

Board of Zoning Appeals



**Minutes for the Tuesday, May 2, 2023, Regular Meeting
6:00 p.m., Council Chambers, 100 Georgia Avenue**

Members of the Board of Zoning Appeals

Wesley Summers

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

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

REGULAR MEETING

1. **Call to Order** – 6:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of April 11, 2023. Minutes were approved unanimously.
4. **Confirmation of Agenda** No changes were made to Agenda.
5. **ZV23-005**– A request by Margaret Reddy and Gordon Colley and Wayne and Patricia Carpenter for a variance from the minimum lot width from Article 3, Section 3.5, Dimensional Standards in The Base Zoning District, Table 3-3 Dimensional Standards. The request affects approximately 0.89 ac and approximately 0.63 ac zoned R-7, Small-Lot, Single-Family Residential located at 511 and 517 Ponce de Leon Avenue, TPN 007-14-17-002 and TPN 007-14-17-011.

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

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

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

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

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

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

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

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

6. Adjourn 6:32pm

Respectfully Submitted,



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