

Board of Zoning Appeals



**Agenda for the Tuesday, June 6, 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**
3. **Approval of Minutes** – Minutes of the Regular Meeting of May 2, 2023.
4. **Confirmation of Agenda**
 1. **ZV23-006**– A request by Rachel and Marcus Covar for a variance from the maximum front setback in Table 3-3, Article 3, Dimensional Standards of the North Augusta Development Code. The application affects a proposed residential construction on an approximately 1.42 acre portion of TPN 006-05-01-001 zoned R-5, Mixed Residential.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV23-006 by the Board of Zoning Appeals.
 2. **ZV23-007**- A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located on the corner of Edgefield Road and Ascauga Lake Road, a 3.42-acre portion of TPN 011-07-02-001 zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

- a. **Public Hearing** - The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** - Consideration of Application ZV23-007 by the Board of Zoning Appeals.

3. **ZV23-008**- A request by AAA Sign Co., Inc. for a variance from Article 13 Signs, Table 13-3 and Section 13.8.3.p.ii.c.i.iv of Article 13 for a 21.53 sq. ft. internally illuminated freestanding sign. The proposed sign exceeds the maximum square footage allowed and internal illumination standards allowed in the Downtown/Georgia Avenue Overlay District. The application affects approximately 0.17 acres of TPN 007-10-28-005 zoned D, Downtown, and within the G, Georgia Avenue Overlay District.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** - Consideration of Application ZV23-008 by the Board of Zoning Appeals.

4. **ZV23-009**- A request by Tracey Turner for a variance from Article 3 Zoning Districts, and Section 3.8.6.4.3 and 3.8.6.4.4 for the reconstruction of an existing home located in the Neighborhood Preservation Overlay District. This application affects approximately 0.36 acres of TPN 007-07-15-007 zoned OC, Office Commercial, and within the NP, Neighborhood Preservation Overlay District.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV23-009 by the Board of Zoning Appeals.

5. **Adjourn**

Board of Zoning Appeals



**Minutes for the Tuesday, May 2, 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**
3. **Approval of Minutes** – Minutes of the Regular Meeting of April 11, 2023. Minutes were approved unanimously.
4. **Confirmation of Agenda** No changes were made to Agenda.
5. **ZV23-005**– A request by Margaret Reddy and Gordon Colley and Wayne and Patricia Carpenter for a variance from the minimum lot width from Article 3, Section 3.5, Dimensional Standards in The Base Zoning District, Table 3-3 Dimensional Standards. The request affects approximately 0.89 ac and approximately 0.63 ac zoned R-7, Small-Lot, Single-Family Residential located at 511 and 517 Ponce de Leon Avenue, TPN 007-14-17-002 and TPN 007-14-17-011.

Mr. Paradise stated that the two homes share a driveway. The applicant would like to adjust the property line in order to give neighboring parcel (007-14-17-011) its own driveway. Mr. Paradise explained the variance was necessary due to the fact that the lot width would be reduced to less than 40 feet.

Councilman Burkhalter stated for clarification, if there would be a need to relocate a water meter on either property in order to install the new driveway, it would be at the cost of the property owners and not the city. Mr. Paradise agreed.

Kathie Stallworth asked if the driveway was present in the original Planned Development, when it was planned to be duplexes. Mr. Paradise stated he had no knowledge of initial reasoning for the properties sharing a driveway.

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

Margaret Reddy of 511 Ponce De Leon Ave, spoke about the original Planned Development of her property. She stated that there were plans to place a small park and a sitting area on the property many years ago. She stated that is the reason the two property now have a shared driveway. She stated that she had been contact with the North Augusta Water & Sewer Department and understands that it will be \$25 per foot to move the water meter.

Patricia Carpenter of 517 Ponce De Leon Ave, stated that she is concerned with emergency access to her and believes an ambulance wouldn't be able to drive on the narrow driveway. She spoke about past experiences of her driveway being overlooked by visitors.

- b. **Consideration** – Consideration of Application ZV23-005 by the Board of Zoning Appeals.

Mr. Scaggs made the first motion and the second was by Mrs. Stallworth. It was approved unanimously with the condition that variance only be limited to the subject property.

6. Adjourn 6:32pm

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

ZV23-006 Covar House on Knobcone

Prepared by: La'Stacia Reese

Meeting Date: June 6, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Covar House on Knobcone
Applicant	Rachel and Marcus Covar
Address/Location	Knobcone Avenue
Parcel Number	006-05-01-001
Total Development Size	±1.42 ac
Existing Zoning	R-5, Mixed Residential
Overlay	N/A
Variance Requested	NADC Table 3-3, Dimensional Standards

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 May 17, 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 May 17, 2023. The property was posted with the required public notice on May 17, 2023.

SECTION 4: SITE HISTORY

The subject property was annexed in the City in November 1986, along with the surrounding parcels. A rezoning request, RZM21-004, was submitted to the Planning Department in August 2021 to change the current zoning of the subject property from R-14, Large Lot Single-Family Residential to R-5, Mixed Residential. The rezoning was approved in October 2021.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Residential-Single Family	R-5, Mixed Residential/NP, Neighborhood Preservation Overlay District
North	Vacant/ Commercial	Residential-Single Family	PD, Planned Development/HC, Highway Corridor Overlay District/R-14, Large Lot Single-Family Residential
South	Residential	Residential-Single Family	R-5, Small Lot, Mixed Residential/ R-14, Large Lot Single-Family Residential
East	Vacant/ Residential	Residential-Single Family	R-7, Small Lot, Single-Family Residential
West	Residential/ Church	Pub, Public	R-5, Mixed Residential/NP, Neighborhood Preservation Overlay District/R-14, Large Lot, Single-Family Residential/NP, Neighborhood Preservation Overlay District/OC, Office Commercial/ R-7, Small Lot, Single-Family Residential

Access – The site currently is accessible from West Martintown Road and Knobcone Avenue. A driveway is planned for Knobcone Avenue to serve as access to the future residence.

Topography – The subject property slopes downward from 340' to 300' towards the back of the property where the pond is located. Heavy vegetation covers the eastern portion of the property, with the front of the property being graded.

Utilities – Water and sewer service are existing.

Floodplain – The site does not appear to contain any regulated floodplain.

Drainage Basin – The subject property is located in the Pole Branch Basin. This basin is one of the city's largest basins. The basin encompasses lands along Highway 25 at I-20, to Arbor Place off of Walnut Lane, Bergen Road and its communities, through Belvedere to Five Notch Road at I-20, Knobcone Avenue. It includes a large area below Edgewood Heights subdivision, the North Augusta High School and then all the way to I-20 at Martintown Road. All creeks and streams located in the area converge into Pole Branch and it then crosses I-20 on Bergen Road and converges with Fox Creek below Martintown Road.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to exceed the maximum setback for a new house to be constructed with a footprint of 3,785 square feet (sf) within R-5, Mixed Residential. The setback for the proposed new home will be 340 feet, which is 315 feet more than the maximum setback of 25 feet.

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

1. An unnecessary hardship exists;
 - The applicant states that after relocating back to their hometown from Birmingham, Alabama, the applicant wanted their children to be raised on the home site that has been in their family for nearly 200 years. However, the safety of their children are their greatest priority. Knobcone Avenue is a high-traffic thoroughfare for the 1500+ students and faculty of North Augusta High School. The road, with a 35mph speed limit, is not a low traffic neighborhood street. The applicant's son, chasing a loose baseball into Knobcone Avenue in a front yard only 25 feet deep would be a serious risk for injury, if not death.

Additionally, the applicant states that their two moderate sized vehicles would not be able to fit into a driveway measuring only 25 feet, which in turn would cause their vehicles to extend into Knobcone Avenue and disrupt the flow of traffic to North

Augusta High School (SUV measures 15 feet and Ford truck measures 18 feet.) The safety of families visiting the applicant's home would be jeopardized as they would need to utilize the narrow shoulder of Knobcone Avenue for streetside parking, therefore restricting our ability to entertain in our home that we have invested in.

Staff notes that the subject property is situated between West Martintown Road and Knobcone Avenue, two high volume traffic areas.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that their 1.42-acre lot is situated on the 2.5-acre pond on the historic home site of Elm Grove. The 48.48-acre plot owned by the McKie family is not only a retired dairy farm, but rather it is acreage that has farmed, hunted, and most importantly, a place to call home. The applicants' home has been designed to embrace the history of the family property, to include refurbished shutters built in 1842 for Elm Grove.

The lot will be accessed by Knobcone Avenue. The adjacent frontage on Knobcone Avenue is a wetland of overflow water from the dam of the pond. The 340-foot driveway will hug the side of the wetland, and provided the children with the appropriate distance to prevent unsafe play near Knobcone Avenue. The applicants expect this driveway will create a secluded home site and allow their children to engage in activities that will prevent them from being close to high traffic volume of Knobcone Avenue. The applicants' children will be fishing in the pond where the applicant fished with their grandfather 35+ years ago, and the applicant's father fished with his grandfather 65+ years ago.

Staff notes on the City's GIS map, there is a pond located near the rear of the subject property, with graded terrain near the front and the southern portions of the property, with forested areas surrounding the pond.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that the existing home sites on Knobcone Avenue are substantially larger than the 5,000 square feet as outlined in R-5 zoning. These larger lots allow for larger homes on safer home sites. While R-5 zoning requires homes to be situated no more than 25 feet from the road, the three closest dwellings on Knobcone Avenue sit greater than 100 feet from the road:

The 2,722 sq. ft home at 1882 Knobcone Avenue is approximately 145 feet from the road.

The 5,224 sq. ft home at 1884 Knobcone Avenue is approximately 120 feet from the road.

The 2459 sq. ft home at 1886 Knobcone Avenue is approximately 100 feet from the road.

This distance between the homes and Knobcone Avenue not only allow for larger owner-occupied homes, but more so it allows for larger front yards to ensure safety for children and families. Of note, the 56.02 acres located adjacent to our 1.42-acre property is undeveloped.

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 the unreasonable restriction of requiring the home be situated no more than 25 feet from Knobcone Avenue will put our children at risk for serious injury and/or death as it is unsafe for them to be 25 feet or less from Knobcone Avenue. It is important to note, the volume of traffic on Knobcone Avenue has the City of North Augusta currently in talks of adding a traffic light at the corner of Knobcone Avenue and Martintown Road. A road with traffic volume that warrants a potential traffic light 1,100 feet from our driveway, is a road that is unsafe for children to play in their yard and enjoy their home. The applicant states that it would be unrealistic to expect their family to enjoy their home when they are concerned for the safety of their children.

With very few home sites in the City of North Augusta with a secluded pond, the applicant states that they are privileged to be able to raise their children in this environment. However, without direct site vision, they would not be able to allow their children to fish or enjoy outdoor activities near a body of water. Situating their home within 25 feet of Knobcone Avenue would require the applicants to leave their home/porch to provide supervision for their children.

Additionally, as before mentioned, a home site 25 feet or less from Knobcone Avenue would prevent the applicant's family from enjoying both the home and the secluded family pond. The applicant states that it would be a shame to invest in a home in North Augusta, to only be limited in being able to fellowship and entertain in the home simply for the lack of safe parking in our driveway.

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 3,785 square foot home is expected to be approximately 340 feet from Knobcone Avenue. The surveyed lot size is 1.42 acres (61,855 sq. ft) compared to the required 5,000 square feet for R-5 zoning. By building a larger than required home on a 61,855 sq. ft. lot, they will be reducing the density of the property. The custom designed home will take the space of what potentially could account for 12 homes under R-5 zoning. As previously mentioned, the 56.02 acres located adjacent to the 1.42-acre property is undeveloped. The acreage located directly across from the property on Knobcone Avenue are currently undeveloped, as well.
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.
 - Not applicable
 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.
 - Single-family residences are allowed in the R-5, Mixed 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.
 - The applicant states that the hardship is created by the high volume traffic on Knobcone Avenue.
 9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff notes that the fact that the property may be utilized more profitably is not the primary purpose of the request.
 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 architectural/construction drawings as submitted.

Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

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

cc. Rachel and Marcus Covar, via email



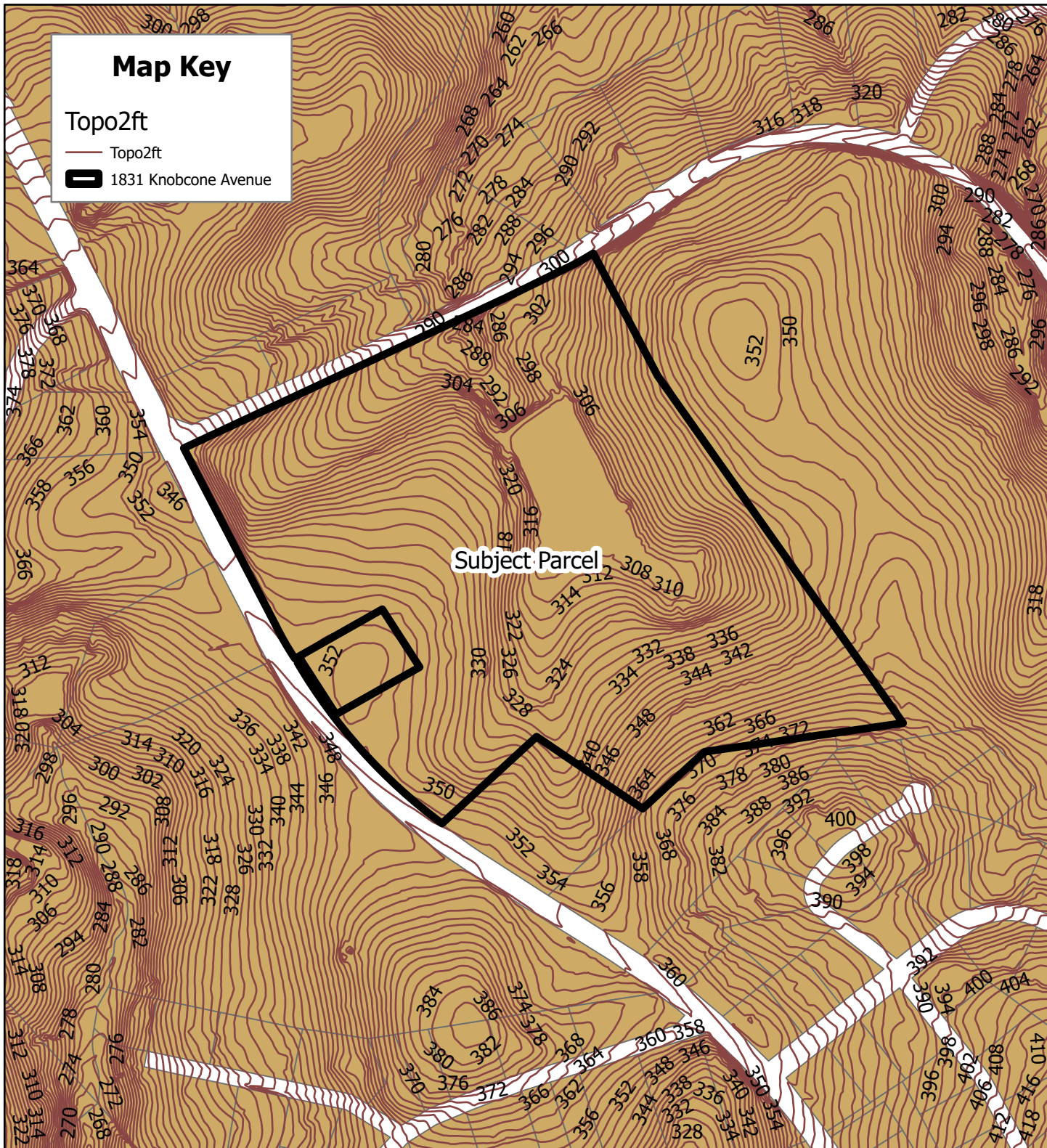
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North Augusta
South Carolina's Riverfront

Aerial Map
Application Number ZV23-006
Tax Parcel Number 006-05-01-001



Map Key

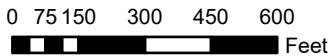
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█ 1831 Knobcone Avenue

Subject Parcel

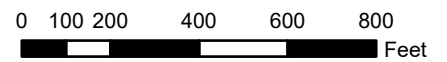
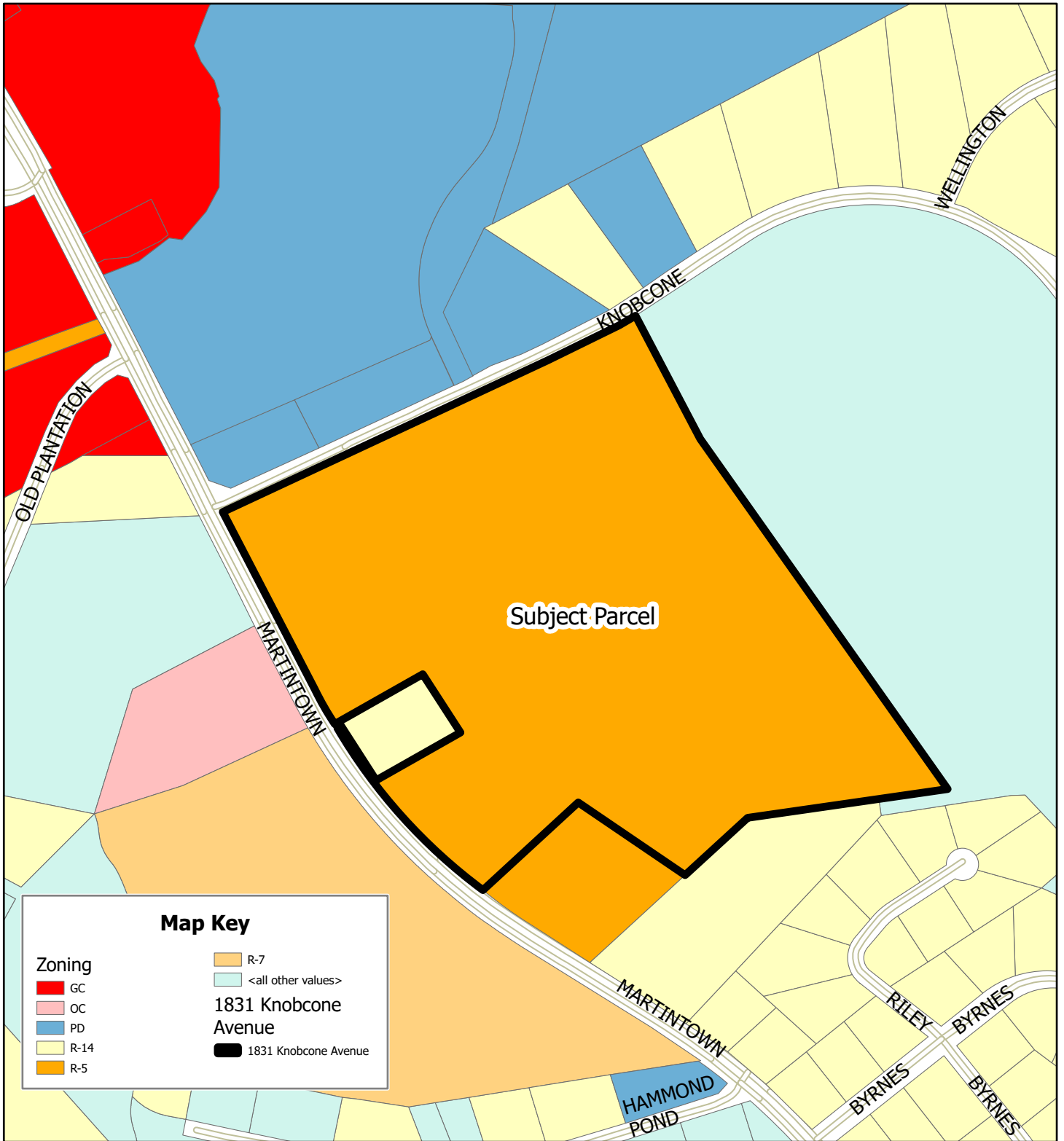
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5/16/2023 9:57 AM



Topography Map
 Application Number ZV23-006
 Tax Parcel Number 006-05-01-001

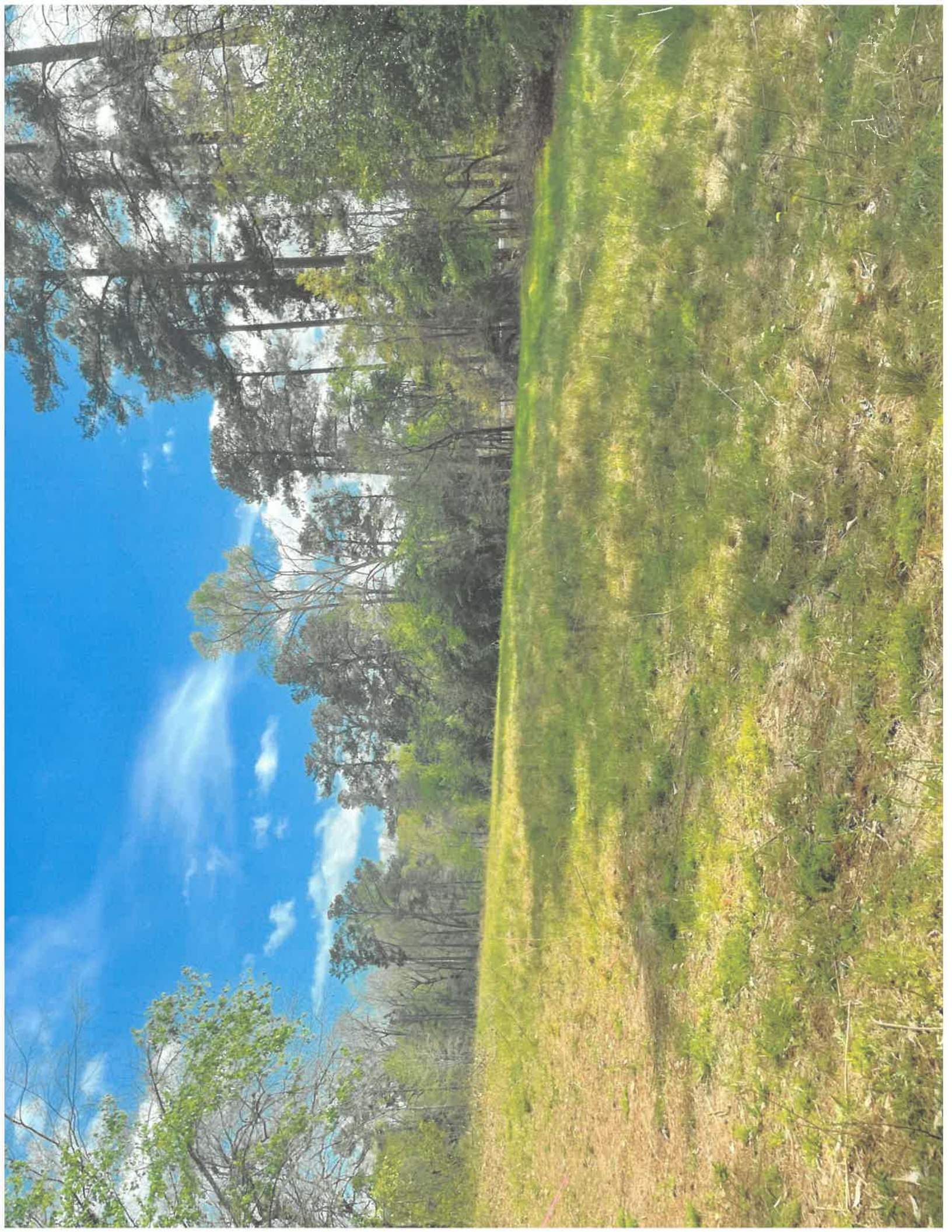


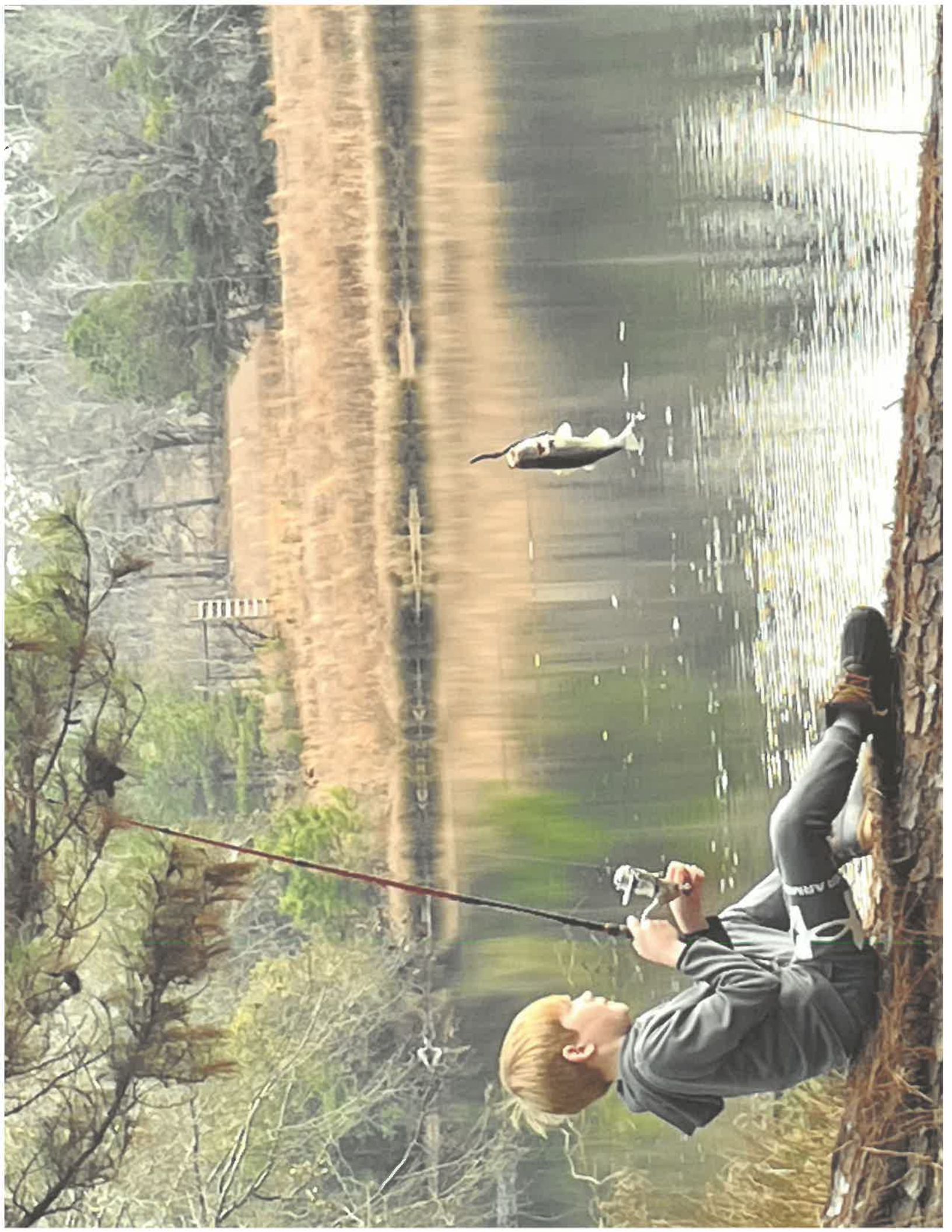
5/16/2023



Zoning Map
 Application Number ZV23-006
 Tax Parcel Number 006-05-01-001
 Zoned R-5, Mixed Residential







RACHEL

1/23/2023

SHEET TITLE:

SCALE: AS NOTED

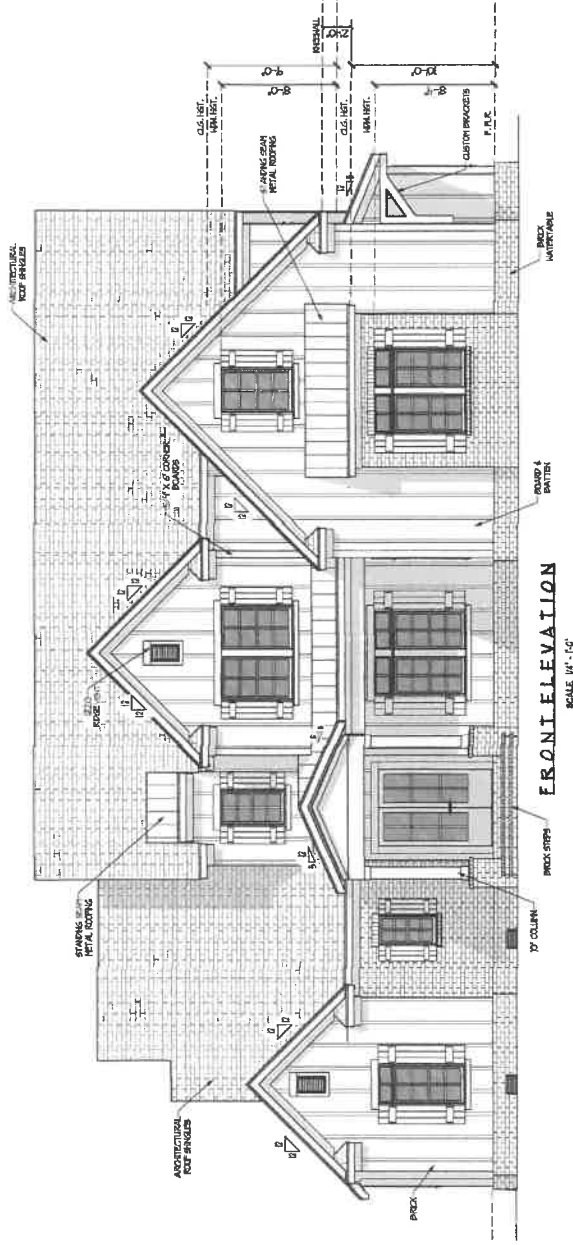
DESIGNED & DRAWN BY:
 GREGORY BROWN
 CERTIFIED PROFESSIONAL
 BUILDING DESIGNER A.L.B.D.

