

# Board of Zoning Appeals



**Minutes for the Tuesday, December 5, 2023, Regular Meeting  
6:00 p.m., Council Chambers, 100 Georgia Avenue**

*Members of the Board of Zoning Appeals*

Wesley Summers

*Chairman*

Bill Burkhalter

Kathie Stallworth

Jim Newman

Kevin Scaggs

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

## **REGULAR MEETING**

1. **Call to Order** – 6:00 p.m.
2. **Roll Call** Members Kathie Stallworth, Kevin Scaggs, Bill Burkhalter and Jim Newman were all in attendance.
3. **Approval of Minutes** – Minutes of the Regular Meeting of November 7, 2023.
4. **Confirmation of Agenda** Minutes was approved as submitted.
5. **ZV23-013**- A request by Butler Pond, LLC for a variance from Section 13.8.2.c.i.d.ii of the North Augusta Development Code to allow a hanging sign with monument style column in a residential zoning district. The application affects an area located at approximately 789 West Five Notch Road, TPN 127-00-01-074 on ±27.54 acres zoned PD, Planned Development.
  - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.

Tommy Paradise stated the North Augusta Development Code requires that a subdivision have a monument sign. Mr. Paradise described a monument sign as a single sign structure with a base. The developer had proposed a shingle style sign, hanging from a brick column which has prompted the need a variance.

Developer Danny Geddes, 100 Cottonwood Ct was sworn in at the podium. Mr. Geddes stated that his concern is the visibility from the roadway. He continued by stating that if the sign was a monument sign, it would force the sign to be moved further from the roadway, making the signage less visible. He spoke about the proposed signage being similar to existing subdivision signs nearby.

Kathie Stallworth questioned if there would be multiple entrances into the Butler's Pond subdivision.

Danny Geddes explained that there will only be one entry point for the subdivision. He continued by stating the one of the road names are Beautiful Pond Park and there is a pond located within the subdivision.

Public Hearing was closed.

b. **Consideration** – Consideration of Application ZV23-013 by the Board of Zoning Appeals.

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

1. This variance will apply only to the 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 the time or request another variance applicable.
2. The proposed sign and location should not be placed in the sight triangle.

Bill Burkhalter seconded the motion and it was approved unanimously.

6. **Adjourn** 6:30pm

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

ZV24-001 Parker's Kitchen #117 Signage

Prepared by: La'Stacia Reese/Tommy Paradise

Meeting Date: February 6, 2024

## SECTION 1: PROJECT SUMMARY

Project Name	Parker's Kitchen #117 Signage
Applicant	Drayton Parker Companies, LLC
Agent	Tiffany Jackson
Address/Location	5747 Jefferson Davis Hwy
Parcel Number	013-18-05-001
Total Development Size	± 5.5 acres
Existing Zoning	TC, Thoroughfare Commercial
Overlay	N/A
Variance Requested	NADC Article 9, Table 9-2 Signs Permitted by District and Table 9-3 Sign Areas Permitted.

## SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

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

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

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

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

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

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

### SECTION 3: PUBLIC NOTICE

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The application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Star* and [www.northaugustasc.gov](http://www.northaugustasc.gov) on January 17, 2024. 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 January 17, 2024. The property was posted with the required public notice on January 17, 2024.

## SECTION 4: SITE HISTORY

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The subject property, before subdivision, was partially annexed into the City in May 1984 under Ordinance 84-09, which was to be a part of the future subdivision River North. The remaining portion of the property was annexed into the City in May 1988 under Ordinance 88-07.

A portion of the parcel was subdivided in May 2023 to create TPN 013-18-05-001 for the future construction of Parker’s Kitchen, a convenience store with gasoline sales.

## SECTION 5: EXISTING SITE CONDITIONS

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	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Industrial	TC, Thoroughfare Commercial
North	Interstate (Palmetto Pkwy)	N/A	N/A
South	Vacant	Industrial	TC, Thoroughfare Commercial
East	Automobile sales	Industrial	TC, Thoroughfare Commercial
West	Vacant	Industrial	TC, Thoroughfare Commercial

**Access** – The site currently has access from Jefferson Davis Highway.

**Topography** – The subject property is flat near Palmetto Parkway, then slopes steeply towards the west.

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

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

**Drainage Basin** –The subject property is located within the Womrath Basin. This basin includes the area located from the junction of Knox Avenue and Old Edgefield Road back to Carolina Springs/Womrath Road. The water flows from these areas and then crosses Old Aiken Road and beyond until it crosses Highway 1 (Aiken/Augusta Highway). From there, the unnamed creek empties into wetlands located adjacent to Horse Creek. This basin is sampled at the TTX Plant located off of Hamburg Road.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

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

1. An unnecessary hardship exists;
  - The applicant states that the development code does not have an allowance for a high-rise sign. Due to the topography and location of the subject property, a high-rise sign is appropriate to allow interstate travelers and potential patrons adequate information and response time.

*Staff notes that the subject property is located across from the exit of Palmetto Parkway (I-520). Staff also concurs with applicants' statement that the development code does not allow a high-rise sign. The City has two interstates within its jurisdiction (I-20 and I-520). The silence in the development code on the issue indicates the policy position of the City that such signs are not allowed.*

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that the elevation and/or topography of the site is an exceptional condition that is unique to the property and how they relate to the appeal for the variance.

