the total sign area.

However, Section 3.6.4.1., Public Use District, Purpose states the purpose of the district is to provide suitable locations for land and structures in the city of North Augusta used exclusively by the city of North Augusta, Aiken County, the State of South Carolina, the United States, or other governmental jurisdictions and their instrumentalities; and as such shall be used in accordance with such regulations as may be prescribed by the government or instrumentality thereof using the property.

Furthermore, Section 3.6.4.5.2 Development Standards states uses within the P, Public Use District, are not subject to the dimensional standards of §3.5. However, such uses are subject to the landscaping standards of Article 10, and the parking standards of Article 12.

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 proposed sign meets the needs for the school to communicate important information to students, parents, and the public and that signs of a similar size with reader boards have not been rejected at any school location by other jurisdictions.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that schools typically fall within residential environments but that the current code does not address its role in the character of the surrounding neighborhoods.
3. The conditions do not generally apply to other property in the vicinity;
  - The applicant states that the school is unique in its service to the community. Unlike a business advertising services for a profit, the electronic reader board will be used to improve communications between the school, its students, and their parents.
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 the NADC does not directly address school signage. Their argument is that prohibiting an electronic reader board would unreasonably limit the amount of information the school is able to transmit through signage. They state that the overall sign area proposed is smaller than that allowed by the code and otherwise meets the intent of the code if the electronic reader board is accepted.
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 proposed sign will not hinder any other property's signage and that the location will not create excessive noise, light, traffic, or late night activity as it is screened by a hill, vegetation, and commercial entities.
  - 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 Highland Spring School 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.
  - 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 60% of the total sign area. The applicant states that the cost to maintain a non-standard sign is significantly higher and would lead to the need for additional training by operators.
  
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.
    - Signs are allowed in public zoning.
  - 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.
  - The applicant states the location and use of the property warrant the variance request.
  
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 public school 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

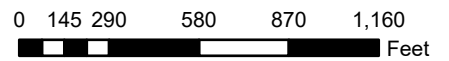
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- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Site Photos
- 5) Public Notice
- 6) Application Materials

cc. Ron Wade, Signs Unlimited of SC; via email  
Aiken County Public Schools; via email