DISCLAIMER: I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THIS DOCUMENT. I AM NOT A LICENSED ARCHITECT AND THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT MY WRITTEN CONSENT. I AM NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR DAMAGES THAT MAY OCCUR AS A RESULT OF THIS DOCUMENT. I AM NOT RESPONSIBLE FOR ANY OTHER DAMAGES THAT MAY OCCUR AS A RESULT OF THIS DOCUMENT. I AM NOT RESPONSIBLE FOR ANY OTHER DAMAGES THAT MAY OCCUR AS A RESULT OF THIS DOCUMENT.

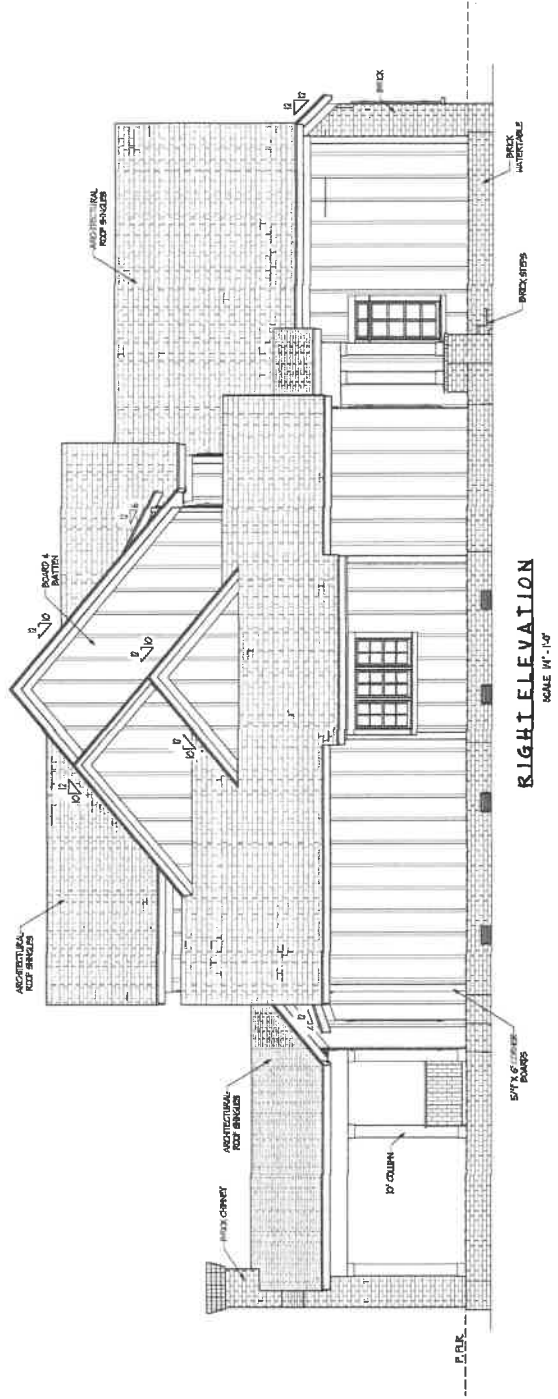
REVISIONS DESCRIPTION

SHEET # 1 OF 1

A-1



FRONT ELEVATION
 SCALE 1/4" = 1'-0"



RIGHT ELEVATION
 SCALE 1/4" = 1'-0"

RACHEL

1/23/2023

SHEET TITLE:

SCALE: AS NOTED

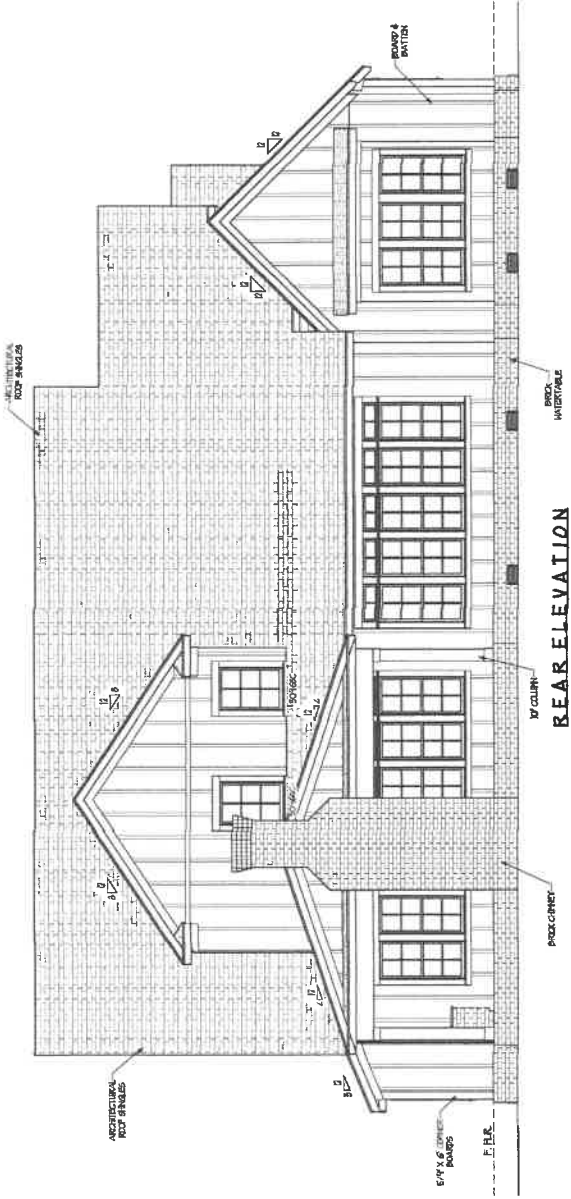
DESIGNED & DRAWN BY:
 BRIGGON BROWN
 CERTIFIED PROFESSIONAL
 BUILDING DESIGNER A.I.D.

REGISTRATION NO. 222
 1000 WEST 10TH AVENUE, SUITE 200
 DENVER, CO 80202
 PHONE: 303.733.1111
 WWW.BROWNBRIGGON.COM
 PROJECT NO. 23-001
 DATE: 1/23/2023
 SHEET NO. 1 OF 4

REVISION DESCRIPTION

SHEET # 1 OF 4

A-2





RACHEL

4/23/2013

SHEET TITLE:
FIRST FLOOR PLAN
SCALE AS NOTED

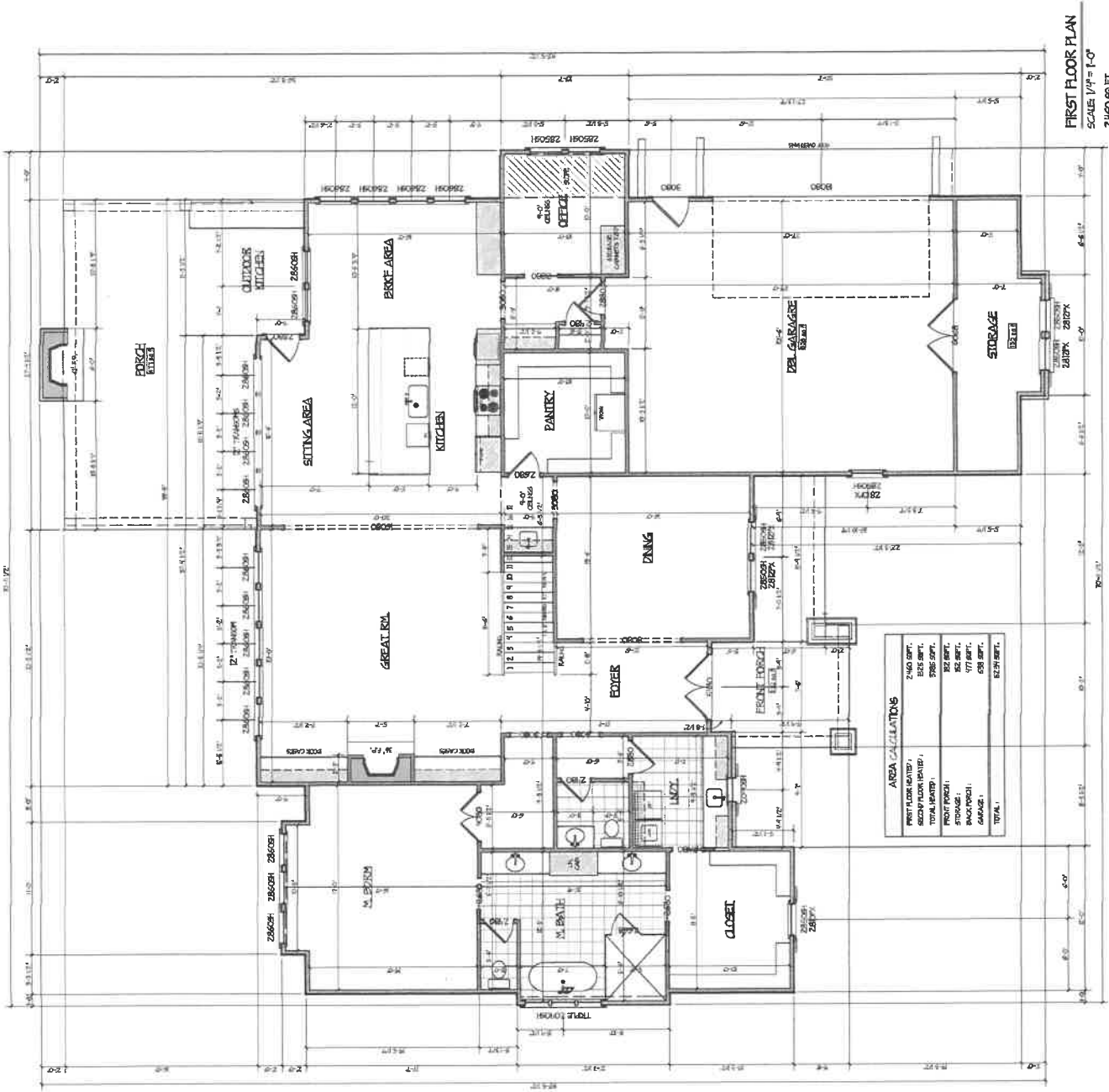
DESIGNED & DRAWN BY:
GREGORY BOGON
CERTIFIED PROFESSIONAL
BUILDING DESIGNER AT/AD.

REGISTRATION NO. 200 800
AS PER THE AREA STATE CONTRACT
FOR THE ARCHITECTURE, ENGINEERING
& INTERIOR DESIGN PROFESSIONALS
BOARD AND REGULATORY BOARD OF
ARCHITECTURE, ENGINEERING & INTERIOR
DESIGN PROFESSIONALS. THIS PLAN IS
VALID FOR THE STATE OF CALIFORNIA.
SIGNED AND SEALED THIS 23RD DAY OF
APRIL 2013 AT LOS ANGELES, CALIFORNIA.
GREGORY BOGON, ARCHITECT

REVISIONS REVISION

SHEET # 1 OF 3

A-3





RACHEL

1/23/2023

SHEET TITLE

SCALE AS NOTED

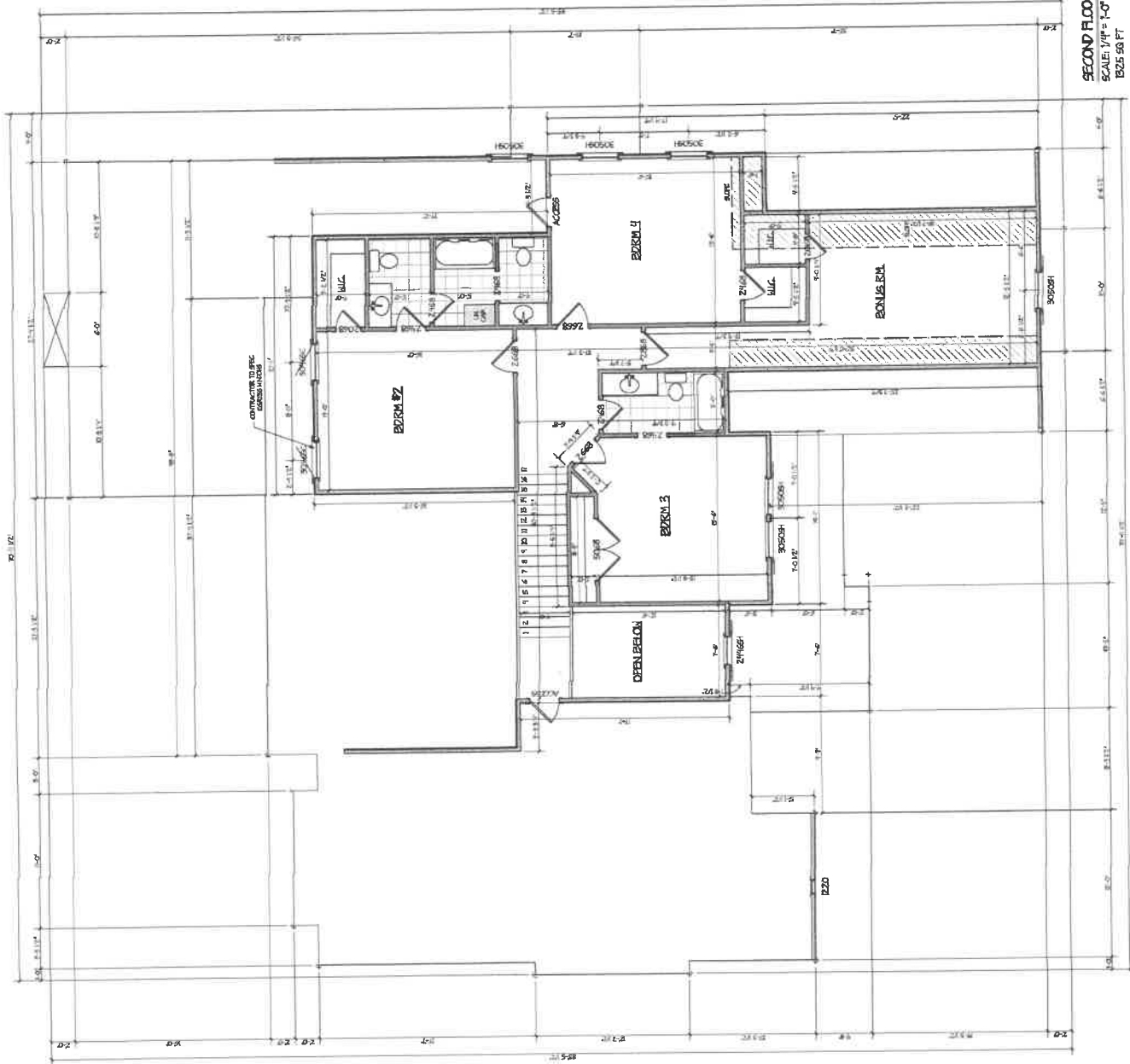
DESIGNED & DRAWN BY:
GREGORY BROWN
CERTIFIED PROFESSIONAL
BUILDING DESIGNER ALEB.

REGISTRATION NO. 200
EXPIRES 12/31/2024
I AM A LICENSED ARCHITECT IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL GEODETIC SURVEYOR IN THE STATE OF TEXAS
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I AM A LICENSED PROFESSIONAL WATER RESOURCES ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL WIND ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL POLYMER ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL FOOD ENGINEER IN THE STATE OF TEXAS
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I AM A LICENSED PROFESSIONAL BIOMATERIALS RESEARCH ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS DEVELOPMENT ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS MANUFACTURING ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS TESTING ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS CHARACTERIZATION ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS DESIGN ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS PROCESSING ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS APPLICATIONS ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS RESEARCH ENGINEER IN THE STATE OF TEXAS
I AM A LICENSED PROFESSIONAL BIOMATERIALS DEVELOPMENT ENGINEER IN THE STATE OF TEXAS

REVISIONS	DESCRIPTION

9:21 AM 1/23/23

A-4



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
EQ25 50 FT

RACHEL

4/23/2023
 SHEET TITLE:

SCALE: AS NOTED
 DESIGNED & DRAWN BY:
 GREGORY SEQUIN
 CERTIFIED PROFESSIONAL
 BUILDING DESIGNER A.I.D.

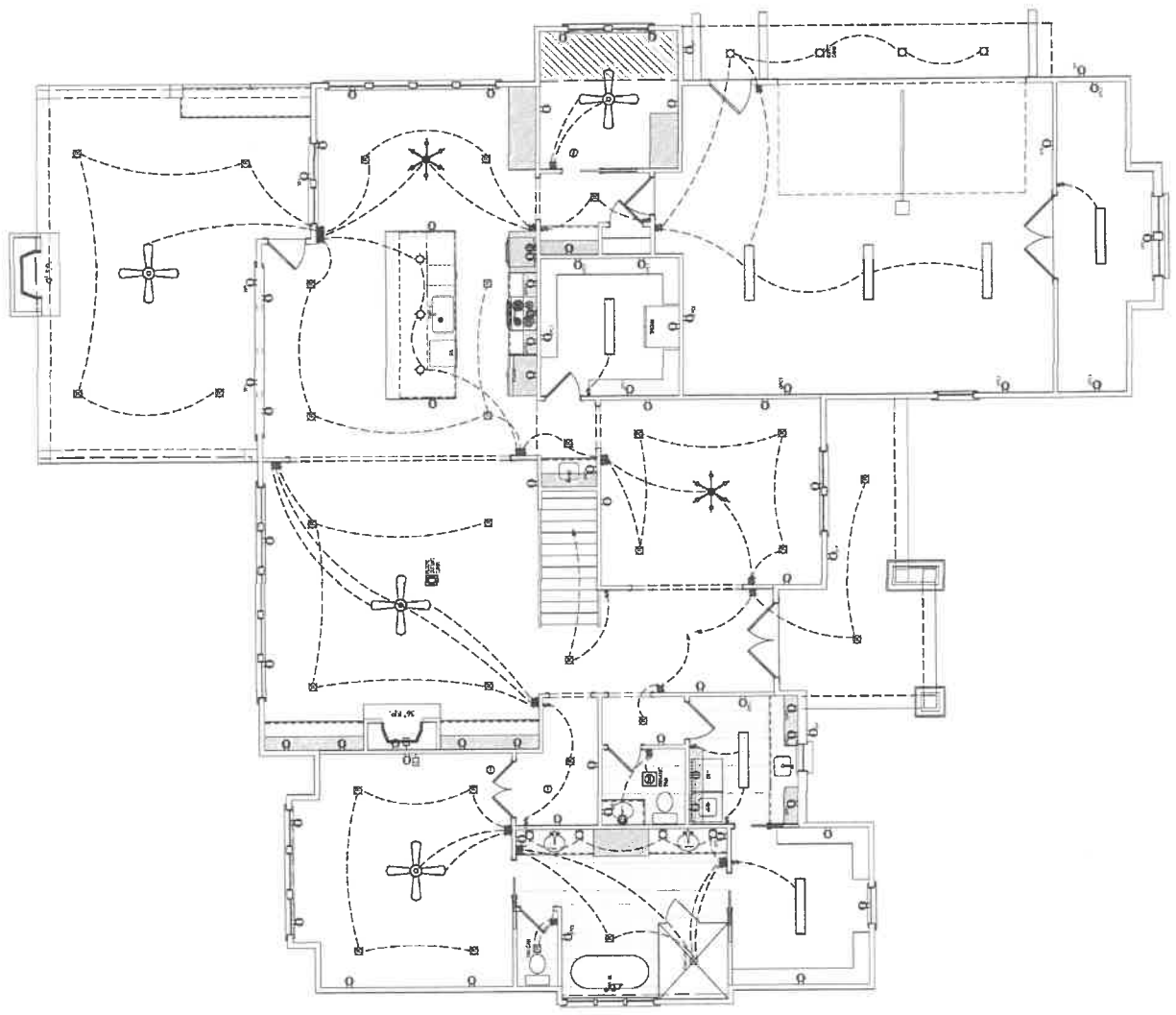
REVISIONS
 NO. DATE BY DESCRIPTION

SHEET # 1 OF 1

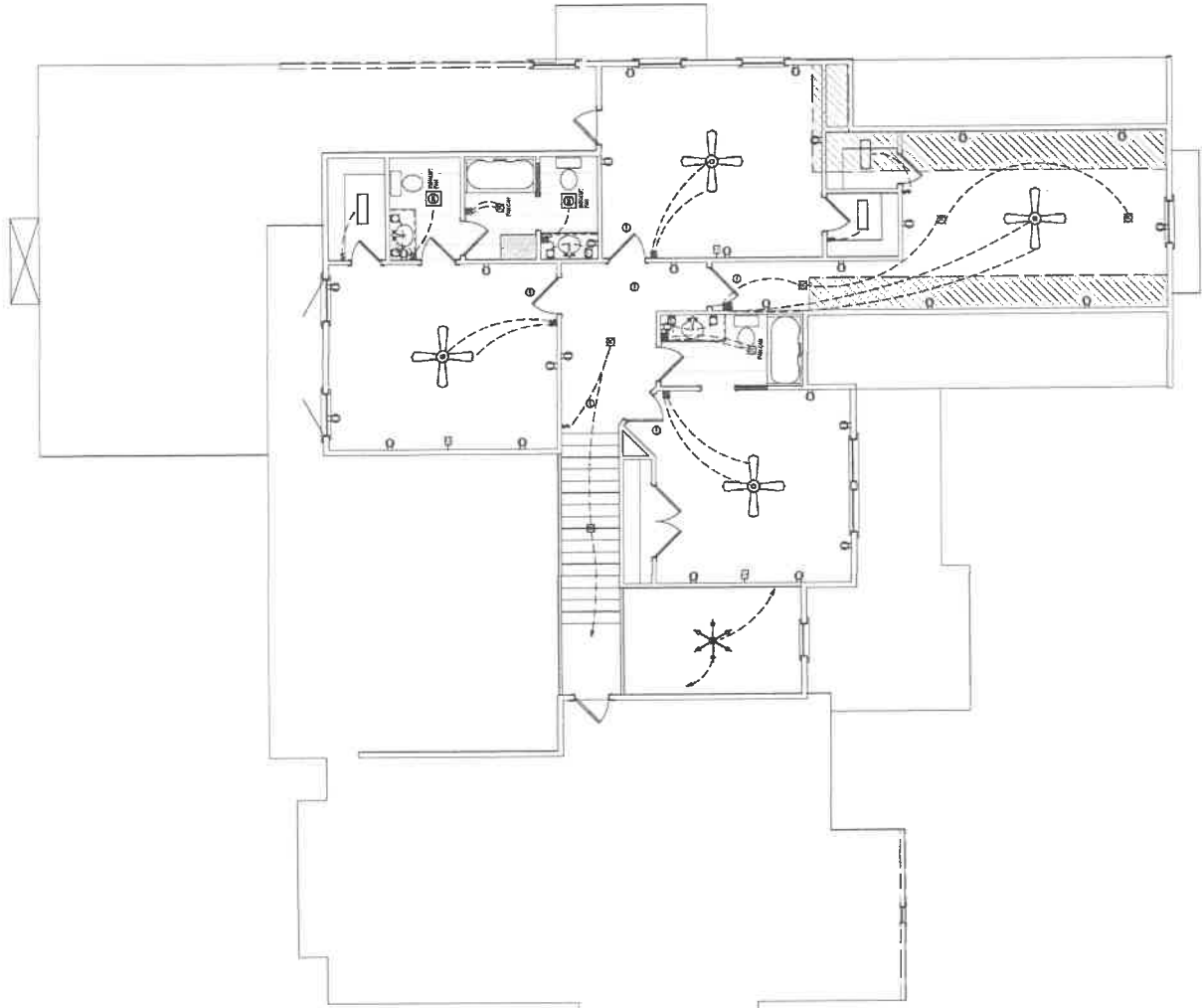
A-6

SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATOR FAN/CEILING MOUNTED HALL VENTED
	CEILING RECESSED LIGHT FIXTURES
	RECESSED LIGHT FIXTURES
	TRACK LIGHT FIXTURES
	HALL SWITCHES
	SWITCHES LIGHTS, DIMMABLE LIGHT FIXTURES, RECESSED
	250W RECEPTACLE
	120V RECEPTACLE
	SWITCHES FAN, HALL, RECESSED
	GARAGE DOOR OPERATOR
	WALL JACKS CABLE, TV/CABLE, TELEPHONE JACK
	ELECTRICAL PANEL

ELECTRICAL - DATA - AUTO LEGEND
 ELECTRICAL PLAN
 SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION
1	
2	
3	
4	



ELECTRICAL - DATA - AUDIO LEGEND	
SYMBOL	DESCRIPTION
	CEILING FAN
	VENTILATION FAN CELLS VENTILATED HALL VENTILATED
	CELLS VENTILATED LIGHT FIXTURES
	RECEPTACLE
	HALL LIGHT
	WALLS LIGHTS CHANGE LIGHT FIXTURES
	FURNITURE LIGHT FIXTURE
	ROOM RECEPTACLE
	BOV RECEPTABLES OUTDOOR HEATER FLOOR, etc.
	BATHES TUBS HEATER FLOOR
	GARAGE FLOOR FLOOR
	HALL LOCATIONS TELEPHONE TELEPHONE JACK
	EXISTING ELECTRICAL CABLES WIRING
	ELECTRICAL BREAKER PANEL

ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

RACHEL

1/23/2023

SHEET TITLE:

SCALE: AS NOTED

DESIGNED & DRAWN BY:
 GREGORY BROWN
 CERTIFIED PROFESSIONAL
 BUILDING DESIGNER A.I.D.D.