*Staff notes that the high-rise signage is to engage customers traveling along an interstate highway, I-520. Based on the information submitted by the applicant, the signage is designed to be visible for ½ mile.*

*Staff would also note that the SC Department of Transportation has developed the Highway Advertising Control Act that is designed to provide motorists with business identification and directional information for essential motorist services and for eligible attractions. This signage is for businesses that provide gas, food, lodging, camping, or attraction services to motorists and includes the business logo.*

3. The conditions do not generally apply to other property in the vicinity;
  - The applicant states that other properties in the area do not have the same elevation and/or topography concerns as the subject property.

*Staff notes that the topography of the property is mostly flat towards Palmetto Parkway, then slopes steeply to the west. Surrounding properties in the vicinity of the subject property have several diverse uses with varying topography.*

*Staff also notes that other businesses in the area would be similarly situated with requested high-rise signage to engage business from I-520.*

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 Development Code does not have an allowance for a high-rise sign.

*Staff notes sign regulations apply to all property within North Augusta municipal limits. The failure of the development code to allow for a high-rise sign indicates the City's policy position against allowing them.*

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 size and proposed location of the sign will not adversely impact adjacent properties. Granting the variance will not be of substantial detriment to adjacent property or to the public good, or harmful to the character of the district.

*Staff notes that the adjacent property is currently vacant. Staff also notes that I-520 does not have any high-rise signage in the corridor. The approval of this high-rise sign may set a precedent that would allow additional high-rise signs from the adjacent car dealerships and other business adjacent to I-520 as the corridor develops. This could detract from the visual openness of the corridor and promote a cluttered look.*

6. In the approval of an application for a variance from the provisions of Article 13, Signs, regulating the size, height, appearance, or location of a sign, the Board of Zoning Appeals shall also find that no alternative signage solution that complies with the provisions of Article 13 is available and would provide adequate visibility, recognition and understanding.

- The applicant states that there is no other signage that would provide visibility from the interstate.

*Staff notes that the maximum square footage allowed is 300 sq. ft for all signs, or 10% of the ground floor area, or 3 sq. ft per linear foot of frontage, whichever is less. Depending on the proposed wall signage for the building, the amount allowed for the freestanding sign may be less. The maximum height is 25 ft. Staff would also note that SCDOT provides an alternative through the Highway Advertising Control Act.*

*Staff notes that the applicant is allowed one sign per lot of record and off-site signage is prohibited. Is there additional signage planned for Jefferson Davis Highway?*

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:

- a To allow the establishment of a use not otherwise permitted in a zoning district.
  - Signs are allowed in commercial zoning districts within the stated regulatory limits.
- b To extend physically a nonconforming use of land.
  - The variance does not extend a physically nonconforming use of land.
- c To change zoning district boundaries shown on the official zoning map.
  - The application does not propose a change to the zoning district boundaries.

8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

- The applicant states the location and circumstances of the property warrant the variance request.

*Staff would note that the site was vacant land and the applicant chose to develop this particular parcel with this particular use.*

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



*Staff recognizes that the property will operate as a convenience store with gasoline sales and staff believes that the larger sign designed to attract customers from ½ mile away is designed to increase sales.*

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.

*The Planning Director recommends denial of this application. However, if the Board should approve the request, staff would recommend the following conditions, but all conditions are at the discretion of the Board of Zoning Appeals:*

1. This variance, if granted, will apply only to this property and the sign details as submitted. Square footage and height limits should be specified by the Board.
2. Wall signages on the building should be limited to 200 sq. ft.
3. No other freestanding signage will be allowed.
4. All existing wall signage should be brought into conformance or verified to be in conformance with existing regulations.
5. The Board would be unable to condition the sign to limit the types or content of advertisements due to recent court cases.
6. Any electronic readerboard portions may be no more than 50% of the maximum square footage allowed, with a maximum of 150 sq. ft. or dependent on the final size of the sign. The sign would be expected to follow all the regulated colors, refresh and other regulations of the sign code.

