

Board of Zoning Appeals



**Minutes 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.

Minutes were approved unanimously.

4. **Confirmation of Agenda** No changes to 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.

Mr. Paradise explained that the applicant desires to request a variance in order to build closer to the pond that is on the property and away from the busy roadway.

Rachal Kovar of 1936 Bolin Rd, approached the podium and was sworn in. Mrs. Kovar explained that she grew up on the property and wants a place where her children can play safely in the yard.

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

William Maddox of 1882 Knobcone, stood near his seat and was sworn in. Mr. Maddox asked if the parcel intersected with the creek. He stated he has seen a tractor in the area. He expressed his concerns about a sidewalk being placed in the area and stated he is content with the proposed variance request.

- b. **Consideration** – Consideration of Application ZV23-006 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion to be granted with the following conditions: The variance will apply only to the property in the architectural and construction drawings that were submitted and the variance applies to the boundary survey that is tied to Black Book 64 page 600. Mr. Newman made the second motion and it was approved unanimously.

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.

Mr. Paradise stated the applicant desires to build a gasoline convenience store on parcel and needs a variance in order to install gasoline canopy and follow setback regulations. Mr. Paradise also expressed the applicant is concerned with the traffic flow and the ability for customers to access entrance and exit points safely.

Cody Rogers of EMC Engineering approached the podium and was sworn in. He stated his company is seeking to place their canopy directly in front of the convenience store but has been challenged with a requirement of 80-foot maximum setback which would make the canopy an unsafe structure.

Mr. Burkhalter asked for clarity if the gasoline would be built to accommodate 18-wheel trucks as well. Mr. Rogers replied that the 18-wheel truck would maneuver in the rear of the gasoline convenience store.

Mr. Newman question Mr. Paradise on if Gasoline Convenience Store were permitted on the parcel and if SCDOT has been consulted. Mr. Paradise concurred. Mr. Rogers stated that SCDOT has been contacted and he is currently awaiting the travel report.

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

Sumit Patel of 901 Edgefield rd., approached the podium and was sworn in. Mr. Patel stated that the proposed location has 9 convenience stores, with one being his. He stated that he lost 50% of his revenue with the opening of QuikTrip Convenience Store. He expressed that he is a local owner-operator and finds it hard to compete with the major chains.

Mike Baldy of 471 Pineview Lane, approached the podium and was sworn in. Mr. Baldy spoke about the NADC 18.4. He stated the Development Code states that a variance is not a right and may be granted if the applicant establishes compliance with the hardship criteria in SC Code 6-29-800. Mr. Baldy inquired about the "Normal Site Layout" of a convenience store. He expressed concerns about future businesses wanting to ask for a variance. Baldy stated the design would not affect the use of the business. Mr. Baldy also expressed his concerns about lighting, traffic and signage. Mr. Baldy stated the applicant would be creating a hardship for themselves which will affect them in the future. He presented multiple photos of gasoline convenience stores built by the company whose canopies are not in the front of the property and suggested that the store not be accessible 24 hours of the day, as well as limited time for parking of vehicles.

Daniel Ben-Yisareal of 17 West McDonough Street, approached the podium and was sworn in. Mr. Ben-Yisareal stated although they have built some stores that did not have the canopy in front of the store, having the canopy in front of the main structure is a very common model and is how they prefer to build their stores. He stated the store will have a kitchen already present and there will be no need to add one on in the future and they are a conforming use in the zoning district. He also stated that hours of operation would be requested to be 24 hours of the day.

- b. **Consideration** - Consideration of Application ZV23-007 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion to be granted with the following conditions:

1. The site be developed as conceptually shown on the sketch plan.
2. They would comply with the traffic study recommendations if allowed by the SCDOT.
3. The variance applies to the 3.42 acres per the application. Mr. Burkhalter made the second motion and it was approved unanimously.

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.

Mr. Paradise stated Wells Fargo's current signage is nonconforming and they desire to replace the current signage. They are asking for a variance to allow them 21.53 square feet for their signage, the zoning district only allows 20 square feet. They are also requesting to allow the new signage to be internally illuminated and the City of North Augusta does not allow internally illumination in the Georgia Ave overlay. Mr. Paradise spoke about 13.2.6 in the Development Code that allows an existing nonconforming sign to repaired, removed and remounted.

Bobbie Stephens of 2015 West Side Drive, approached the podium and was sworn in. She stated the smallest sign the company will offer is 21.5 square feet and the measurement is the square feet of the sign itself and not the base of the sign. She explained the sign meets the height requirement and the company desires to have the internal illumination due to the fact that the sign currently has internal illumination. Stephens continued by saying, there wasn't an option to reface the current sign because the curve faces signs are no longer offered through manufacturing company and they have done as much as they could to get as close as possible to conforming.

Mr. Newman questioned if any other sign would be replaced

Mrs. Stephens replied that they would only be replacing the freestanding sign.

Mr. Newman questioned Mr. Paradise if the base would be considered in the square footage of the sign.

Mr. Paradise answered by saying the base of the sign is not considered in the square footage of the sign and the it can be up to 8 feet in height. Mr. Paradise stated there was a revise on 2019 to the sign code in order to comply with a U.S Supreme Court decision about signage.

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

Carl Purvis of 909 Georgia Ave, approached the podium and was sworn in. Mr. Purvis stated he understood from a previous meeting that the area had plans to be quaint with sitting tables, pedestrian accessible and lesser traffic and now wonders if adding illuminated signs will deter the original plan of having a quaint quiet area. He also expressed concerns about the height of the sign and the possibility of the sign to impair a driver's vision.

b. **Consideration** - Consideration of Application ZV23-008 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion and it was approved unanimously to be granted with the following conditions:

1. The variance will apply only this property and the sign details indicating 21.53 square foot sign area as submitted, If the sign needs to be replaced it should meet the requirements of the sign code in place at the time or request another variance, if applicable.
2. A request for internal illumination was denied.

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 remodeling 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.

Mr. Paradise states the intent of the neighborhood Preservation District is to maintain the residential appearance and setting of the area. The Development code regarding Neighborhood Preservation Districts states the existing facade facing or visible from the street including the doors and windows shall be retained.

Tracey Turney of 301 Jackson Ave, approached the podium and was sworn in. He stated his original plans was to have a three-level home with a rooftop deck. Since receiving a stop work order, they have removed the third floor and the deck. He stated the home is unlike any other home in the area and installing a pitch roof would hinder the air circulation throughout the home and his vision to make the home a "net zero like" residence. The residence would be a single-family residence and would serve as a primary residence for his mother. Mr. Turner stated the 2nd floor of the residence has evidence of a previous fire and he has no choice but to demo all the wood of the home.

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

Carl Purvis of 909 Georgia Ave, approached the podium and was sworn in. Mr. Purvis questioned if the development would raise the roof and if it would be faced with brick if they do. He wanted to ensure that the home would be built for residential purposes and not become a business. He stated that the he noticed a retention wall and wanted to make sure a parking lot would not be paved in the area. Mr. Purvis also questioned if there was a Neighborhood Preservation Committee.

Mr. Paradise informed Mr. Purvis that the City of North Augusta has all regulations written in the Development Code.

David Williamson of 111 East Arlington, approached the podium and was sworn in. Mr. Williamson stated that he believed the home upgrade would be a perfect fit in the area. He expressed his frustration about the applicant receiving a permit and then be presented with a stop work order.

b. Consideration – Consideration of Application ZV23-009 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion to be granted with the following conditions:

1. The variance will apply only to this property and the architectural construction drawings as submitted.
2. External façade shall not utilize vinyl siding.
3. A hearty board light product is allowed as a brick façade substitute. Mr. Newman made the second motion and it was approved unanimously.

Adjourn: 8:39pm

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

ZV23-010 Hawks Vista

Prepared by: Kuleigh Baker

Meeting Date: October 3, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Hawks Vista
Applicant	CSRA Development Co.
Address/Location	Off E. Buena Vista Ave.
Parcel Number	007-15-03-002
Total Development Size	± 9.84 acres
Existing Zoning	R-10, Medium Lot, Single-Family Residential
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Overlay	N/A
Variance Requested	NADC Article 3, Table 3-3, Minimum lot width for the R-7, Small Lot, Single-Family Residential zoning 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 September 20, 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 September 15, 2023. The property was posted with the required public notice on September 20, 2023.

SECTION 4: SITE HISTORY

The subject parcel is vacant and has never been developed. The property is intended to be used for a future townhouse development. The applicant submitted an application to the Planning Commission requesting to rezone ±9.84 acres, TPN 007-15-03-002, from R-10, Medium Lot,

Single-Family Residential to R-7, Small Lot, Single-Family Residential to facilitate the subdivision.

The applicant is requesting a variance from the minimum lot width requirement for the R-7, Small Lot, Single-Family Residential zoning district to allow for a typical townhome design. The proposed lots vary in size from 20 ft wide to 40 ft wide with approximately 20 of 69 lots (29%) being 20 ft wide.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Mixed Use	R-10, Medium Lot, Single-Family Residential
North	Commercial/Residential	Residential Single-Family	GC, General Commercial
South	Greenway	Mixed Use/Residential Multifamily/Open Space Preservation	PD, Planned Development
East	Apartments	Residential Multifamily	R-5, Mixed Residential
West	Vacant	Open Space Preservation	P, Public Use

Access – The property currently has access from East Buena Vista Avenue. There is potential for future access to Elm Street but it is currently blocked by an adjacent property.

Topography – The majority of the parcel is relatively flat but slopes significantly towards the Greenway south of Sikes Avenue.

Utilities – Water is available along East Buena Vista Avenue. An existing wastewater line is also available from East Buena Vista Avenue. Both utilities will need to be extended into the site.

Floodplain – The property is not located in a federally designated floodway.

Drainage Basin – The property falls within the Waterworks basin. The basin drains areas from Knox Avenue, parts of downtown including North Augusta Elementary School, and the communities along Old Edgefield Road. Stormwater from Old Edgefield Road flows through the basin Along Atomic Road to pipes down Buena Vista and Mealing Avenue. From there they converge with the main channel at the Municipal Building. The preliminary physical stream assessments for Water Works basin indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. The City has implemented a capital improvement project to improve storm sewers and roads in an effort to eliminate

flooding that results during heavy rainfalls. Overall sampling results indicate that the water quality at the outfall of this basin (below the River Golf Club ponds) is good. During storm events, the data shows increased levels of pollutants making it to the river from higher elevations along the channel.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance from the minimum lot width requirement for the R-7, Small Lot, Single-Family Residential zoning district to allow for a typical townhome design. The minimum lot width for the R-7 zoning district is 40 ft. The proposed lots vary in size from 20 ft wide to 40 ft wide with approximately 20 of 69 lots (29%) being 20 ft wide.

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 surrounding zoning is high-density and that the development of 20 ft wide townhomes provides a step down in density against the more intensive density.
 - Staff notes that some of the adjacent parcels are zoned R-5, Mixed Residential which would allow for multifamily development and 20 ft lot widths. The applicant has requested a rezoning from R-10, Medium Lot, Single-Family Residential to R-7, Small Lot, Single-Family Residential, which is the least intensive zoning district that will allow townhouse development.
2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the geometry of the land does not allow the property to be developed into a single-family detached development because it runs north to south with steep topography. The applicant also states the varying lot widths will allow the builder to add more step downs in the foundation to better handle changes in elevation.
 - Staff notes that the lot is elongated from north to south and the proposed configuration allows the developer to configure more lots in the strip.
3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that surrounding parcels do not have the same width to length ratio.
 - Staff notes that the lot is elongated from north to south and the proposed configuration allows the developer to configure more lots in the strip and that some of the surrounding zoning would allow the proposed development.