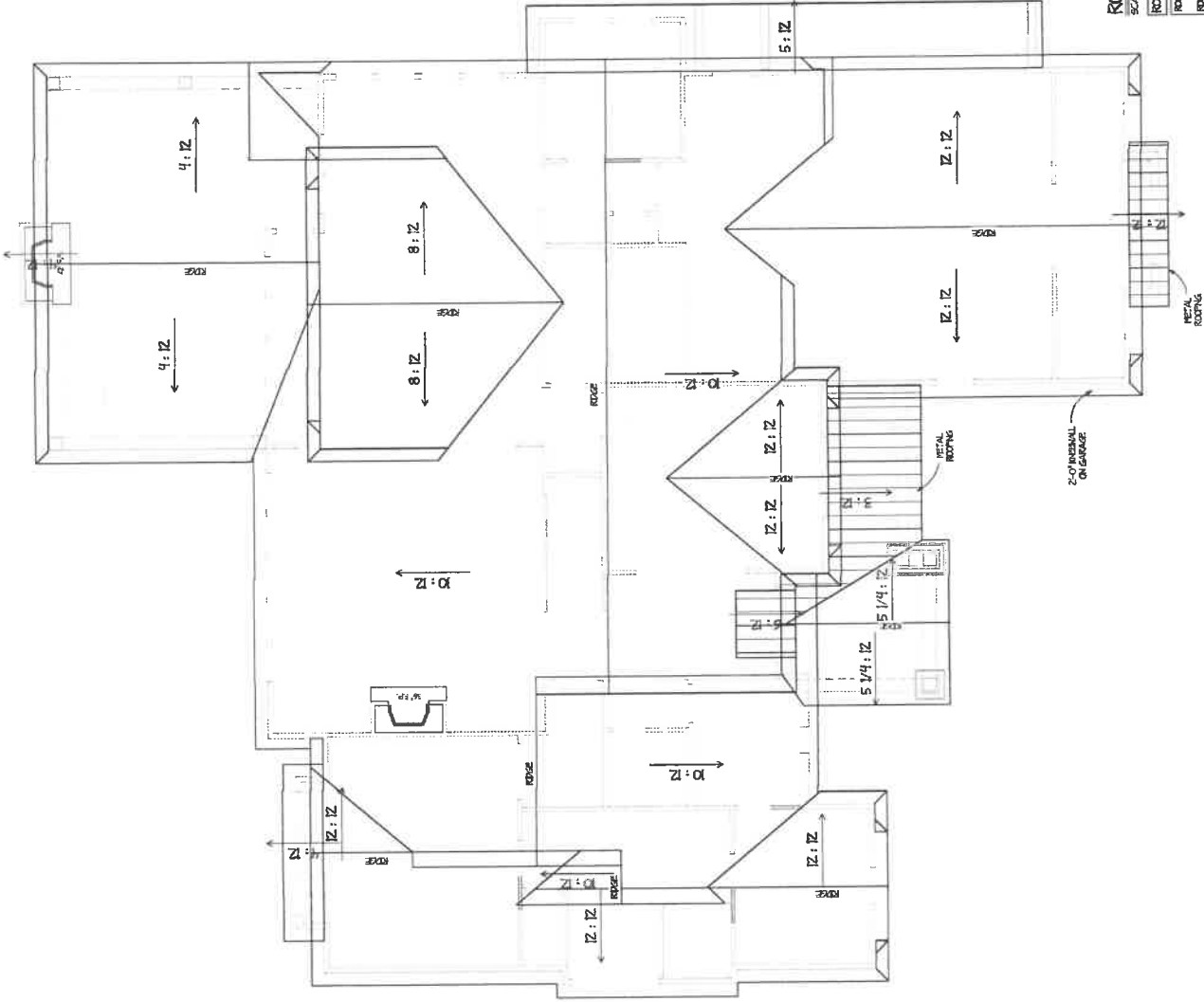
ISSUES/REVISIONS:
 1. CORRECTED TO REFLECT THE
 APPROVED PERMITS FOR THE
 PROJECT. ALL CHANGES MADE
 TO THE PLAN SHALL BE IN ACCORDANCE
 WITH THE CITY OF DENVER
 REGULATIONS AND THE
 INTERNATIONAL BUILDING CODE
 (IBC). ALL CHANGES SHALL BE
 APPROVED BY THE CITY OF DENVER
 PERMITS DEPARTMENT.
 2. CORRECTED TO REFLECT THE
 APPROVED PERMITS FOR THE
 PROJECT. ALL CHANGES MADE
 TO THE PLAN SHALL BE IN ACCORDANCE
 WITH THE CITY OF DENVER
 REGULATIONS AND THE
 INTERNATIONAL BUILDING CODE
 (IBC). ALL CHANGES SHALL BE
 APPROVED BY THE CITY OF DENVER
 PERMITS DEPARTMENT.

REVISIONS

NO.	REVISION

SET # 8 OF 8

A-8



ROOF PLAN

SCALE: 1/4" = 1'-0"

ROOF CALCULATIONS

ROOF SINGLES 37 1/2" SPT

ROOF METAL 40 1/2" FT

FACED / SHEET 888 FT

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 Tuesday, June 6, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-006 - A request by Rachel and Marcus Covar for a variance from the maximum front setback in Table 3-3, Article 3, Dimensional Standards of the North Augusta Development Code. The application affects a proposed residential construction on an approximately 1.42 acre portion of TPN 006-05-01-001 zoned R-5, Mixed Residential.

ZV23-007 – A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located on the corner of Edgefield Road and Ascauga Lake Road, a 3.42-acre portion of TPN 011-07-02-001 zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

ZV23-008 – A request by AAA Sign Co., Inc. for a variance from Article 13 Signs, Table 13-3 and Section 13.8.3.p.ii.c.iv of Article 13 for a 21.53 sq. ft. internally illuminated freestanding sign. The proposed sign exceeds the maximum square footage allowed and internal illumination standards allowed in the Downtown/Georgia Avenue Overlay District. The application affects approximately 0.17 acres of TPN 007-10-28-005 zoned D, Downtown, and within the G, Georgia Avenue Overlay District.

ZV23-009 – A request by Tracey Turner for a variance from Article 3 Zoning Districts, and Section 3.8.6.4.3 and 3.8.6.4.4 for the reconstruction of an existing home located in the Neighborhood Preservation Overlay District. This application affects approximately 0.36 acres of TPN 007-07-15-007 zoned OC, Office Commercial, and within the NP, Neighborhood Preservation Overlay District.

Documents related to the applications will be available for public inspection after June 1, 2023 in the offices of the Department of Planning and Development on the second 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 ZK23-006

Date Received 5-1-23

Review Fee 250.00

Date Paid 5-1-23

1. Project Name _____

Project Address/Location Knobcone Avenue

Total Project Acreage 1.42 Current Zoning R-5

→ Tax Parcel Number(s) 006-05-01-001

2. Applicant/Owner Name Rachel and Marcus Covar Applicant Phone (706) 840-5474

Mailing Address 1936 Bolin Road

City North Augusta ST SC Zip 29841 Email rcovar0203@gmail.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 John M. Bailey License No. 7399

Firm Name John M. Bailey and Associates, PC Firm Phone (803) 278-0721

Firm Mailing Address 101 LeCompte Avenue

City North Augusta ST SC Zip 29841 Email _____

Signature [Signature] Date 5/1/23

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.

[Signature]
Applicant or Designated Agent Signature

5/1/2023
Date

Rachel M. Covar Marcus P. Covar
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 ZV23-006

Date Received 5-1-23

1. Project Name _____

Project Address/Location _____

Project Parcel Number(s) 006-05-01-001

2. Property Owner Name Forrest McKie / Felix McKie Owner Phone (803) 645-5316

Mailing Address 1065 W. Martintown Rd. / 1931 Green Forest Drive

City North Augusta ST SC Zip 29841 Email _____

3. Designated Agent Rachel McKie Covar and Marcus Covar

Relationship to Owner Daughter/Niece

Firm Name _____ Phone (706) 840-5474 / (706) 726-9336

Agent's Mailing Address 1936 Boun Road

City North Augusta ST SC Zip 29841 Email covar612@yahoo.com
rcovar0203@gmail.com

Agent's Signature Rachel M. Covar Date 5/1/2023
Marcus Covar

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

Owner Signature [Signature] Date 5/1/2023
Felix McKie

5. Sworn and subscribed to before me on this 1st day of May, 20 23.

Notary Public [Signature]

Commission Expiration Date 1-12-2033

(H.) We are requesting our home exceed the current zoning restrictions requiring our home to have a maximum set back of 25 feet from Knobcone Avenue. Our home is being built on my childhood homesite at 1065 West Martintown Road. The site plan has our home situated perpendicular to Knobcone Avenue on the bank of the 2.5 acre pond on the property. The 3785 square foot home is expected to be approximately 340 feet from Knobcone Avenue. The surveyed lot size is 1.42 acres (61, 855 sq ft) compared to the required 5,000 square feet for R-5 zoning. The SC Department of Transportation has approved the driveway location to enter the property on Knobcone Avenue.

(I.) After relocating back to our hometown from Birmingham, Alabama, we wanted our children to be raised on the homesite that has been in my family for nearly 200 years. However, the safety for our children, Hammond (9) and Caroline (12) is our greatest priority. Knobcone Avenue is a high-traffic thoroughfare for the 1500+ students and faculty of North Augusta High School. The road, with a 35 mph speed limit, is not a low traffic neighborhood street. Our son chasing a loose baseball into Knobcone Avenue in a front yard only 25 feet deep would be a serious risk for injury, if not death.

Additionally, our 2 moderate sized vehicles would not be able to fit into a driveway measuring only 25 feet, which in turn would cause our vehicles to extend into Knobcone Avenue and disrupt the flow of traffic to North Augusta High School (SUV measures 15 feet and Ford truck measures 18 feet). The safety of families visiting our home would be jeopardized as they would need to utilize the narrow shoulder of Knobcone Avenue for streetside parking, therefore restricting our ability to entertain in our home that we have invested in.

(J.) Our 1.42 acre lot is situated on the 2.5 acre pond on the historic homesite of Elm Grove. The 48.48 acre plot owned by the McKie family is not only a retired dairy farm, but rather it is acreage that has farmed, hunted, and most importantly, a place to call home. Our home has been designed to embrace the history of the family property, to include refurbished shutters built in 1842 for Elm Grove.

The lot will be accessed by Knobcone Avenue. The adjacent frontage on Knobcone Avenue is a wetland of overflow water from the dam of the pond. The 340 foot driveway will hug the side of the wetland, and provide our children with the appropriate distance to prevent unsafe play near Knobcone Avenue. We expect this driveway will create a secluded homesite and allow our children to engage in activities that will prevent them from being close to the high traffic volume of Knobcone Avenue. Our children will be fishing in the pond where I fished with my grandfather 35+ years ago, and my father fished with his grandfather 65+ years ago.

(K.) The existing homesites on Knobcone Avenue are substantially larger than the 5,000 square feet as outlined in R-5 zoning. These larger lots allow for larger homes on safer homesites. While R-5 zoning requires homes to be situated no more than 25 feet from the road, the 3 closest dwellings on Knobcone Avenue sit greater than 100 feet from the road:

- The 2722 sq. ft home at 1882 Knobcone Avenue is approximately 145 feet from the road.
- The 5224 sq. ft home at 1884 Knobcone Avenue is approximately 120 feet from the road
- The 2459 sq. ft home at 1886 is approximately 100 feet from the road.

This distance between the homes and Knobcone Avenue not only allows for larger owner-occupied homes, but more so it allows for larger front yards to ensure safety for children and families.

Of note, the 56.02 acres located adjacent to our 1.42 acre property are undeveloped.

(L.) The unreasonable restriction of requiring the home be situated no more than 25 feet from Knobcone Avenue will put our children at risk for serious injury and/or death as it is unsafe for them to be 25 feet or less from Knobcone Avenue. It is important to note, the volume of traffic on Knobcone Avenue has the City of North Augusta currently in talks of adding a traffic light at the corner of Knobcone Avenue and Martintown Road. A road with traffic volume that warrants a potential traffic light 1,100 feet from our driveway, is a road that is unsafe for children to play in their yard and enjoy their home. It would be unrealistic to expect our family would enjoy our home when we are concerned for the safety of our children.

With very few homesites in the City of North Augusta with a secluded pond, we are privileged to be able to raise our children in this environment. However, without direct site vision, we would not be able to allow our children to fish or enjoy outdoor activities near a body of water. Situating our home within 25 feet of Knobcone Avenue would require us to have to leave our home/porch to provide supervision for our children.

Additionally, as before mentioned, a homesite 25 feet or less from Knobcone Avenue would prevent our family from enjoying both our home and our secluded family pond. What a shame it would be to invest in a home in North Augusta, to only be limited in being able to fellowship and entertain in our home simply for the lack of safe parking in our driveway.

(M.) Our 3785 square foot home is expected to be approximately 340 feet from Knobcone Avenue. The surveyed lot size is 1.42 acres (61,855 sq ft) compared to the required 5,000 square feet for R-5 zoning. By building a larger than required home on a 61,855 square foot lot, we will be reducing the density of the property. Our custom designed home will take the space of what potentially could account for 12 homes under R-5 zoning. As previously mentioned, the 56.02 acres located adjacent to our 1.42 acre property are undeveloped. The acreage located directly across from the property on Knobcone Avenue are currently undeveloped as well.

(N.) South Carolina DHEC has approved the homesite for a Septic Tank in correlation with the requirements from South Carolina DOT. South Carolina DOT has approved the driveway entrance as related to site distance. The existing curb cut will be used as indicated on the survey.

THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND ENCUMBRANCES OF RECORD.

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

IN MY OPINION, THIS PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD AS DETERMINED BY THE CURRENT FLOOD INSURANCE RATE MAP AVAILABLE AT THE TIME OF THIS SURVEY.

JOHN M. BAILEY, S.C.P.L.S. NO. 7389

**APPROVED
MINOR SUBDIVISION PLAT
CITY OF NORTH AUGUSTA,
SOUTH CAROLINA**

Pursuant to §5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Planning and Development.

BY: *[Signature]* DATE: 3-16-23

2023005153
PLAT
RECORDING FEES \$25.00
PRESENTED & RECORDED
03-10-2023 01:02 PM
JUDITH WARNER
REGISTER OF MISC. CONVEYANCE
AIKEN COUNTY, SC
BY: SABRINA BRANCH DEPUTY
BK: PL 64
PG: 800 - 800



LOCATION MAP
NO SCALE

APPROVAL STAMPS

DEVELOPER:
MARCUS COVAR
1938 BOLIN ROAD
NORTH AUGUSTA, S.C. 29841
(706)726-9336

R=2897.23'
L=51.04'
C=51.04'
N63°26'36"E

R=2897.23'
L=163.80'
C=163.78'
N61°19'09"E

% THE SYLVIA W. WELLS
LIVING TRUST %
(D.B. 4981/2309)

REMAINING PORTION OF
T.M. 008-05-01-001
% FORREST T. McKIE
& FELIX D. McKIE %
(D.B. 4462/297)
(MISC. 6/791)

1.42 AC.
(PORTION OF
T.M. 006-05-01-001)

REMAINING PORTION OF
T.M. 006-05-01-001
% FORREST T. McKIE
& FELIX D. McKIE %
(D.B. 4462/297)
(MISC. 6/791)



LEGEND:

● INDICATES NO. 5 RE-BAR SET (U.N.O.)

REFERENCES:

1. DEED REC. IN D.B. 4462, PG. 297.
2. PLAT REC. IN M.B. 6, PG. 791.

NOTE: THIS PLAT IS TO SUPERCEDE PLAT RECORDED IN PLAT BK. 64, PG. 777.

BOUNDARY SURVEY
PREPARED FOR

MARCUS P. COVAR & RACHEL M. COVAR
LOCATED IN THE CITY OF NORTH AUGUSTA

COUNTY OF: AIKEN STATE OF: S. CAROLINA

SCALE: 1"=100' DWN. BY: JMB DATE: 15 FEB. 2023



THIS PLAT OR SURVEY IS INTENDED FOR THE SOLE PURPOSE AND USE OF THE PERSON OR ENTITY WHOSE NAME APPEARS HEREON AND IS NOT TRANSFERABLE. ANY OTHER USE OF THIS SURVEY OR PLAT WITHOUT EXPRESSED WRITTEN PERMISSION IS STRICTLY PROHIBITED.

© ALL RIGHTS RESERVED.
JOHN M. BAILEY & ASSOC., P.C.
JMB JOB NO. 23021-COVAR

PREPARED BY
John M. Bailey & Associates, P.C.
PROFESSIONAL LAND SURVEYORS
101 LaCOMPTÉ AVENUE, NORTH AUGUSTA, S. C. 29841
(803)278-0721





PERMIT TO CONSTRUCT
Onsite Wastewater System

Permit ID: OSWW002524 v1.0
County: Aiken

Name: Marcus Covar	Site: 1065 West Martintown	Program Code: CONVENTIONAL
Type Facility: Residential	Road, , North Augusta	System Code: 101 CONVENTIONAL PUMP
Subdivision:		TM #: 002-08-05-001
Block: Lot:		Water Supply:

PERMIT TO CONSTRUCT SYSTEM SPECIFICATIONS

Daily Flow (gpd): 480	Tank Sizes (gal): Septic Tank: 1000	Pump Chamber:	Grease Trap:
LTAR (g/d/ft ²): .8	Trenches: Length (ft): 200	Width (in): 36	Max. Depth (in): 27
Min Pump Capacity: 10 GPM at 15 ft. of Head		Agg. Depth (in): 14	

SPECIAL INSTRUCTIONS/CONDITIONS

THIS PERMIT IS SITE SPECIFIC. ANY CHANGES TO THE SYSTEM MUST BE APPROVED BY DHEC. ALTERNATIVE TRENCH PRODUCTS APPROVED UNDER STATE RULES AND REGULATIONS MAY BE SUBSTITUTED. ANY UNAPPROVED CHANGES WILL VOID THIS PERMIT.

Installers must contact the local Environmental Affairs office by 10:00 AM the day prior to installation in order to schedule a time for the final inspection. If a Department representative does not arrive within 30 minutes of the scheduled time, the installer may conduct the final inspection. When a contractor self-inspection occurs, the installer must complete DHEC form 3978, Approval to Operate Contractor Self-Inspection. The installer must submit the DHEC form 3978 within 2 business days of the completion of installation.

Self-installations require a pre-construction conference with a Department representative.

- *Installer to verify pump head elevation prior to selecting pump.*
- *No part of the system shall be installed within seventy-five (75) linear feet of the critical areal line or the mean high water elevation of an impounded or natural body of water, including streams, canals, and retentions ponds.*
- *All applicable setbacks set forth in Regulation 61-56 apply.*
- *75' setback from all private wells. 100' setback from public wells.*
- *Do not cut, fill, bulldoze, scrape or change the grade of the natural soils in the septic system area. 1000 gallon pump tank recommended*

PERMIT TO CONSTRUCT SYSTEM DIAGRAM

See System Diagram on page 2 of this document.

Issued/Revised By: 

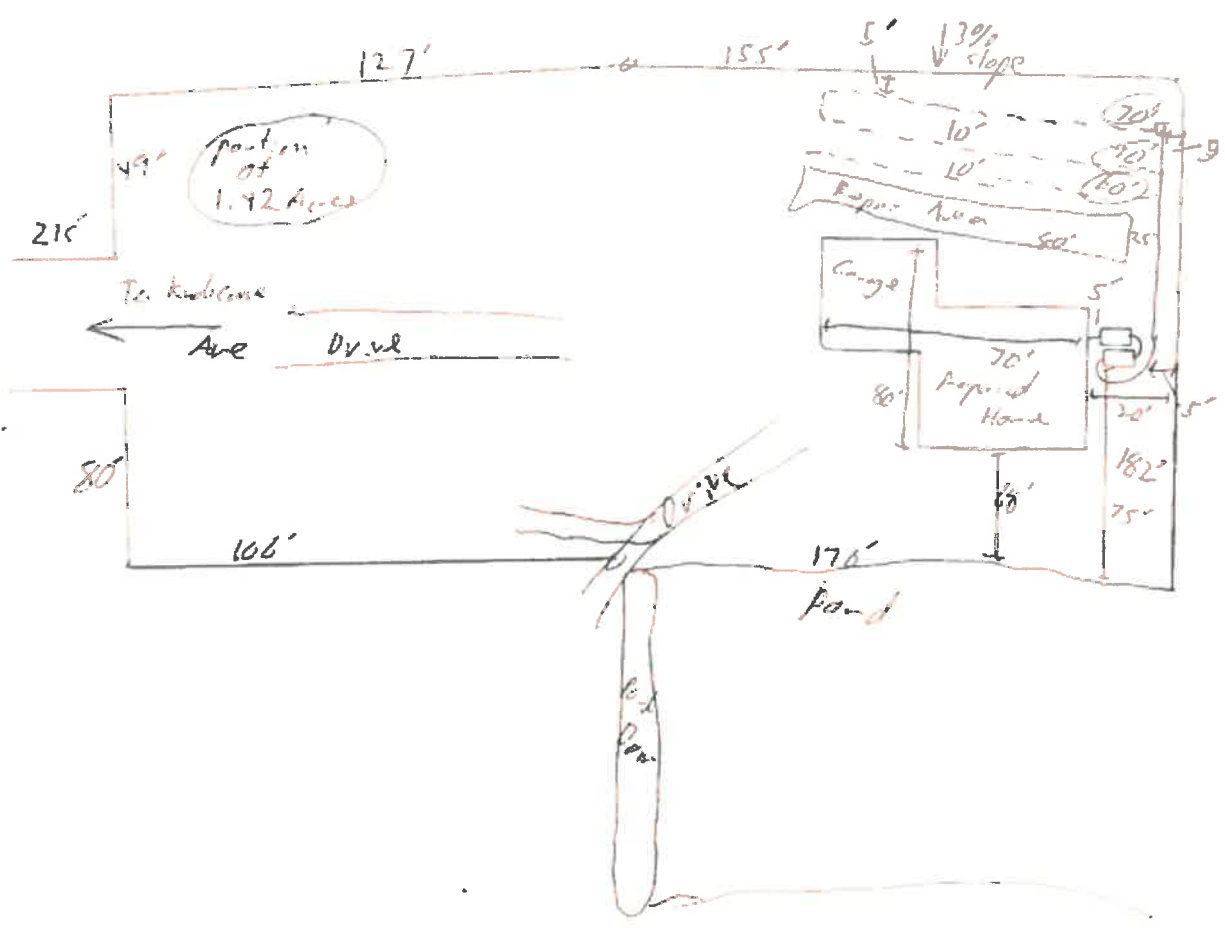
Date: April 11, 2023



PERMIT TO CONSTRUCT
Onsite Wastewater System

Applicant: Marcus Covar
Permit ID: OSWW002524 v1.0
County: Aiken

PERMIT TO CONSTRUCT SYSTEM DIAGRAM



Department of Planning and Development



Project Staff Report

ZV23-007 Parker's Kitchen

Prepared by: La'Stacia Reese

Meeting Date: June 6, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Parker's Kitchen
Applicant	EMC Engineering Services, Inc.
Address/Location	Edgefield Road and Ascauga Lake Road
Parcel Number	011-07-02-001
Total Development Size	±3.42 acres
Existing Zoning	General Commercial
Overlay	Highway Corridor Overlay District
Variance Requested	Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for Highway Corridor Overlay District

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 May 17, 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 May 17, 2023. The property was posted with the required public notice on May 17, 2023.

SECTION 4: SITE HISTORY

The subject property was annexed in September 2000, along with four adjacent parcels, located on US 25/Edgefield Road and Ascauga Lake Road. The subject parcel was zoned General Commercial in accordance to the City’s Future Land Use and Development Plan. The property is currently zoned GC, General Commercial.

Table 3-9, Dimensional Standards for the Highway Corridor Overlay District to change the maximum front setback in the Highway Corridor Overlay District from ninety (90) ft. to one-hundred ninety- five (195) ft.

A portion of the current site, a 3.42-acre portion, is being surveyed for a proposed convenience store, with gasoline sales, Parker’s Kitchen.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Commercial Retail	GC, General Commercial/HC, Highway Corridor Overlay District
North	Convenience store with gasoline sales	Retail Commercial	TC, Thoroughfare Commercial/Outside City Limits
South	Vacant	Commercial Retail	PD, Planned Development
East	Vacant	Commercial Retail	PD, Planned Development
West	Vacant	Commercial Retail	Outside City Limits

Access – The site currently is accessible with road frontage from Edgefield Road.

Topography – The site’s highest elevations are towards the rear of the property.

Utilities – Water and wastewater lines are available along Edgefield Road.

Floodplain – The parcel is located in an area of minimal flood hazard and not within a federally regulated floodplain.

Drainage Basin – The subject property is within the Mims Branch Basin. The Mims Branch 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

The applicant is requesting a variance from the setbacks in Article 3, Section 3.8.5.3, Table 3-9, Dimensional Standards for The Highway Corridor Overlay District, specifically the maximum front setback of 90 feet. The request is for a variance for a maximum front setback of ±195 feet.