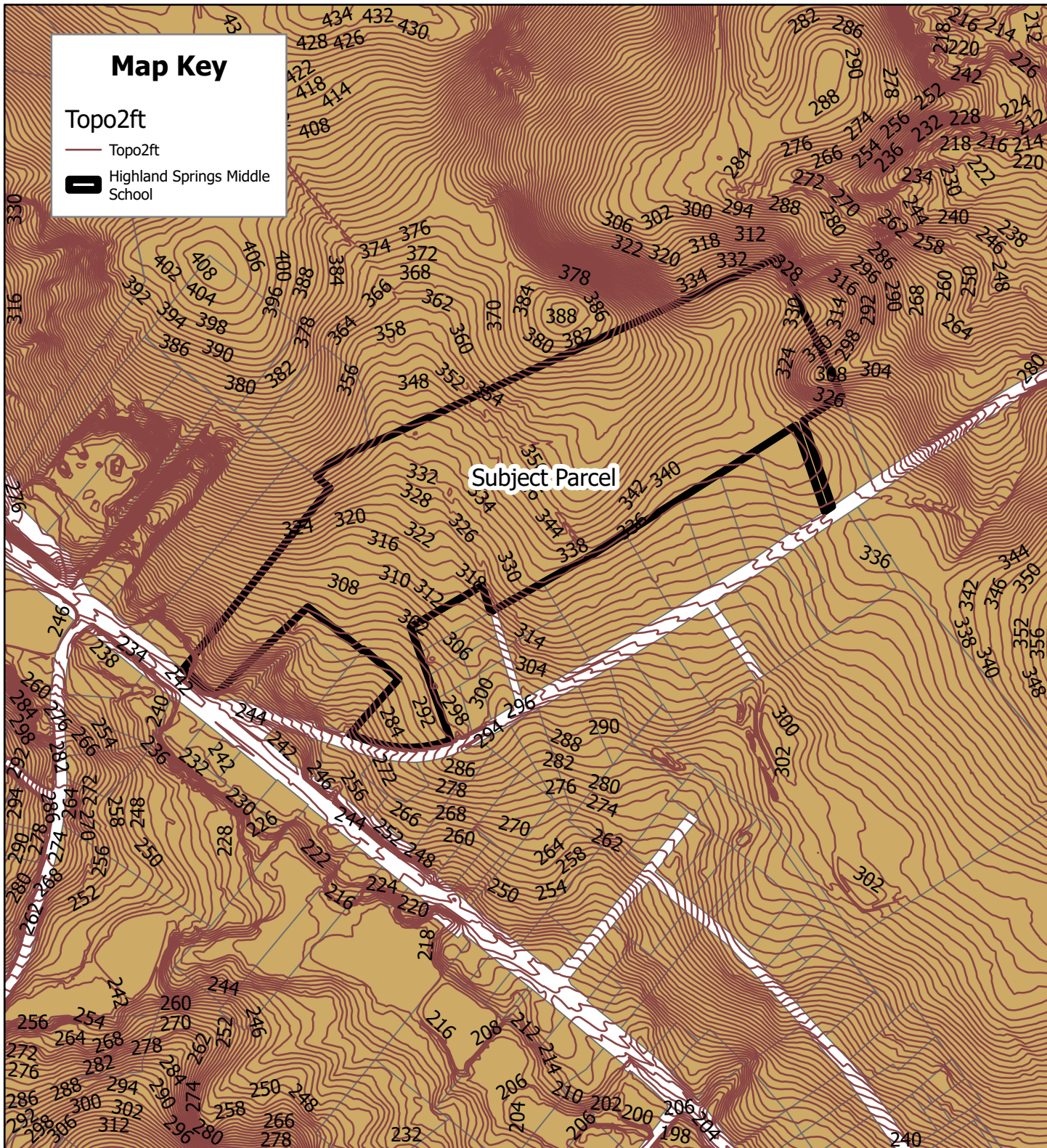
Aiken County, SC, Maxar



3/24/2023 4:16 PM



Aerial Map  
Application Number ZV23-004  
Highland Springs Middle School  
Tax Parcel Number 023-05-01-003

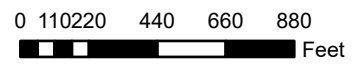


**Map Key**

Topo2ft

- Topo2ft
- ▭ Highland Springs Middle School

Subject Parcel

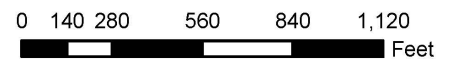
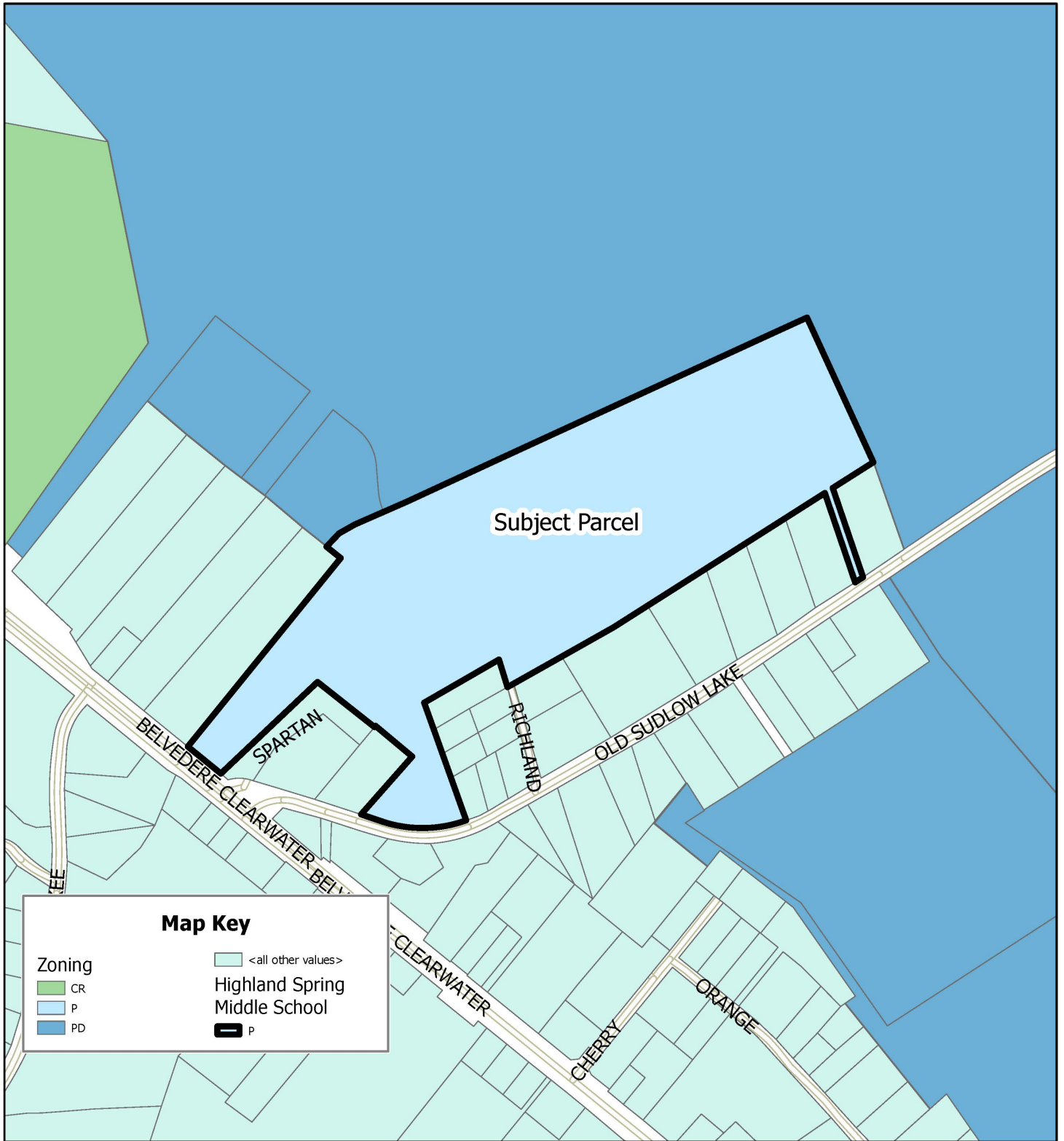