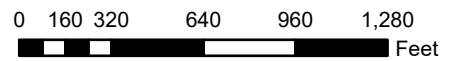
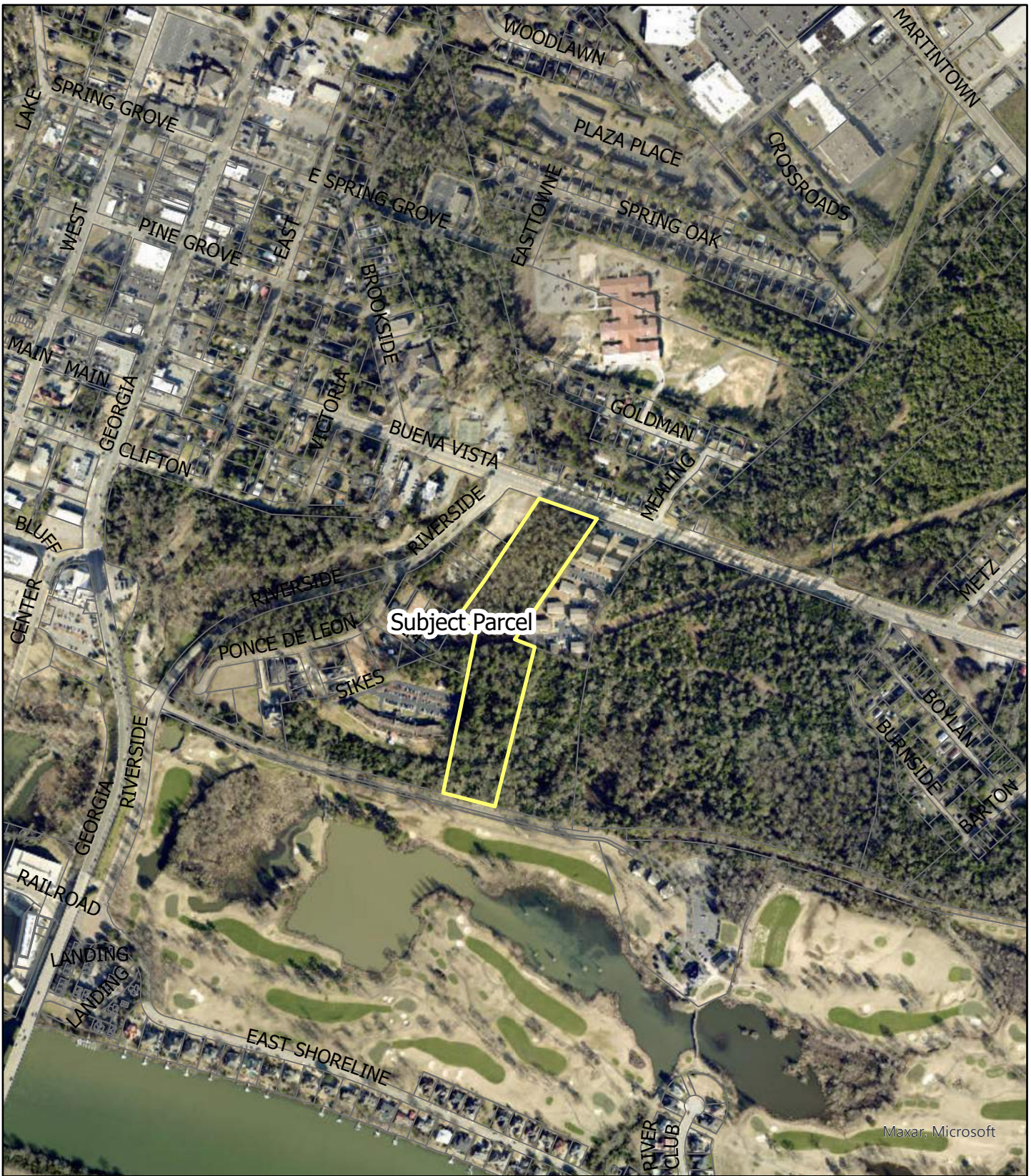
4. Because of the conditions, the application of this Chapter to the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property; and
 - The applicant states the 40 ft wide lot requirements makes construction of a townhouse difficult and expensive. The proposed lot widths allow for a more marketable and affordable housing option.
 - Staff notes that the 40 ft wide lot requirement makes the construction of a typical townhome difficult.
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 lot width variance request will not affect this section.
 - Staff notes that the infill of this lot with townhomes will increase traffic along E. Buena Vista Ave. however it is similar in keeping with the scale and character of the surrounding multifamily units.
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.
 - Generally, townhouses are permitted in the R-7, Small Lot, Single-Family Residential zoning district.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries. The applicant has submitted a request to the Planning Commission to rezone the property from R-10 to R-7.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

- The applicant states that the hardship is not self-imposed but a result in issues ranging from current market conditions, land topography, parcel geometry, and surrounding land uses.
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 profitability of the land is not the primary reason for 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.
 - This variance, if granted, will apply only if the property is successfully rezoned from R-10 to R-7 by City Council.
 - Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

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

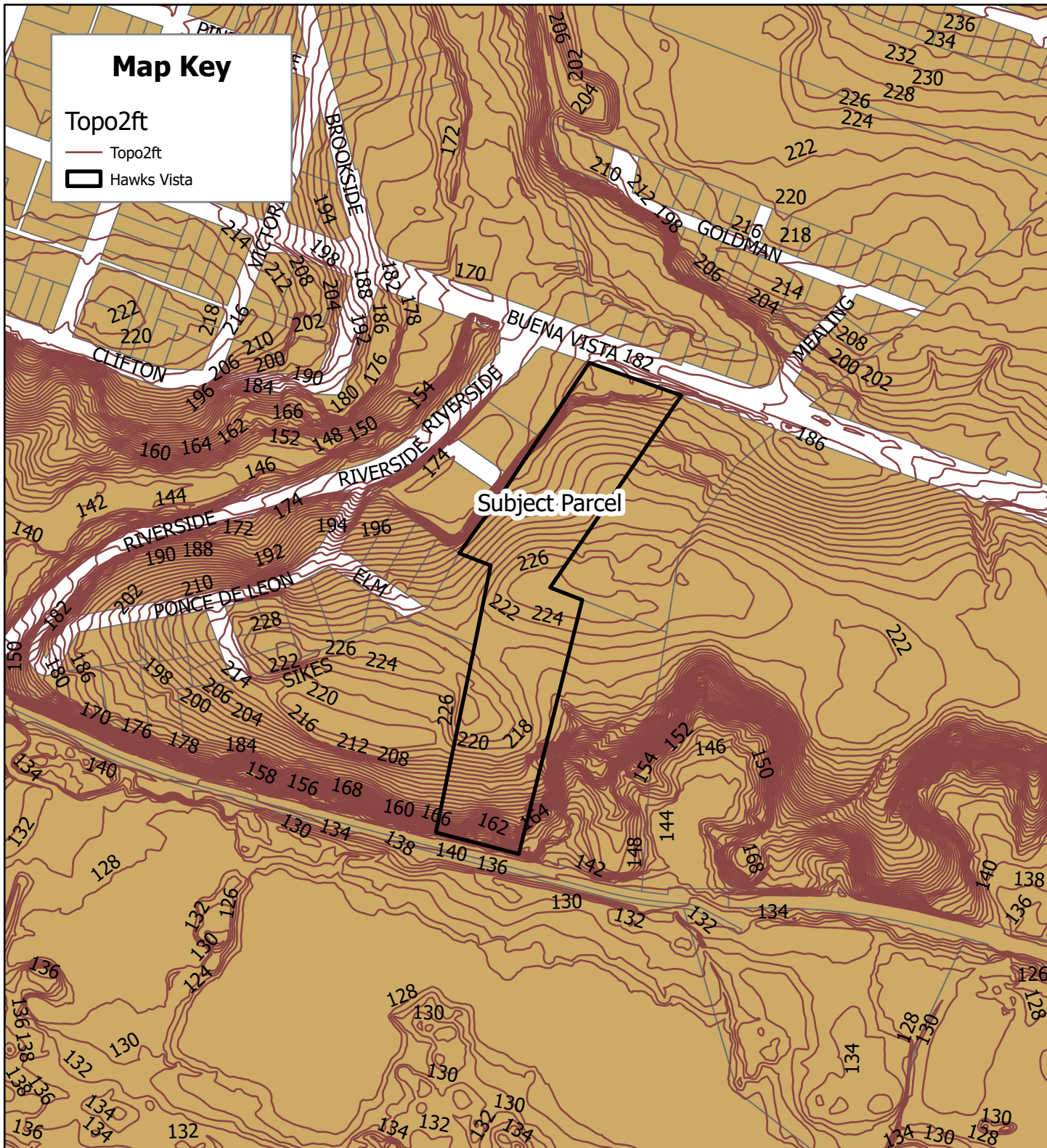
cc. Keith Lawrence, CSRA Development Company; via email



9/14/2023 8:14



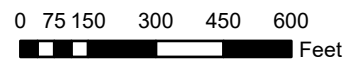
Aerial Map
Application Number ZV23-010
Tax Parcel Number 007-15-03-002



Map Key

Topo2ft

- Topo2ft
- ▭ Hawks Vista

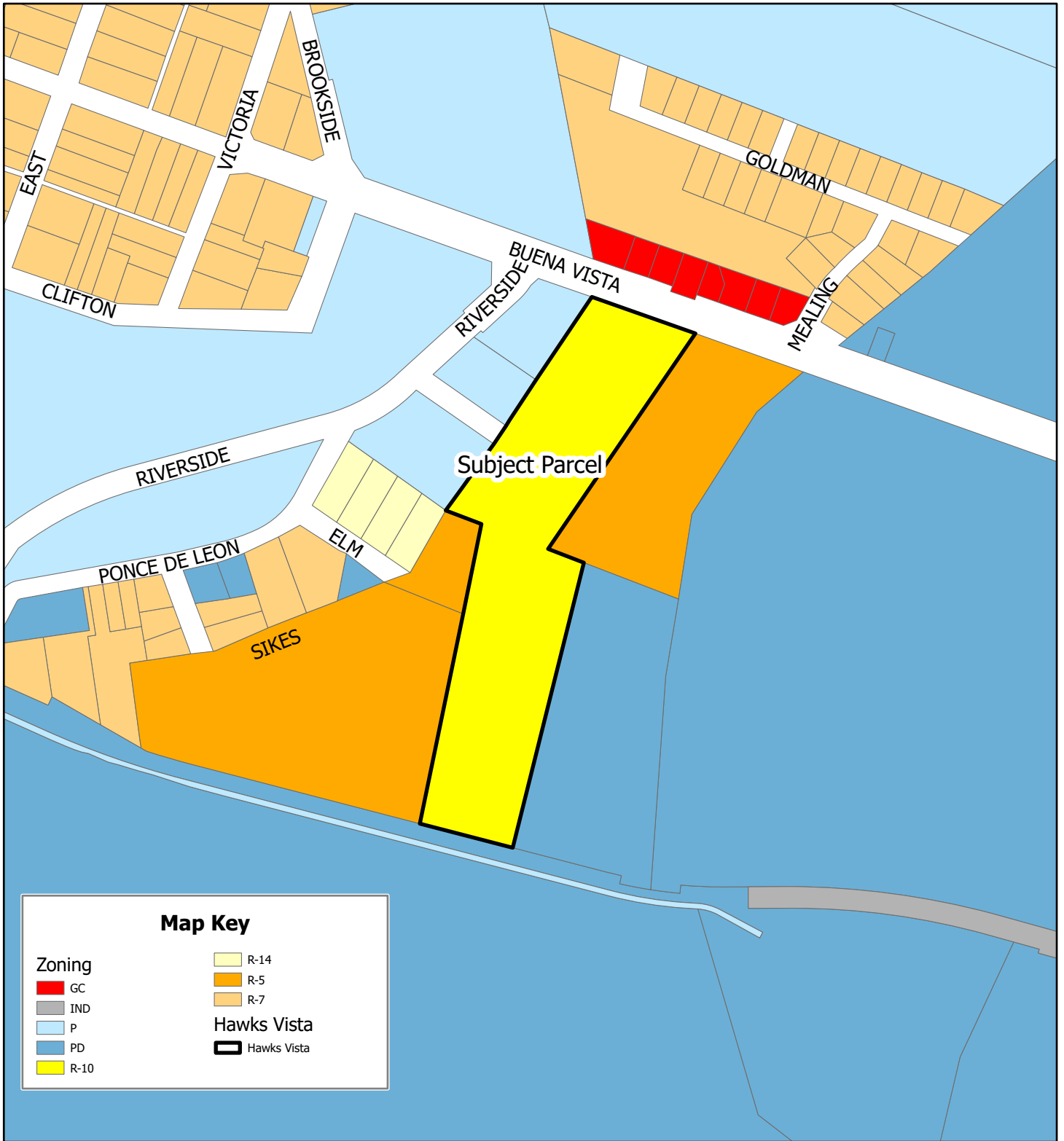


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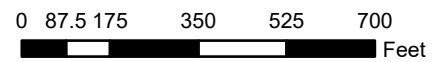


Topography Map
Application Number ZV23-010
Tax Parcel Number 007-15-03-002





Map Key	
Zoning	
■ GC	■ R-14
■ IND	■ R-5
■ P	■ R-7
■ PD	Hawks Vista
■ R-10	■ Hawks Vista



9/14/2023



Current Zoning Map
 Application Number ZV23-010
 Tax Parcel Number 007-15-03-002
 Zoned R-10, Medium Lot,
 Single-Family Residential
 (to be rezoned R-7, Small Lot,
 Single-Family Residential)



September 15, 2023

RE: A request by CSRA Development Co. for a variance from the minimum lot width in Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects a future townhome development on an approximately 9.84 acre parcel off East Buena Vista Avenue, TPN 007-15-03-002, proposed to be zoned R-7, Small Lot, Single-Family Residential.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner or Current Resident:

The Department of Planning and Development has received a request by CSRA Development Co. for a variance from the minimum lot width in Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects a future townhome development on an approximately 9.84 acre parcel off East Buena Vista Avenue, TPN 007-15-03-002, proposed to be zoned R-7, Small Lot, Single-Family Residential.

The Board of Zoning Appeals will hold a public hearing at **6:00 PM on Tuesday, October 3, 2023** in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue. Following the hearing, the Board of Zoning Appeals will consider and decide on the application.

Documents related to the application will be available for review after September 28, 2023 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov.

Those interested in expressing a view on these cases are encouraged to attend the meeting or provide written comments via email to planning@northaugustasc.gov, by Noon (12pm) on Tuesday, October 3, 2023.