Following is analysis required by NADC §5.1.4.5.b (Staff summary of applicant statements are bulleted; staff commentary is *italicized*.)

1. An unnecessary hardship exists;
 - The applicant states that to comply with the required 90-foot front building setback listed in Article 3, Section 3.8.5.3 of the North Augusta Development Code, the proposed development would be unable to install the automotive fuel canopy and drive aisle between the building and Edgefield Road to allow for necessary vehicular circulation around the site. The proposed development would also be unable to install the necessary fuel storage tanks and drive aisle between the building and Ascauga Lake Road. That would also allow for vital vehicular circulation around the site. Placing the proposed building between the Edgefield Road right-of-way and the fuel canopy would orient the front of the building to face the interior of the site. Placing the building between Ascauga Lake Road right-of-way and fuel storage tanks will also result in the building facing the interior of sight. Locating the building to comply with the 90-foot front building setback would allow visibility of the rear of the building from Edgefield Road and Ascauga Lake Road (detracting from the aesthetic appeal that is exceptionally important in this location) and reduce the traffic captured at this location due to decreased marketability. Complying with the 80-foot maximum setback would also increase the area needed to construct the development and significantly increase the cost of this project.

Staff notes that the 90 ft. front setback in the Highway Corridor Overlay District would not allow for an automotive fuel canopy to be constructed between the primary building and Edgefield Road right-of-way, which is the normal site layout for a convenience store.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that meeting the requirement of a 90' maximum building setback on this site poses safety concerns for the proposed use as a gas station. 90' would not allow acceptable spacing of the drive aisles in front of the building for internal circulation. This is true of almost any property with similar zoning in North Augusta as it relates to gas station uses. Complying with the 90-foot maximum setback would mean that the building would not be facing any road frontage, except the private access road that will be constructed as part of this project. This reduces the marketability of the site and the traffic captured at this location. Subsequently, revenue potential will be reduced.

Staff notes that this parcel is located at Edgefield Road and Ascauga Lake Road, with Palmetto Pkwy near the rear of the property. On the GIS topography map, the front of the parcel is relatively leveled, with a slope in elevation near the center of the parcel, from 500' to 490'. The subject property is sparsely vegetated, with low-lying shrubs and grasses present.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that these conditions would not be cumbersome for other uses that do not have an auxiliary structure (gas canopy) that needs to be located between the building and the roadway/frontage. The maximum building setback values currently in-place throughout the City do not allow for safe circulation in/around the fuel canopy. Compliance would 1.) pose safety concerns and 2.) devalue the property.

Staff notes that the neighboring property to the north of the subject parcel has a convenience store with gasoline sales, with a fuel canopy. The surrounding parcel to the west is undeveloped, and the parcel to the east is public property. The property to the south of the subject parcel is a commercial lumber company.

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 they are requesting a variance from the 90-foot maximum front building setback listed in Article 3-Section 3.5.8.9 of the North Augusta

Development Code. The proposed building front will be approximately 195 feet from the right-of-way of Edgefield Road and approximately 195 feet from the right-of-way of Ascauga Lake Road rather than the maximum of 90 feet. Locating the building within 90 feet of the property line will not allow the fuel canopy to front Edgefield Road resulting in inefficient traffic circulation throughout the site and decreasing the site's visibility and marketability. Positioning the building within 90 feet of the property line would not allow the fuel storage tanks to front the drive aisle needing fuel delivery. Not positioning the fuel storage tanks along the drive aisle will also hinder traffic movement within the site.

Staff notes that with the required setback at a maximum of 90 ft. for the Highway Corridor Overlay District, an automotive fuel canopy would encroach the Edgefield Road right-of-way and would not be sufficient for a drive aisle. The distance of the fuel canopy from the right-of-way is approximately 195 ft.

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 site will be accessed from a private access road connecting Edgefield and Ascauga Lake Road. Placing the building 115 feet further (along Edgefield Road) and 115 feet further (along Ascauga Lake Road) than the maximum front building setback will not have a negative impact on adjacent properties. Locating the building as proposed will significantly increase the circulation through the site and allow the site to function safely. The architectural features of the proposed building and landscaping along Edgefield and Ascauga Lake Road will conform to all zoning requirement and will maintain the character of the district.

Staff notes that the property is zoned GC/HC and the property will otherwise comply with the HC requirements. The commercial construction should be compatible to the surrounding properties and not adversely impact them.

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.
 - Not applicable

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.
Convenience stores with gasoline sales are allowed in the GC, General Commercial 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 the requirements of the maximum setback of 90 ft. are imposed by the North Augusta Development Code for the Highway Corridor Overlay District.

9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.

Staff notes that the fact that the property may be utilized more profitably is not the primary purpose of the request.

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.

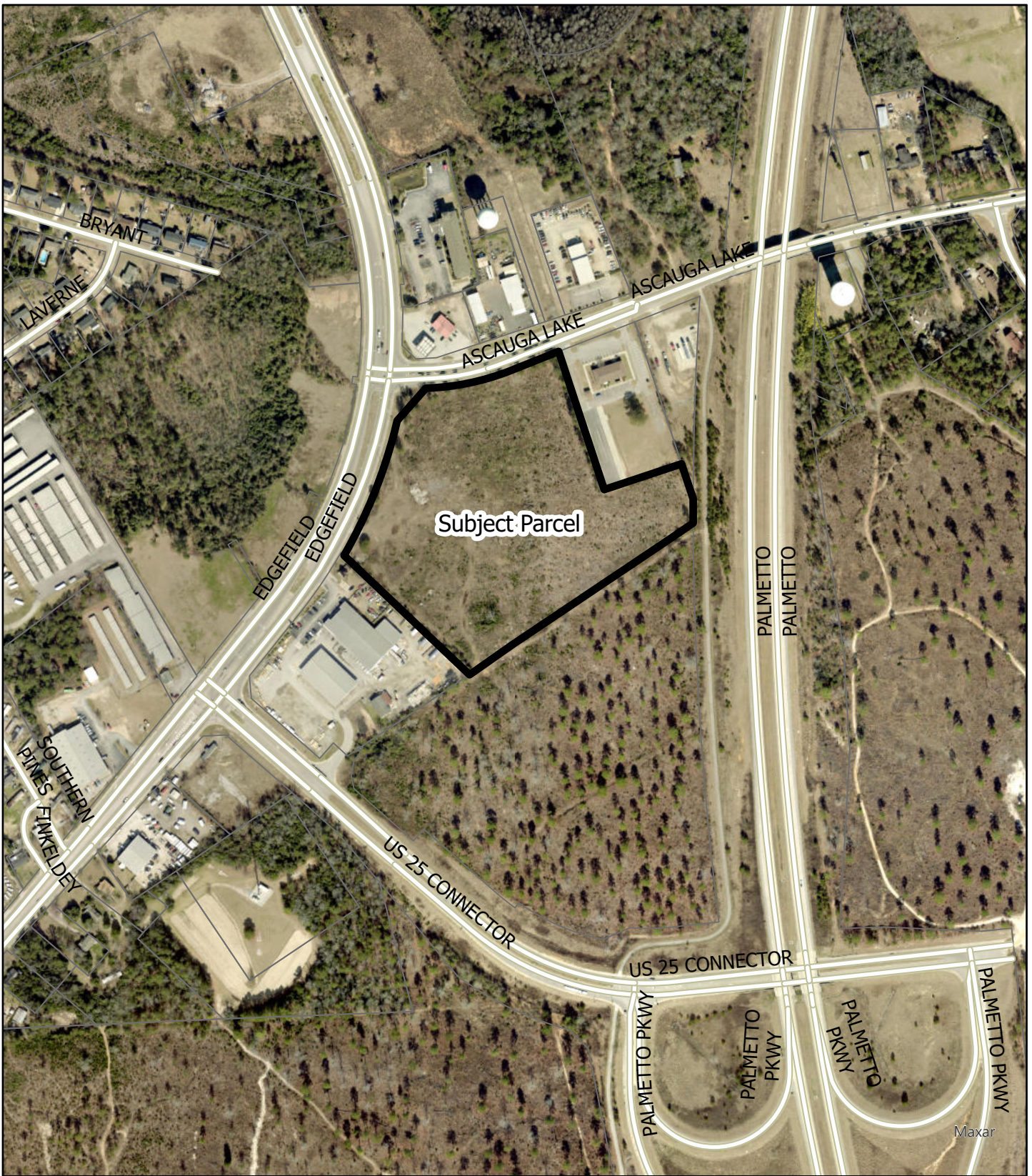
Staff recommends a condition of approval that the site be developed as conceptually shown on the sketch plan.

Staff is open to suggestions for other conditions from the Board.

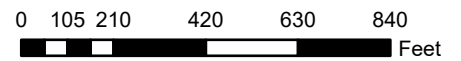
SECTION 7: ATTACHMENTS

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

cc. Cody Rogers, via email

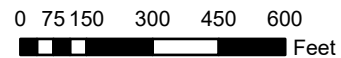
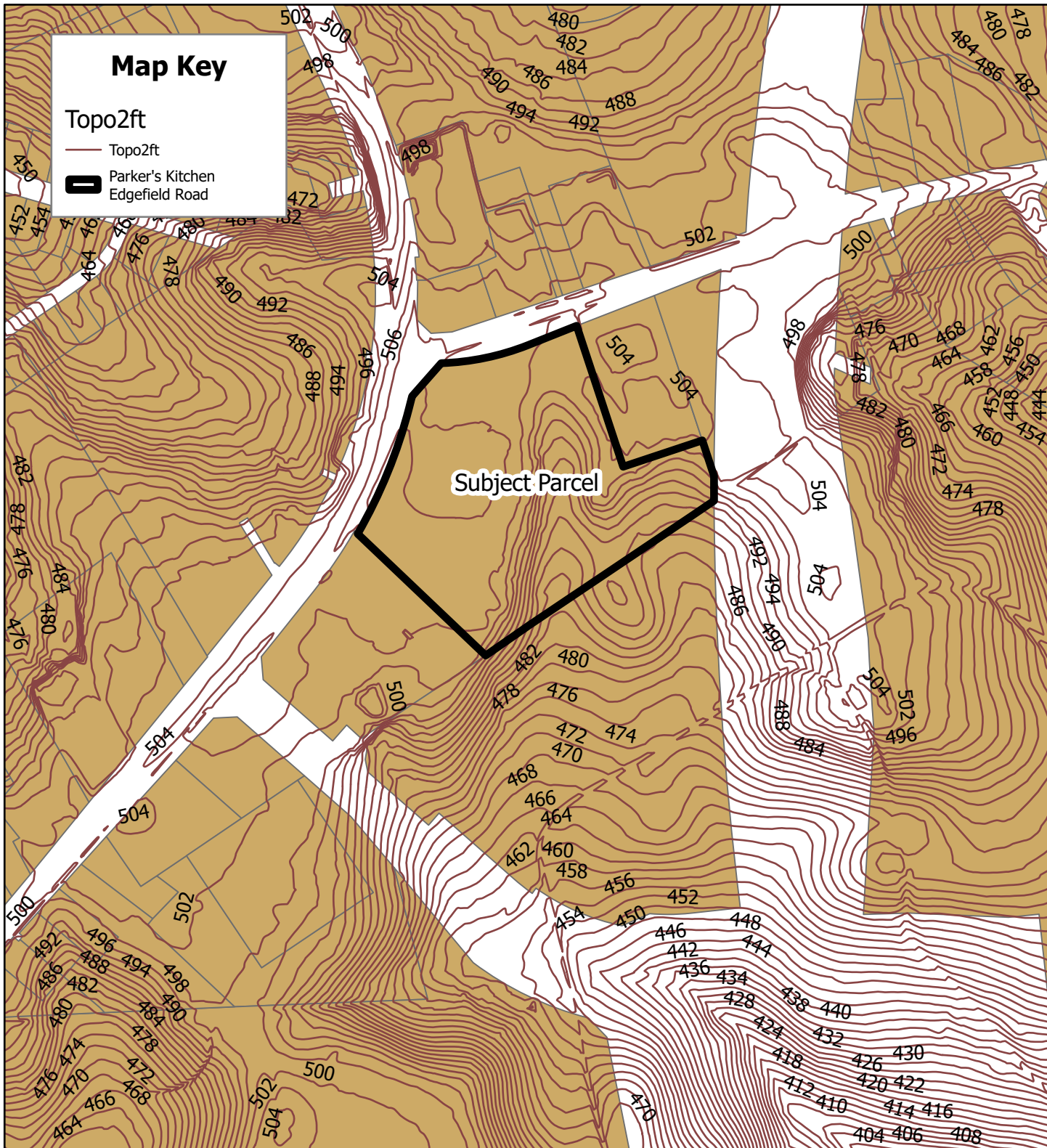


Aerial Map
Application Number ZV23-007
Tax Parcel Number 011-07-02-001



5/16/2023 9:58



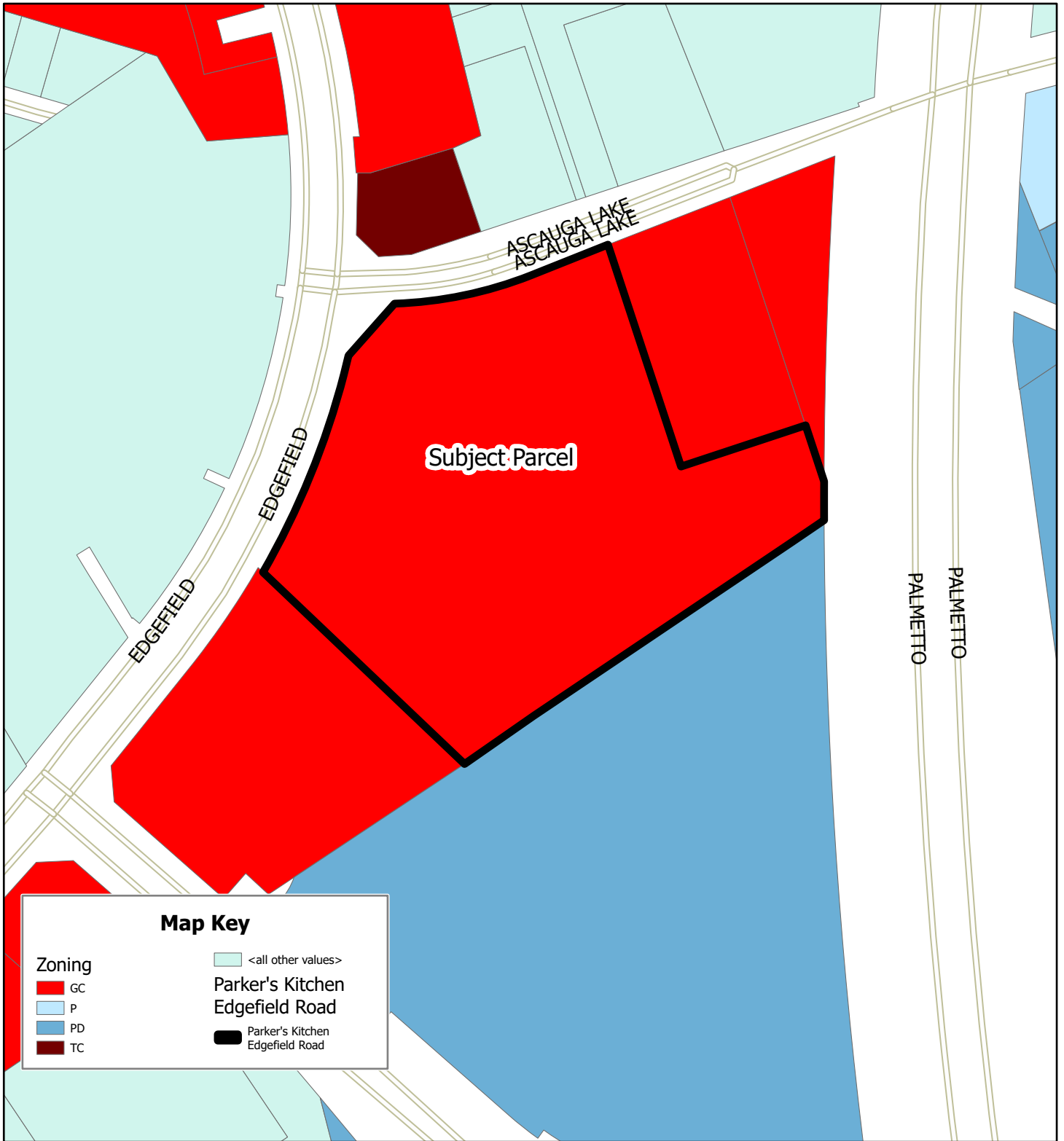


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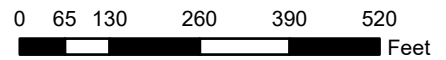
Topography Map
 Application Number ZV23-007
 Tax Parcel Number 011-07-02-001





Map Key

GC	<all other values>
P	Parker's Kitchen Edgefield Road
PD	
TC	



5/16/2023



Zoning Map
 Application Number ZV23-007
 Tax Parcel Number 011-07-02-001
 Zoned GC, General Commercial
 Highway Corridor Overlay District



Google Maps 910 SC-121



North Augusta, South Carolina
 Google Street View
 Nov 2022 See more dates

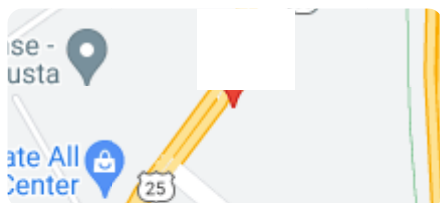
Image capture: Nov 2022 © 2023 Google



881 Edgefield Rd

All

Street View & 360°





200ft

81 930 33 555 | Dept. GIS

All rights reserved

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 Tuesday, June 6, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-006 - A request by Rachel and Marcus Covar for a variance from the maximum front setback in Table 3-3, Article 3, Dimensional Standards of the North Augusta Development Code. The application affects a proposed residential construction on an approximately 1.42 acre portion of TPN 006-05-01-001 zoned R-5, Mixed Residential.

ZV23-007 – A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located on the corner of Edgefield Road and Ascauga Lake Road, a 3.42-acre portion of TPN 011-07-02-001 zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

ZV23-008 – A request by AAA Sign Co., Inc. for a variance from Article 13 Signs, Table 13-3 and Section 13.8.3.p.ii.c.iv of Article 13 for a 21.53 sq. ft. internally illuminated freestanding sign. The proposed sign exceeds the maximum square footage allowed and internal illumination standards allowed in the Downtown/Georgia Avenue Overlay District. The application affects approximately 0.17 acres of TPN 007-10-28-005 zoned D, Downtown, and within the G, Georgia Avenue Overlay District.

ZV23-009 – A request by Tracey Turner for a variance from Article 3 Zoning Districts, and Section 3.8.6.4.3 and 3.8.6.4.4 for the reconstruction of an existing home located in the Neighborhood Preservation Overlay District. This application affects approximately 0.36 acres of TPN 007-07-15-007 zoned OC, Office Commercial, and within the NP, Neighborhood Preservation Overlay District.

Documents related to the applications will be available for public inspection after June 1, 2023 in the offices of the Department of Planning and Development on the second 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 _____ Date Received _____
Review Fee _____ Date Paid _____

- 1. Project Name** PARKERS KITCHEN
Project Address/Location SOUTHEAST QUADRANT OF EDGEFIELD ROAD & ASCAUGA LAKE ROAD
Total Project Acreage 14.38 **Current Zoning** GC - GENERAL COMMERCIAL
Tax Parcel Number(s) 011-07-02-001
- 2. Applicant/Owner Name** DANIEL BEN-YISRAEL **Applicant Phone** 912-677-0593
Mailing Address 17 W. MCDONOUGH STREET
City SAVANNAH **ST** GA **Zip** 31401 **Email** DBENYISRAEL@PARKERSAV.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** CODY ROGERS **License No.** 39386
Firm Name EMC ENGINEERING SERVICES, INC. **Firm Phone** 404-276-5091
Firm Mailing Address 1211 MERCHANT WAY, SUITE 201
City STATESBORO **ST** GA **Zip** 30458 **Email** CODY_ROGERS@EMC-ENG.COM
Signature *Cody Rogers* **Date** 05-01-2023
- 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.**

[Signature]
Applicant or Designated Agent Signature
DANIEL BEN-YISRAEL
Print Applicant or Agent Name

05-01-2023
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 _____

Date Received _____

1. Project Name PARKERS KITCHEN

Project Address/Location SOUTHEAST QUADRANT OF EDGEFIELD ROAD & ASCAUGA LAKE ROAD

Project Parcel Number(s) 011-07-02-001

2. Property Owner Name Grey B Murray Trustee Owner Phone _____

Mailing Address PO BOX 1866

City AUGUSTA ST GA Zip 30903 Email _____

3. Designated Agent DANIEL BEN-YISRAEL

Relationship to Owner NONE

Firm Name DRAYTON-PARKER COMPANIES, LLC Phone 912-677-0593

Agent's Mailing Address 17 W. MCDONOUGH STREET

City SAVANNAH ST GA Zip 31401 Email DBENYISRAEL@PARKERSAV.COM

Agent's Signature [Signature] Date 05-01-2023

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

Owner Signature [Signature]

Date 5-2-2023

5. Sworn and subscribed to before me on this 2nd day of May, 2023.

Notary Public [Signature]

Notary Public, Richmond County, Georgia
My Commission Expires August 4, 2023

Commission Expiration Date



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

April 3, 2023

Mr. Tommy Paradise
The City of North Augusta
100 Georgia Avenue
North Augusta, SC 29841

RE: **Parker's Kitchen**
Edgefield Road (US-25)
PIN # 011-07-02-001
North Augusta, South Carolina

Dear Mr. Paradise:

Exceptional circumstances applicable to our site exist such that strict adherence to the provisions of the North Augusta Development Code will result in unnecessary hardship and we will not be able to completely fulfill the intent of the code. We respectfully request a variance from a portion of Article 3- Section 3.5.7.6 of the City of North Augusta Development Code. More specifically, we are requesting a variance to the 80-foot maximum front setback.

In accordance with Section 18.4.5.4.2. of the Development Code, a variance from requirements may be granted if the proposed development presents compliance with the hardship criteria:

(i.) A description of the unnecessary hardship created by the requirements of the Development Code

To comply with the required 80-foot front building setback listed in Article 3 - Section 3.5.7.6 of the North Augusta Development Code, the proposed development would be unable to install the automotive fuel canopy and drive aisle between the building and Edgefield Road to allow for necessary vehicular circulation around the site. The proposed development would also be unable to install the necessary fuel storage tanks and drive aisle between the building and Ascauga Lake Road. That would also allow for vital vehicular circulation around the site. Placing the proposed building between the Edgefield Road right-of-way and the fuel canopy would orient the front of the building to face the interior of the site. Placing the building between the Ascauga Lake Road right-of-way and fuel storage tanks will also result in the building facing the interior of the sight. Locating the building to comply with the 80-foot front building setback would allow visibility of the rear of the building from Edgefield Road and Ascauga Lake Road (detracting from the aesthetic appeal that is exceptionally important in this location) and reduce the traffic captured at this location due to decreased marketability. Complying with the 80-foot maximum setback would also increase the area needed to construct the development and significantly increase the cost of this project.

EMC Engineering Services, Inc.

Albany ■ Atlanta ■ Augusta ■ Brunswick ■ Columbus ■ Savannah ■ Statesboro ■ Valdosta



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

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

Meeting the requirement of an 80' maximum building setback on this site poses safety concerns for the proposed use as a gas station. 80' would not allow acceptable spacing of the drive aisles in front of the building for internal circulation. This is true of almost any property with similar zoning in North Augusta as it relates to gas station uses. Complying with the 90-foot maximum setback would mean that the building would not be facing any road frontage, except the private access road that will be constructed as part of this project. This reduces the marketability of the site and the traffic captured at this location. Subsequently, revenue potential will be reduced.

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

These conditions would not be cumbersome for other uses that do not have an auxiliary structure (gas canopy) that needs to be located between the building and the roadway / frontage. The maximum building setback values currently in-place throughout the City do not allow for safe circulation in/around the fuel canopy. Compliance would 1.) pose safety concerns and 2.) de-value the property.

(l.) A description of the unreasonable restrictions or prohibitions the Development Code has on the utilization of the property

We are requesting a variance from the 80-foot maximum front building setback listed in Article 3- Section 3.5.7.6 of the North Augusta Development Code. The proposed building front will be located approximately 195 feet from the right-of-way of Edgefield Road and approximately 195 feet from the right-of-way of Ascauga Lake Road rather than the maximum of 80 feet. Locating the building within 80 feet of the property line will not allow the fuel canopy to front Edgefield Road resulting in inefficient traffic circulation throughout the site and decreasing the site's visibility and marketability. Positioning the building within 80 feet of the property line would not allow the fuel storage tanks to front the drive aisle needing fuel delivery. Not positioning the fuel storage tanks along the drive aisle will also hinder traffic movement within the site.



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

(m.) 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.