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Topography Map  
 Application Number ZV23-004  
 Highland Springs Middle School  
 Tax Parcel Number 023-05-01-003

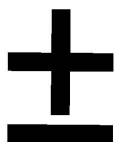




3/17/2023



Zoning Map  
Application Number ZV23-004  
Tax Parcel Numbers  
023-05-01-003  
Zoned p, Public Use





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 April 11, 2023 in the Council Chambers located on the 3<sup>rd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV23-003-** An appeal by Hammond Hills Elementary School 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 public zoning district that exceeds 50% of the sign area. The request affects a portion of approximately 12.31 ac zoned P, Public Use, located at 901 W. Woodlawn Avenue, TPN 006-17-06-107.

**ZV23-004-** An appeal by Highland Springs Middle School 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 public zoning district that exceeds 50% of the sign area. The request affects a portion of approximately 51.30 ac zoned P, Public Use, located at Belvedere Clearwater Road and Old Sudlow Lake Road, TPN 023-05-01-003.

Documents related to the application will be available for public inspection after April 6, 2023 in the offices of the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://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](mailto: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 \_\_\_\_\_ Date Received \_\_\_\_\_  
Review Fee \_\_\_\_\_ Date Paid \_\_\_\_\_

1. Project Name Highland Springs Middle School

Project Address/Location \_\_\_\_\_

Total Project Acreage \_\_\_\_\_ Current Zoning P

Tax Parcel Number(s) 003-05-01-003

2. Applicant/Owner Name Aiken Cty. Sch. Bd. Applicant Phone Robbie Roberson 803-642-0431

Mailing Address Aiken Cty. Pub. Schs. Facility Construction, 616 Vines ST

City Aiken ST SC Zip 29078 Email WRoberson@ACPSD.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 documents required by the City must be correct and complete to initiate the compliance review process by the City.

Ronald H. Wade

Applicant or Designated Agent Signature

2-8-2023

Date

RONALD H. WADE

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 _____	Date Received _____

1. Project Name Highland Springs Middle School  
 Project Address/Location \_\_\_\_\_

Project Parcel Number(s) 023-05-01-003

2. Property Owner Name Aiken Cty. Sch. Board Owner Phone 803-642-0431  
Robbie Roberson

Mailing Address Aiken Cty. Pub. Schs. FAC. CONST. 61 Given St, Aiken, SC 29028

City Aiken ST SC Zip 29028 Email WROBERSON@ACPSD.NET

3. Designated Agent Signs Unlimited of SC, Inc / Ron Wade  
 Relationship to Owner Sales Rep.

Firm Name Signs Unlimited of SC, Inc Phone 803-427-4678

Agent's Mailing Address 1584 Whiting Way

City Lugoff ST SC Zip 29078 Email TTG516NS@GMAIL.COM

Agent's Signature Ron Wade Date 2-8-23

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

X [Signature]  
 Owner Signature

2-13-23  
 Date

5. Sworn and subscribed to before me on this 13th day of February, 2023.

[Signature]  
 Notary Public

2/03/27  
 Commission Expiration Date



# Highland Spring Middle

City of North Augusta Variance Application:

Section H:

Section 13.8.3L of the NA Development Code (NADC) regulations electronic center.

Situation: Sign is not in compliance with zoning having an electronic message center. and 50/50 sign area.