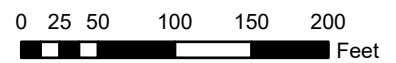
## SECTION 7: ATTACHMENTS

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

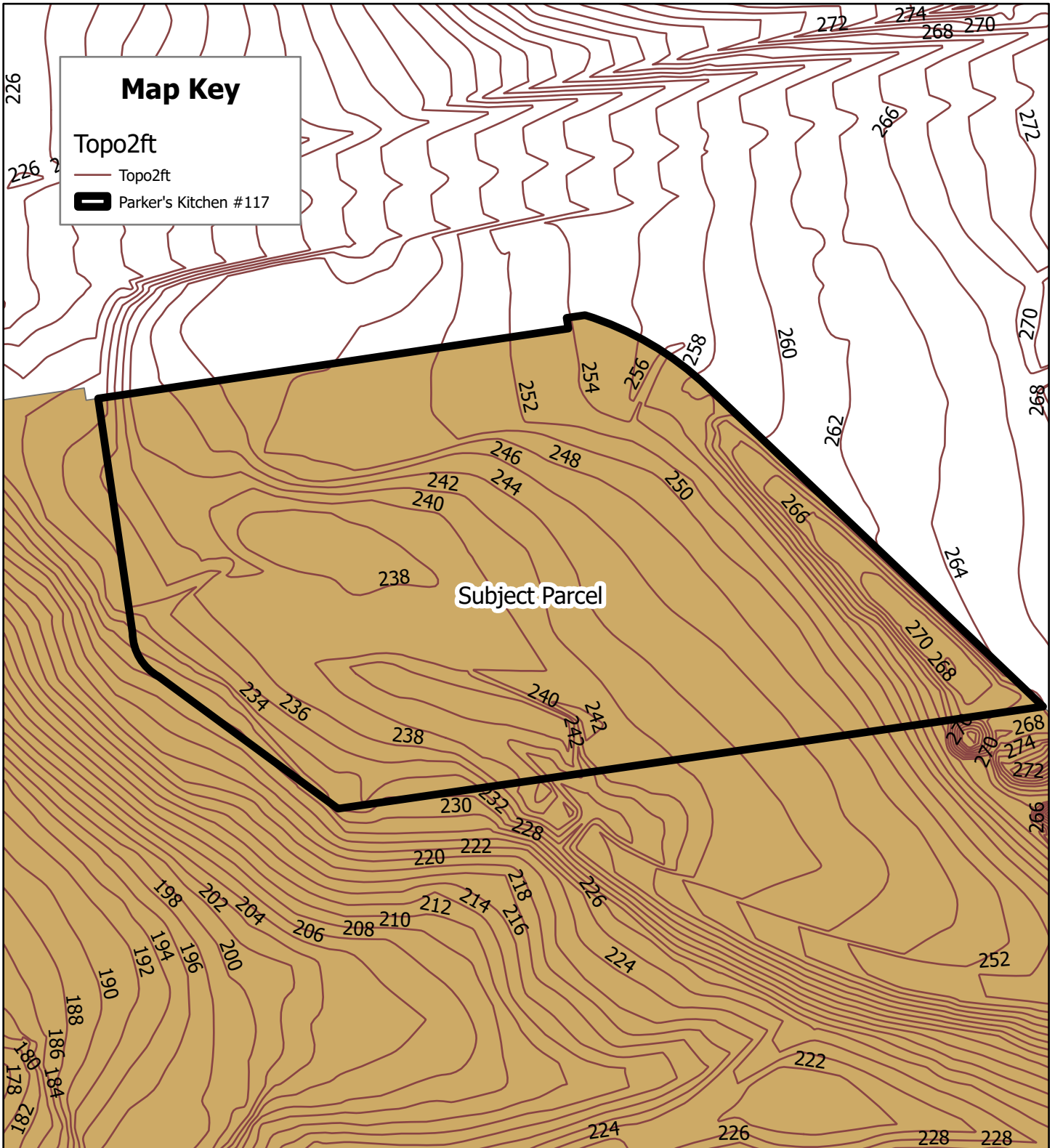


Aerial Map  
Application Number ZV24-001  
Tax Parcel Number  
013-18-05-001



1/12/2024 12:54