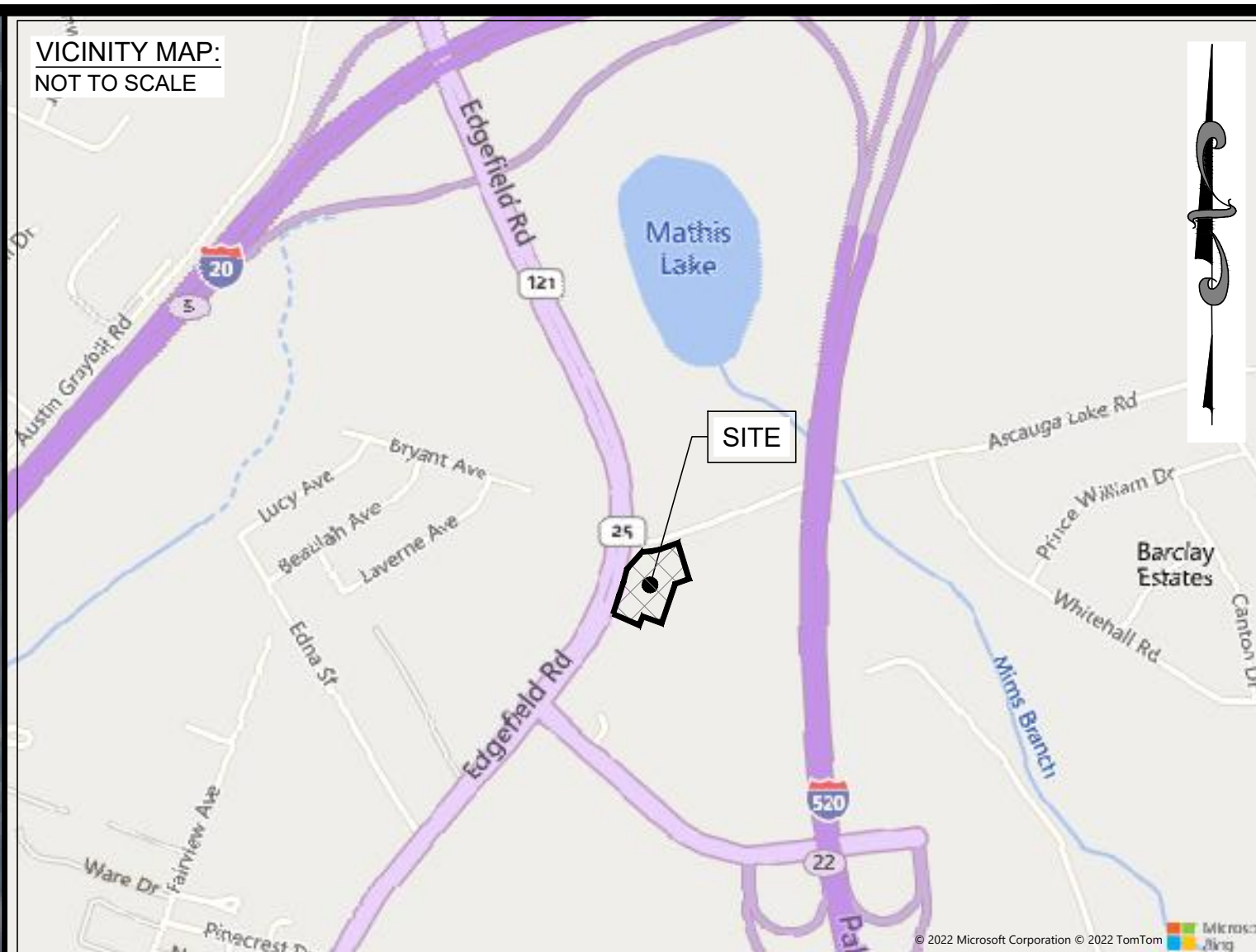
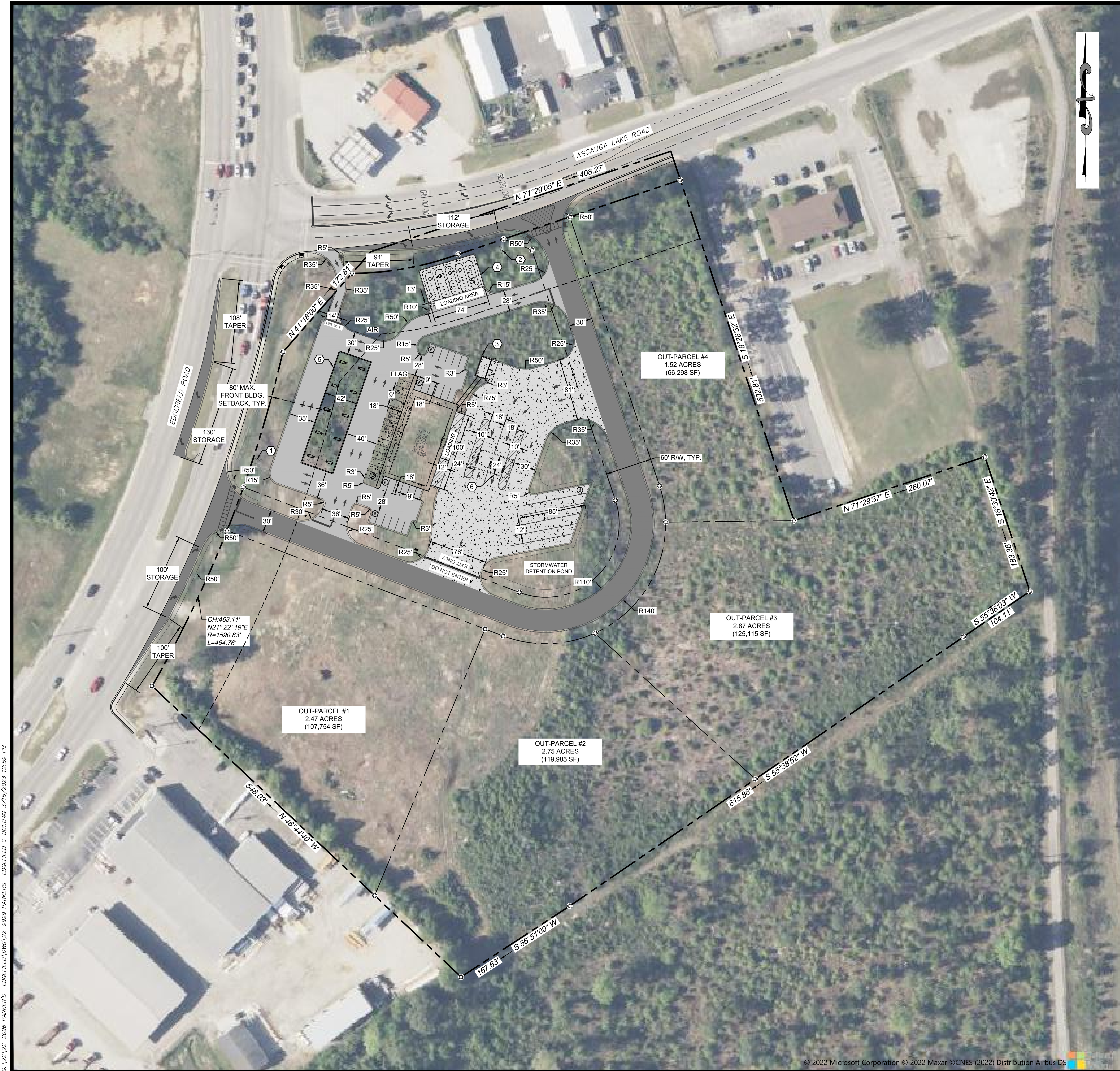
The proposed site will be accessed from a private access road connecting Edgefield and Ascauga Lake Road. Placing the building 115 feet further (along Edgefield Road) and 115 feet further (along Ascauga Lake Road) than the maximum front building setback will not have a negative impact on adjacent properties. Locating the building as proposed will significantly increase the circulation through the site and allow the site to function safely. The architectural features of the proposed building and landscaping along Edgefield and Ascauga Lake Road will conform to all zoning requirements and will maintain the character of the district.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads 'Cody Rogers'.

Cody Rogers, PE
Statesboro Branch Manager



SITE NOTES:

PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF LOW VEGETATION AND SOME PINE TREES, LYING ON 1 PARCEL OF LAND. IT IS THE INTENTION OF THE OWNER TO CONSTRUCT A NEW GAS STATION WITH ASSOCIATED PARKING & INFRASTRUCTURE. THE REMAINING ACREAGE WILL BE SUBDIVIDED FOR FUTURE DEVELOPMENT BY OTHERS.
PROPERTY DESCRIPTION	EDGEFIELD ROAD (US-25) PIN # 011-07-02-001
AREA	TOTAL PROPERTY AREA APPROX. 14.42-AC SUBJECT PROPERTY AREA APPROX 3.42 ACRES
ZONING	EXISTING GC- GENERAL COMMERCIAL PROPOSED GC- GENERAL COMMERCIAL
SETBACKS	FRONT SETBACK: 80-FT MAX. SIDE SETBACK: 0-FT OR 5-FT REAR SETBACK: 20-FT
UTILITIES	WATER CONNECT TO EXISTING CITY OF NORTH AUGUSTA SANITARY SEWER FORCEMAIN AND DOMESTIC WATER MAIN SANITARY SEWER

OFF STREET PARKING NOTES:

REQUIRED PARKING	MIN - 1 PER PUMP + 1 PER 350 SF MAX - 1 PER PUMP + 1 PER 200 SF
REQUIRED PARKING DESIGN CONSTRAINT	10 PUMPS 5,175 SF
REQUIRED PARKING CALCULATION	MIN - 1 PER PUMP * 10 PUMPS + 1 PER 350 SF * 5,175 SF = 25 SPACES MAX - 1 PER PUMP * 10 PUMPS + 1 PER 200 SF * 5,175 SF = 35 SPACES
PARKING PROVIDED	36 9-FT WIDE REGULAR SPACES 2 9-FT WIDE ADA SPACES 6 12-FT WIDE DIESEL SPACES 44 TOTAL SPACES (VARIANCE MAY BE REQUIRED)

HATCH LEGEND:

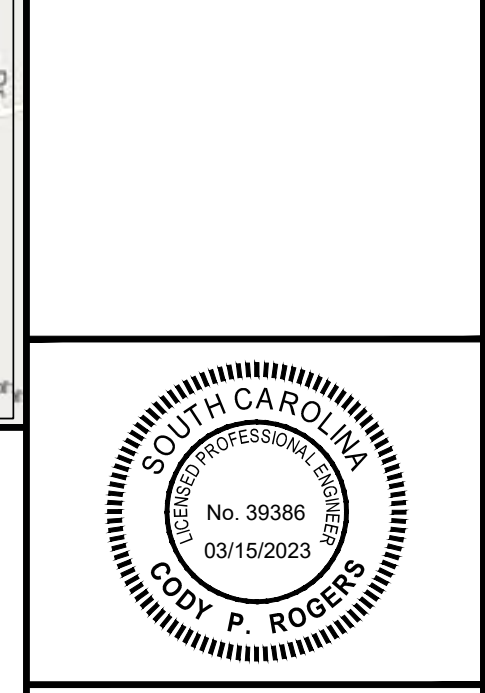
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT		HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK		PROPOSED HEAVY-DUTY ASPHALT

CONCEPTUAL PLAN SPECIAL NOTES

①	PYLON SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
②	MONUMENT SIGN - TO BE DESIGNED AND PERMITTED BY OTHERS
③	DUMPSTER ENCLOSURE
④	CONCRETE PAD W/ (5) UNDERGROUND FUEL STORAGE TANKS
⑤	42' X 151' AUTO CANOPY
⑥	24' X 48.5' DIESEL CANOPY



NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 PO Box 2086
 1211 Merchant Way, Suite 201
 Statesboro, GA 30458
 Ph: (912) 764-7022
 Fax: (912) 233-4580
 statesboro@emc-eng.com
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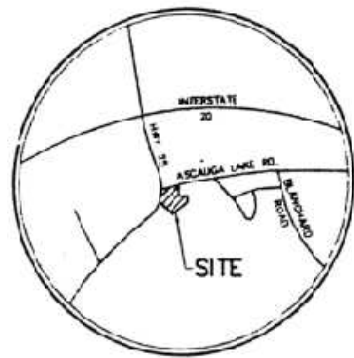
CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

CONCEPTUAL PLAN
PARKER'S KITCHEN
 EDGEFIELD ROAD (US-25)
 NORTH AUGUSTA, AIKEN COUNTY, SOUTH CAROLINA
 Prepared for:
THE PARKER COMPANIES

PROJECT NO.:	22-2096
DRAWN BY:	KES
DESIGNED BY:	KES
SURVEYED BY:	-
CHECKED BY:	CPR
SCALE:	1" = 60'
DATE:	03/15/2023

G:\22-2096-PARKER'S-EDGEFIELD DWG\22-9999-PARKER'S-EDGEFIELD_C_B01.DWG 3/15/2023 12:59 PM



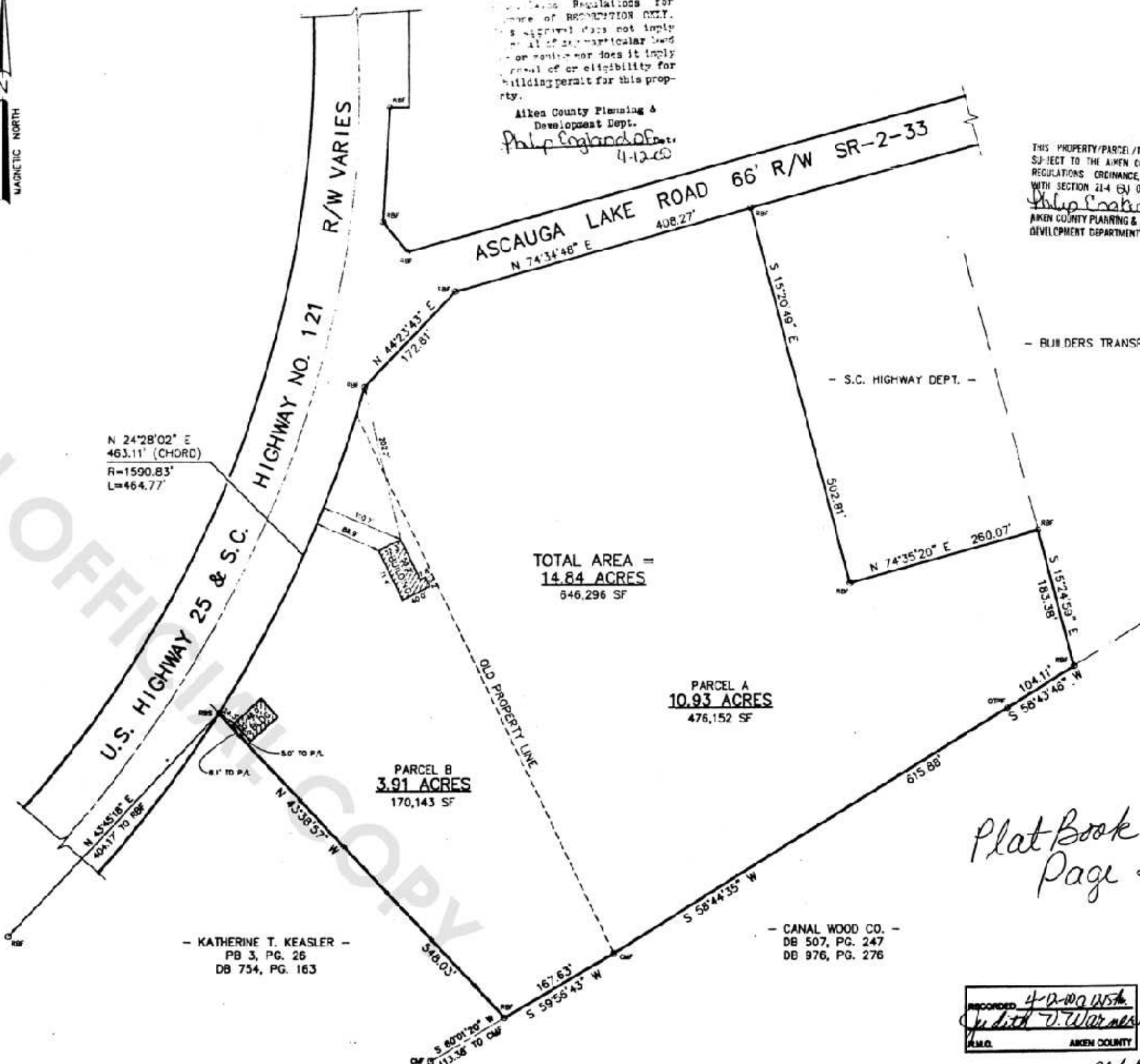
LOCATION MAP
N.T.S.



This plat is hereby approved in accordance with the Aiken County Subdivision Regulations for the purpose of REGISTRATION ONLY. This approval does not imply any warranty, particular bond or guarantee nor does it imply approval of or eligibility for building permit for this property.

Aiken County Planning & Development Dept.
Philip England
4-12-00

THIS PROPERTY/PARCEL/TRACT/LOT IS NOT SUBJECT TO THE AIKEN COUNTY SUBDIVISION REGULATIONS ORDINANCE IN ACCORDANCE WITH SECTION 21-4 (b) OF SAID ORDINANCE
Philip England 4-12-00
AIKEN COUNTY PLANNING & DEVELOPMENT DEPARTMENT



*Plat Book 42
Page 263*

RECORDED 4-20-00
Philip England
A.I.C.D. AIKEN COUNTY

*John Murray, Jr.
P.O. # 1866
Aug. 14th
30903*

NOTE:
CURRENT ZONING AND ASSOCIATED RESTRICTIONS NOT SHOWN.

EQUIPMENT USED:
TOPCON 303
100' STEEL TAPE

RBS = #4 REBAR SET
RSF = #4 REBAR FOUND
OTPF = OPEN TOP PIPE FOUND
CTPF = CRIMP TOP PIPE FOUND

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS _____ SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO F.I.A. FLOOD MAP IN EFFECT.



DRAWN BY: E.H.L.	SHEET NO. 1 OF 1
REVISED: 2004	JOB NO. 2004
DATE: 3-28-00	SCALE: 1"=100'
	GRAPHIC SCALE: 1"=100'
BOUNDARY SURVEY	
LARRY J. MURRAY & JOHN L. MURRAY	
PROPERTY LOCATED AT INTERSECTION OF HIGHWAY 25 & ASCAUGA LAKE ROAD	
COUNTY OF: AIKEN	STATE OF: SOUTH CAROLINA
BESSON AND GORE PROFESSIONAL LAND SURVEYORS 1005 EMERY ST. AUGUSTA, GEORGIA 30904 TEL: (706) 738-8771 FAX: (706) 738-0248	

Department of Planning and Development



Project Staff Report

ZV23-008 Wells Fargo Sign Variance

Prepared by: La'Stacia Reese

Meeting Date: June 6, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Wells Fargo Sign Variance
Applicant	Bobbie Stephens-AAA Sign Co. Inc.
Address/Location	402 Georgia Avenue
Parcel Number	007-10-28-005
Total Development Size	± 0.17 acres
Existing Zoning	D, Downtown
Overlay	G, Georgia Avenue Overlay District
Variance Requested	NADC Article 13, Signs; Table 13-3 and Section 13.8.3.p.ii.c.i.iv for a sign that exceeds the maximum square footage allowed and internal illumination standards.

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 May 17, 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 May 17, 2023. The property was posted with the required public notice on May 17, 2023.

SECTION 4: SITE HISTORY

The project site is an existing financial institution, formerly known as Wachovia Bank. The site became Wells Fargo in 2011.

The applicant requests a variance to allow for a 6 ft. tall, 21.53 sf sign to replace the 31.1 sf existing freestanding sign located on Georgia Avenue in the Downtown/Georgia Avenue Overlay District.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Financial Institution	Commercial Retail	D, Downtown/G, Georgia Avenue Overlay District
North	Restaurant (Gary's)	Commercial Retail	D, Downtown/G, Georgia Avenue Overlay District
South	Commercial Retail	Commercial Retail	D, Downtown/G, Georgia Avenue Overlay District
East	Convenience Store with Gasoline Sales	Commercial Retail	D, Downtown/G, Georgia Avenue Overlay District
West	Commercial	Commercial Retail	D, Downtown/G, Georgia Avenue Overlay District

Access – The site currently has access from W Buena Vista Avenue.

Topography – The subject property is relatively flat, being graded for parking and commercial retail.

Utilities – Water and sewer service are existing.

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

Drainage Basin – The subject parcel is located in the Waterworks Basin. The Waterworks Basin is a very large basin in the city that handles tremendous flows during rain events. The basin drains the areas from Knox Avenue, including Kroger & Lowes, Walmart, Belk, Publix, Lidl, and Big Lots Shopping Centers, Summerfield Park, Edgefield Heights, and Atomic Road businesses. Much of this water flows through Edenfield Park until it converges beside the Public Safety Complex to the primary basin stream along Riverside Boulevard and then through the River Golf Course and its pond system to the river. The basin is sampled at Shoreline Drive just before it empties to the Savannah River. The basin stormwater system has been updated to prevent historical flooding on Buena Vista Avenue.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for a 6 ft. tall, 21.53 sf freestanding sign within the D, Downtown/G, Georgia Avenue Overlay Zoning District. Table 13-3 states that the maximum area for a freestanding sign in the Downtown zoning district is 20 sf, with Section 13.8.3.p.ii.c.i.iv stating that the maximum square footage of a freestanding sign in the Georgia Avenue Overlay District is 20 sf or 0.25 sf per linear foot of street frontage, whichever is less. Signs shall not be internally illuminated in the Georgia Avenue Overlay District. The applicant has proposed a sign area of 21.53 sf, which is approximately 1.5 feet over the maximum area allowed by NADC.

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 ATM at Wells Fargo Bank is open 24 hours and this sign provides additional light for customers as well as makes it easier for them to find the bank and be able to utilize the ATM.

Staff notes that there is a walk up ATM on the northern side of the property in close proximity to the existing freestanding sign.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the sign is tucked back from the building and is not easily seen anyway, so internal illumination helps with the visibility of the sign, as well as being smaller than the old sign, which is already small enough.

Staff notes that the existing freestanding sign at Wells Fargo is 31.1 sf, which is a 9.57 sf difference in size of the proposed freestanding sign of 21.53 sf in the variance request

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that the other properties are not banks and not open 24 hours as the ATM is and it is well known that people use the ATM after hours and safety is a concern without a lit sign.

Staff notes that the surrounding properties operate as a restaurant with drive-thru sales, several retail establishments, and a convenience store with gasoline sales with illumination at each establishment.

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 current sign is considerably larger in height and square footage, so they are making concessions to get as close to the NADC as possible.
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 allowance of approximately two square feet and internal illumination will not be detrimental to any of the surrounding businesses as their business is not a bank and the sign is away from all businesses.

Staff notes that the restaurant next door to the subject property closes at 8pm, while the convenience store to the east of the property is open 24 hours, with continuous illumination.

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.
 - The applicant states that the sign is the smallest sign that Wells Fargo has without going to a completely custom made sign, which is non-economical. For approximately two square feet, Wells Fargo feels it is unnecessary since the copy of the sign is much smaller than the 20 square feet allowed. The height of the sign conforms to the requirement of the NADC.

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.
 - Freestanding signs are allowed in Downtown/Georgia Avenue Overlay District zoning, but internal illumination is not allowed in the Downtown 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.
 - 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 financial institution and the request is not based on profitability of the land.

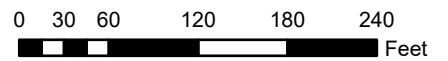
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - This variance, if 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 is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

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

cc. Bobbie Stephens, AAA Sign Co. Inc.; via email

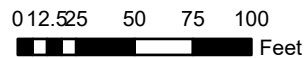
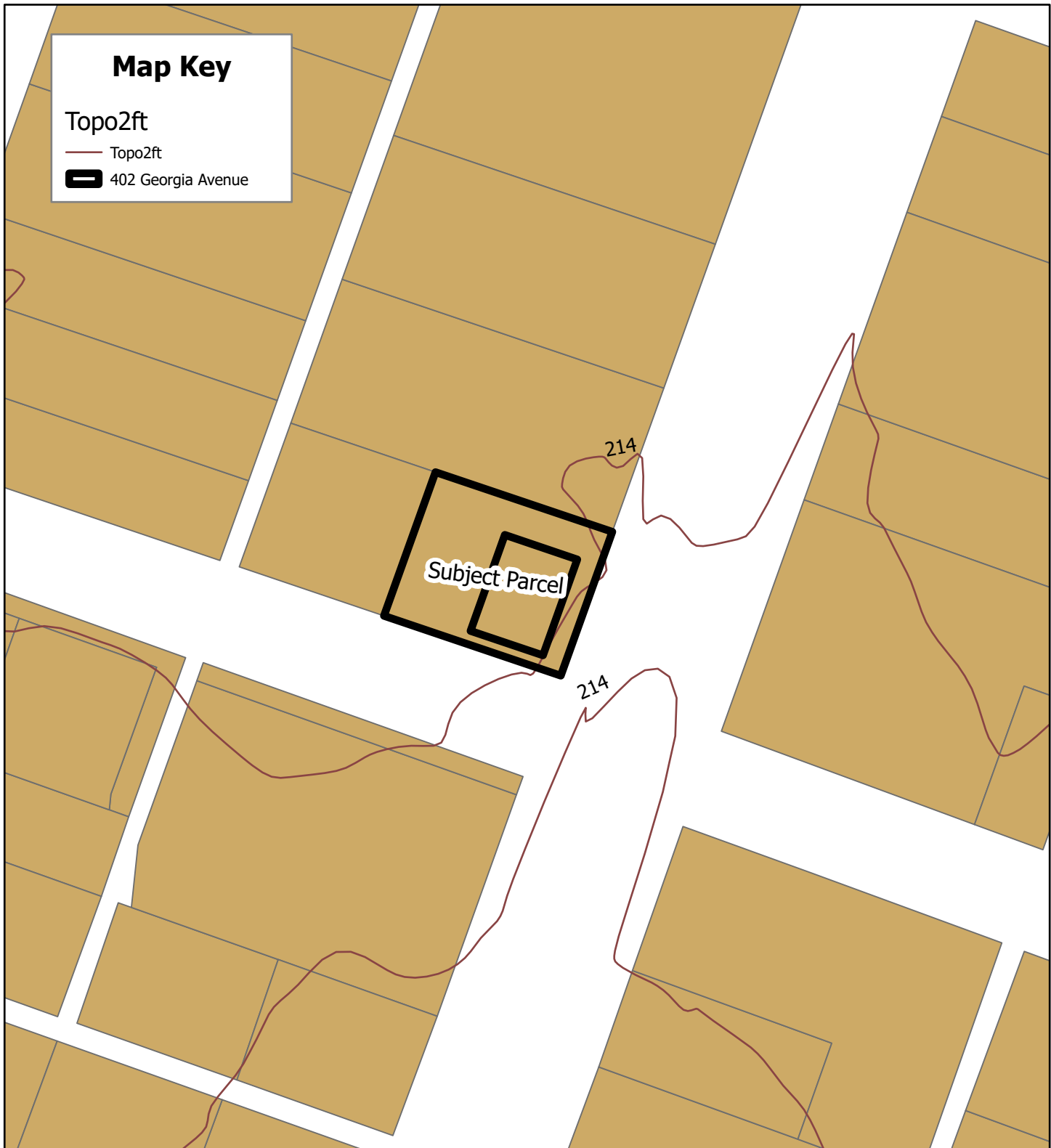