**Request: That the proposed sign be granted due the following reasons. Aiken County School Board has been very aggressive at replacing the old signage with newer signs. The sign design has been the upper sign to have the school's name with internal LED lights and the bottom sign to have a LED Electronic Message Center. This program has been going on for the past couple of years with well over twenty – five locations that have been done. Most of the signs have been the size of the one proposed for Highland Springs Middle School. Some locations have had bigger ones for various reasons. The proposed sign has been the most common size. The proposed sign meets the needs for the school. The Electronic Message Center (EMC) provides the Students, Parents, and Public important information on school meetings, activities, and in some cases emergency information for safety of the students, and parents. The older style signs are limited to number of message's and requires manual changing of the message; this is also a problem due to having enough lettering for a manual sign. It also offers no security from someone changing the message.**

**One of the goals has been to have a system that is cost effective and offers quality. The School Board puts the signs out for bid with the requirements. This sign has automatic light censoring, which adjust the brightness of the sign at night to be much less than that of daytime use.**

**The combination of the two signs and their size have been widely accepted over the school district. This size and combination have not been rejected at any of the locations by a town, city, or county government.**

The Code Section 13.8.3.l of the NADC regulates electronic readerboards and states:

- i. Shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts.  
Shall not exceed 50% of the sign area of which it is a part.
- ii. Must have a dark or black background.
- iii. Shall not display any animation, scrolling, flashing, or the appearance of animation or other prohibited sequence of lighting.
- iv. Electronic Readerboards are prohibited in the Neighborhood Preservation Overlay

**Situation:**

Highland Springs Middle School is within Public Use (P) zoning district and therefore an electronic reader board is not allowed in (a).

**Reply: School District has installed over 25 plus signs in the district and not the first city, or town has rejected their effort. This sign shouldn't bother anyone. We will do this sign the same way that the previous signs were made and set up since it was approved by the Variance Board. The sign will have a photocell in it to dim or brighten the LED lights, the sign will turn on at 6:00AM and turnoff at 10:00PM. Please note that the sign is the same size as the North Augusta Middle School, so it is not a 50 / 50 split. The school's name is 14.66 square feet (.39%) and the LED sign is 23.22 square feet in size for a total of 37.88 square feet (.61%).**

**City of North Augusta Variance Application:**

**Section I:**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center.**

**Situation: Hardships of code. Not being able to upgrade sign to Electronic Message Center (EMC) and not staying with a standard size sign. The 50/50 size can not be meet due to the LED sign requirements to work as a sign.**

**Request: To accept the size sign proposed and the use of an EMC.**

**City of North Augusta Variance Application:**

**Section: J:**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center.**

**Hardship of the code is size and no Electronic Message Center (EMC)**

**Hardship in not being able to standardize and use an Electronic Message Center (EMC) sign. Lack of being able to communicate multiple messages to students, parents, and the public; in addition, inability to post messages quickly, such as emergency information. The EMC can be programed to show messages and to schedule messages for showing. EMC don't require for sign to have lettering like manual signs. This eliminates the letters from being lost, broken, having enough of the right letters for a message, and from anyone changing the message on the manual sign. Manual sign must have an individual to go to the sign and put each message on the sign. Sign is hard to read and usually limited to one message. EMC messaging is fast and can be programed to run by changing message wirelessly, in addition sign can be programmed to run messages at different scheduled times. Programing Code rules like no video, scrolling can be programed not to run. The sign would provide information as stated and has a **high readability** over the manual sign which is the purpose of any sign.**

**City of North Augusta Variance Application:**

**Section: K**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center.**

**The main reason for not applying to other property in the area is that this is a school that serves the area and the community. It is not a business, using a sign for advertising for profit, and services. The EMC is to be used to inform students, parents, and the public to improve communications.**



**City of North Augusta Variance Application:**

**Section: L**

**Section 13.8.3L of the NA Development (NADC) regulations electronic center**

**The code does not address schools. Many of the schools are in a neighborhood environment. This location is not any different than most. The fact that the EMC is a programmable sign most situations can be worked out for the acceptance of the sign as mentioned in other sections. The size of the proposed sign is smaller. The need to have the school's name the same size as the EMC would take up more space that is no needed.**

City of North Augusta Variance Application:

Section: M

Section 13.8.3L of the NA Development (NADC) regulations electronic center

The proposed sign would not be a harmful to the public in anyway, nor to the local adjacent property owners. The proposed sign has a smaller footprint but higher readability and can show more messages with ability to message faster than a manual reader board.

**Note: The sign will have a Photocell to automatically adjusted the lighting. In addition, the sign will have a timer to run from 6:00AM to 10:00PM. This is the same as what was approved for the sign at North Augusta Middle School.**

The fact that the EMC sign automatically censors lighting making adjustment mostly at night to be dimmer, it should not be of any bother. In addition, the sign gives a much cleaner look. The public in most cases have accepted EMC signs in a positive manner when they understand its purpose and programming ability. This modern tool and the school upgrade help to draw new families to the area.