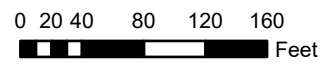


**Map Key**

Topo2ft

- Topo2ft
- ▭ Parker's Kitchen #117

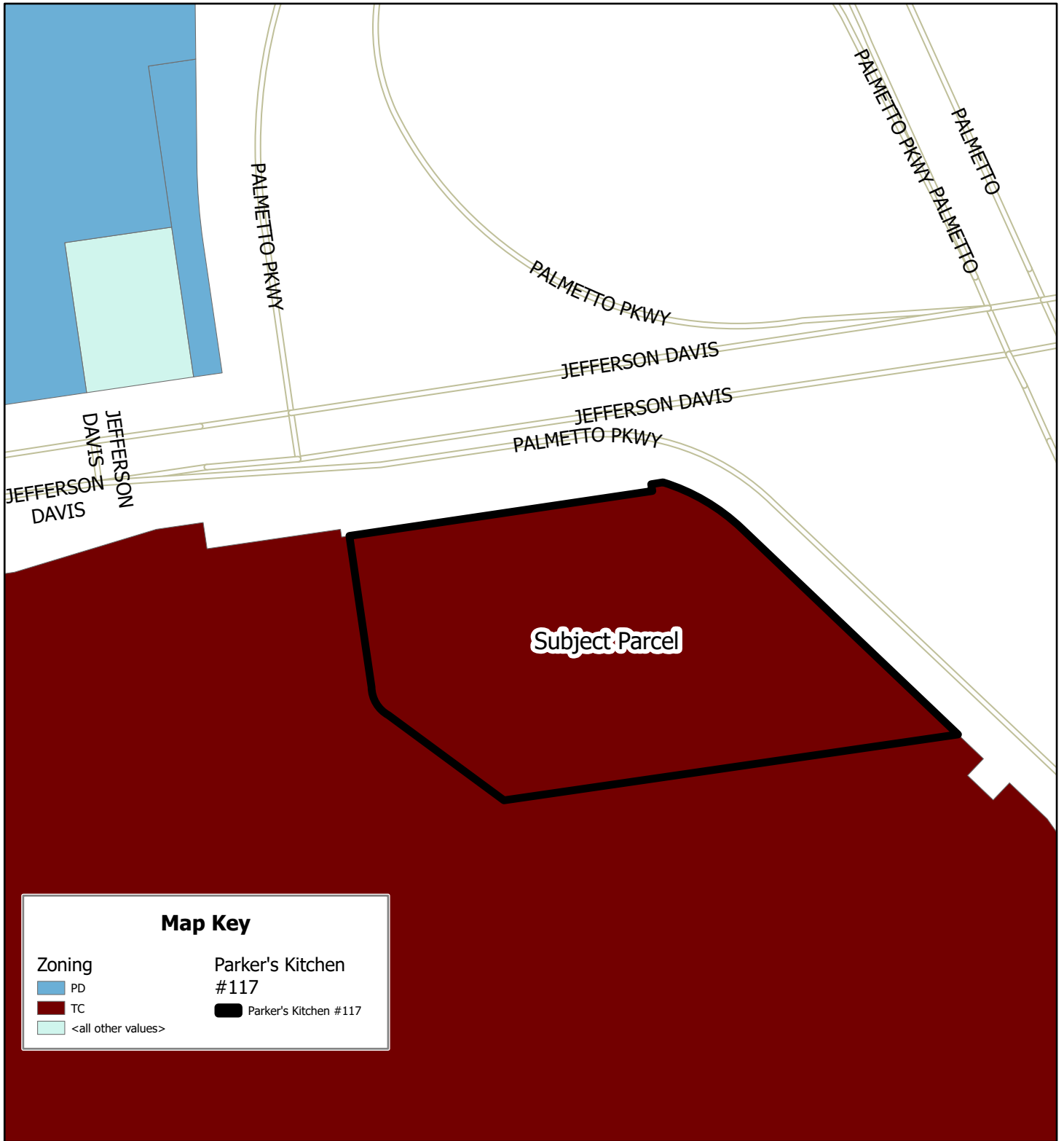
Subject Parcel



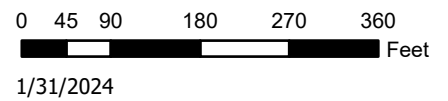
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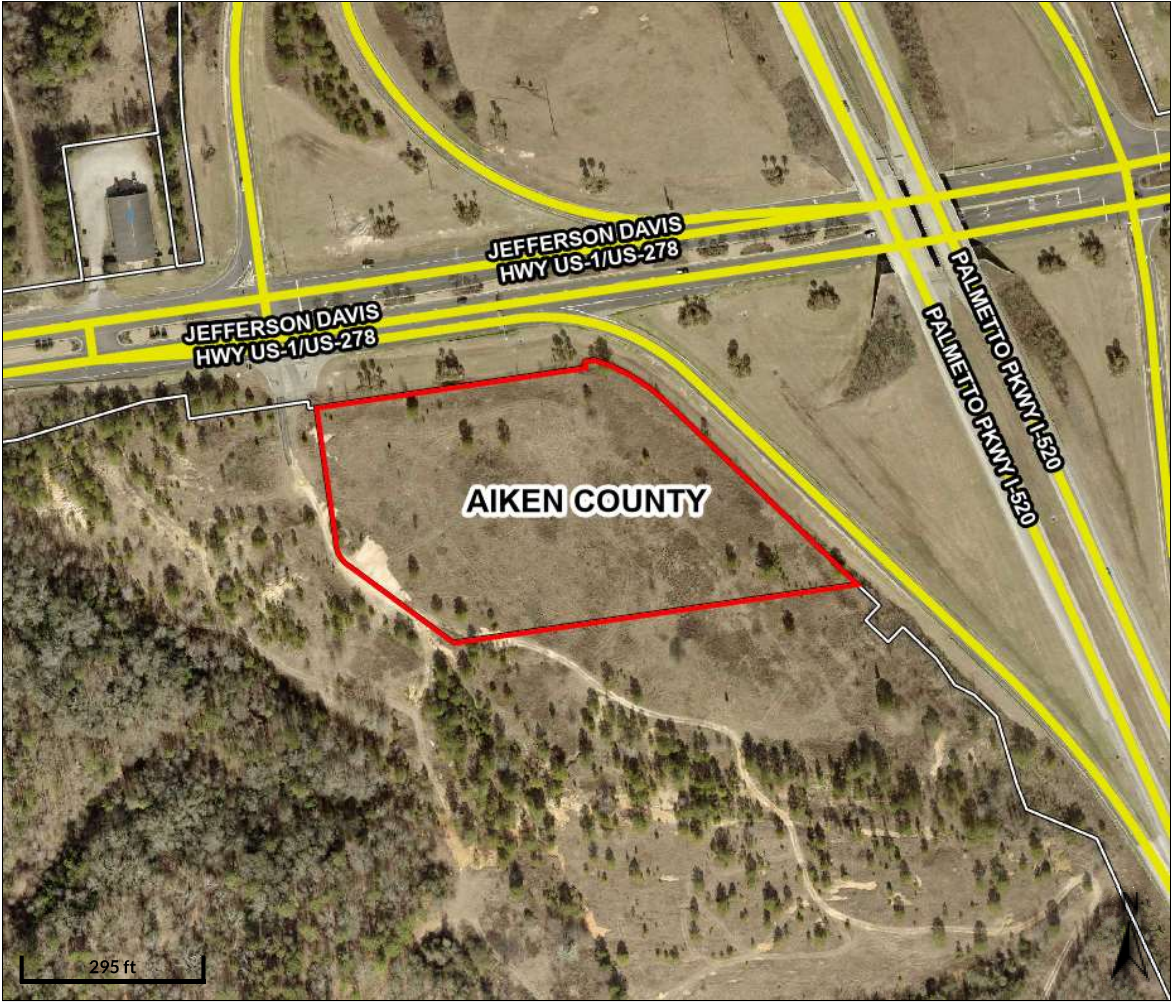