5/16/2023 10:00



North Augusta
South Carolina's Riverfront

Aerial Map
Application Number ZV23-008
Tax Parcel Number 007-10-28-005

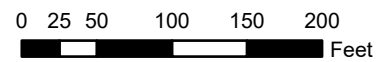
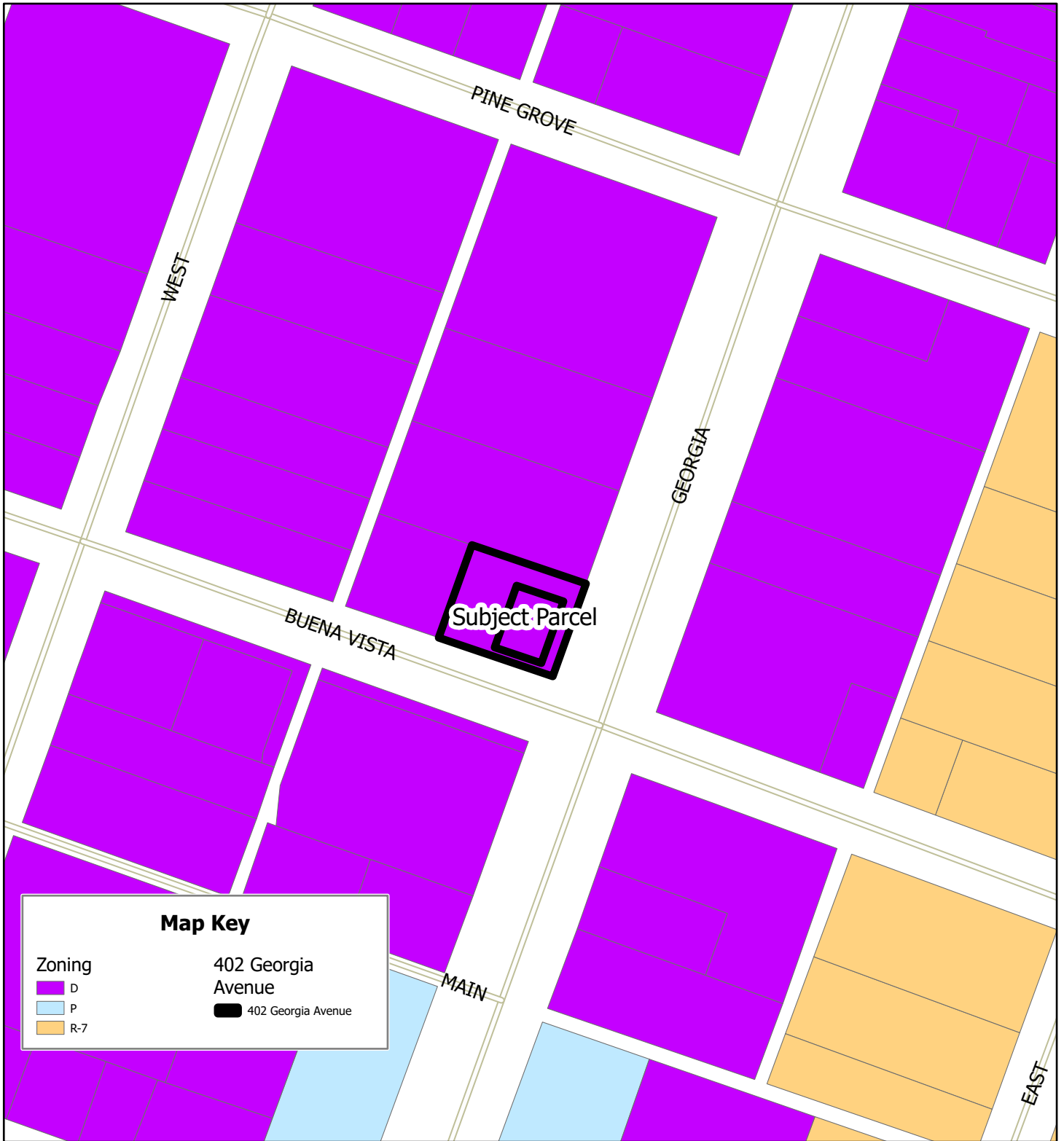


5/16/2023 10:00 AM



Topography Map
Application Number ZV23-008
Tax Parcel Number 007-10-28-005





5/16/2023



Zoning Map
 Application Number ZV23-008
 Tax Parcel Number 007-10-28-005
 Zoned D, Downtown
 GA Ave Overlay District



Google Maps 410 US-25 BUS



North Augusta, South Carolina
 Google Street View
 Oct 2022 See more dates

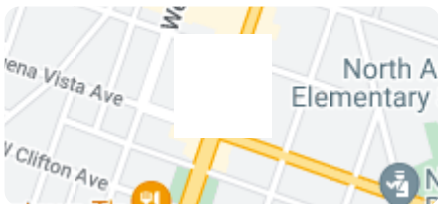
Image capture: Oct 2022 © 2023 Google



402 Georgia Ave

All

Street View & 360°





40ft
 -81.972 33.493 Degrees

All rights reserved

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 Tuesday, June 6, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-006 - A request by Rachel and Marcus Covar for a variance from the maximum front setback in Table 3-3, Article 3, Dimensional Standards of the North Augusta Development Code. The application affects a proposed residential construction on an approximately 1.42 acre portion of TPN 006-05-01-001 zoned R-5, Mixed Residential.

ZV23-007 – A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located on the corner of Edgefield Road and Ascauga Lake Road, a 3.42-acre portion of TPN 011-07-02-001 zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

ZV23-008 – A request by AAA Sign Co., Inc. for a variance from Article 13 Signs, Table 13-3 and Section 13.8.3.p.ii.c.iv of Article 13 for a 21.53 sq. ft. internally illuminated freestanding sign. The proposed sign exceeds the maximum square footage allowed and internal illumination standards allowed in the Downtown/Georgia Avenue Overlay District. The application affects approximately 0.17 acres of TPN 007-10-28-005 zoned D, Downtown, and within the G, Georgia Avenue Overlay District.

ZV23-009 – A request by Tracey Turner for a variance from Article 3 Zoning Districts, and Section 3.8.6.4.3 and 3.8.6.4.4 for the reconstruction of an existing home located in the Neighborhood Preservation Overlay District. This application affects approximately 0.36 acres of TPN 007-07-15-007 zoned OC, Office Commercial, and within the NP, Neighborhood Preservation Overlay District.

Documents related to the applications will be available for public inspection after June 1, 2023 in the offices of the Department of Planning and Development on the second 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 2123-008 Date Received 5/8/23
Review Fee \$250 Date Paid _____

1. Project Name Wells Fargo Ground Sign
Project Address/Location 402 Georgia Ave, North Augusta, SC 29841
Total Project Acreage 0.17 ac Current Zoning D - Downtown Mixed Use
Tax Parcel Number(s) 007 10 28 005

2. Applicant/Owner Name Bobbie Stephens Applicant Phone 706-860-6890
Mailing Address 2015 Westside Dr.
City Augusta ST GA Zip 30907 Email BobbieS@aaasignco.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 AAA Sign Co. License No. _____
Firm Name AAA Sign Co. Firm Phone 706 860 6890
Firm Mailing Address PO Box 211410
City Augusta ST GA Zip 30917 Email bobbies@aaasignco.com
Signature Bobbie D. Stephens Date 5/8/23

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.

Bobbie D. Stephens
Applicant or Designated Agent Signature

5/8/23
Date

Bobbie D. Stephens
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.

Application Number <u>2V 23-009</u>	Staff Use Only	Date Received <u>5/8/23</u>
-------------------------------------	----------------	-----------------------------

1. Project Name Wells Fargo Ground Sign
Project Address/Location 402 Georgia Ave, North Augusta, SC 29841
Project Parcel Number(s) 007 10 28 005

2. Property Owner Name Ken Woodruff Owner Phone 770-460-4659
Mailing Address 420 Montgomery Street
City San Francisco ST CA Zip 94104 Email ken.woodruff@wellsfargo.com

3. Designated Agent Bobbie Stephens
Relationship to Owner Contracted Sign Vendor
Firm Name AAA Sign CO. Phone 706-860-6890
Agent's Mailing Address 2015 Westside Dr.
City Augusta ST GA Zip 30907 Email BobbieS@aaasignco.com
Agent's Signature _____ Date _____

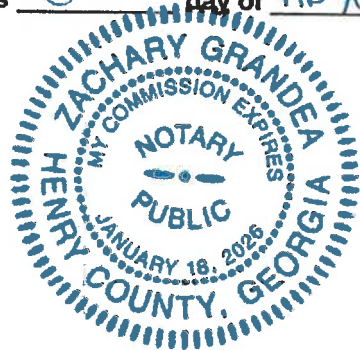
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Kenneth Woodruff Vice Pres CPD
Owner Signature _____ Date May 5, 2023

5. Sworn and subscribed to before me on this 5 day of MAY, 2023.

Zachary Granda
Notary Public

01181206
Commission Expiration Date





"A COMPLETE SIGN SERVICE"

May 8, 2023

City of North Augusta
Board of Zoning Appeals

I am writing on behalf of Wells Fargo, 402 Georgia Ave. North Augusta Sc. 29841.

They would like you to consider a 21.53 square foot sign as that is their smallest sign without building a custom sign and they are allowed by code a 20 square foot sign. Also they would like you to consider an internally illuminated sign as customers visit their ATM at night and they feel, since they have an internally illuminated sign now, that they would like to be considered to continue to have an internally illuminated sign, even though the new sign will be about half the height of their existing sign. Their existing sign is not in great shape and refacing it with the old curved look is not an option.

Respectfully submitted,


Bobbie Stephens

AAA Sign Co., Inc.



P.O. BOX 211410 • AUGUSTA, GA 30917-1410
PHONE: (706) 860-6890 / (912) 964-5005
FAX: (706) 860-6894
AUGUSTA & SAVANNAH



Narrative for Wells Fargo – North Augusta – Variance

H. Wells Fargo has an 11' overall height internally illuminated sign now. It is a curved sign and is old and cannot be refaced so they would like to replace it with a 6' tall 22 sq. ft. internally illuminated sign.

I. The ATM at the bank is open 24 hours and this sign provides additional light for customers as well as make it easier for them to find the bank that they need and get to the ATM.

J. The sign is tucked back from the building and is not easily seen anyway so internal illumination helps with that, as well as being smaller than the old sign – which was already small enough.

K. Other properties are not banks and not open 24 hours as the ATM is and it is well known that folks use the ATM after hours and safety is a concern without a lit sign.

L. The sign they have now is considerably larger in height and square footage so they are making concessions too, in this case to get as close to code as possible.

M. The allowance of 2 sq. ft. and internal illumination will not be detrimental to any of the surrounding businesses as their business is not a bank and the sign is away from all businesses.

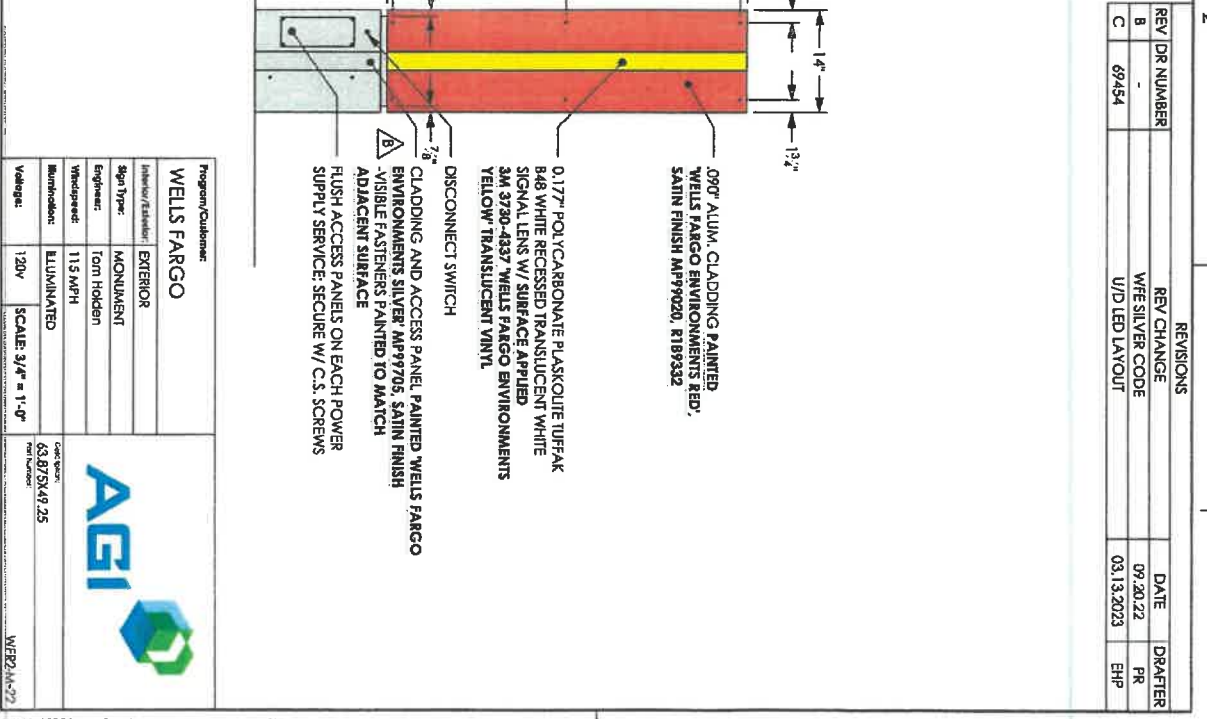
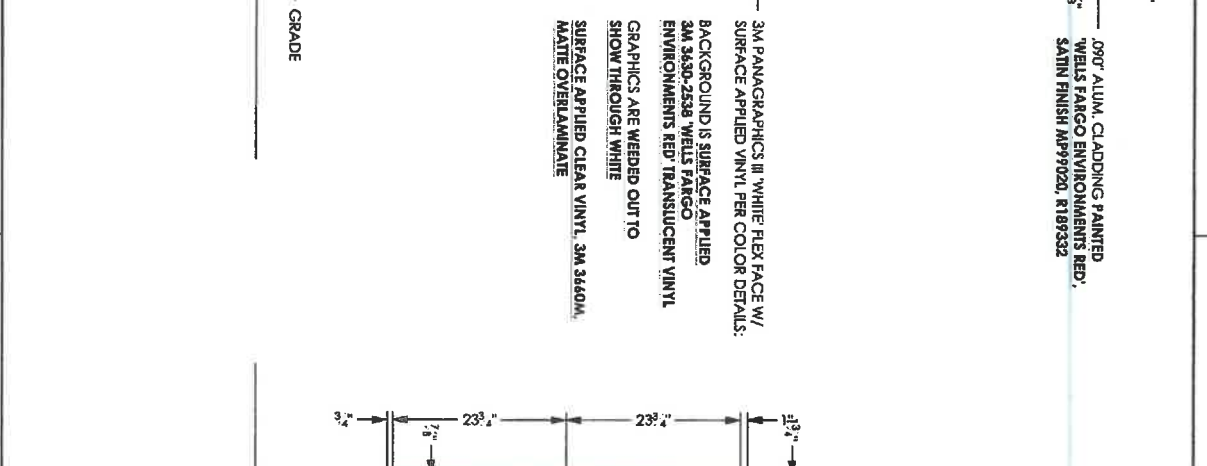
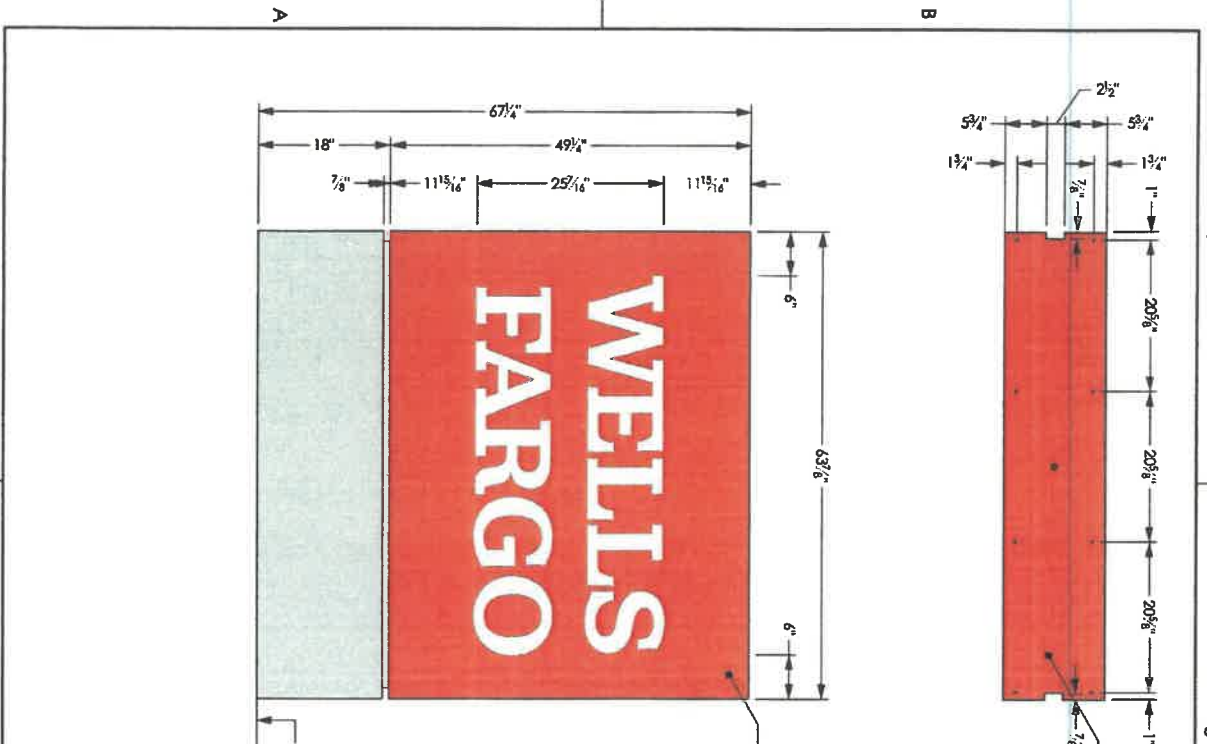
N. Wells Fargo feels they have made the smallest sign possible and internal illumination is very important to them for the reasons stated above.

O. This is the absolute smallest sign that Wells Fargo has without going to a completely custom made sign which is both non-economical and for 2 sq. ft., they feel unnecessary since the copy on the sign is much smaller than they allowable 20 sq. ft. The height conforms to the requirement of the code.

Thank you so much,

Bobbie Stephens

AAA Sign Co., Inc.



REVISIONS			
REV	DR NUMBER	REV CHANGE	DATE
B	-	WFE SILVER CODE	09.20.22
C	69454	U/D LED LAYOUT	03.13.2023

Program/Customer:		WELLS FARGO	
Interior/Exterior:	EXTERIOR		
Sign Type:	MONUMENT		
Engineer:	Tom Holden		
Windspeed:	11.5 MPH		
Manufacturer:	ILLUMINATED		
Voltage:	120V	SCALE: 3/4" = 1'-0"	DATE: 03.13.2023



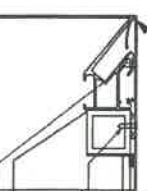
REVISIONS		DATE	DRAFTER
2	REV. #	09.20.22	PR
1	REV. #	03.13.2023	EHP

090° BRAKEFORMED FLAT BLEED RETRO COVER W/ SLIGHT CEASE INWARDS TO COVER TIGHT TO EDGE SECURED TO SIGNCOMP #2107 FLAT BLEED RETRO FRAME. FABRICATED TUBULAR SIGN CASE FRAME

#8 X 3/8" UNDERCUT SQ. PHILLIPS HEAD SCREW, COVER SCREWS TO START 2" FROM THE CORNER THEN SPACED 36" O.C.

CLOSURE AND HINGE SCREWS TO BE #10 X 5/8 SQ. PHILLIPS HEAD PANCAKE SCREW, CLOSURE SCREWS TO START 4" FROM THE CORNERS ON THE BOTTOM AND SIDES OF THE SIGN & SPACED 48" O.C.

HINGE SCREWS TO START AT 2" FROM THE CORNER AND SPACED AT 36" O.C.



1 1/2" x 1 1/2" x 3/16" ALUM. TUBE SIGN CASE FRAMEWORK

3/4" x 2" x 1/8" FABRICATED LED MOUNTING CHANNELS W/ COVERS

INTERIOR OF CABINET PAINTED WHITE SATIN FINISH OPTION 1: STAR-BRITE 70400 WHITE EF OPTION 2: MATTHEWS PAINT AP SVOC 1304 WHITE

1 1/4" ALUM. ANGLE WELDED TO CASE FRAME

090° ALUM. TOP AND SIDE CLADDING

Ø1/2" x 5/16" H.H. BOLT

GE/CURRENT LED MODULE TERRA STICK, DOUBLE SIDED 5700K WHITE, 24V

FRAME BRACE & SUPPORT TUBE

1/4" ALUM. ANGLE WELDED TO CASE FRAME

Ø1/2" x 5/16" H.H. BOLT

1/8" ALUM. CLADDING



FRAME BRACE SIGNCOMP #2117

.177" TRANSLUCENT WHITE ACRYLIC SIGNAL LENS

3/4" x 3/4" x 1/8" ALUM. ANGLE OUTER RETAINER

1/2" x 1/2" x 1/8" ALUM. ANGLE FIXED INNER RETAINER

SIGNCOMP #5354 ALUM. FRAME BRACE

ALUM. TUBE SIGN CASE FRAMEWORK

1" x 1" x 1/8" ALUM. TUBE

SIGNCOMP #5354 FRAME BRACE

SECTION C-C



63 3/8"

30 3/4"

49 1/2"

1 1/2"

24 3/8"

45 3/4"

18"

7 1/8"

17 1/2"

LED CHANNEL

63 3/8"

30 3/4"

1/4" ALUM. ANGLE WELDED TO CASE FRAME

090° ALUM. TOP AND SIDE CLADDING

Ø1/2" x 5/16" H.H. BOLT

GE/CURRENT LED MODULE TERRA STICK, DOUBLE SIDED 5700K WHITE, 24V

FRAME BRACE & SUPPORT TUBE

1/4" ALUM. ANGLE WELDED TO CASE FRAME

Ø1/2" x 5/16" H.H. BOLT

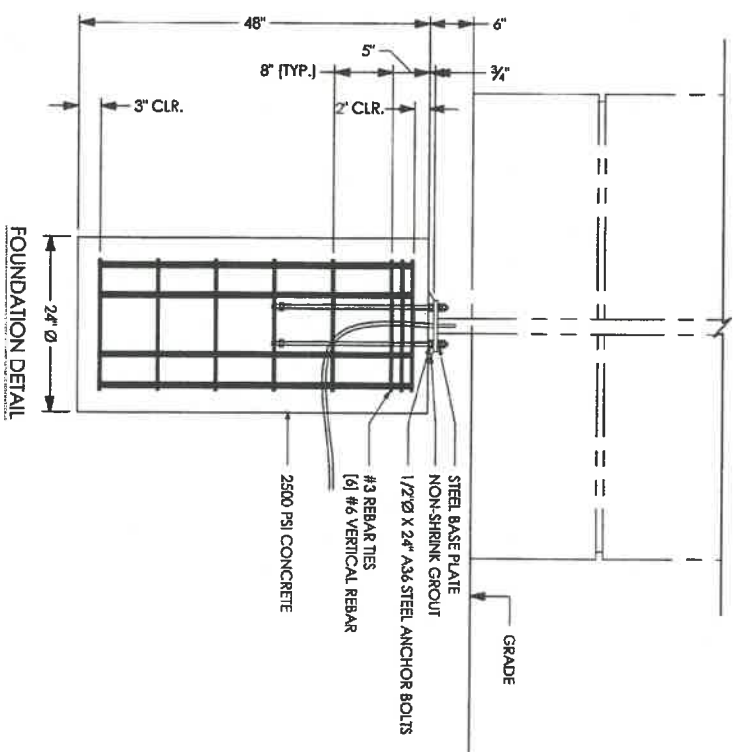
1/8" ALUM. CLADDING

ALUM. AND ELECTRICAL ELEVATION

Program/Customers:		WELLS FARGO	
Interior/Exterior:	EXTERIOR	Sign Type:	MONUMENT
Engineer:	Tom Holden	Windspeed:	115 MPH
Manufacturer:	ILLUMINATED	Code:	43.875X49.25
Volages:	120V	SCALE:	3/4" = 1'-0"



REVISIONS			
REV	DR NUMBER	REV CHANGE	DATE
B	-	WFL SILVER CODE	07.20.22
C	69454	W/D LED LAYOUT	03.13.2023



Program/Client:		WELLS FARGO	
Label/Color:	EXTERIOR	Scale:	SCALE: 3/4" = 1'-0"
Sign Type:	MONUMENT	Author:	AGI
Engineer:	Tom Holden	Check:	63.875X69.25
Windspeed:	11.5 MPH	Date:	03.13.2023
Material:	ILLUMINATED	Drawn:	WFL2M-22
Notes:	120V	Scale:	SH. 7 OF 8

C:\AGI\PMW\Custom\Wall\Font\SIGN\FAM\T\Monument\Sign\WFL2M-22.dwg

**Sign and Master Signage Plan
Zoning Review Application
North Augusta Development Code Article 13**



Type of Review Requested:

- Freestanding Wall Master Signage Plan Sign Re-facing Other

Please complete both pages of this application.

- All fees must be paid prior to issuance of any approval.
- Approval of this application does not include permission to install the sign if any Building or Electrical permits are required. Building Standards may be contacted at (803) 441-4223 or (803) 441-4227.

Applications may be submitted in person or by mail, fax, or email:

100 Georgia Avenue
PO Box 6400
North Augusta, SC 29861
Email: planning@northaugusta.net
Phone: 803-441-4221 Fax: 803-441-4232

Submittal Requirements

Master Signage Plan :

- A Master Signage Plan is required for Shopping Centers permitted after January 1, 2020, or for additional Construction Signage as allowed in NADC Article 13
- A Master Signage Plan may be submitted and approved with any site plan or plat, or individually, and must be approved prior to the issuance of any sign permit when required
- A Master Signage Plan may be revised at any time, however, any revised plan must meet the requirements of the code in force at the time of the revision
- Show or outline each suite, building, and its associated façade square footages and allowed square footages
- The total square footage and placement allowed for each suite and/or individual building within the development for freestanding signage
- The total square footages and placement allowed for each suite and/or individual building within the development for wall signage
- Materials
- Illumination

Wall Signs:

- Elevations of building wall where sign will be placed showing square footage
- Location of proposed signs, drawn to scale, on the wall (include appropriate dimensions)
- Sign dimensions, including dimensions of individual letters and graphics

Freestanding Signs:

- Sign dimensions, including dimensions of individual letters and graphics
- A site plan showing the location and dimensions of boundary lines, easements, required yards and setbacks, and the location of existing buildings and structures (including any existing sign structures)
- Clearly marked distances between monument sign and property lines and structures

Owner Information

Owner Name: Wells Fargo
Address: 402 Georgia Ave, North Augusta SC 29841
Phone: _____ Email: _____

Applicant Information

Applicant Name: AAA Sign Co. Inc Date: 4/19/23
Address: 2015 Westside Dr. Augusta GA 30907
Phone: 706 8606890 Email: bobbies@aaasignco.com
912 507 8419

The applicant hereby certifies that he/she is authorized to make this application and that all the information contained on this application is true and correct to the best of his/her knowledge. Any sign installed in violation of this application will be subject to code enforcement as specified in the North Augusta Municipal Code.