City of North Augusta Variance Application:

Section: N

Section 13.8.3L of the NA Development (NADC) regulations electronic center

All or part of the codes for the EMC can be meet where EMC'S are allowed. No scrolling, flashing, video, and the sign has a black face already.

The size 50/50 is something that can be met by making the ID portion (school name) larger. However, it is the request that it remains the same to keep size as a standard by treating the school's the same.

## **City of North Augusta Variance Application:**

### **Section O:**

#### **Section 13.8.3L of the NA Development (NADC) regulations electronic center**

The objective is to upgrade the signs at the Aiken County Schools to have an ID sign with the school's name and to have an Electronic Message Center (EMC). Most of the schools have a sign that has the ID and a manual message center. The EMC is the key to the project. The EMC as stated in the previous sections can provide multiple messages and scheduling that a manual sign has limited ability. The ID sign provides a modern fresh look for the school and community. The two signs together provide a modern, informative solutions for identification of the school's name with internal LED lighting, which provides lower operational costs. The Electronic Message Sign provides superior read ability to a modern approach for multiple messaging to the public, students, and parents that the current sign does not have. These signs will help provide more up to date information, providing a safer environment for our schools and students.

Change in the way we communicate is ongoing. Therefore, the request is being asked that the design and need to go to electronic messaging be granted. Most communities seem to approve other government locations request if they are reasonable. North Augusta has done so by allowing North Augusta Middle School to have the same proposed sign. It is hopeful this request well be also.

**Parcel Summary**

Parcel ID: 023-05-01-003  
 Location Address: (Note: Not to be used on legal documents)  
 Legal Description: GOVERNMENT / REAL PROPERTY  
 Property Class / Property Type: NA11  
 Neighborhood: NORTH AUGUSTA FIRE DEPARTMENT  
 Fire District: NORTH AUGUSTA FIRE DEPARTMENT  
 Building Description: NORTH AUGUSTA CITY  
 Tax District: 6% RATIO = 239.50 OWNER-OCCUPIED 4% RATIO = 102.20  
 Millage Rate: 51.20  
 Acres: COUNCIL DISTRICT FIVE  
 Exemptions: E/SD OF BELVEDERE CLEARWATER RD  
 Council District: COUNCIL DISTRICT FIVE  
 Location Description: E/SD OF BELVEDERE CLEARWATER RD

**Owner Information**

Aiken County Board Of Education  
 1000 Brookhaven Dr  
 Aiken, SC 29803

**Land Information**

Land Type	Units	Unit Type	Appraised Value	Market Value
Residential 6%	51.2	AC	\$256,000	\$256,000

**Sales**

Sale Date	Buyer	Seller	Sale Price	Book/Page
3/11/2020	AIKEN COUNTY BOARD OF EDUCATION	MONTEREY DEVELOPMENT LLC	\$0	4839/1062

**Valuation Disclaimer**

The data may not reflect the most current records. Values are based on a 2020 Countywide Reassessment, implemented in 2021. Parcels transferred post-January 1, 2021, are subject to a value change and may not be valid, or displayed at this time.

**Property Valuation History**

	2021	2022
Land Value	\$0	\$256,000
Improvement Value	\$0	\$0
Total Market Value	\$256,000	\$256,000
Assessed Value	\$15,360	\$15,360

No data available for the following modules: Residential Buildings, Commercial/Agricultural/Other Buildings, Mobile Home Information, Mobile Homes on Parcel, Miscellaneous Improvement Information, Sketches, Photos.

The Aiken County Assessor's Office and IT/GeoServices Division strive to produce the most accurate information possible. No express or implied warranties of any kind are provided for, or applicable to, the data herein, its use, or its interpretation. All assessment information is subject to change.

[User Privacy Policy](#)