If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Thomas L. Paradise, Director
Department of Planning and Development

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

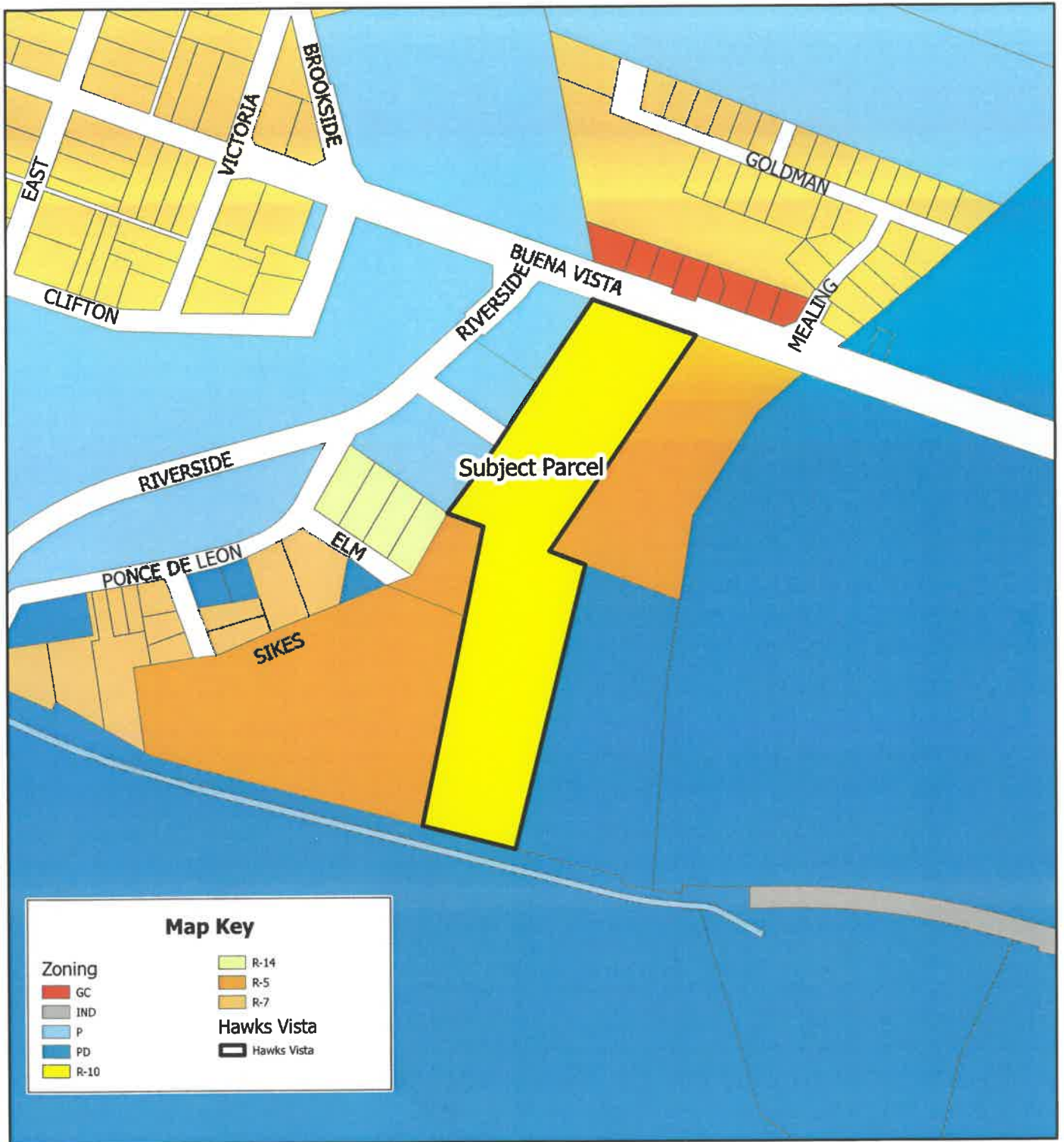
The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 6:00 PM on Tuesday, October 3, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-010 - A request by CSRA Development Co. for a variance from the minimum lot width in Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects a future townhome development on an approximately 9.84 acre parcel off East Buena Vista Avenue, TPN 007-15-03-002, proposed to be zoned R-7, Small Lot, Single-Family Residential.

ZV23-011 – A request by North Augusta Jiffy Lube for a variance from the minimum lot frontage requirement of Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects the subdivision of an existing automobile service and repair station located at 140 Laurel Lake Drive, TPN 010-18-08-001, approximately 0.42 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

Documents related to the applications will be available for public inspection September 28, 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.



Map Key	
Zoning	
■ GC	■ R-14
■ IND	■ R-5
■ P	■ R-7
■ PD	Hawks Vista
■ R-10	■ Hawks Vista



9/14/2023



Current Zoning Map
Application Number ZV23-010
Tax Parcel Number 007-15-03-002
Zoned R-10, Medium Lot,
Single-Family Residential
(to be rezoned R-7, Small Lot,
Single-Family Residential)

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZK23-010

Date Received 8-17-23

Review Fee 250.00

Date Paid 8-17-23

1. Project Name Hawks Vista

Project Address/Location off East buena Vista Ave and the end of elm street

Total Project Acreage 9.84 Ac Current Zoning R-10

Tax Parcel Number(s) 00715 03 002

2. Applicant/Owner Name CSRA Development Co. Applicant Phone 706-394-2688

Mailing Address 247 Camilla Avenue

City Augusta ST Ga Zip 30907 Email Klawrence@meybohm.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.



Applicant or Designated Agent Signature

8/16/2023

Date

Keith Lawrence

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 ZV23-010

Date Received 8-17-23

1. Project Name Hawks Vista

Project Address/Location off East Buena Vista Drive

Project Parcel Number(s) 007 15 03 002

2. Property Owner Name CMC Real Estate Investments LLC
B+6 Private Equity Fund LLC Owner Phone _____

Mailing Address 474 Front St

City North Augusta ST SC Zip 29841 Email _____

3. Designated Agent CSRA Development Company - Keith Lawrence

Relationship to Owner _____

Firm Name _____ Phone 706-394-2688

Agent's Mailing Address 247 Camilla Avenue

City Augusta ST GA Zip 30907 Email klawrence@mcysb.com

Agent's Signature [Signature] Date 5/3/2023

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

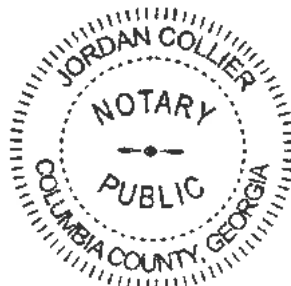
[Signature]
Owner Signature

5-8-23
Date

5. Sworn and subscribed to before me on this 8th day of May, 20 23.

[Signature]
Notary Public

02/28/2026
Commission Expiration Date





Hawks Vista

The City of North Augusta

Zoning Narrative

May 22nd, 2023

Revised 8/30/2023



Project Information

CMC REAL ESTATE INVESTMENTS LLC

Tax Map & Parcel #-007-15-03-002

4835 ROCKY SHOALS CIR

EVANS, GA 30809

APPLICANT

CSRA Development Company, LLC

Keith Lawrence

4426 Evans to Locks Road

Evans, Georgia 30809

klawrence@meybohm.com

706-394-2688



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- VIII. Representative Photographs of Product Types
- IX. Design & Building Criteria
- X. Construction Phasing
- XI. Figures



I. VICINITY MAP

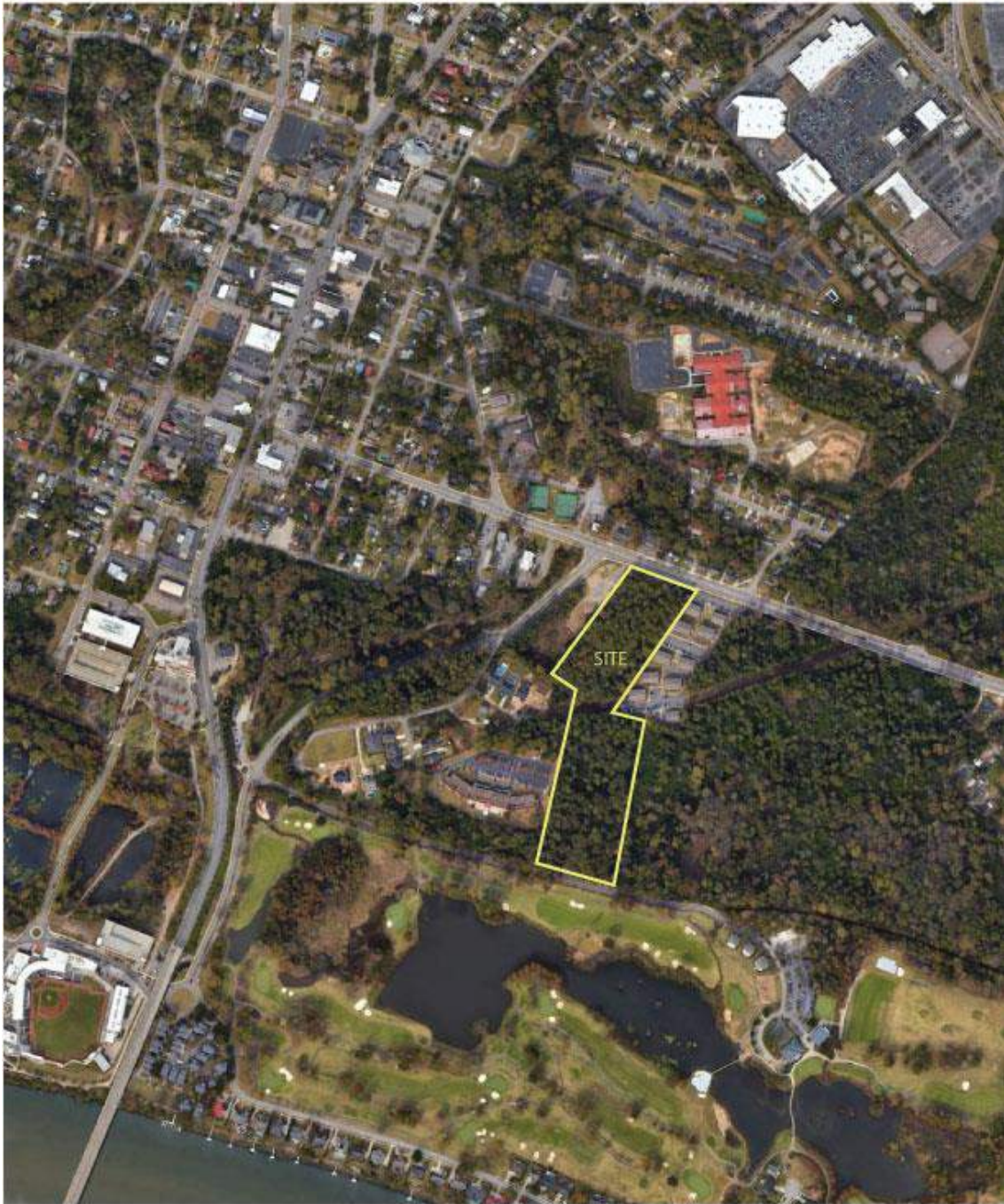


Figure 1



II. INTRODUCTION

CSRA Development Company, LLC is proposing Hawks Vista, a 9.84 Acre Townhome community off East Buena Vista. The goal is to provide The City of North Augusta with a model of how development can work to achieve both development standards, and provide a positive, lasting mark on the constituents of the City of North Augusta.

The Vicinity Map labeled as Figure 1 shows combined limits of the 9.84 acres that will comprise the community of Hawks Vista.

The intent of this document is to provide a responsible development framework guideline which will serve Hawks Vista through its development cycle - expected to last anywhere from 2 to 4 years. This will also provide the City of North Augusta Planning and Engineering departments with guidelines for the assurance of the quality of the development within predetermined parameters.



III. EXISTING CONDITIONS

When determining how the land can be used you must first examine many items which will provide the canvas on which you can paint. The first and most important are the existing environmentally sensitive areas that the site boundaries contain.

- The **environmentally sensitive areas** have been identified and located. The limits of these are shown on an existing features map shown herein as Figure 2 presented at the end of this narrative. Our goal as a development company is to use the remaining land around these areas and establish a development envelope. There are no wetlands or statewaters on this parcel of land.

Our development goal is to minimize impact to these areas for a number of reasons. This allows us to develop the land in a manner that works with the sensitive areas in such a way that it improves esthetics and nature hand in hand.

These nature areas provide a much-needed break in the developed landscape. They also provide wildlife corridors which allow the plants and animals both to flourish.

- The **topography** of the land is also a key component of a successful development. A plan that works with the natural flow of the land provides one that will handle drainage, erosion control and esthetics concurrently.
- The **tree cover** on this tract is mix between planted pines and natural hardwoods. Where possible, the trees will be kept to provide meaningful buffers to the adjacent properties and street frontages. No mass clearing of the trees will occur, other than the areas being developed.



- The last existing condition presented in the narrative is **Existing Utility Infrastructure**. Existing potable water and Sanitary Sewer is already near the site for this project. Potable water is available by tapping into an existing water main owned by The City of North Augusta. The sanitary sewer for this project will be handled through gravity sewer with a tie to exiting gravity sewer owned and operated by the City of North Augusta.



• IV. DEVELOPMENT PROGRAM

Several planning principles have guided the preparation of the PD concept plan, including:

Establishing a Master Plan which is reasonably flexible and responsive to the changing marketplace, while maintaining the framework of major streets and open spaces.

Creating walkable communities – There will be sidewalks on both sides of the road. We will also use a mid-block cross walk to shorten the length of travel from one side of the street loop to the other loop road.

Create a neighborhood that minimizes unnecessary grading of the land – “Major” grading of the land shall be used when necessary to provide a buildable lot, mitigate the challenging topography of the land, transition from the grading of the roadways, construction of drainage facilities and meet the required vertical alignment set forth in the City of North Augusta Design Standards. Steep slopes will be replanted with pine seedlings to eventually redefine the developed envelope of the land. The next page shows what the reforested areas look like in 4 years from the planting of the seedlings. The seedlings are over 7 feet tall now. They also effectively make the detention pond to the right of the picture blend back into nature.





Picture taken in December 2017



Picture taken in October 2021

Develop in a manner that minimizes the impact of Hawks Vista on the Surrounding land Owners – An 8’ buffer along the sides of all outside side property lines adjoining residential uses shall be established. The existing vegetation shall be preserved in this 8’ unless necessary for utility or drainage construction. The buffered area shall be maintained by the neighborhood homeowner’s association. There will be a 6’ Shadow box fence at the rear of all residential units.

The Character of Hawks Vista – What makes Hawks Vista different from the prototypical neighborhood is defined throughout this narrative, but is summarized below:

- One of the defining characteristics of Hawks Vista is amount of greenspace that is being left through the neighborhood. The proposed community preserves 40% in Greenspace. This is not just wetlands and flood plain. This overlook area, internal buffers, and the 8’ minimum exterior buffer.
- Limiting the impact of development on the land – We want the impact of the



development of this community to be as minimal as possible. Accordingly, we propose to reforest the disturbed slopes with pine seedlings. This tree planting will be done in conjunction with the stabilization of the slopes. The actual planting period can only be done during winter months. As these trees grow in the limits of disturbance the impact will be much less and in most cases be limited to the lot lines. The pictures on the previous page demonstrate this process.