Signature/Title: Bobbie D. Stephens

Property and Project Information

Project Location: 402 Georgia Ave.
Parcel(s): 007-10-28-005 (land004) Using existing foundation & pole.
Zoning: Downtown
Illumination: Internal [] External [] No Illumination
Does this project require a separate Building, Electrical or other Permit [] Yes No Existing
Is this project subject to a Master Signage Plan? [] Yes No

Staff Use Only

Date Received: 4/19/23 Fee: \$50.00 Project # SN23-008
Approved/Denied: _____ Date: 4/25/23
Sign Cost \$ _____ Permit # _____ Permit Fee \$ _____

BRANDBOOK

WFB BE# 142949
402 Georgia Ave
North Augusta, SC 29841

03/07/2023

Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868
www.agi.com



Code

Ground Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ % Delta
Height (ft):	8	11.25	140.6%	8	100.0%	-28.9%
Number:	1	1	100.0%	1	100.0%	0.0%
Square Footage (ft):	100	65.625	65.6%	48	63.4%	-3.4%
Wind Load: 0						
Wall Signs	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ % Delta
Height (ft):	NTE Roofline	TBD	0.0%	0	0.0%	0.0%
Number:	Not regulated	TBD	0.0%	0	0.0%	0.0%
Square Footage (ft):	100	TBD	0.0%	0	0.0%	0.0%
Existing: TBD						
New: 0 Removed: 0						
Net Change +/-: 0						
Total Signage	Allowed by Code	Currently Installed	Current % Utilized	Proposed	Proposed % Utilized	Δ % Delta
Number:	1	1	100.0%	1	100.0%	0.0%
Square Footage (ft):	200	65.625	32.8%	48	31.7%	-3.4%
Existing: 0						
New: 0 Removed: 0						
Net Change +/-: 0						

% Delta: (proposed - currently installed)/currently installed

Additional Code Information:	Zone: D, Downtown Mixed Use	Number Allowed:	Not regulated	SF Allowed:	4 SF
Directional Information:	Height Allowed: 2 ft	% of Window Allowed to be Used:	50% window area per façade		
Window Signage Count Against SF:	Yes/No: Yes	Directional:	0 ft		
Set Back Restrictions:	Ground Sign: 1 ft	Cost:	\$20 per sign permit		
Permit Information:	See Notes	Contact:	Planning & Development		
Other Permit Information:	See Notes	Cost to Renew:	N/A		
Branding Rationale / Comments:	N/A	Expiration Date:	6 months		

Notes:

Permitting:

Sign permit application must be submitted to the Planning & Development department along with a copy of the sign details, site plan, and elevations. The sign permit is \$20 and additional fees will be applied after review. An electrical permit may also be required, but is determined based on the desired signage. Total review time takes about 1-2 weeks.

Proscenium Illumination:

-Planning and Zoning will need to review before approving proscenium illumination, as regulations do not mention it: per code.

EXISTING SIGNAGE

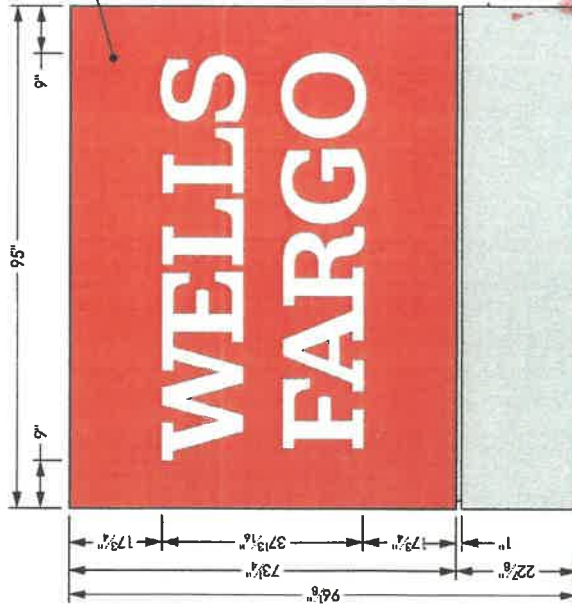
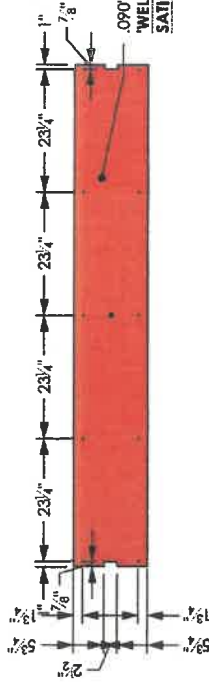
Leave As Is



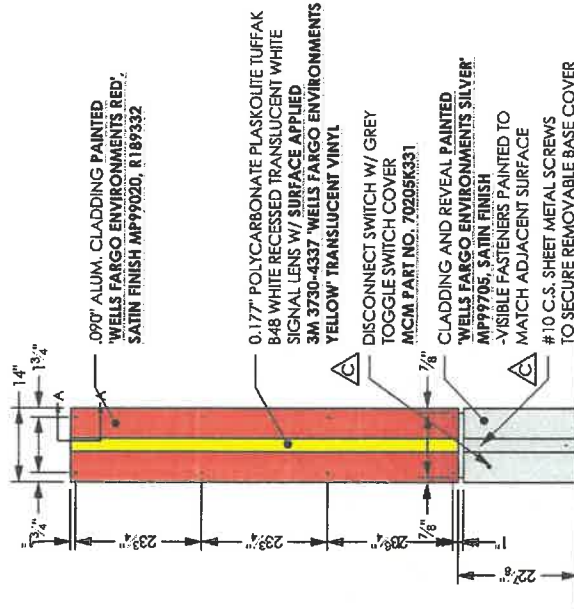


N01

WFR2-M-48



SECTION A-A (TYP. TOP AND BOTTOM)
 SCALE: 3/8" = 1'-0"



Scale: NTS

ARTISTIC REPRESENTATION ONLY. DUE TO PERSPECTIVE AND DISTORTION ISSUES INHERENT IN PHOTOS, ACCURACY IS NOT GUARANTEED.



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SITEPLAN

QTY. CODE DESCRIPTION
N01 1 WFR2-M-48 Freestanding Monument



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Contact Information

2655 International Parkway
Virginia Beach, VA 23452
757.427.1900
Toll Free: 800.877.7868

We look forward to
working with you!

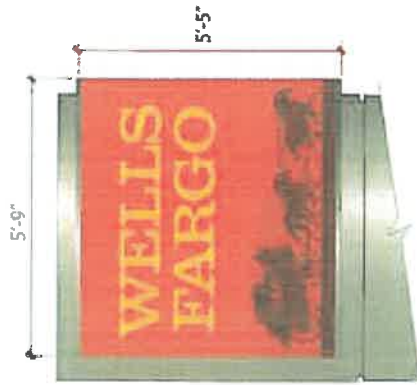


E01

Legacy Sign Face Replacement (Square Proportion) Qty 1

Clear polycarbonate with first surface applied translucent and opaque vinyls and second surface diffuser film. Clear matte film to be applied to entire face, first surface. Retainer and existing pylon cladding (including head portion) to be painted Matthews Paini MP20090 Light Bronze with Clearcoat Semi Gloss.

NOTES



ELEVATION



SIDE VIEW



ELEVATION

Legacy Sign Face Replacement (Square Proportion)
39 sq. ft.

Location: North Augusta, SC
Address: 402 Georgia Avenue
Date: 2-3-2011

PAGE # 4
PID # 507751

Project Manager: RL	Designer: BT

Collie International, LTD.
 5 Technology Circle
 Columbia, SC 29203 USA
 (803) 926-7926
 (803) 926-8412 Fax



REVISIONS

E01B.

Restoration

Restoration

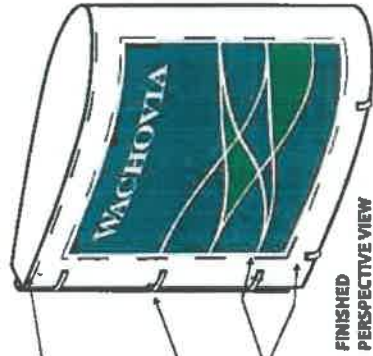
Landscaping around base of new monument to match existing - approximately 160 sq. ft. of pine straw

Restoration Area



Before

Legacy Bag



FINISHED PERSPECTIVE VIEW

CUSTOM CUT 1/2" MDO TOPPER SEWN INTO BANNER FOR STABILITY. BANNER IS DESIGNED TO "DRAPE" OVER MDO FOR A CLEAN INSTALLATION. BANNER SUBSTRATE DOES NOT FOLD OR WHIRL OVER TOP PIECE OF SIGN.

VELCRO STRAPS TO PREVENT BANNER FROM MOVING. 2 STRAPS FOR THE BOTTOM, 3 FOR THE SIDE.

DIGITALLY PRINTED BANNER SUBSTRATE. POLY-ETHYLENE STOCK TO BE INSERTED BEHIND LOGO INTO POCKET WITHIN REAR OF BANNER LINED W/ FELT TO PROTECT SIGN FACES.



After

Colite International, LTD.
5 Technology Circle
Columbia, SC 29203 USA
(803) 926-7926
(803) 926-8412 Fax



Project Manager: RL Designer: BT
REVISIONS

PAGE # 5
PID # 507751

Location: North Augusta, SC
Address: 402 Georgia Avenue
Date: 2-3-2011

Department of Planning and Development



Project Staff Report

ZV23-009 1005 Georgia Avenue Variance

Prepared by: La'Stacia Reese

Meeting Date: June 6, 2023

SECTION 1: PROJECT SUMMARY

Project Name	1005 Georgia Avenue
Applicant	Tracey Turner
Address/Location	1005 Georgia Avenue
Parcel Number	007-10-03-004
Total Development Size	±0.22 ac
Existing Zoning	OC, Office Commercial
Overlay	NP, Neighborhood Preservation
Variance Requested	NADC Section 3.8.6.4.3. and Section 3.8.6.4.4 Building Design for the Neighborhood Preservation Corridor Overlay District

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 May 17, 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 May 17, 2023. The property was posted with the required public notice on May 17, 2023.

SECTION 4: SITE HISTORY

The subject property has a residential dwelling that was constructed in 1953. In 2011, the subject property was added to the City's historic database, which included a survey of the parcel, with a description of the property.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Residential	Low Density Residential	OC, Office Commercial/NP, Neighborhood Preservation Overlay District
North	Residential	Low Density Residential	OC, Office Commercial/NP, Neighborhood Preservation Overlay District
South	Residential	Low Density Residential/Mixed Use	OC, Office Commercial/NP, Neighborhood Preservation Overlay District
East	Residential	Low Density Residential	R-7, Small Lot, Single-Family Residential/NP, Neighborhood Preservation Overlay District
West	Residential	Low Density Residential	OC, Office Commercial/NP, Neighborhood Preservation Overlay District

Access – The site currently is accessible from Georgia Avenue, on the north and south portions of the property.

Topography – The subject property is slightly hilly, with an elevation of 360' on the northern portion of the property and 350' at the southern portion of the property.

Utilities – Water and Sewer services are existing.

Floodplain – The site does not appear to contain any regulated floodplain.

Drainage Basin – The subject property is within the Waterworks Basin. The Waterworks Basin is a very large basin in the city that handles tremendous flows during rain events. The basin drains the areas from Knox Avenue including Kroger & Lowes, Walmart, Belk, Publix, Lidl, & Big Lots

Shopping centers, Summerfield Park, Edgefield Heights, and Atomic Road businesses. Much of this water flows through Edenfield Park until it converges beside the Public Safety Complex to the primary basin stream along Riverside Boulevard and then through The River Golf Course and its pond system to the river. The basin is sampled at Shoreline Drive just before it empties to the Savannah River. The basin stormwater system has been updated to prevent historical flooding on Buena Vista Avenue.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for an existing house to change the slope of the roof and the façade of the existing home in the Neighborhood Preservation Overlay District. Section 3.8.6.4.3 and 3.8.6.4.4 Building Design of the NADC list the design standards in the NP Overlay District.

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 elevations and plans have been provided to the City of North Augusta (CONA) to reconstruct the existing home located at 1005 Georgia Avenue. The applicant purchased the home as a primary residence for his mother. The existing design has fire damage and does not structurally support the new design, which requires a complete demolition of the second floor. The proposed floor plan decreases the existing roof to gain full usable space for the existing second floor and adds three larger windows for the first and second floor.

The applicant states that the development code currently prevents replacing windows and doors. It also states that the slope of an existing roof shall be retained in any reconstruction or addition.

Staff notes that 3.8.6.4.3 of the NADC states: The slope of an existing roof shall be retained in any reconstruction or addition. The slopes of roofs on new buildings shall match the average of the roof pitches on buildings within the block. 3.8.6.4.4 of the NADC states: The existing façade facing or visible from the street, including existing doors and windows shall be retained.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the proposed design captures the neighborhood style for the downtown area and historical elevations. The new design will add value to the

other home properties and may encourage other property owners to make some upgrades to their home, as well.

Georgia Avenue is a major roadway for downtown and the houses on the street should be able to be restored to display the beauty for the downtown area.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states the homes in the surrounding area do not have such sloped roofs and do not take in the concept of renewable energy and management of stormwater retention.

Staff notes that the surrounding properties do not have a roof with a slope as great as the subject property's residence.

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 current code states that the existing roof, windows, and doors must be maintained. For the current design of the home, it would prevent true ventilation through the home and natural light to enter into the home. The proposed design makes improvements to the delivery of clean air and better position support for solar energy panels.
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 the home design will remain true to surrounding homes. Pictures have been supplied to compare the other homes in the neighborhood. The footprint remains in the center of the lot retaining the existing buffers between the adjacent homes. The new concept has been shown to neighbors and all are excited with the proposed changes to 1005 Georgia Avenue. Overall, the design will increase property value, health, safety, and beautify the current area.
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.

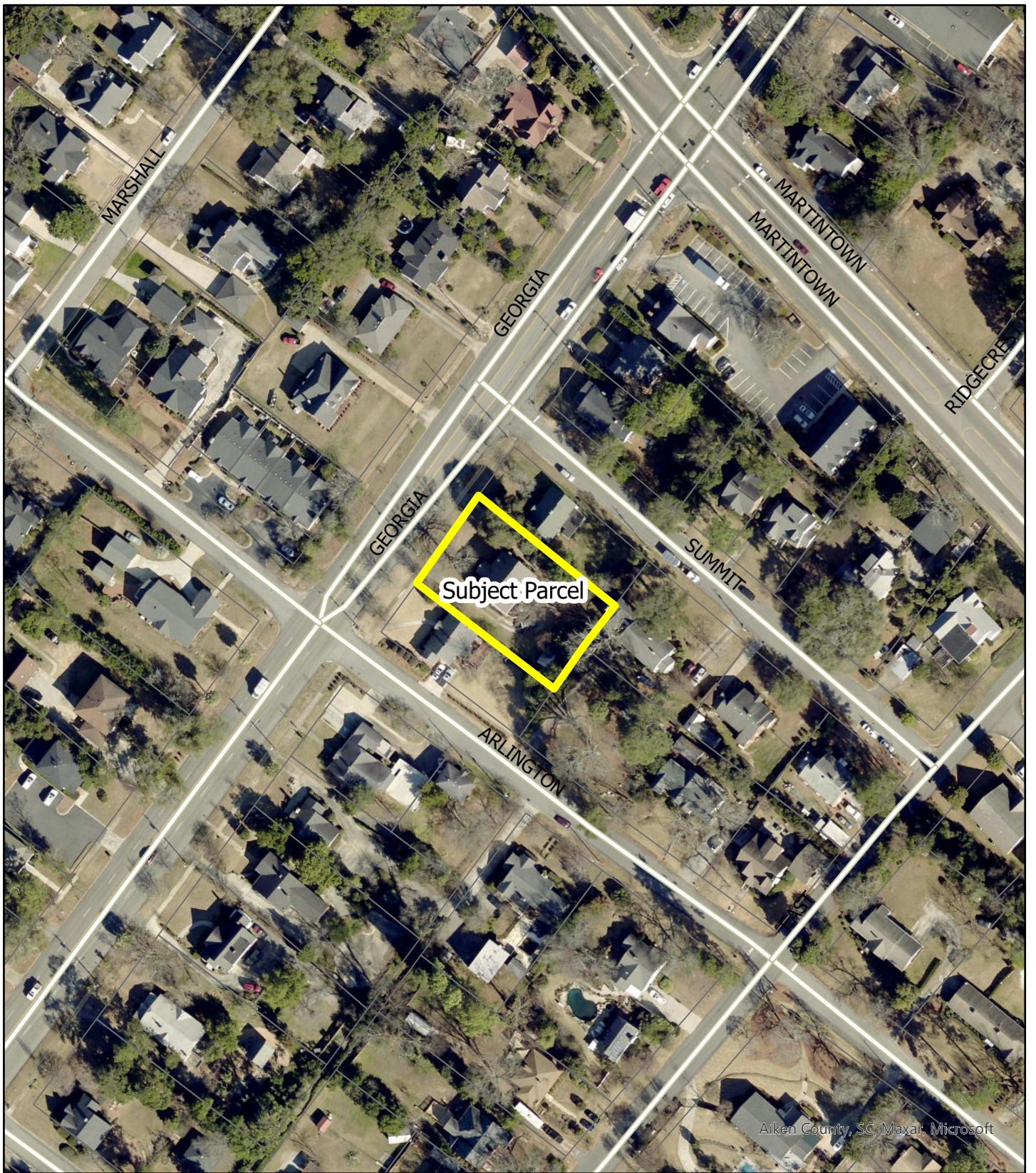
- Not applicable
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Single-family residences are allowed in the OC, Office Commercial zoning district.
 - b To extend physically 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.
 - The applicant states the hardship is created by the restrictions of the NP, Neighborhood Preservation Overlay District.
 9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
 - Staff notes that the fact that the property may be utilized more profitably is not the primary purpose of the request.
 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 architectural construction drawings as submitted.

Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

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

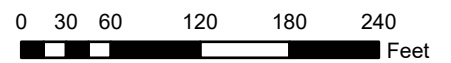
cc. Tracey Turner, via email



Aiken County, SC, Maxar, Microsoft

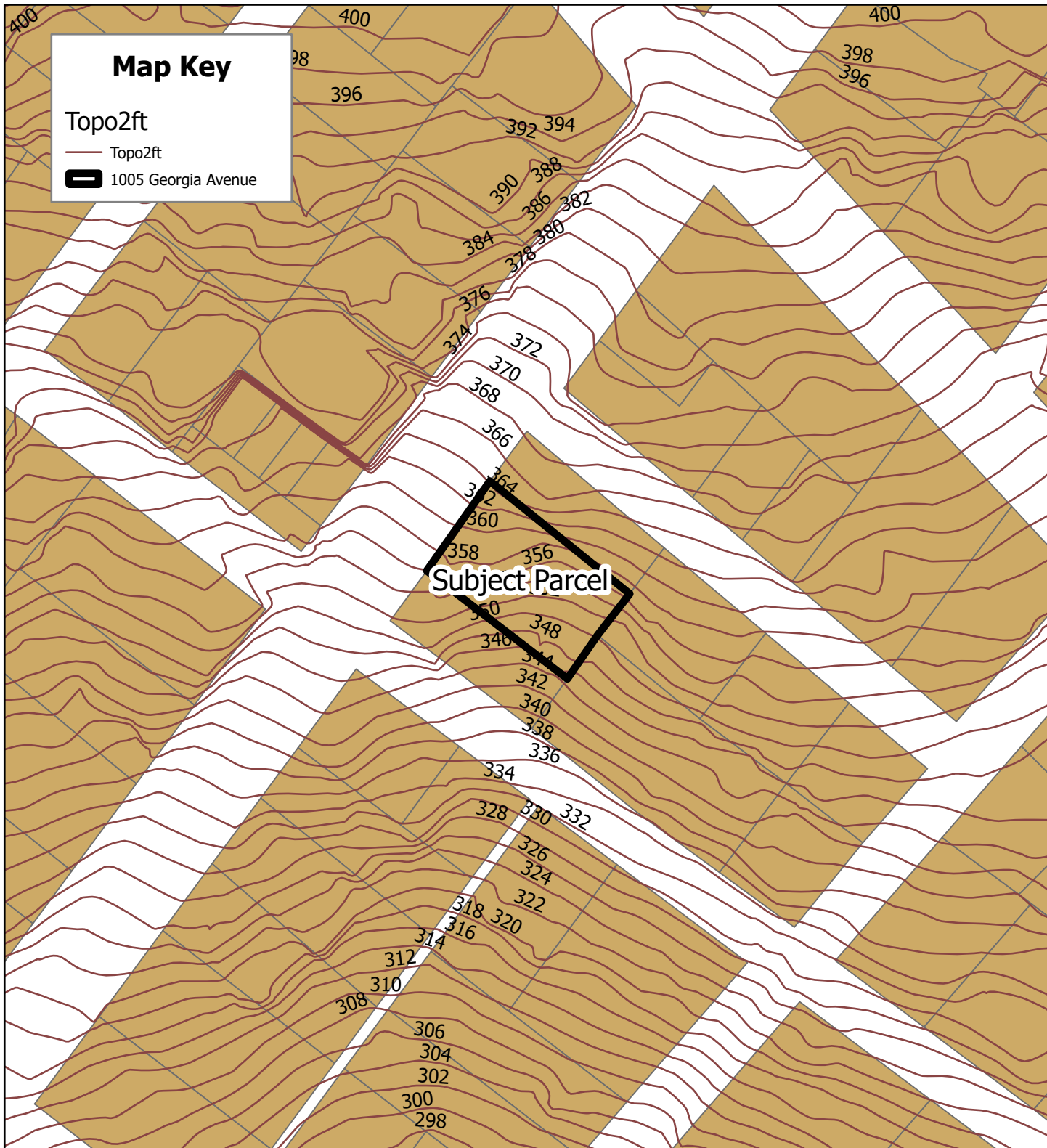


Aerial Map
Application Number ZV23-009
Tax Parcel Number 007-07-15-007



5/16/2023 11:15





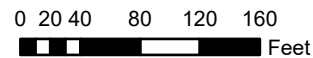
Map Key

Topo2ft

— Topo2ft

 1005 Georgia Avenue

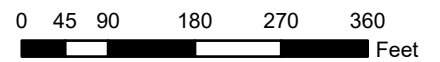
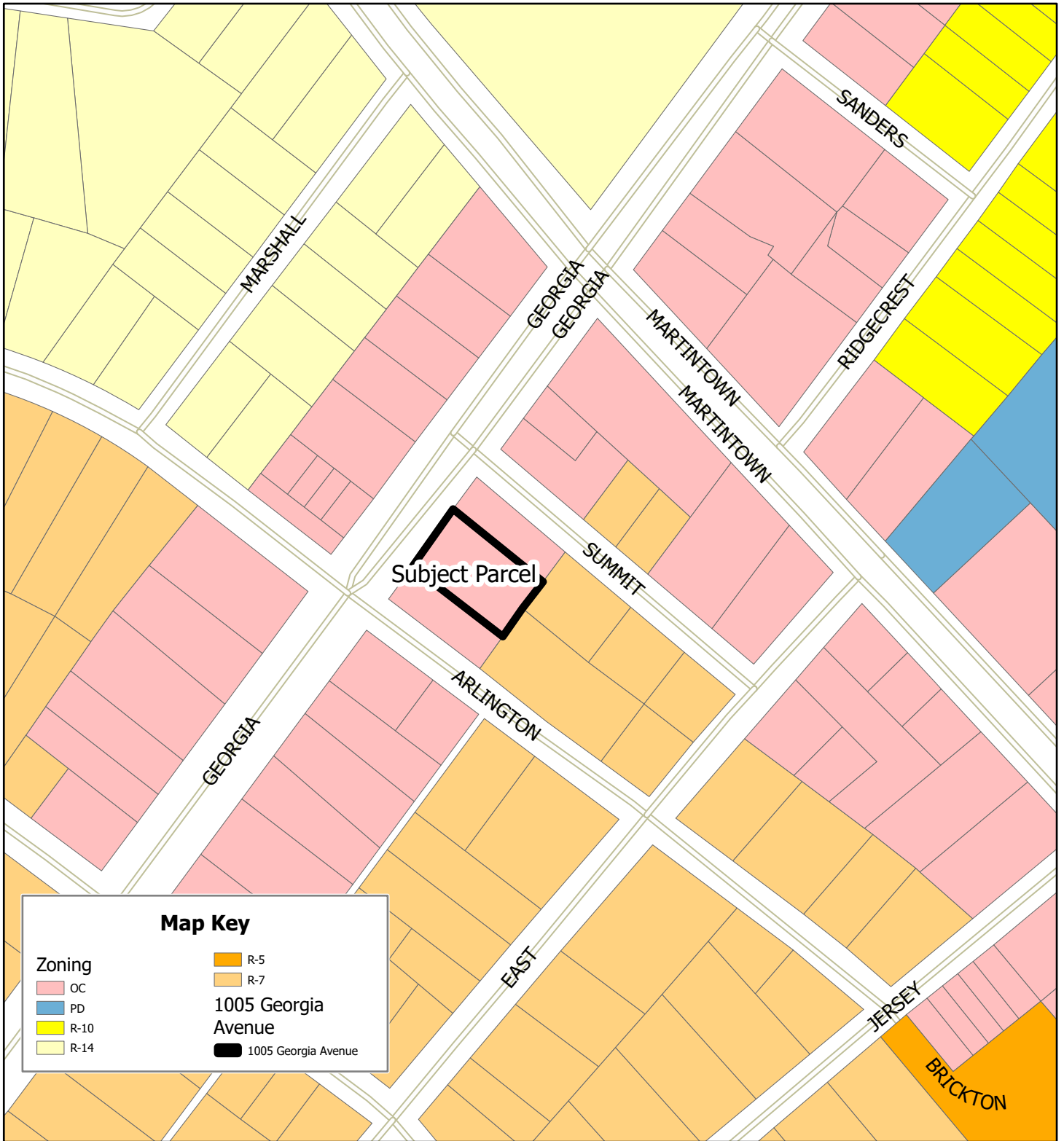
Subject Parcel



5/16/2023 11:15 AM



Topography Map
 Application Number ZV23-009
 Tax Parcel Number 007-07-15-007



5/16/2023



Zoning Map
 Application Number ZV23-009
 Tax Parcel Number
 007-07-15-007
 Zoned OC, Office Commercial
 Neighborhood Preservation Overlay District