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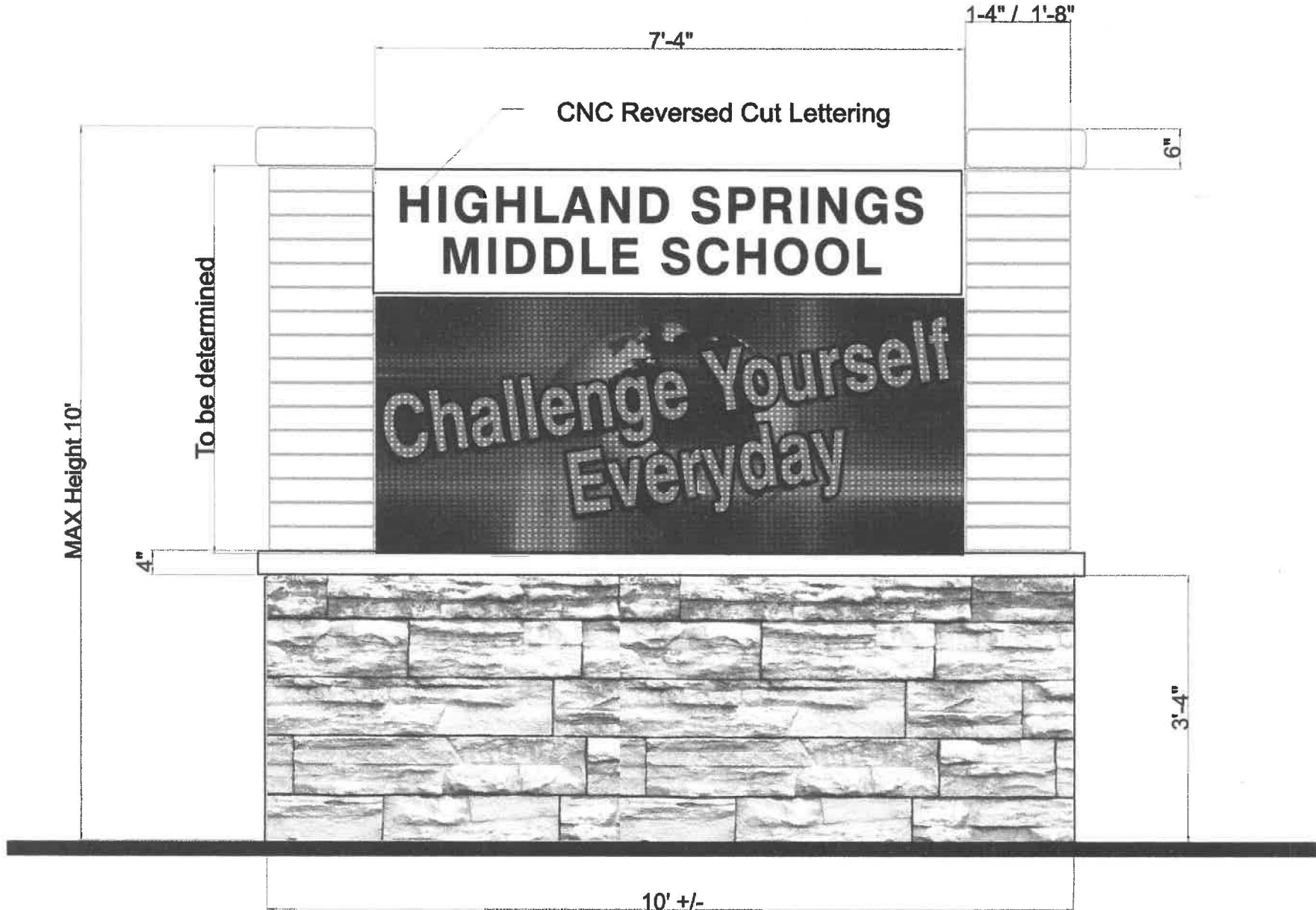
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Developed by