- Innovative solutions to handle storm water - We proposed to use a private structured drainage system on the uphill side of the road to handle each building's drainage. This works by installing a pipe along the right of way that will then provide a tee and short section of pipe at the low side of each lot. This system will allow the builder to handle the drainage on their lot with yard drains that then drain into this storm system. This eliminates the need to break the curb to bring the water to the street, reduces storm flow against the curb line and eliminates the need for a deep swale from the backyard to the front yard. Gutters will also be provided on the front and back of the townhomes.



V. THE STREET SYSTEM GUIDELINES

The street system within Hawks Vista will be designed to be dedicated to The City of North Augusta. Landscaping in street rights-of-way will be maintained by Hawks Vista homeowner associations in areas not bordered by a homeowner's property lines.

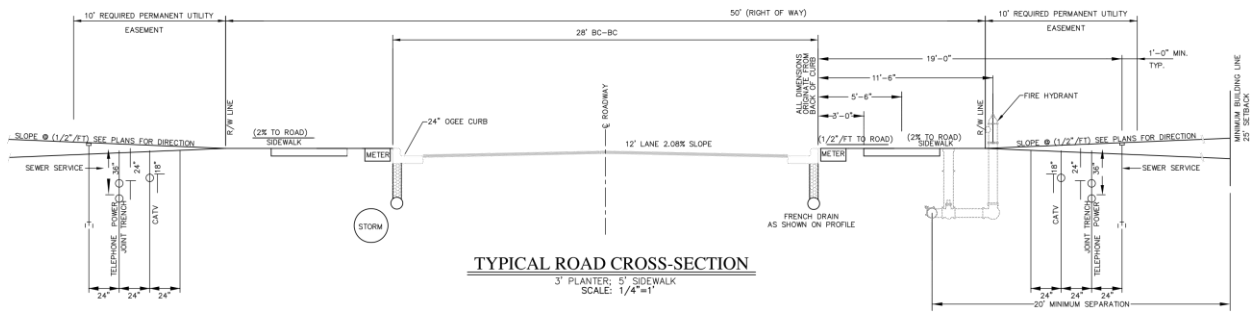
The guidelines are based upon the following objectives:

- Traffic within Hawks Vista should be slow rather than fast-moving, with speeds of 25 miles per hour or slower. A variety of traffic calming devices may be designed into the road system - these may chokers, speed humps, on-street parking, and other appropriate measures.
- Street lighting will be consistent in design. All roads will have street lights.

A. Public Street Designs

(1) Neighborhood Roads. Neighborhood roads shall be a minimum of 28 feet including the concrete curb and gutter and with landscaping within a 50-foot right-of-way. Due to the sloping topography a mid-block road connection is not able to be made. We are there for asking for a waiver of the required maximum block length. The townhome community will have access off of East Buena Vista and one additional point of access. We have been working with surrounding landowners to solidify the second point of access. No construction plans will be submitted until the second point of access has been legally established.





VI. OPEN SPACE GUIDELINES

Open spaces, for both passive and active recreational uses, have been delineated on the Hawks Vista Concept Plan. Components to the open space program may include wildlife corridors, numerous small neighborhood greenways, and open spaces. Some of these open spaces may be improved for use as parks, while others may be natural wildlife habitat areas with connections via wildlife corridors within this development and connecting to the corridors in the environmentally sensitive areas. Preservation, wherever possible, of existing vegetation, along with introduced plant material, will give Hawks Vista an uninterrupted landscape presence. Hawks Vista is committed to setting aside at least 40% of its total area as open space. Some of this area may be needed for slope transitions, but with the reforestation plan we have implemented, it will still be greenspace.

A. Buffering. Buffering will be provided to minimize the impact to surrounding land owners. The current plan shows a minimum of a 8' natural or revegetated buffer around all sides and rear property lines that adjoin residential uses. The buffer will be kept in its natural state unless impact is needed to handle storm water or to extend underground utilities. Buffering of grading will be incorporated to minimize the impact of the development and housing. Where large slopes behind lots are created because of grading, pine seedlings will be replanted on these slopes to close the scar of this grading. The seedlings can only be planted during certain times of the year so this will be done seasonally. These plantings will be in addition to the grassing of the slopes for erosion control. The reforestation is our way of reducing the developed envelope.

B. Park & Neighborhood Amenity.

An overlook amenity area is being planned. This area is being designed to allow residents to gather around a fire pit, play corn hole or just relax and enjoy the view.

C. Centralized Mail. The last character of the open space section is the use of centralized mail. As required by the United States Postal Service Centralized Box Units or CBU's will be used in this development. Below is one way we may present these for our homeowners. The CBU's location will be approved by the U.S. Postal Service prior to construction.





VII. RESIDENTIAL GUIDELINES

Hawks Vista will offer the residents of The City of North Augusta a quality housing option with an overlook of the Golf Course. Housing prices are expected to begin in the \$260's. The maximum density shall not exceed 69 Units. The concept plan that is attached shows 69 units. Also, any changes contemplated would not involve roadway reconfigurations, unless required due to engineering reasons. The applicant understands that any major changes in the roadway configuration would involve the new submittal of a concept plan.

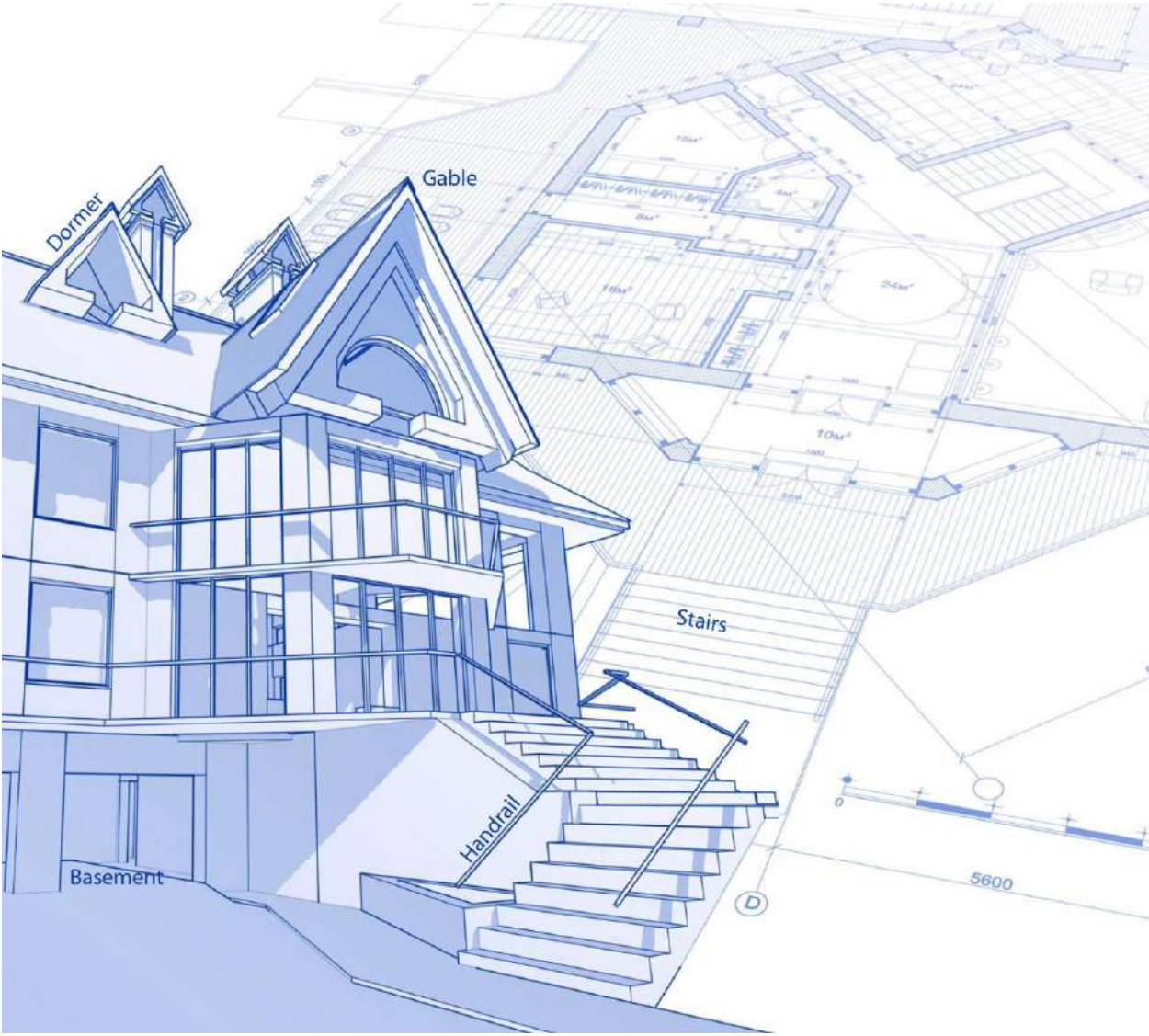
A. Residential Development

Lot size	lot can range in size from 1800 sq. ft. and greater.
Minimum frontage	20 feet at the minimum building line
Minimum Lot depth	100 feet
Minimum Setbacks	
Side Yard	0 or 5 feet. The zero is for the attached buildings. The 5' is for the exterior homes.
Rear Yard	10 feet
Front Yard	25 feet



VIII. REPRESENTATIVE PHOTOGRAPHS OF THE PRODUCT TYPES

This section of the narrative is intended to provide a representative idea of the types of homes proposed to be built. The exact house elevation and colors will vary to meet the ever-evolving buyer demands. The quality and styles of the home will be similar in nature to one another.



Townhomes

These homes are designed for the first-time homebuyers and young professionals. Every home will have a garage. The home elevations will include Brick or stone accents based on market demand and buyer preference. The color palette shall be generally neutral in nature. The garages will be no closer than 20' to the edge of the sidewalk in any case. The planting of trees within this area will be coordinated with the City of North Augusta. Trees may have to be clustered in greenspace areas where utility lines do not permit their planting.



FRONT ELEVATION A
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT ELEVATION B
SCALE: 1/8" = 1'-0" (11x17 SHEET)



FRONT ELEVATION C
SCALE: 1/8" = 1'-0" (11x17 SHEET)





FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" (11x17 SHEET)



SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" (11x17 SHEET)

SQUARE FOOTAGE	
FIRST FLOOR	854 SF
SECOND FLOOR	847 SF
TOTAL	1501 SF
GARAGE	248 SF



Representative Home finishes are shown below







** The Homes pictured above are being shown to provide a general idea of the styles of the homes. Exact home will vary in color and appearance.



X. Hawks Vista - Design & Building Criteria 5/22/2023

The Design criteria for all homes remain the same. It is the developers plan to ensure that all of the residents of Hawks Vista have home of similar quality and character. Some homes may have different interior finishes, but a buyer choice of home should be based more on the size of the home that suits their needs rather than the quality of the home.

HOME DESIGN CRITERIA

Accessory Buildings:

Design should follow the same design and criteria as the main buildings. Unity of appearance is the goal.

Building Height:

Three stories are the maximum building height unless a basement is being constructed or if a bonus space is added.

Colors:

All exterior colors are to be approved by the Architectural Control Committee or ACC. Colors should be of a neutral Palette.

Driveways:

Use graceful lines, and where possible, curved lines.

Fences:

All homes will include 6' shadow box fence



Gutters:



Gutters will be required on all homes to better control stormwater runoff. The gutters must be tied into subsurface drainage system that discharge at the edge of the lot. The colors selected should blend with the home.

Landscaping:

Emphasis should be placed on selecting landscaping materials which are compatible with, and which enhance the surrounding environments.

All lots are required to have an underground irrigation system to irrigate the front, sides and rear yards. All landscape plans shall incorporate sodding in the front, side and rear yards at a minimum. Corner lots shall be sodded on front and sides to the curb. Foundation plantings must be used on street sides of the house.

Mail Box Installation:

A centralized mailbox will be used in this community. This mail Kiosk shall be located in the one or more central location near the entrance . The Mail Kiosk shall be covered.

Porches:

The use of rear porches is required to provide additional depth to the homes.

Roofs:

Roof shape, pitch, materials, and colors should be harmonious with existing housing and overall building design, including solar devices, skylights and dormers. Gable and hip roofs are permitted. Vinyl fascia and soffit is permitted. Skylights on the front elevations are not permitted. The main roof pitch should be an 8:12 minimum. Any variation to the minimum roof pitch must be approved by the Architectural Review Board or ARB. Non-standard colors must be approved by the ACC.

Setbacks:

See lot size for minimum setbacks

Minimum setbacks will also be noted on the recorded plat. In cases where an easement is present on the lot then the greater of the easement line or the setback line limits the location of where the house can be placed.

Soil Erosion Control Plan:



As required under recent state adopted federal NPDES regulations, during construction each lot must comply with the overall development and individual lot soil and erosion control plan according to DHEC standards. Each builder understands that they are secondary permittees according to the state's regulations. The builders understand that additional erosion control measures may be required to prevent silt from leaving the site as required by The City of North Augusta.

Storm Water:

Detention shall be provided for in the detention facilities shown on the concept plan.

Special attention during the construction process shall be placed by the builder regarding storm water runoff. Lot grading and drainage design shall not concentrate drainage on adjoining lots. Lot grading adjacent to existing houses shall be done in a manner to incorporate existing drainage patterns. Swales shall be added or extended to protect adjacent properties. Any existing swales on the property must be protected from disturbance. Damming of swales is prohibited. The use of yard drains between homes shall be used where possible to carry surface water to existing storm systems.