Google Maps 1005 US-25 BUS



North Augusta, South Carolina
 Google Street View
 Feb 2017 See latest date

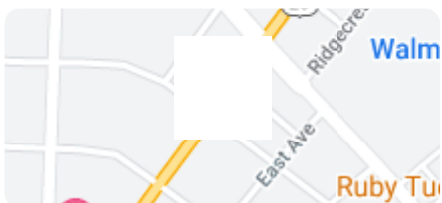
Image capture: Feb 2017 © 2023 Google



1005 Georgia Ave

All

Street View & 360°



Google Maps 1005 US-25 BUS



North Augusta, South Carolina
 Google Street View
 Aug 2019 See latest date

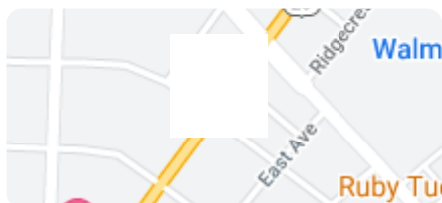
Image capture: Aug 2019 © 2023 Google



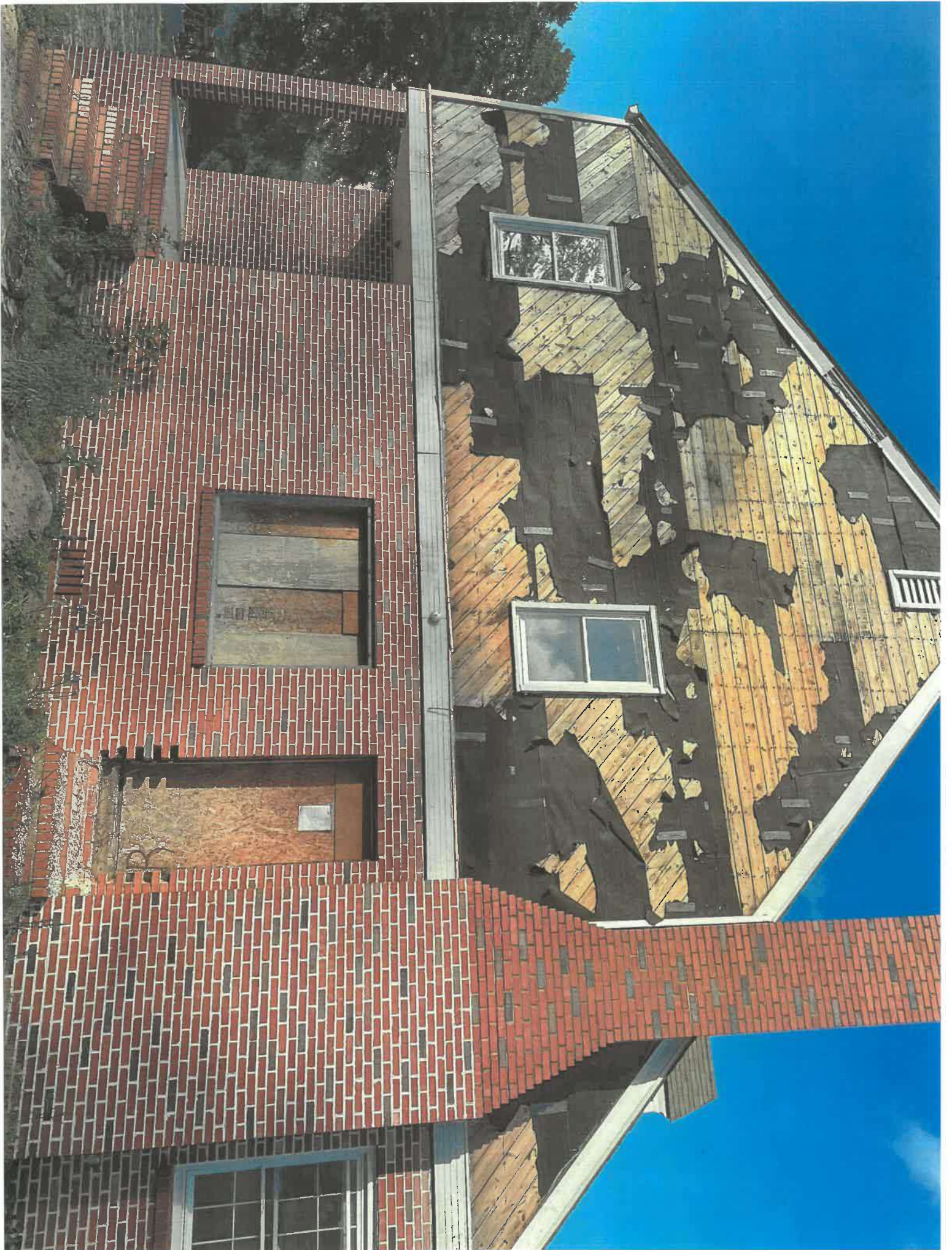
1005 Georgia Ave

All

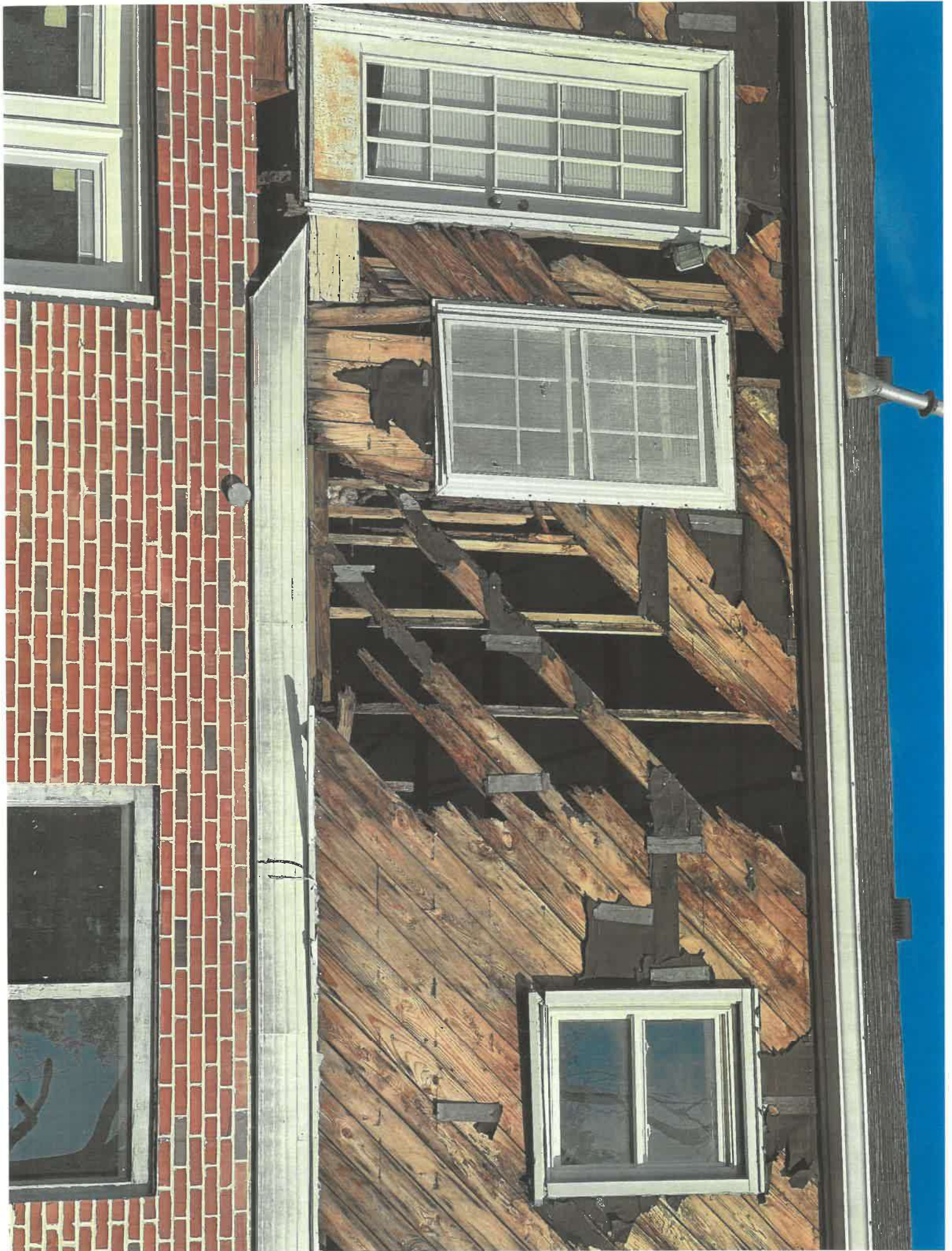
Street View & 360°







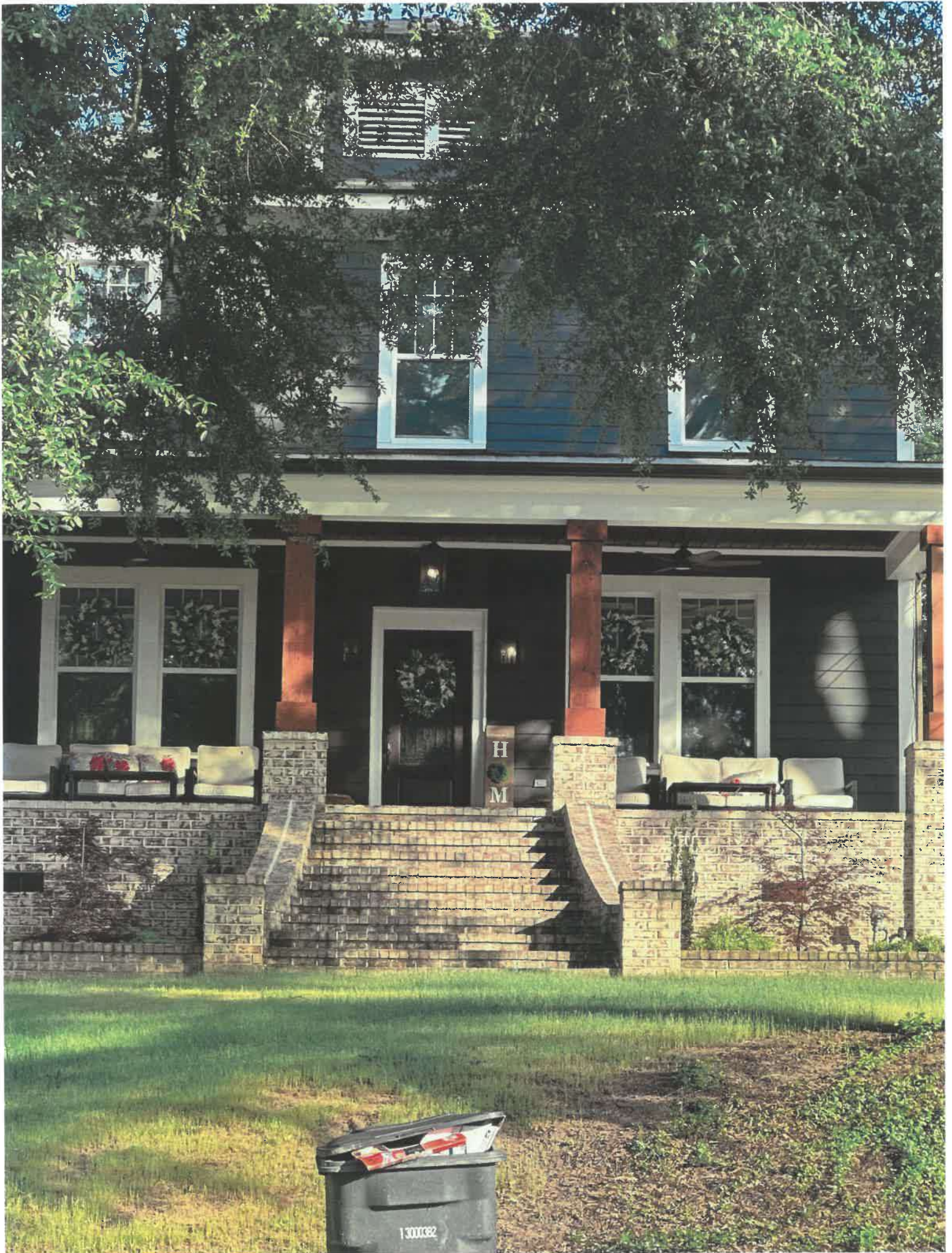














906

ADT

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 Tuesday, June 6, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-006 - A request by Rachel and Marcus Covar for a variance from the maximum front setback in Table 3-3, Article 3, Dimensional Standards of the North Augusta Development Code. The application affects a proposed residential construction on an approximately 1.42 acre portion of TPN 006-05-01-001 zoned R-5, Mixed Residential.

ZV23-007 – A request by EMC Engineering Services, Inc. for a variance from Table 3-9, Article 3, Section 3.8.5.3, Dimensional Standards, Maximum Front Setbacks for the Highway Corridor Overlay District, of the North Augusta Development Code. The application affects a proposed convenience store with gasoline sales, located on the corner of Edgefield Road and Ascauga Lake Road, a 3.42-acre portion of TPN 011-07-02-001 zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

ZV23-008 – A request by AAA Sign Co., Inc. for a variance from Article 13 Signs, Table 13-3 and Section 13.8.3.p.ii.c.i.iv of Article 13 for a 21.53 sq. ft. internally illuminated freestanding sign. The proposed sign exceeds the maximum square footage allowed and internal illumination standards allowed in the Downtown/Georgia Avenue Overlay District. The application affects approximately 0.17 acres of TPN 007-10-28-005 zoned D, Downtown, and within the G, Georgia Avenue Overlay District.

ZV23-009 – A request by Tracey Turner for a variance from Article 3 Zoning Districts, and Section 3.8.6.4.3 and 3.8.6.4.4 for the reconstruction of an existing home located in the Neighborhood Preservation Overlay District. This application affects approximately 0.36 acres of TPN 007-07-15-007 zoned OC, Office Commercial, and within the NP, Neighborhood Preservation Overlay District.

Documents related to the applications will be available for public inspection after June 1, 2023 in the offices of the Department of Planning and Development on the second 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 <u>ZV 23-009</u>	Date Received <u>5/10/23</u>
Review Fee <u>\$250.00</u>	Date Paid <u>5/10/23</u>

1. Project Name : 1005 Georgia Ave

Project Address/Location: 1005 Georgia Ave, North Augusta SC 29841

Total Project Acreage: .036 Current Zoning : Office Commercial (OC)

Tax Parcel Number(s) 007.07.15.007

2. Applicant/Owner Name : Turner Development LLC/ Tracey D. Turner Applicant Phone: 202-288-2128

Mailing Address: 301 Jackson Ave

City: North Augusta ST : SC Zip: 29841 Email: traceyturner@turnerdevelopmentllc.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 _____ 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.

Tracey D. Turner

Applicant or Designated Agent Signature

5/10/2023

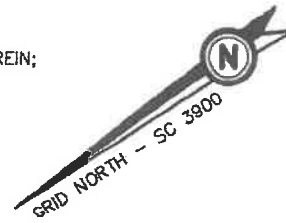
Date

1/2013

TELEPHONE: (706) 722 - 8806

FACSIMILE: (706) 722 - 6196

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.



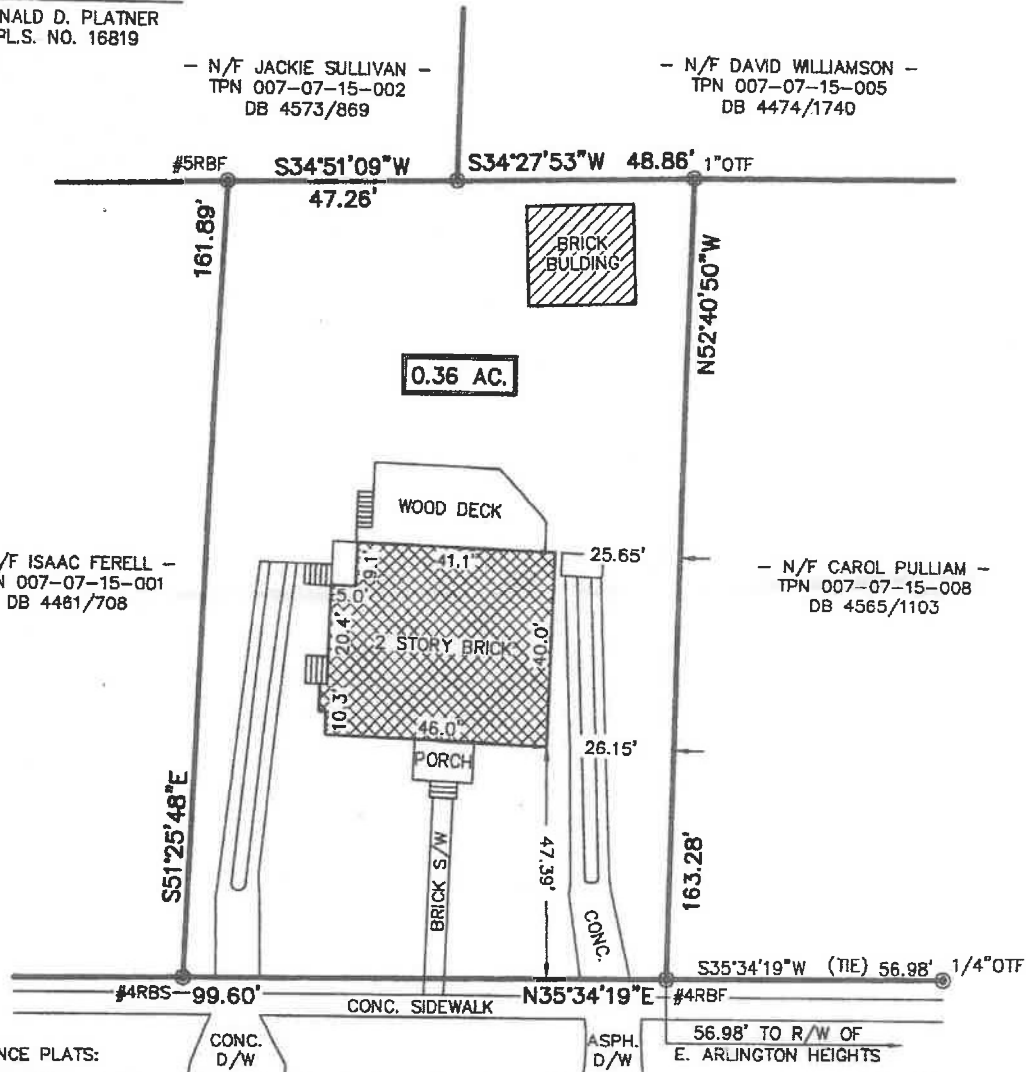
R. Platner
RONALD D. PLATNER
P.L.S. NO. 16819

- N/F JACKIE SULLIVAN -
TPN 007-07-15-002
DB 4573/869

- N/F DAVID WILLIAMSON -
TPN 007-07-15-005
DB 4474/1740

- N/F ISAAC FERELL -
TPN 007-07-15-001
DB 4461/708

- N/F CAROL PULLIAM -
TPN 007-07-15-008
DB 4565/1103



REFERENCE PLATS:

- 1. PB 40/24
- 2. 51/404

GEORGIA AVENUE - 100' R/W

NOTES:

EQUIPMENT USED: TOPCON GPT-3000LW AND PRISM & TRIMBLE SPECTRA SP80
INTERPRETATION OF FIRM COMMUNITY-PANEL No. 45003C0314E
DATED 06-19-2012 BY SCALING, INDICATES THIS PROPERTY IS NOT
LOCATED WITHIN A 100 YEAR FLOOD BOUNDARY.


THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND OTHER EASEMENTS NOT
SHOWN HEREON BUT MAY BE RECORDED IN THE CLERKS OF COURT OFFICE.



PLAT FOR **TURNER DEVELOPMENT, LLC**

PROPERTY KNOWN AS 1005 GEORGIA AVENUE, TAX PARCEL NUMBER 007-07-15-007

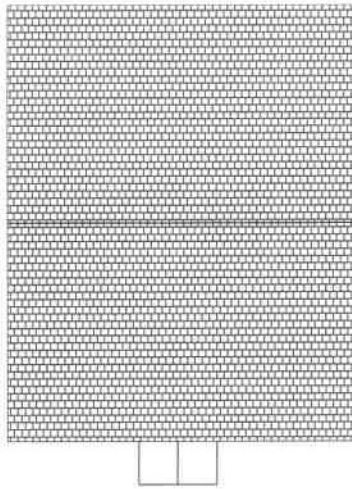
Prepared by
RONALD D. PLATNER, P.L.S.
1 WISE FERRY COURT, LEXINGTON, S.C. 29072
TEL. 803-315-1238

Retained by
 **AYERCORP**
ENGINEERS • SURVEYORS • PLANNERS
305 Broad Street Augusta, Georgia 30601

STATE:	SOUTH CAROLINA		
COUNTY:	AIKEN		
JOB NO.:	21-13917		
SCALE:	1" = 30'		
FLD:	JGA	DRN:	JGA
CHK:	RDP		
DATE:	10 - 01 - 2021		
FILE:	G - STREET		

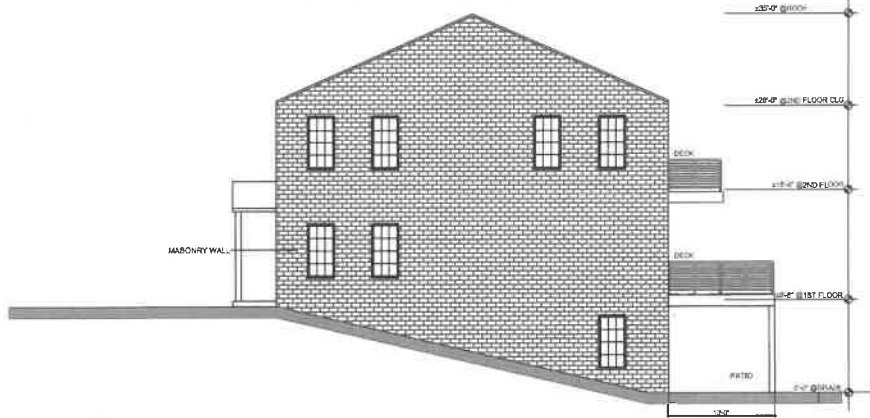


PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0" (AS SHOWN)

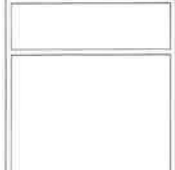


PROPOSED ROOF PLAN
SCALE: 1/4" = 1'-0" (AS SHOWN)

Rev.	Description	Date
Owner's Name		
Project Name		
Title		
Scale		
Lot Area		
Zoning Designation		
Site Area		
Construction Type		
Drawing Name		
PROPOSED 2ND FLOOR & ROOF PLANS		
Drawing Sheet Name		
A002		
Scale		
1/4" = 1'-0"		



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



No.	Description	Date

Owner's Name
Project Name

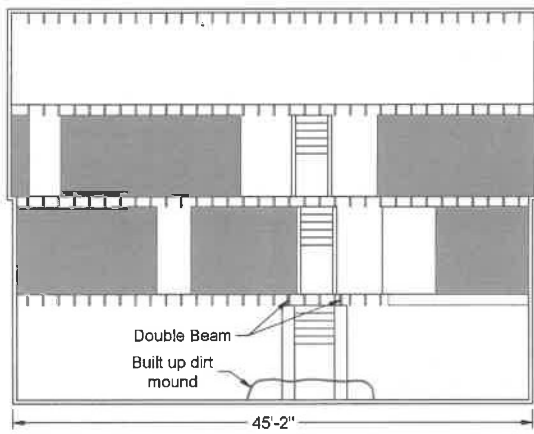
Architect's Name
Professional Seal

PROPOSED SIDE ELEVATION

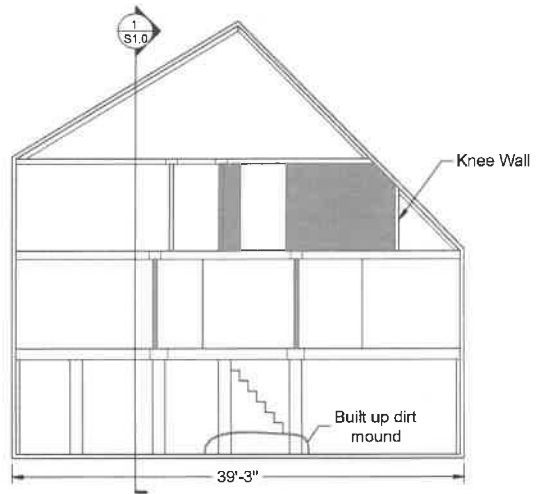
Drawing Sheet Name:

A004

Scale: 1/4" = 1'-0"

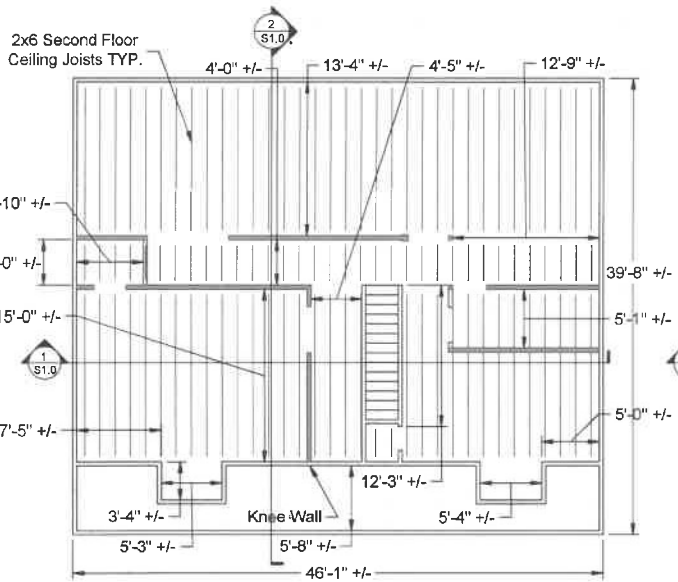


1 - Front View Section
Scale: 1/8"=1'-0"

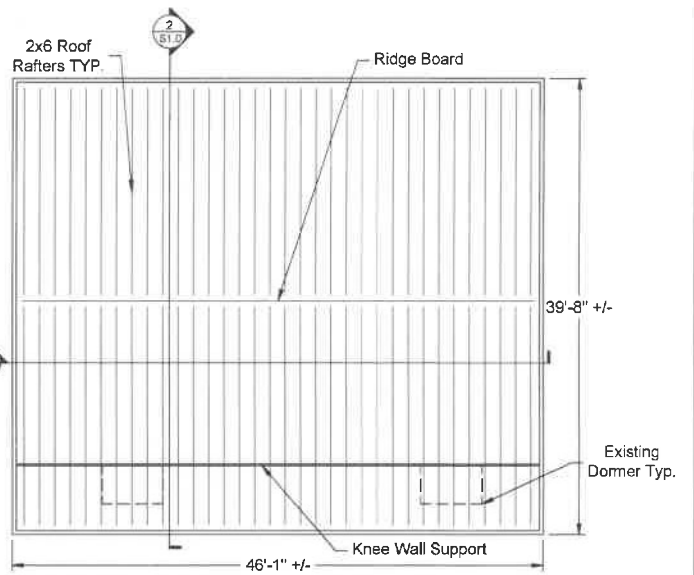


2 - Side View Section
Scale: 1/8"=1'-0"

■ - Load Bearing Wall



Second Floor
Scale: 1/8"=1'-0"



Roof Framing
Scale: 1/8"=1'-0"

▣ - LOAD BEARING WALL