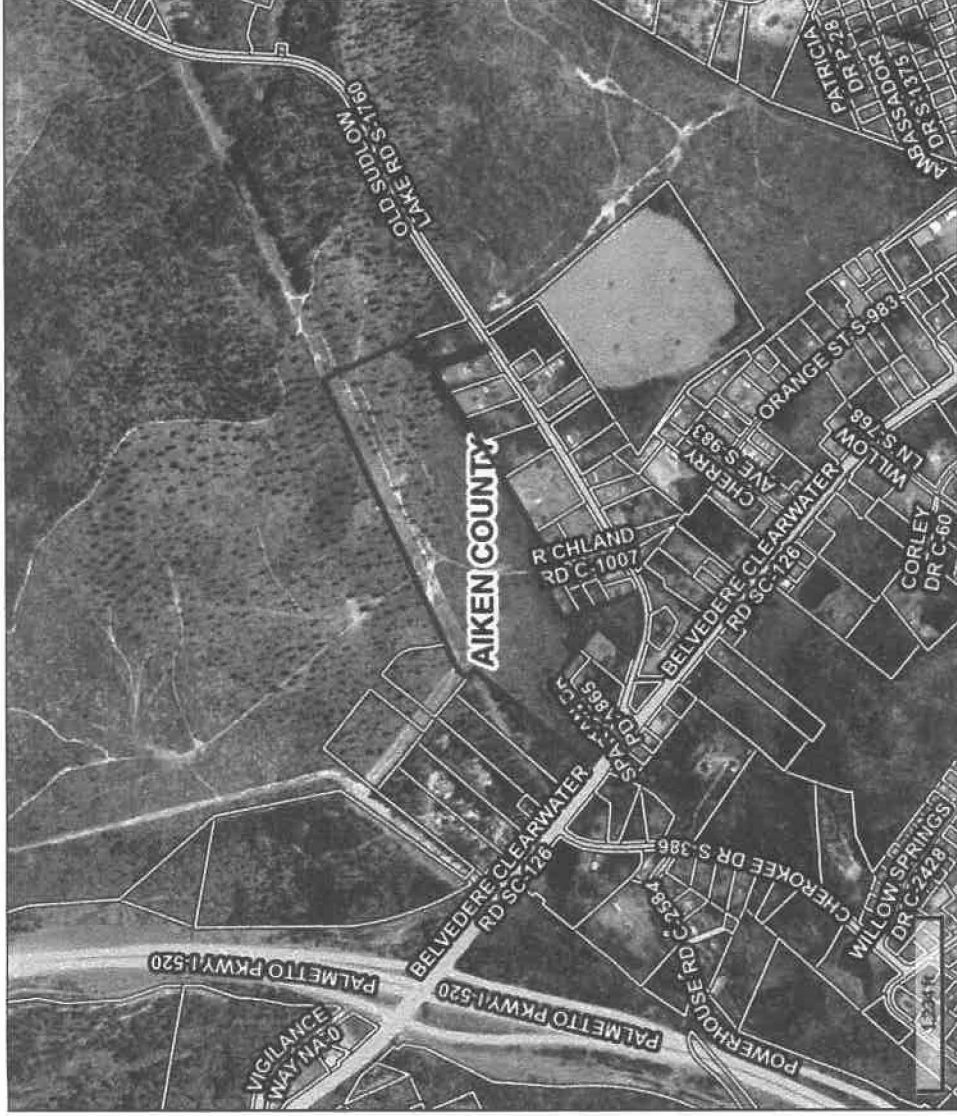


Version 2.3.244

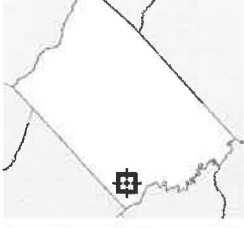
# Aiken County School District



Highland Springs Middle School



Overview



Legend

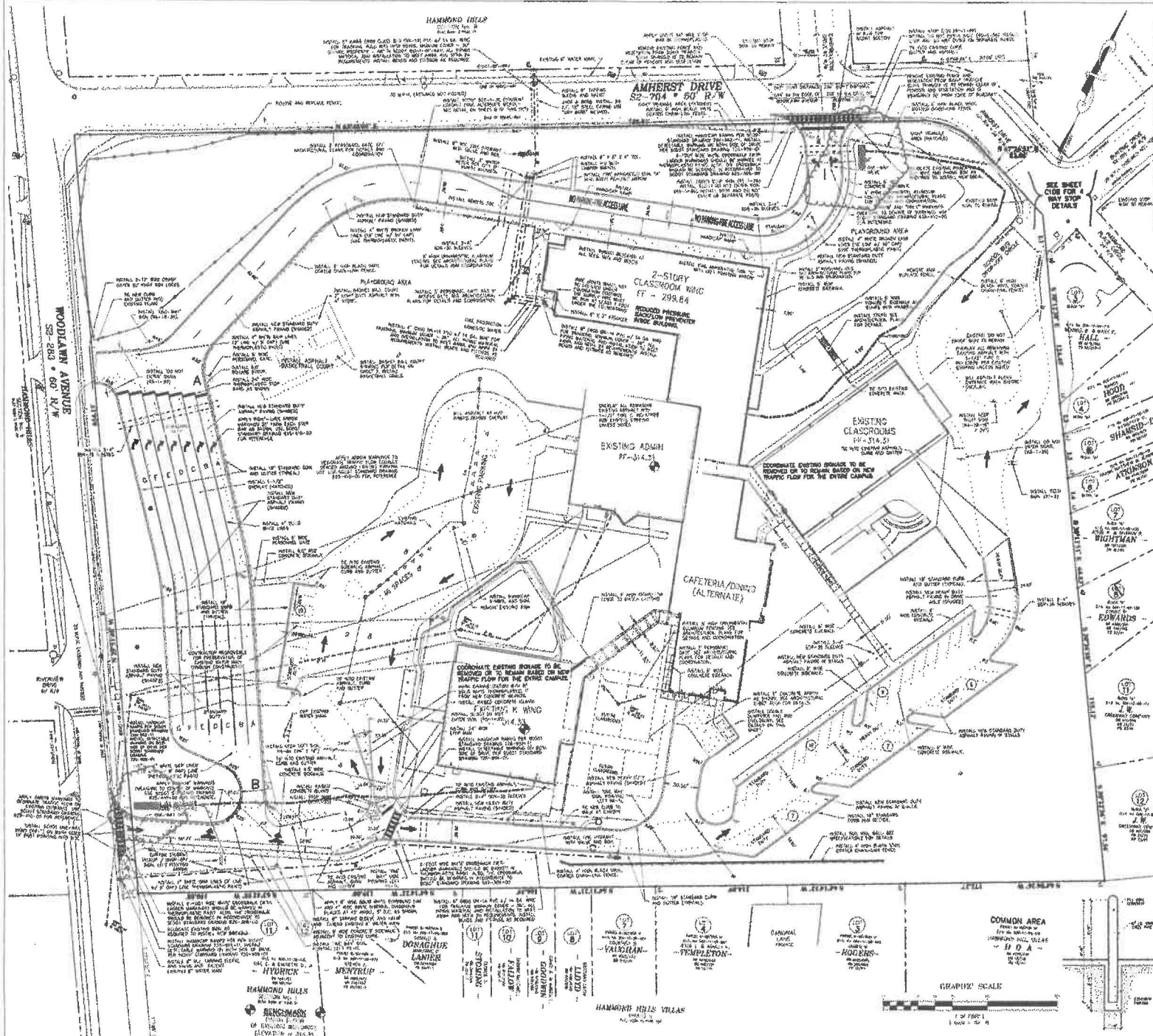
- Parcels
- Roads

Parcel ID	023-05-01-003	Alternate ID	n/a	Owner Name	AIKEN COUNTY BOARD OF EDUCATION
Sec/Twp/Rng	n/a	Class	n/a		
Property Address		Acceage	n/a		
District			n/a		
Brief Tax Description			n/a		

(Note: Not to be used on legal documents)

Date created: 2/1/2023  
 Last Data Uploaded: 1/31/2023 10:55:45 PM

Developed by  Schneider  
 GEOSPATIAL



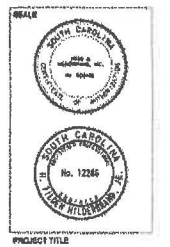
**NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE UTILITIES PROTECTION CENTER SHEET.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONCRETE CODE AND ALL APPLICABLE LOCAL ORDINANCES.
11. ALL STEEL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AISC STEEL CONSTRUCTION MANUAL AND ALL APPLICABLE LOCAL ORDINANCES.
12. ALL WOODWORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WOODWORK AND JOINERY INSTITUTE (NWWJI) AND ALL APPLICABLE LOCAL ORDINANCES.
13. ALL PAINTS AND FINISHES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE PAINTS AND COATINGS INSTITUTE (PCCI) AND ALL APPLICABLE LOCAL ORDINANCES.