Windows and Doors:

Finish and trim should coordinate with the overall architectural scheme. Square windows may be used for minor openings. All garage doors can be white or a pre-approved color. All storm doors must be approved prior to installation.



XI. CONSTRUCTION PHASING

It's anticipated that construction will begin on Phase I in March of 2024. The remaining portion of the phasing is based on this start date.

Phase I-	Begin Construction March 2024
Phase II -	Begin Construction June 2025



XIII FIGURES





8/22/2023

RE: Hawks Vista Variance request to reduce the minimum lot width from the 40-foot requirement

CSRA Development Company acting as the designated agent for CMC Real Estate Investment LLC is requesting from The City of North Augusta that the tax map and parcel number 007 15 03 002 be rezoned from R-10 to R-7. The proposed plan is to build 69 townhomes with a width of 20'. In order to build 20', 30' and 40' wide townhome lots, we are requesting consideration from the Board of Zoning Appeals for a variance to the minimum lot width required in R-7 zoning.

This proposed development is adjacent to an existing apartment complex and an extended care facility. The construction of 20' townhomes would act as a step down in zoning from the higher density uses that surround this property. Forty-Foot-wide townhomes would put the price of the townhomes into the high \$300,000 - \$400,000 range which would not appeal to buyers with the current surrounding land uses.

Based on the surrounding land uses, this parcel should already be considered for a higher-density use. In fact, the comprehensive plan for The City of North Augusta anticipates that the land use be a mixed-use type of use. The City of North Augusta's comprehensive land use defines mixed use as follows: *The mixed-use classification permits most residential, commercial, institutional, recreational, government and religious uses. Land uses can be developed in a variety of forms. The downtown and riverfront areas are the most significant mixed-use areas in the city. Some areas adjacent to interstate highways and along major arterial corridors are also appropriate for the mixed-use classification. Within this classification zoning districts with substantially different standards may be located adjacent to each other.*

The geometry and shape of the land will not allow the land to be developed into any lot that has much more than 110' in depth. In a typical single-family neighborhood, the lot depths need to be about 130' in depth.

Lot widths less than 40' also allows the homes to be built in a price range that is ever-important in the current financial climate of increasing interest rates and the overall cost of home ownership. We have shown lot widths for the entire development. Below is a chart of every lot and its width. Some lot widths may vary due to lot geometry.

Lot #	1	Lot Width	40'
Lot #	2	Lot Width	22'
Lot #	3	Lot Width	22'
Lot #	4	Lot Width	22'
Lot #	5	Lot Width	40'

247 Camilla Avenue Augusta, GA 30907

Lot #	6	Lot Width	40'
Lot #	7	Lot Width	22'
Lot #	8	Lot Width	22'
Lot #	9	Lot Width	22'
Lot #	10	Lot Width	40'
Lot #	11	Lot Width	40'
Lot #	12	Lot Width	22'
Lot #	13	Lot Width	22'
Lot #	14	Lot Width	22'
Lot #	15	Lot Width	40'
Lot #	16	Lot Width	35'
Lot #	17	Lot Width	20'
Lot #	18	Lot Width	20'
Lot #	19	Lot Width	20'
Lot #	20	Lot Width	20'
Lot #	21	Lot Width	30'
Lot #	22	Lot Width	30'
Lot #	23	Lot Width	20'
Lot #	24	Lot Width	20'
Lot #	25	Lot Width	20'
Lot #	26	Lot Width	20'
Lot #	27	Lot Width	30'
Lot #	28	Lot Width	30'
Lot #	29	Lot Width	20'
Lot #	30	Lot Width	20'
Lot #	31	Lot Width	20'
Lot #	32	Lot Width	20'
Lot #	33	Lot Width	35'
Lot #	34	Lot Width	35'
Lot #	35	Lot Width	22'
Lot #	36	Lot Width	22'
Lot #	37	Lot Width	22'
Lot #	38	Lot Width	35'
Lot #	39	Lot Width	35'
Lot #	40	Lot Width	22'
Lot #	41	Lot Width	22'
Lot #	42	Lot Width	22'
Lot #	43	Lot Width	31'
Lot #	44	Lot Width	30'
Lot #	45	Lot Width	20'
Lot #	46	Lot Width	20'
Lot #	47	Lot Width	20'
Lot #	48	Lot Width	50'

Lot #	49	Lot Width	34'
Lot #	50	Lot Width	20'
Lot #	51	Lot Width	20'
Lot #	52	Lot Width	20'
Lot #	53	Lot Width	20'
Lot #	54	Lot Width	40'
Lot #	55	Lot Width	35'
Lot #	56	Lot Width	22'
Lot #	57	Lot Width	22'
Lot #	58	Lot Width	22'
Lot #	59	Lot Width	35'
Lot #	60	Lot Width	35'
Lot #	61	Lot Width	22'
Lot #	62	Lot Width	22'
Lot #	63	Lot Width	22'
Lot #	64	Lot Width	35'
Lot #	65	Lot Width	35'
Lot #	66	Lot Width	22'
Lot #	67	Lot Width	22'
Lot #	68	Lot Width	22'
Lot #	69	Lot Width	40'

Below is bullet point by bullet point addressing each of the Board of Zoning Appeals' consideration points. Each of these is addressed in the letter above but are summarized below for clarity.


1. **An unnecessary hardship exists;** The surrounding zoning around the proposed development is high-density. The development of 20' wide townhomes provide a step down in density against the more intensive density.
2. **There are extraordinary and exceptional conditions pertaining to the particular piece of property;** The geometry and shape of the land does not allow the land to be developed into a single-family neighborhood due to width constraints on the tract as it runs north to south. The land also has steeper topography; generally speaking, the varying lot widths will allow the builder to add more step-downs in the foundation to handle the elevation changes better.
3. **The conditions do not generally apply to other properties in the vicinity;** The Geometry of the land is not like surrounding properties due to the parcel's width and length ratio.
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 40' wide lots widths make the construction of the homes much more difficult and expensive for the end user. Lot widths less than 40' also allows the homes to

be built in a price range that is ever-important in the current financial climate of increasing interest rates and the overall cost of home ownership.

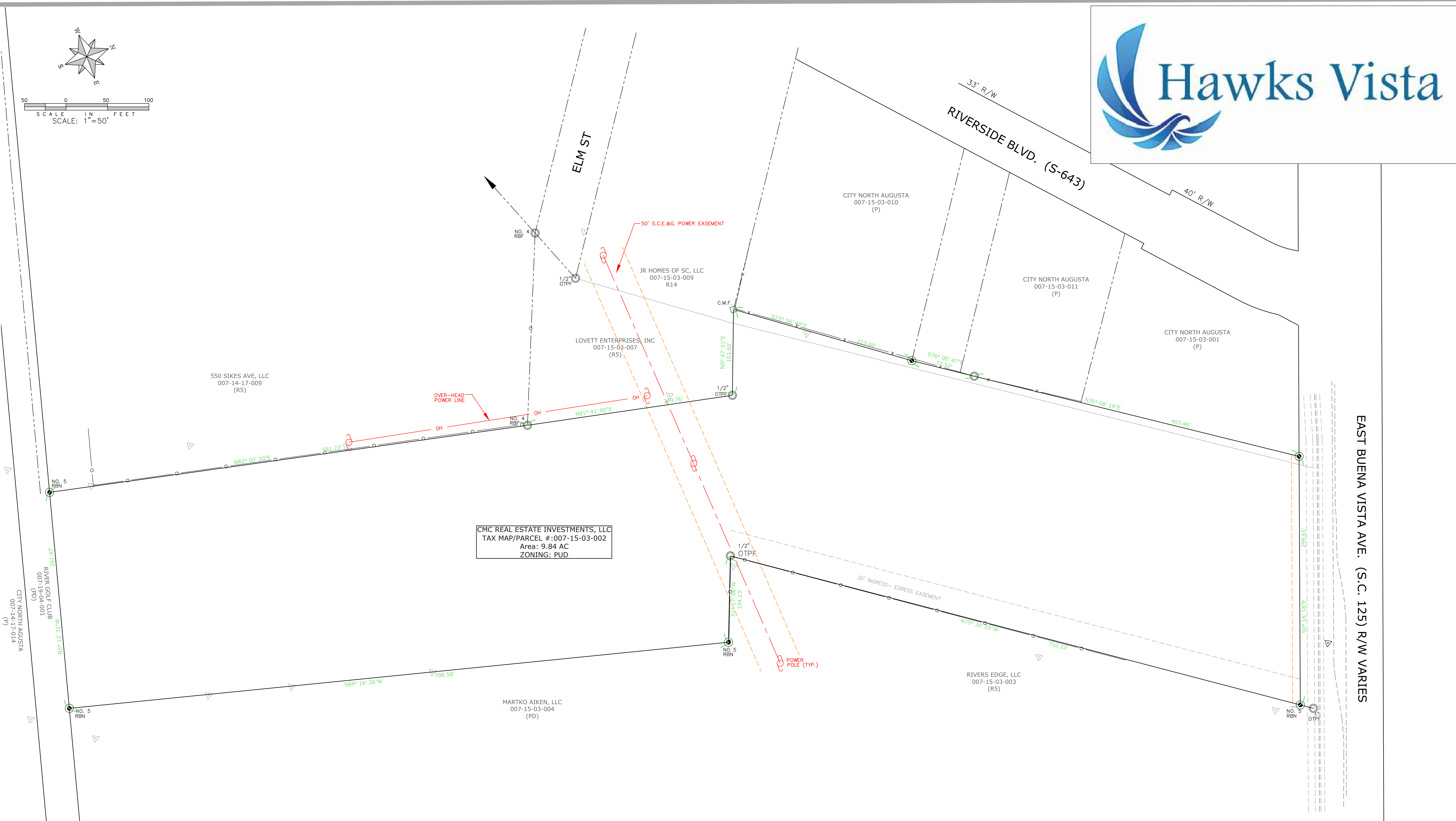
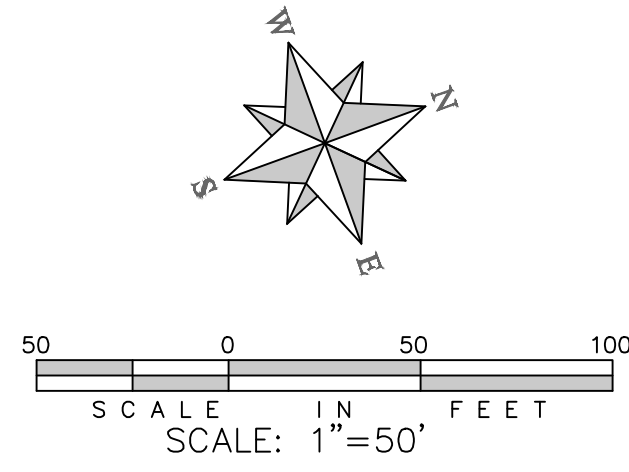
-
-
5. **The authorization of a variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance. Harm to the character of the district may include structures that are significantly out of scale, 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 change in lot widths to less than 40' will not have any effect on this section
-
6. **(Not Applicable – re: signs)** 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.** The proposed use is permitted in this zoning district.
 - b. **To extend physically a nonconforming use of land.** This does not establish nonconforming land use.
 - c. **To change zoning district boundaries shown on the official zoning map.** This would not change zoning district boundaries and is the effect envisioned in The City of North Augusta Comprehensive Land Use.
-
8. **If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.** The hardship is not self-imposed but rather a culmination of issues ranging from current market conditions, land topography, parcel geometry, and surrounding land uses.
-
9. **The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.** The granting of the variance does not increase profitability but rather addresses the viability of the proposed development.
-
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.** We completely understand this provision.

For the reasons stated above, we respectfully request that The City of North Augusta's Board of Zoning Appeals consider granting a variance for the lot widths on the proposed development of Twenty feet. We feel that the granting of the variance will allow us to build a neighborhood that enhances and reflects the vision of the City of North Augusta.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Keith Lawrence', with a long horizontal flourish extending to the right.