Topography Map  
 Application Number ZV24-001  
 Tax Parcel Number  
 013-18-05-001



Zoning Map  
 Application Number ZV24-001  
 Tax Parcel Number  
 013-18-05-001  
 Zoned TC, Thoroughfare Commercial





**Legend**  
 □ Parcels  
 — Roads

<b>Parcel ID</b>	013-18-05-001	<b>Alternate ID</b>	682009	<b>Owner Name</b>	DRAYTON-PARKER COMPANIES LLC
<b>Property Address</b>	5747 JEFFERSON DAVIS HWY NORTH AUGUSTA	<b>Class</b>	COMMERCIAL		
<b>District</b>	Fire = 55_F Tax = 06C_T Council = 04_C Cty = Aiken				
<b>Brief Tax Description</b>	A-1 CORNER OF JEFFERSON DAVIS HWY & PALMETTO PARKWAY <span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 1/31/2024  
 Last Data Uploaded: 1/30/2024 11:38:39 PM

Developed by Schneider  
 GEOSPATIAL

NO.	REVISION DESCRIPTION	DATE
1	REVISED CLIENT NAME	11/15/2022

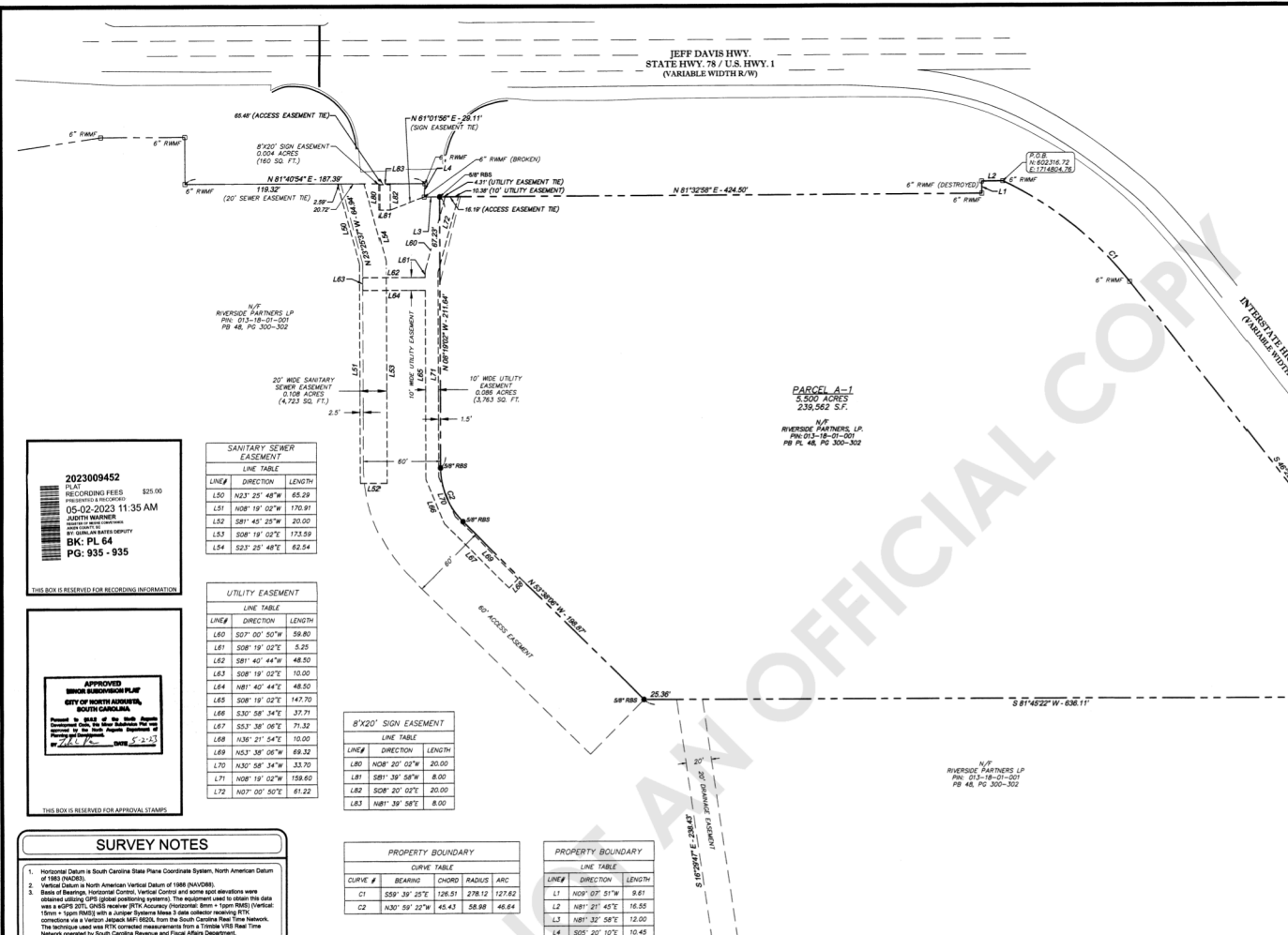
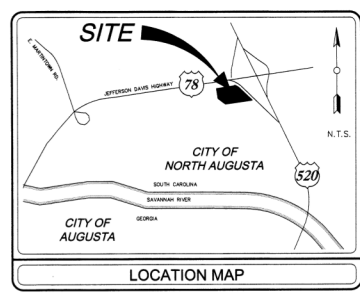
EMC ENGINEERING SERVICES, INC.  
 108 Ridge Road  
 Lawrenceville, GA 30046  
 Phone: 770.962.8600  
 Fax: 770.962.8601