14. ALL GLASS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE GLASS AND GLAZING INSTITUTE (GGI) AND ALL APPLICABLE LOCAL ORDINANCES.
15. ALL ROOFING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING CONTRACTORS ASSOCIATION (RCA) AND ALL APPLICABLE LOCAL ORDINANCES.
16. ALL EXISTING STRUCTURES SHALL BE DEMOLISHED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL DEMOLITION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
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# CFS

Chatham Fletcher Scott  
ARCHITECTS - ENGINEERS

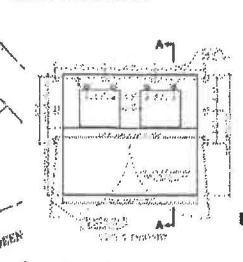
420 Fifth Street  
Asheville, NC 28801  
Phone: 704.756.0888  
chatham@chathamcfs.com



**HAMMOND HILL  
ELEMENTARY SCHOOL  
RENOVATIONS &  
ADDITIONS**

601 West Woodlawn Ave.  
North Augusta, SC 29841  
Alcon County School District  
1000 Brookhaven Drive  
Alban, SC 29603  
Phone: 803.641.2423

**STAKEOUT &  
WATER PLAN  
ALTERNATE**



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NO.	DATE	DESCRIPTION
01	08/11/10	ISSUED FOR PERMIT
02	08/11/10	ISSUED FOR PERMIT
03	08/11/10	ISSUED FOR PERMIT
04	08/11/10	ISSUED FOR PERMIT
05	08/11/10	ISSUED FOR PERMIT
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18	08/11/10	ISSUED FOR PERMIT
19	08/11/10	ISSUED FOR PERMIT
20	08/11/10	ISSUED FOR PERMIT

**C102.1**