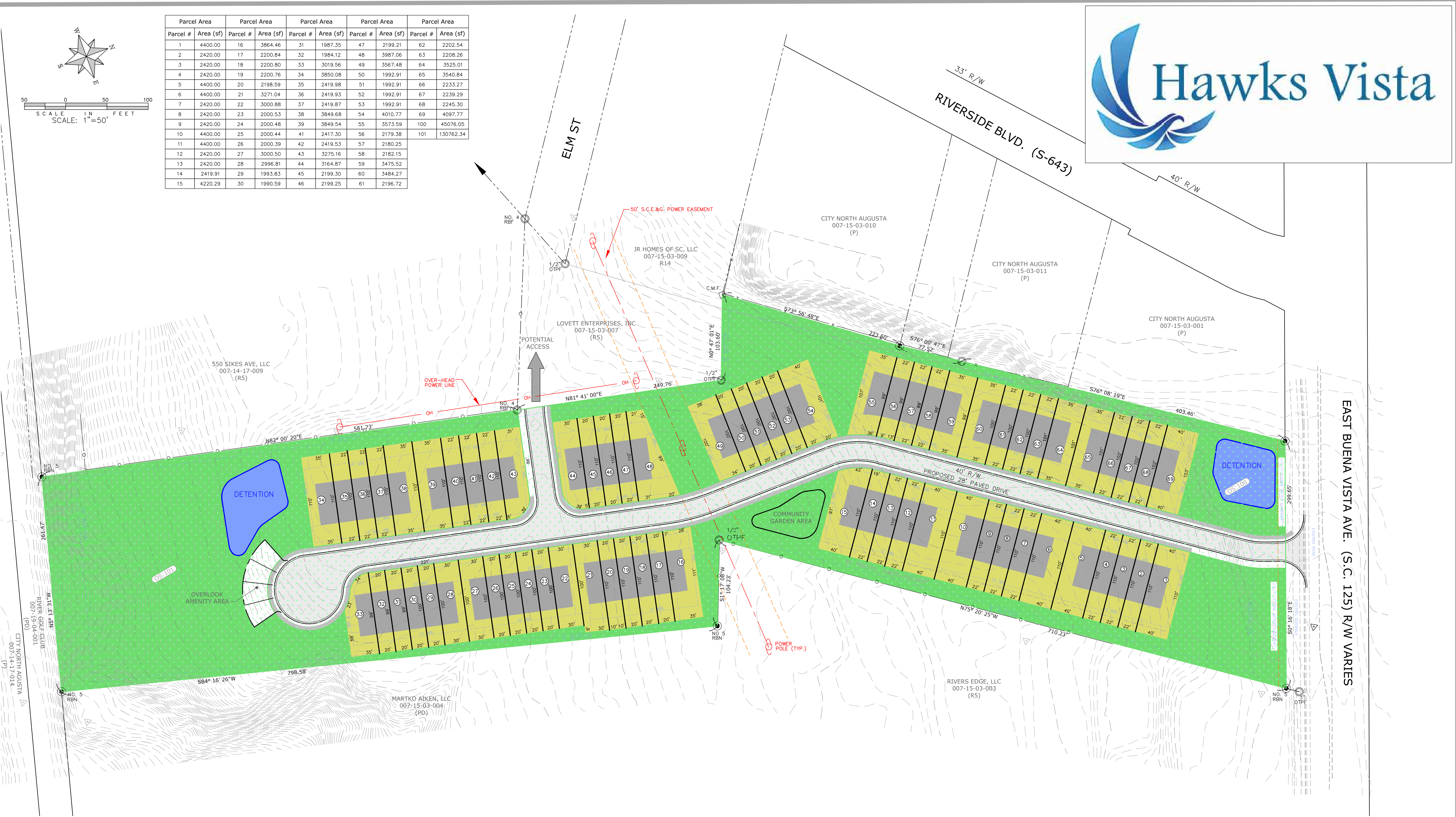
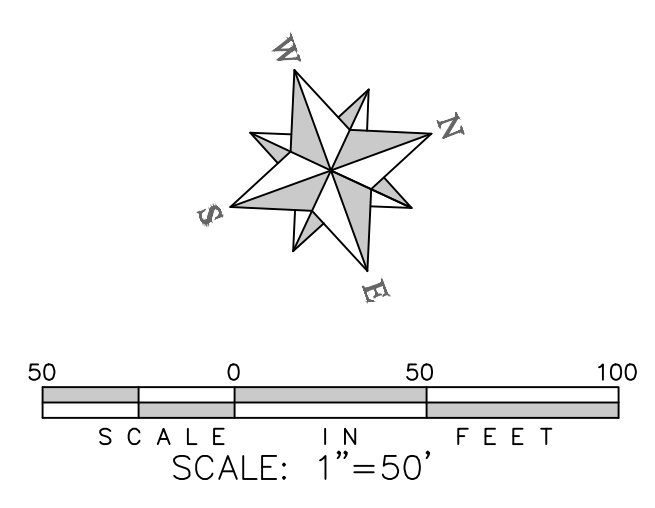
Keith Lawrence, P.E.



CMC REAL ESTATE INVESTMENTS, LLC
 TAX MAP/PARCEL #: 007-15-03-002
 Area: 9.84 AC
 ZONING: PUD



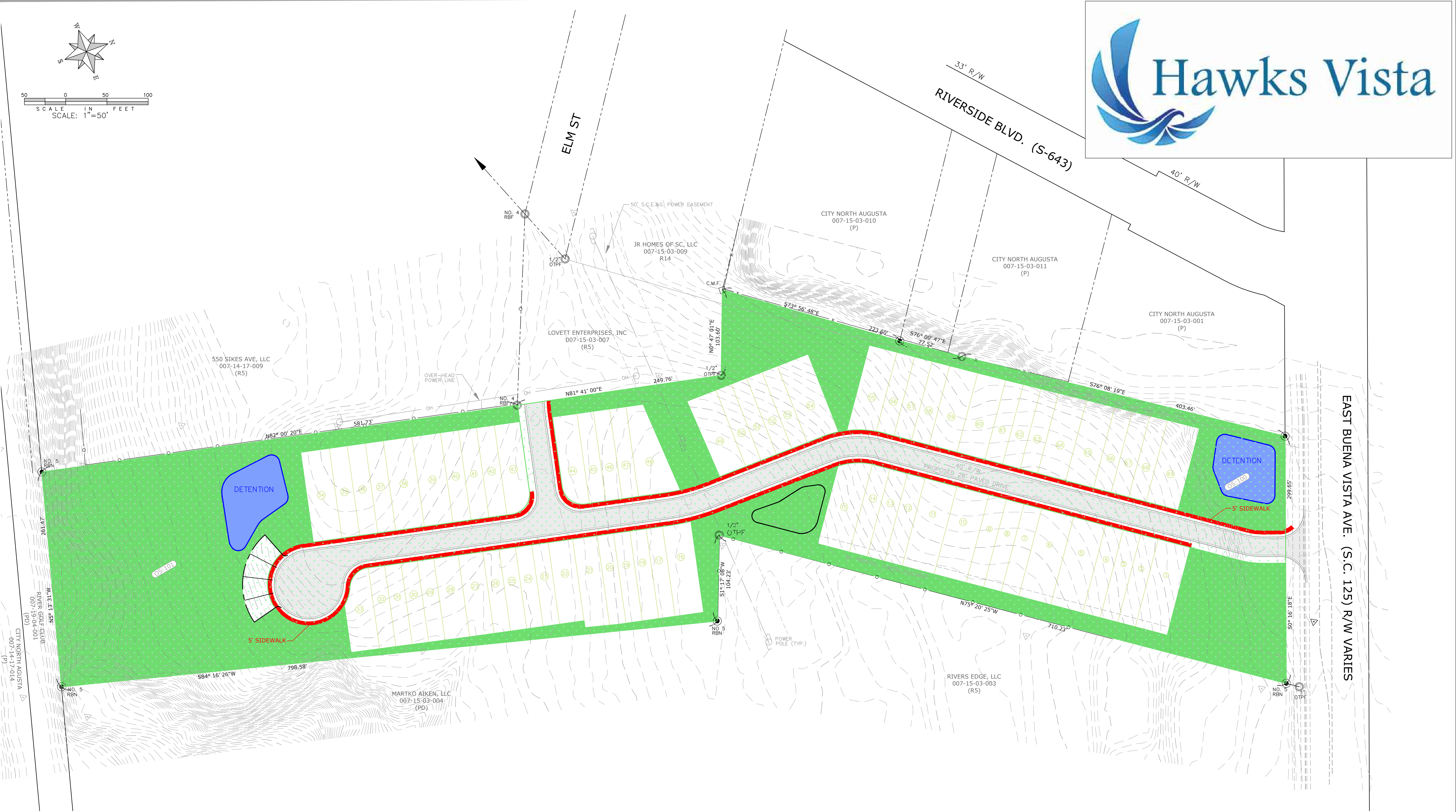
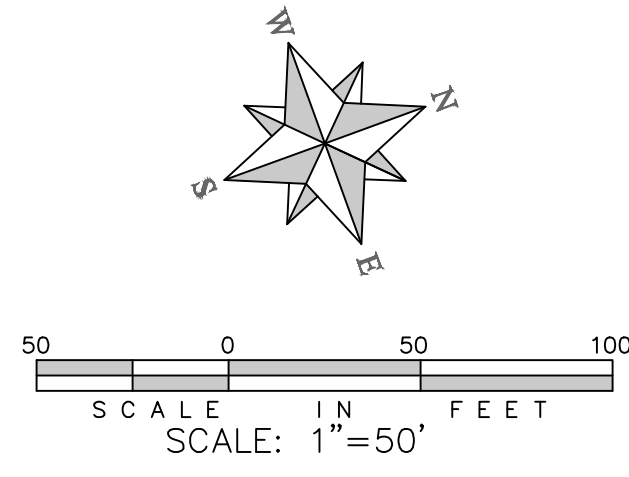
Parcel Area		Parcel Area		Parcel Area		Parcel Area		Parcel Area	
Parcel #	Area (sf)	Parcel #	Area (sf)	Parcel #	Area (sf)	Parcel #	Area (sf)	Parcel #	Area (sf)
1	4400.00	16	3864.46	31	1987.35	47	2199.21	62	2202.54
2	2420.00	17	2200.84	32	1984.12	48	3987.06	63	2208.26
3	2420.00	18	2200.80	33	3019.56	49	3567.48	64	3525.01
4	2420.00	19	2200.76	34	3850.08	50	1992.91	65	3540.84
5	4400.00	20	2198.59	35	2419.98	51	1992.91	66	2233.27
6	4400.00	21	3271.04	36	2419.93	52	1992.91	67	2239.29
7	2420.00	22	3000.88	37	2419.87	53	1992.91	68	2245.30
8	2420.00	23	2000.53	38	3849.68	54	4010.77	69	4097.77
9	2420.00	24	2000.48	39	3849.54	55	3573.59	100	45076.05
10	4400.00	25	2000.44	41	2417.30	56	2179.38	101	130762.34
11	4400.00	26	2000.39	42	2419.53	57	2180.25		
12	2420.00	27	3000.50	43	3275.16	58	2182.15		
13	2420.00	28	2996.81	44	3164.87	59	3475.52		
14	2419.91	29	1993.83	45	2199.30	60	3484.27		
15	4220.29	30	1990.59	46	2199.25	61	2196.72		



PROPERTY AREA: 9.84 +/- ACRES TOTAL
 RESIDENTIAL AREA: 4.04 +/- ACRES
 UNIT COUNT: 69
 DENSITY: 7.0 LOTS/UNITS PER ACRE
 NATURAL AREAS: 1.29 ACRES (13.1%)
 GRASSED AREAS: 2.75 ACRES (27.9%)

CONCEPT PLAN

Figure 3



Department of Planning and Development



Project Staff Report

ZV23-011 North Augusta Jiffy Lube

Prepared by: Kuleigh Baker

Meeting Date: October 3, 2023

SECTION 1: PROJECT SUMMARY

Project Name	Jiffy Lube Subdivision
Applicant	Joel Lamothe
Address/Location	Laurel Lake Drive
Parcel Numbers	010-18-08-001
Total Development Size	±.42 ac
Existing Zoning	GC, General Commercial
Overlay	HC, Highway Corridor
Variance Requested	NADC Table 3-3 Minimum Lot Frontage for the GC, General Commercial Zoning 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.northaugusta.net on September 20, 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 September 15, 2023. The property was posted with the required public notice on September 20, 2023.

SECTION 4: SITE HISTORY

This property was initially part of a 4+ acre tract that was a remnant from SCDOT improvements made during the reconfiguration of Exit 5 and the 520 interchanges. The property was rezoned (RZM09-004) in 2009. The request was initially for TC, Thoroughfare Commercial, but was approved as GC, General Commercial by the North Augusta City Council on November 2, 2009, City Council Ordinance 2009-0011.

The property has been subject to several plats to divide the property and dedicate easements to the City. A plat was approved in 2011 (MP11-008) showing the parcel in its current configuration. Additional plat in 2013 subdivided the Waffle House portion of the property.

These plats were subject to an agreement requiring additional intersection improvements for the development of the remaining parcels from the original property. The agreement is dated September 27, 2011.

On October 17, 2019, Planning Commission approved application SP19-002, a Major Site Plan application for a proposed Jiffy Lube and retail strip center along with MW19-004, a Waiver request for modifications to the landscaping requirements of the NADC and CU19-04, a Conditional Use Permit for the automobile repair related uses.

On November 4, 2021, the Board of Zoning Appeals granted a variance for application ZV20-010 to allow for a signage exceeding the maximum total square footage of all signage on a non-residential parcel. The request was for a total of 458 sf of signage, an additional 159 sf more than allowed in order to provide additional wall signage for the proposed Diablo's site.

To date, the Jiffy Lube was developed and operates. Construction stalled on the retail strip center. The applicant seeks to subdivide the two developments.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Commercial	GC, General Commercial
North	Commercial	Commercial	GC, General Commercial
South	I-20 Right-of-Way	N/A	N/A
East	Commercial	Commercial	GC, General Commercial
West	I-20 Right-of-Way	N/A	N/A

Access – The site currently is accessible from an internal drive only. Additional improvements were warranted in previous transportation studies and may need to be installed for this development.

Topography – The subject property has been previously graded and is mainly flat, though slightly elevated from the McDonald’s site to the north.

Utilities – The site has access to an existing eight-inch sanitary sewer running mainly east-west across the property. The site has access to an existing eight inch water service line running in from Edgefield Rd. along Laurel Lake Drive. Water is available through the northern property.

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

Drainage Basin – This property is within the Franklin Branch Basin, which has good water quality rating per the 2014 Water Quality Assessment & Watershed Plan. A more detailed report was not included in the 2020 Water Quality Report as the basin has the least impact to the City. The Franklin Branch Basin is located along the edge of the City limits near 1-20 and Highway 25, with the majority falling outside the City limits. All of the commercial and residential development that has occurred in the area over the past 10 years has been designed with water quality treatment components for the stormwater systems. Random sampling is done if problems are encountered.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow a variance from the requirements of the minimum lot frontage for the GC, General Commercial Zoning District listed in Table 3-3, Dimensional Standards in Article 3, Zoning Districts of the North Augusta Development Code. The minimum lot frontage required for the GC zoning district is 50 ft. By subdividing the Jiffy Lube parcel, the resulting strip shopping center parcel would not have any public street frontage, as it is accessed from a driveway off of Laurel Lake Drive.