MINOR SUBDIVISION PLAN  
 5,500 ACRES - I-520 & JEFFERSON DAVIS HWY.  
 CITY OF NORTH AUGUSTA

PROJECT NO.: ...  
 DRAWN BY: ...  
 DESIGNED BY: ...  
 SURVEYED BY: ...  
 CHECKED BY: ...  
 DATE: ...

SHEET 1 OF 1



2023009452  
 PLAT RECORDING FEES \$25.00  
 PREPARED BY: J.D.L./D.M.S.  
 05-02-2023 11:35 AM  
 SOUTH WARDEN  
 SOUTH CAROLINA  
 BK: PL 64  
 PG: 935 - 935

APPROVED  
 MINOR SUBDIVISION PLAN  
 CITY OF NORTH AUGUSTA,  
 SOUTH CAROLINA  
 J.D. LANGFORD, JR.  
 11/15/2022

SANITARY SEWER EASEMENT

LINE#	DIRECTION	LENGTH
L80	N23° 25' 48"W	85.59
L81	S08° 18' 02"W	170.81
L82	S08° 18' 02"W	20.00
L83	S08° 18' 02"W	173.59
L84	S23° 25' 48"E	62.54

UTILITY EASEMENT

LINE#	DIRECTION	LENGTH
L60	S07° 00' 50"W	59.80
L61	S08° 18' 02"E	5.25
L62	S81° 40' 44"W	48.50
L63	S08° 18' 02"E	10.00
L64	N81° 40' 44"E	48.50
L65	S08° 18' 02"E	147.70
L66	S30° 58' 34"E	37.71
L67	S53° 38' 08"E	71.32
L68	N38° 21' 54"E	10.00
L69	N23° 38' 08"W	69.32
L70	N30° 58' 34"W	33.70
L71	N08° 18' 02"W	159.62
L72	N07° 00' 50"E	61.22

8'x20' SIGN EASEMENT

LINE#	DIRECTION	LENGTH
L80	N08° 20' 02"W	20.00
L81	S81° 38' 58"W	8.00
L82	S08° 20' 02"E	20.00
L83	N81° 38' 58"E	8.00

PROPERTY BOUNDARY

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S59° 39' 25"E	126.51	278.12	127.82
C2	N30° 59' 22"W	45.43	58.98	46.84

PROPERTY BOUNDARY

LINE#	DIRECTION	LENGTH
L1	N09° 07' 51"W	9.61
L2	N81° 21' 45"E	16.55
L3	N81° 32' 58"E	12.00
L4	S05° 20' 10"E	10.45
L5	S40° 23' 46"E	48.91
L6	S43° 47' 57"W	32.38

**SURVEY NOTES**

- Horizontal Datum is South Carolina State Plane Coordinate System, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD83).
- Basics of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained by GPS (Global Positioning System). The equipment used to obtain this data was a GPS 2011 GNSS receiver (RTK Accuracy: Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS) with a carrier system base station (RTK Accuracy: Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS) and a rover system (RTK Accuracy: Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS) connected via a radio link to the base station. The network used was RTK corrected measurements from a Trimble RTK Base Station operated by South Carolina Revenue and Fiscal Affairs Department.
- All deed book references shown herein are recorded in the Register of Deeds Office of Allen County South Carolina.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 480500404C (Effective Date: 08/16/2018). This determination is based on data taken directly from https://fema.maps.arcgis.com, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- This survey is valid only if print has the original signature of the surveyor.
- All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of South Carolina Department of Natural Resources. Lot owners are subject to permits by act to disturbance to these protected areas without proper permit application and approval.