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

1. An unnecessary hardship exists;
 - The applicant states that an unnecessary hardship is created due to the site's location at the intersection of Edgefield Road and I-20 West. The presence of the Interstate highway limits access that would typically be available on a regular roadway and creates a parcel of land without direct access from public street frontage.
 - Staff notes that the geometry of the site is difficult to access from public streets due to the existing roadway configurations.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states this situation only applies to certain parcels alongside interstate highways which cannot be considered legal public street frontage.
 - Staff notes that this site can only be accessed from a private driveway and that this condition is unique to the property.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states this situation only applies to certain parcels alongside interstate highways which cannot be considered legal public street frontage.
 - Staff notes that the surrounding parcels are impacted by the existing driveway but having been previously fully developed, the conditions do not apply.

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 ownership of the property will have a substantial impact on its potential for future development. By subdividing the parcel, separate

ownership will allow a wide range of businesses to improve the district. Adjusting the parcel lines will allow for more effective utilization of the property.

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 subdivision will not pose any substantial detriment to adjacent properties or the public good. It will not compromise the overall character of the district or create structures that are out of scale or create excessive noise, light, traffic, or incompatible late night activity.
 - Staff notes that the subdivision of the parcel will not be out of keeping with the character of the commercial district and affects ownership, not the type of development expected.

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.
 - NA

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.
 - The existing use is allowed to remain.
 - 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 existing configuration of the surrounding roads.

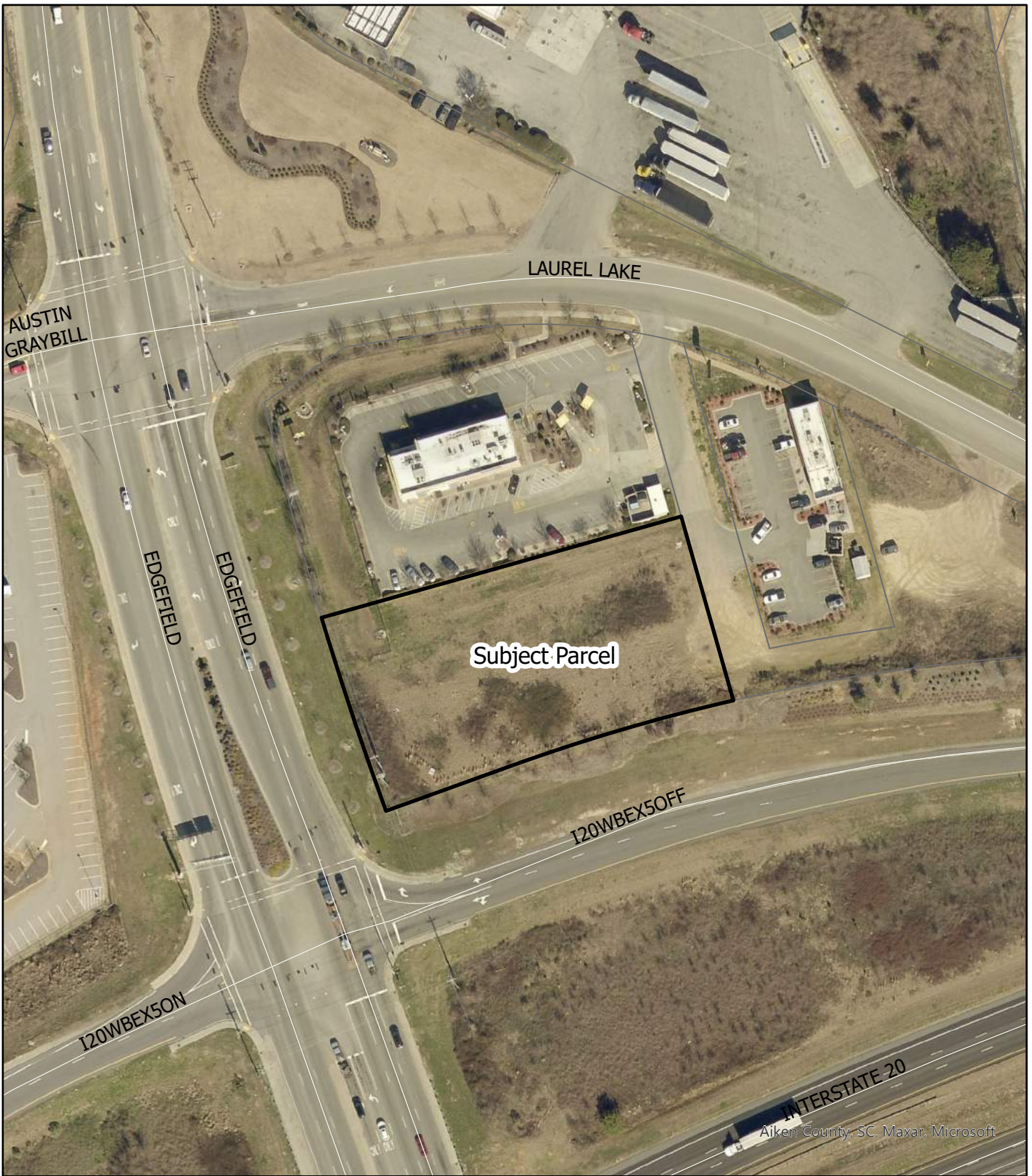
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.

- 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 minor subdivision plat as submitted.
 - The existing Diablos sign on the Jiffy Lube site should be removed. No off-site signage is allowed without a separate variance. Should the existing Jiffy Lube 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.

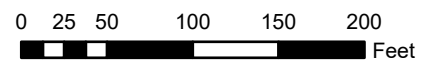
SECTION 7: ATTACHMENTS

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Future Land Use
- 5) Site Photos
- 6) Public Notice
- 7) ZV21-010 Variance Order
- 8) Application Materials

cc. Lance Cheely, Cranston Engineering Group, via email
Joel Lamothe, Jiffy Lube, via email

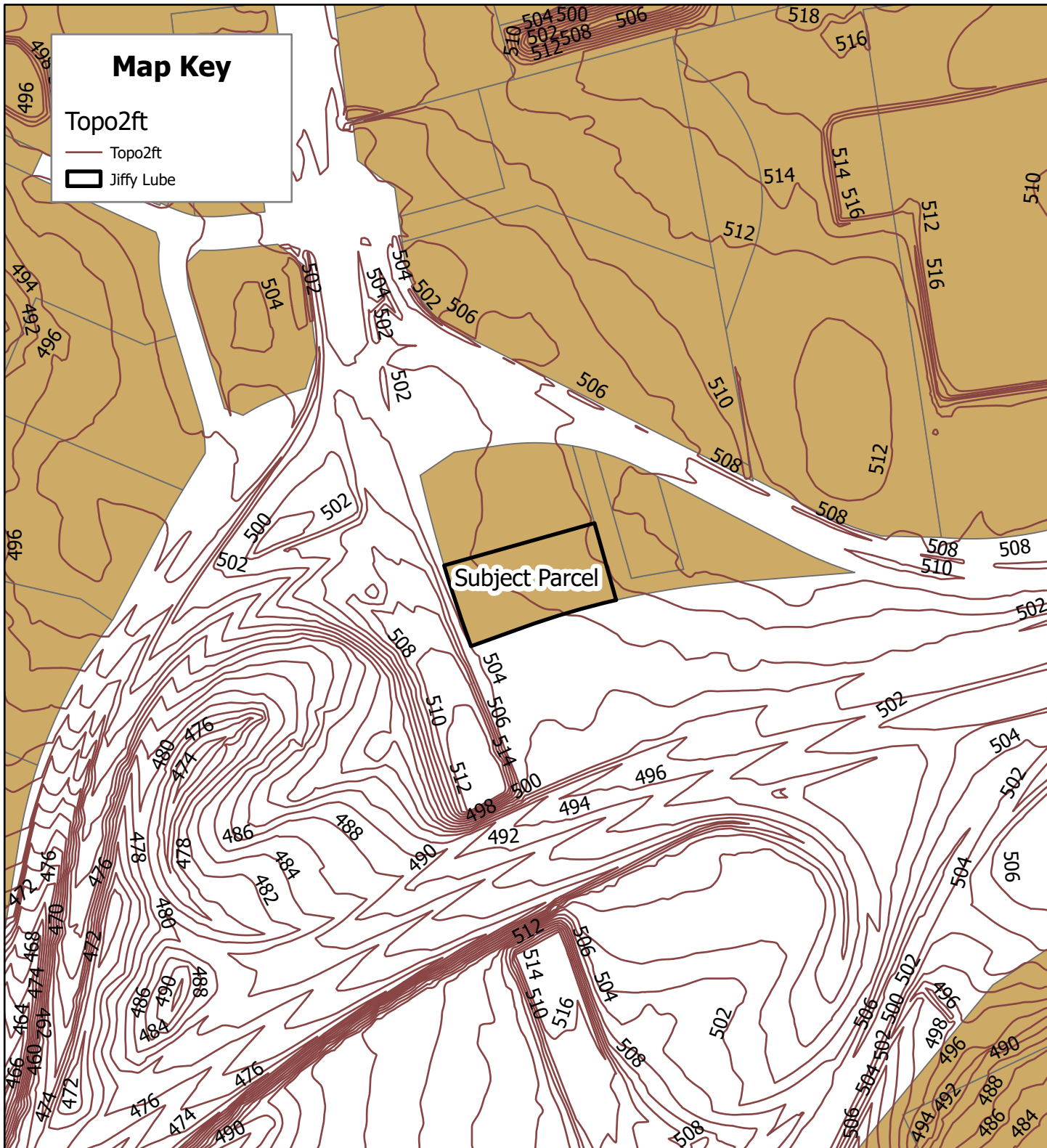


Aerial Map
Application Number ZV23-011
Tax Parcel Number
010-18-08-001



9/14/2023 8:18

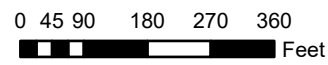




Map Key

Topo2ft

- Topo2ft
- ▭ Jiffy Lube

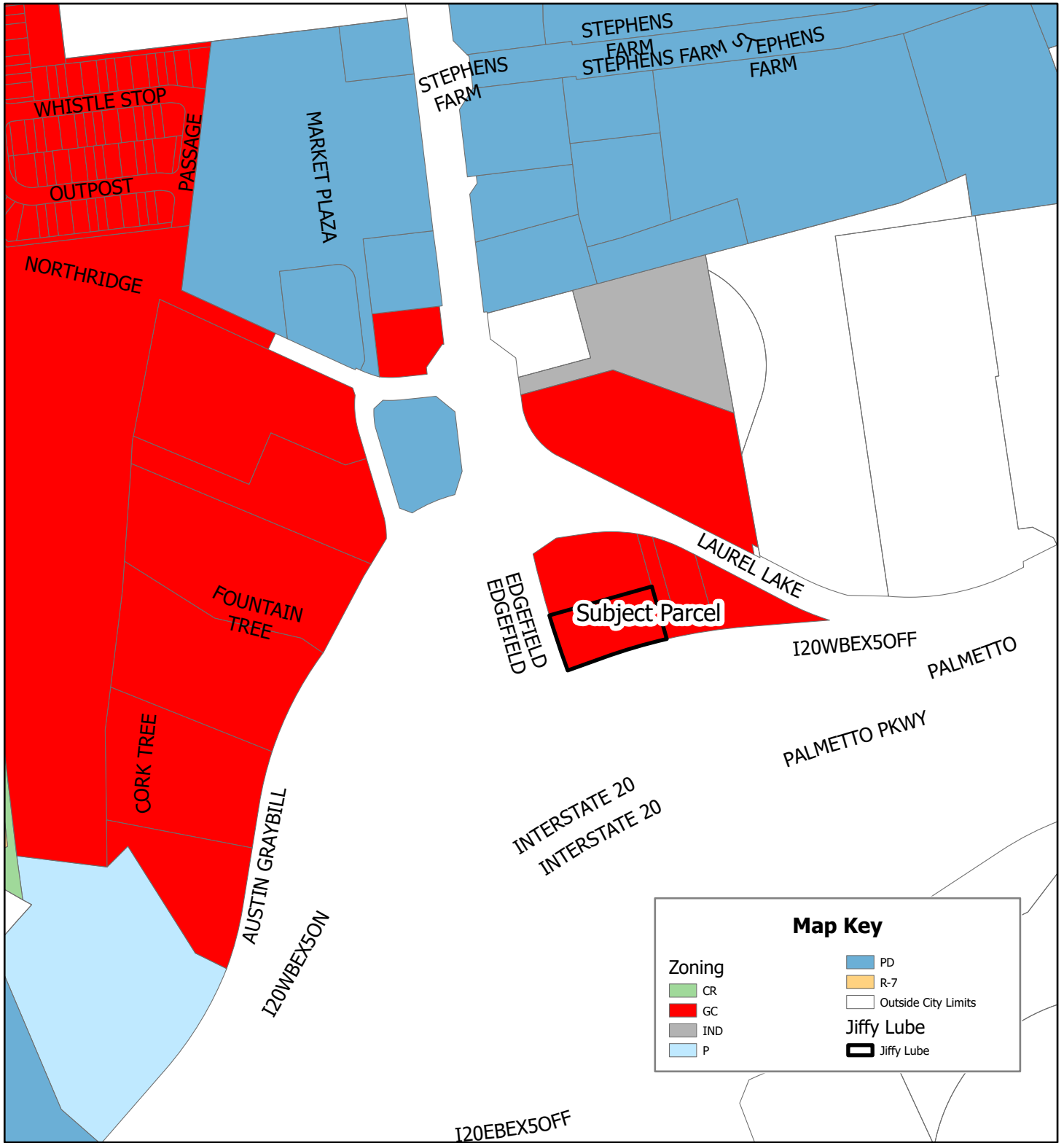


9/14/2023 8:18 AM



Topography Map
 Application Number ZV23-011
 Tax Parcel Number
 010-18-08-001
 Approx. 1.1 ac





Zoning Map
 Application Number ZV23-011
 Tax Parcel Number
 010-18-08-001
 Zoned GC, General Commercial
 HC, Highway Corridor Overlay District



September 15, 2023

RE: A request by North Augusta Jiffy Lube for a variance from the minimum lot frontage requirement of Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects the subdivision of an existing automobile service and repair station located at 140 Laurel Lake Drive, TPN 010-18-08-001, approximately 0.42 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

Please note: Your property is not included in the variance request. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner or Current Resident:

The Department of Planning and Development has received a request by North Augusta Jiffy Lube for a variance from the minimum lot frontage requirement of Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects the subdivision of an existing automobile service and repair station located at 140 Laurel Lake Drive, TPN 010-18-08-001, approximately 0.42 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

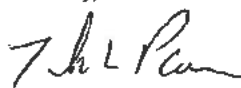
The Board of Zoning Appeals will hold a public hearing at **6:00 PM on Tuesday, October 3, 2023** in the Council Chambers located on the 3rd floor of the North Augusta Municipal Center, 100 Georgia Avenue. Following the hearing, the Board of Zoning Appeals will consider and decide on the application.

Documents related to the application will be available for review after September 28, 2023 in the offices of the Department of Planning and Development, Municipal Center, 2nd Floor, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov.

Those interested in expressing a view on these cases are encouraged to attend the meeting or provide written comments via email to planning@northaugustasc.gov, by Noon (12pm) on Tuesday, October 3, 2023.

If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,



Thomas L. Paradise, Director
Department of Planning and Development

City of
North Augusta, South Carolina
Board of Zoning Appeals

PUBLIC HEARING NOTICE

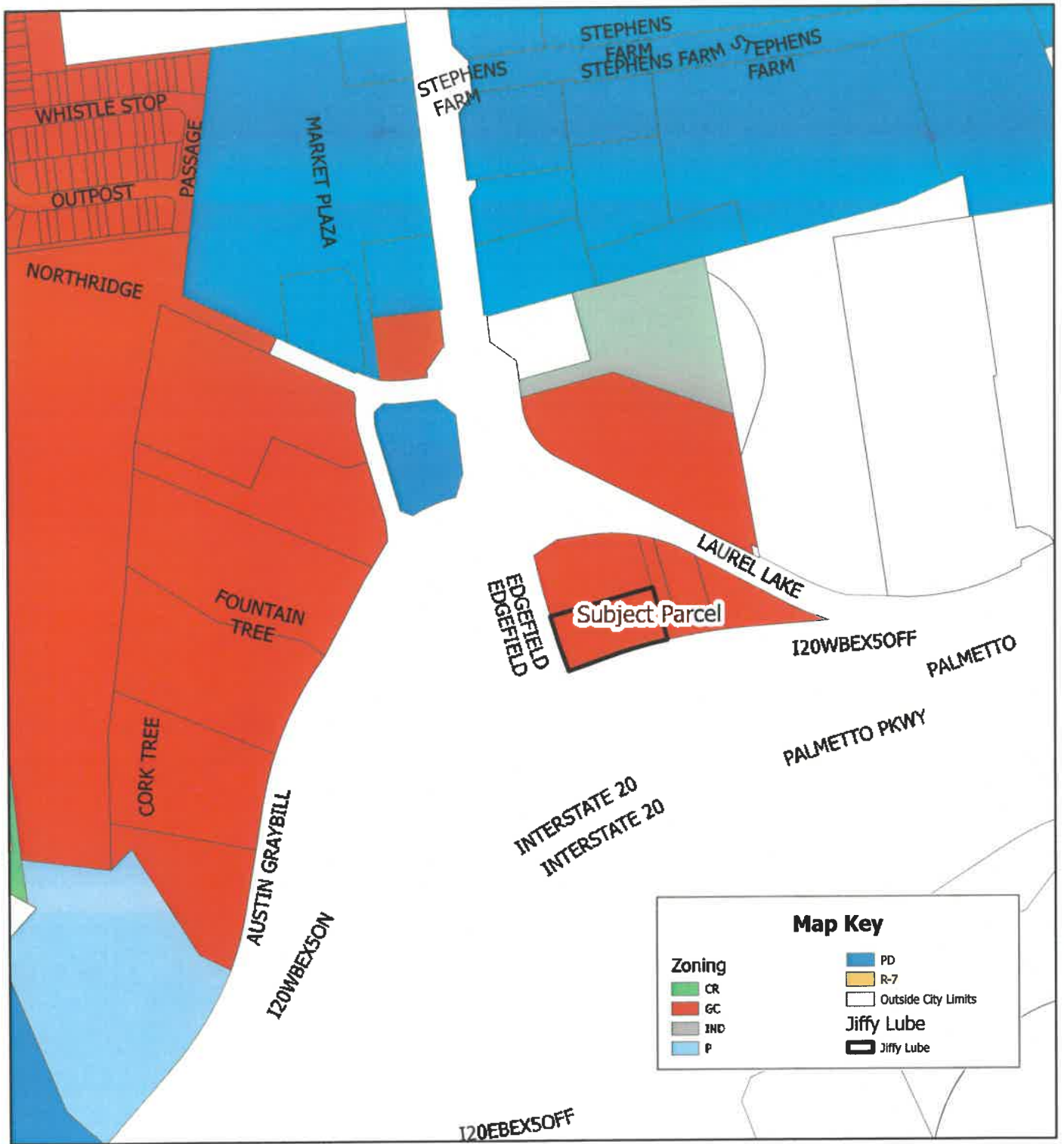
The North Augusta Board of Zoning Appeals will hold a public hearing at its regular monthly meeting beginning at 6:00 PM on Tuesday, October 3, 2023 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV23-010 - A request by CSRA Development Co. for a variance from the minimum lot width in Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects a future townhome development on an approximately 9.84 acre parcel off East Buena Vista Avenue, TPN 007-15-03-002, proposed to be zoned R-7, Small Lot, Single-Family Residential.

ZV23-011 – A request by North Augusta Jiffy Lube for a variance from the minimum lot frontage requirement of Table 3-3, Dimensional Standards of Article 3, Zoning Districts in the North Augusta Development Code. The application affects the subdivision of an existing automobile service and repair station located at 140 Laurel Lake Drive, TPN 010-18-08-001, approximately 0.42 acres zoned GC, General Commercial, and within the HC, Highway Corridor Overlay District.

Documents related to the applications will be available for public inspection September 28, 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.



Map Key

Zoning	PD
CR	R-7
GC	Outside City Limits
IND	Jiffy Lube
P	Jiffy Lube



9/14/2023



Zoning Map
 Application Number ZV23-011
 Tax Parcel Number
 010-18-08-001
 Zoned GC, General Commercial
 HC, Highway Corridor Overlay District

STATE OF SOUTH CAROLINA)
)
COUNTY OF AIKEN)
)
In Re: Jiffy Lube/Diablo's)
)
)
Variance Approval)
)

BEFORE THE
CITY OF NORTH AUGUSTA
BOARD OF ZONING APPEALS

ORDER

Application Number: ZV21-010
Parcel Number: 010-18-08-001
104 Laurel Lake Drive

Request

The applicant requests a variance to allow for 159 sf of wall signage for Diablo's and 200 sf of wall signage for Jiffy Lube located on Laurel Lake Drive. The request is in addition to a previously approved freestanding sign measuring approximately 99 sf. The maximum total square footage of all signage allowed on a parcel in the Highway Corridor Overlay District is 300 sq. ft. or 10% of the ground floor area, or 6 sq. ft. per linear ft. of frontage, whichever is least. On this site, 300 sq. ft. is the most restrictive sign area. The request is for a total of 458 sf of signage on the subject parcel, an additional 159 sf more than allowed by NADC Article 13, Signs, Section 13.8.3.n. Maximum Total Square Footage of All Signage on a Non-Residential Parcel or Lot.

Public Notice

A public notice describing the request and advertising the scheduled date of the Board of Zoning Appeals (Board) public hearing was published in *The Star* and on www.northaugusta.net on October 21, 2021. A written notice of the variance request and scheduled date of the Board hearing was mailed to the owners of property within 200 feet of the subject property October 18, 2021. The property was posted with the required public notice on October 20, 2021.

Findings of Fact and Decision

Section 18.4.5.4.2 of the North Augusta Development Code defines the Board's powers and duties related to hearing and deciding upon appeals for variances and provides the criteria which the Board must use in reviewing each variance request. To grant a variance, the Board must find and explain in writing that the evidence and facts of the case prove that each of the following mandatory factors applies:

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 does 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. That the unnecessary hardship is not self-imposed.
9. That using the property more profitably was not grounds for granting the 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 upon these factors, the Board's review of this application, consideration of the staff report as well as testimony and evidence submitted by the applicant, and providing the opportunity for public comment at the hearing, the Board has found in the affirmative that the appeal meets all of the standards required to issue the variance.

After a motion made by Kevin Scaggs, and duly seconded by Jim Newman, the Board voted unanimously to approve the application with the following conditions:

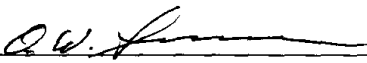
- 1) The variance will apply only to this property and the sign details as submitted. Should the sign need to be replaced, it should meet the requirements of the sign code in place at that time or request another variance, if applicable.

Therefore, based upon these findings of fact and conclusions of law; it is:

ORDERED that subject to the conditions enumerated herein, the applicant's request for a variance to allow 458 sq. ft. of signage on the subject parcel as shown in the application is GRANTED; and further

ORDERED that the executed Order be given to the North Augusta City Clerk and that copies be provided to the applicant and the North Augusta Department of Planning and Development.

IT IS SO ORDERED


O. Wesley Summers, Chairman
Board of Zoning Appeals

November 29, 2021
North Augusta, South Carolina

Copy of this order sent to the applicants **BY CERTIFIED MAIL** on _____, 2021.

Thomas L. Paradise, Interim Director
Department of Planning & Development
Secretary to the Board of Zoning Appeals

2021039675
ORDER
RECORDING FEES \$25.00
PRESENTED & RECORDED
12-30-2021 04:01 PM
JUDITH WARNER
REGISTER OF MISC CONVEYANCE
AIKEN COUNTY, SC
BY: QUINLAN BATES DEPUTY
BK: RB 4988
PG: 2241 - 2243

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2123-001

Date Received 9-5-23

Review Fee 250.00

Date Paid 9-5-23

1. Project Name North Augusta Jiffy Lube

Project Address/Location Laurel Lake Drive

Total Project Acreage 0.42 AC. Current Zoning General Commercial

Tax Parcel Number(s) 010 18 08 001
2. Applicant/Owner Name Lance Cheely Applicant Phone 706-840-3076

Mailing Address 452 Ellis St

City Augusta ST GA Zip 30901 Email lcheely@cranstonengineering.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 Lance Cheely License No. 1392

Firm Name Cranston, LLC Firm Phone 706-722-1588

Firm Mailing Address 452 Ellis St

City Augusta ST GA Zip 30901 Email lcheely@cranstonengineering.com

Signature *Lance Cheely* Date 9/1/2023
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.

Lance Cheely

Applicant or Designated Agent Signature

9/1/2023

Date

Lance Cheely

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 2V23-011

Date Received 9-5-23

1. Project Name North Augusta Jiffy Lube
Project Address/Location Laurel Lake Dr, North Augusta, 29860
Project Parcel Number(s) 010-18-08-001
2. Property Owner Name Joel Lamothe Owner Phone 706-667-0767
Mailing Address P.O. BOX 211042
City Martinez ST GA Zip 30917 Email JLAMOTHE@JIFFYLUBEAUGUSTA.COM
3. Designated Agent Lance Cheely
Relationship to Owner Landscape Architect
Firm Name Cranston, LLC Phone 706-722-1588
Agent's Mailing Address 452 Ellis St
City Augusta ST GA Zip 30901 Email lcheely@cranstonengineering.com
Agent's Signature *Lance Cheely* Date 9/1/2023

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

Joel Lamothe
Owner Signature

9/1/2023
Date

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

Heidi L. Tedesco
Notary Public

6/1/2026
Commission Expiration Date





CRANSTON

CranstonEngineering.com

452 Ellis Street Augusta, Georgia 30901
PO Box 2546 Augusta, Georgia 30903
706.722.1588

September 1, 2023

North Augusta Planning and Zoning
100 Georgia Avenue
North Augusta, SC 29841

Attn: Mrs. Kuleigh Baker

RE: North Augusta Jiffy Lube
North Augusta, SC
Cranston File No.: 2023-0281

Dear Mrs. Baker:

On behalf of the owner, Cranston requests a variance from the Planning Department. This letter explains the unique circumstances surrounding the site in question.

An unnecessary hardship exists due to the site's location at the intersection of Edgefield Road and I-20 West. The presence of the interstate highway significantly limits the access that would typically be available on a regular roadway. As a result, it creates a parcel of land without direct access from public frontage streets.

It's important to note that this situation only applies to certain parcels situated alongside an interstate highway or specific types of roadways, which cannot be considered legal public street frontage.

Given these conditions, the ownership of the property will have a substantial impact on its potential for future development. Separate ownership will allow a wide range of businesses to improve the business district. Adjusting the parcel lines will not only allow for a more effective utilization of the property but will also not pose any substantial detriment to adjacent properties or the public good.

Furthermore, this variance will not compromise the overall character of the district. The concept of harm to the district's character encompasses scenarios where structures are significantly out of scale, or there is the potential for excessive noise, light, traffic, or incompatible late-night activities.

With all due respect, we kindly request that the Planning Commission grant approval for the variance of the North Augusta Jiffy Lube. Your understanding and consideration of these circumstances are greatly appreciated.

Sincerely,

CRANSTON LLC

A handwritten signature in black ink that reads "Lance Cheely". The signature is written in a cursive, flowing style.

Lance Cheely, PLA, MBA