**SURVEY DATA**

PARCEL A-1 5,500 Acres (239,562 Square Feet)  
 Plat Closure 1 in 258,484  
 Field Closure 1 in 185,103  
 Angular Error 02" per angle point  
 Adjusted by Compass Rule  
 Equipment used: Garmin 2011 GNSS Receiver/gPS Network  
 Field Work Completed on: Nov. 2, 2022

**REFERENCES:**  
 PB 48, PG 301-302 BK 2477, PL 127 PB 65, PG 812

**LEGEND**

PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
FORMER PROPERTY LINE	---	PROPERTY ID NUMBER	PIN
ADJACENT PROPERTY LINE	---	NOT ON FORMERLY	N/O/F
METERS AND BOUNDS	N 7°45'58"E - 497.00'	RIGHT-OF-WAY	R/O/W
TAG LABELS	L# OF C#	PLAT BOOK	PB
IRON REBAR FOUND	○ RBF	DEED BOOK	DB
RIGHT-OF-WAY MONUMENT FOUND	□ R/WF	PAISE	PAI
IRON PINS FOUND	○ IPF	NOT TO SCALE	N.T.S.
IRON REBAR SET W/ CAP	○ RBS		
MEANDER POINT	○		

**LEGAL DESCRIPTION**

All that certain lot, tract, or parcel of land situate, lying and being in the City of North Augusta, in Allen County, South Carolina, and being more particularly described as follows:  
 COMMENCING at a concrete right-of-way monument found at the intersection of the southern right-of-way of Jefferson Davis Highway (State Hwy 78) to Hwy 11 (public right-of-way vertical) and the eastern right-of-way of U.S. Interstate 520 (public right-of-way vertical), having a coordinate value of North 802216.72 and East 1714804.76, according to the South Carolina State Plane Coordinate System, NAD83, International Foot, said point also being known as the POINT OF BEGINNING.  
 Thence along the right-of-way of U.S. Interstate 520 and with a curve turning to the right, an arc length of 127.82', a radius of 278.12', a chord bearing of S 97°02' E and a chord length of 126.51'; to a concrete monument found, Thence S 42°23'41" E a distance of 413.99' to an iron rebar set and common corner with Riverside Partners, LP;  
 Thence bearing the address right-of-way and with the common line of Riverside Partners, LP, S 81°42'22" W a distance of 836.11' to an iron rebar set; Thence N 02°39'00" W a distance of 198.67' to an iron rebar set; Thence with a curve turning to the right, an arc length of 48.44', a radius of 60.98', a chord bearing of N 20°52'22" W and a chord length of 45.43'; to an iron rebar set; Thence N 08°18'02" E a distance of 211.64' to an iron rebar set on the southern right-of-way of Jefferson Davis Highway;  
 Thence along the right-of-way of Jefferson Davis Highway, N 81°32'58" E a distance of 424.50' to a concrete monument found; Thence N 09°07'51" W a distance of 8.61' to a concrete monument found; Thence N 81°21'45" E a distance of 16.55' to a concrete monument found, the said POINT OF BEGINNING.  
 Said parcel contains 5,500 acres (239,562 square feet) of land, more or less.  
 Thence being the same parcel of land as described in Fidelity National Title Insurance Company Commitment No. WL22004862, with an effective date of August 2, 2022 at 09:03 a.m.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly licensed and qualified Surveyor in the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client, and that the same is in accordance with the requirements of the Standards of Practice Manual for Surveyors in South Carolina, and meets or exceeds the requirements for a Class 'A' Survey as specified therein; also that there are no visible encroachments or projections other than shown.

J. D. LANGFORD, JR.  
 S.C. LICENSE NO. 19338

\\LAWC-F31-01-00006\2022\12-29-2022\PARC0501 - I-520 & JEFF DAVIS HWY - 520 & JEFF DAVIS HWY - 4/29/2023 11:15 AM

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, February 6, 2024 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV24-001** - A request by Drayton Parker Companies, LLC for a variance to allow placement of a high-rise sign from Table 9-2 Signs Permitted by District and Table 9-3 Sign Areas Permitted of the North Augusta Development Code. The request affects a future convenience store with gasoline sales on ±5.5 acres located at 5747 Jefferson Davis Highway, TPN 013-18-05-001 zoned TC, Thoroughfare Commercial.

**ZV24-002** – A request by Daniel Merritt/Seamon Whiteside for a Special Exception to allow a Mini Warehouse/Self-Storage Facility as required by Table 5-1, Use Matrix and Section 5.5.18, Mini Warehouses/Self-Storage of the North Augusta Development Code. The request affects ±3.367 acres located at TPN 011-07-01-013 zoned GC, General Commercial.

Documents related to the applications will be available for public inspection February 1, 2024 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](http://www.northaugustasc.gov). All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to [planning@northaugustasc.gov](mailto:planning@northaugustasc.gov).

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

# Application for Development Approval

Please type or print all information



Staff Use

Application Number <u>ZV24-001</u>	Date Received <u>1/5/24</u>
Review Fee <u>\$250.00</u>	Date Paid <u>1/9/24</u>

1. Project Name Parker's Kitchen #117  
Project Address/Location 5747 Jefferson Davis Highway, North Augusta, SC 29841  
Total Project Acreage 5.500 Acres Current Zoning TC, Thoroughfare Commercial  
Tax Parcel Number(s) 013-18-05-001

2. Applicant/Owner Name Drayton Parker Companies, LLC Applicant Phone 912.687.0455  
Mailing Address 171 Crossroads Parkway  
City Savannah ST GA Zip 31407 Email tjackson@parkersav.com

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

4. Engineer/Architect/Surveyor \_\_\_\_\_ License No. \_\_\_\_\_  
Firm Name \_\_\_\_\_ Firm Phone \_\_\_\_\_  
Firm Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ ST \_\_\_\_\_ Zip \_\_\_\_\_ Email \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

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

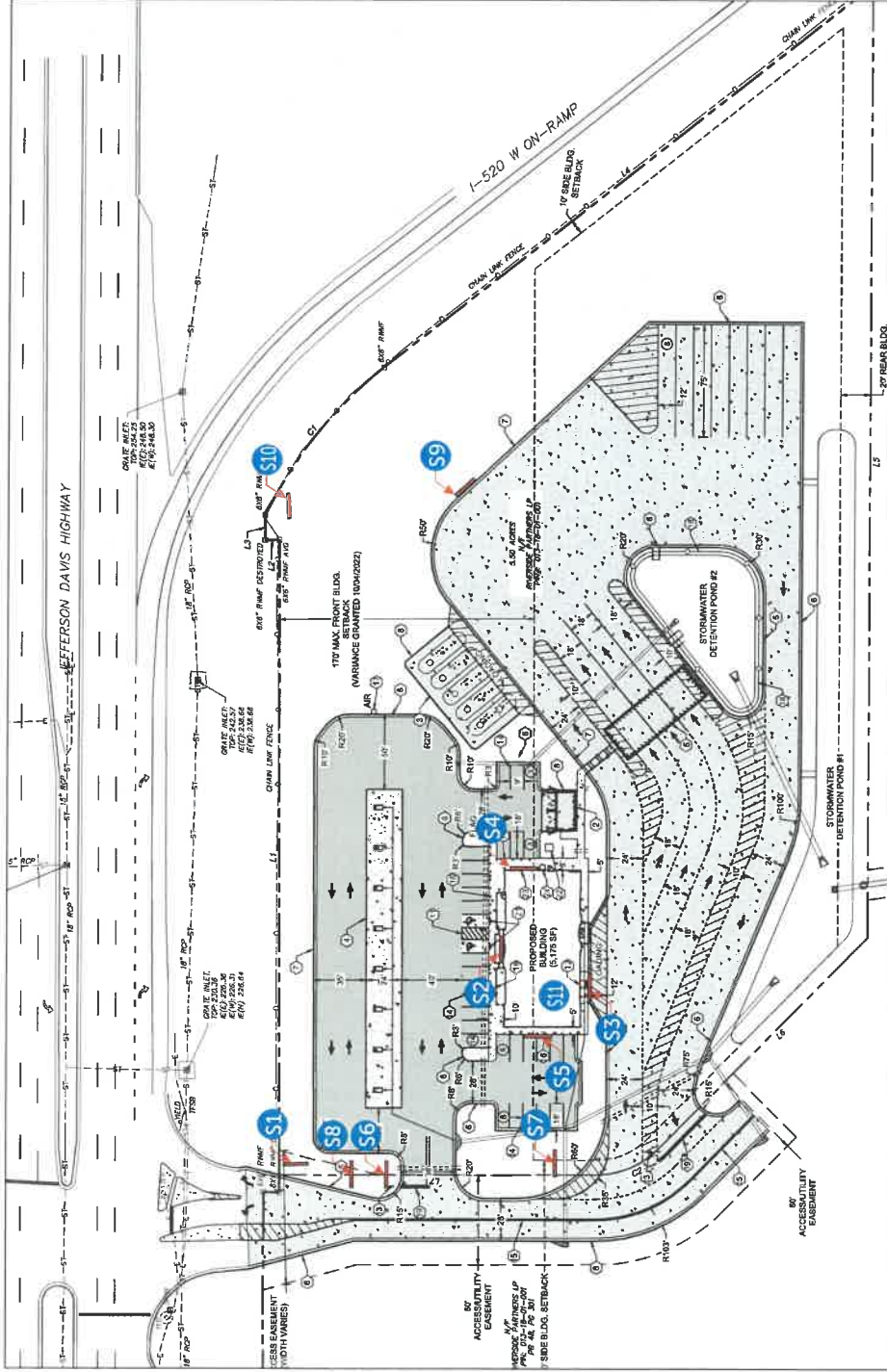
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's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

7. Tiffany Jackson 12.28.2023  
Applicant or Designated Agent Signature Date

Tiffany Jackson, Entitlement Manager, Drayton Parker Companies, LLC  
Print Applicant or Agent Name



EXTERIOR/INTERIOR SIGNAGE SITE PLAN



SIGN ID	DESCRIPTION	QTY
S1	13' Monument/25' Pylon Sign	1
S2	Building Front Channel Letters	1
S3	Building Rear Channel Letters	1
S4	Building Left Channel Letters	1
S5	Building Right Channel Letters	1
S6	Entrance	1
S7	Truck Entrance	1
S8	Truck Entrance	1
S9	Exit	1
S10	High Rise Sign	1
S11	Interior Signage	1



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**Parker's Kitchen**  
520 6 Jefferson Davis  
Augusta, SC  
Store #: 117

Issue Date: 3/28/2023  
Drawn By: Mike C.

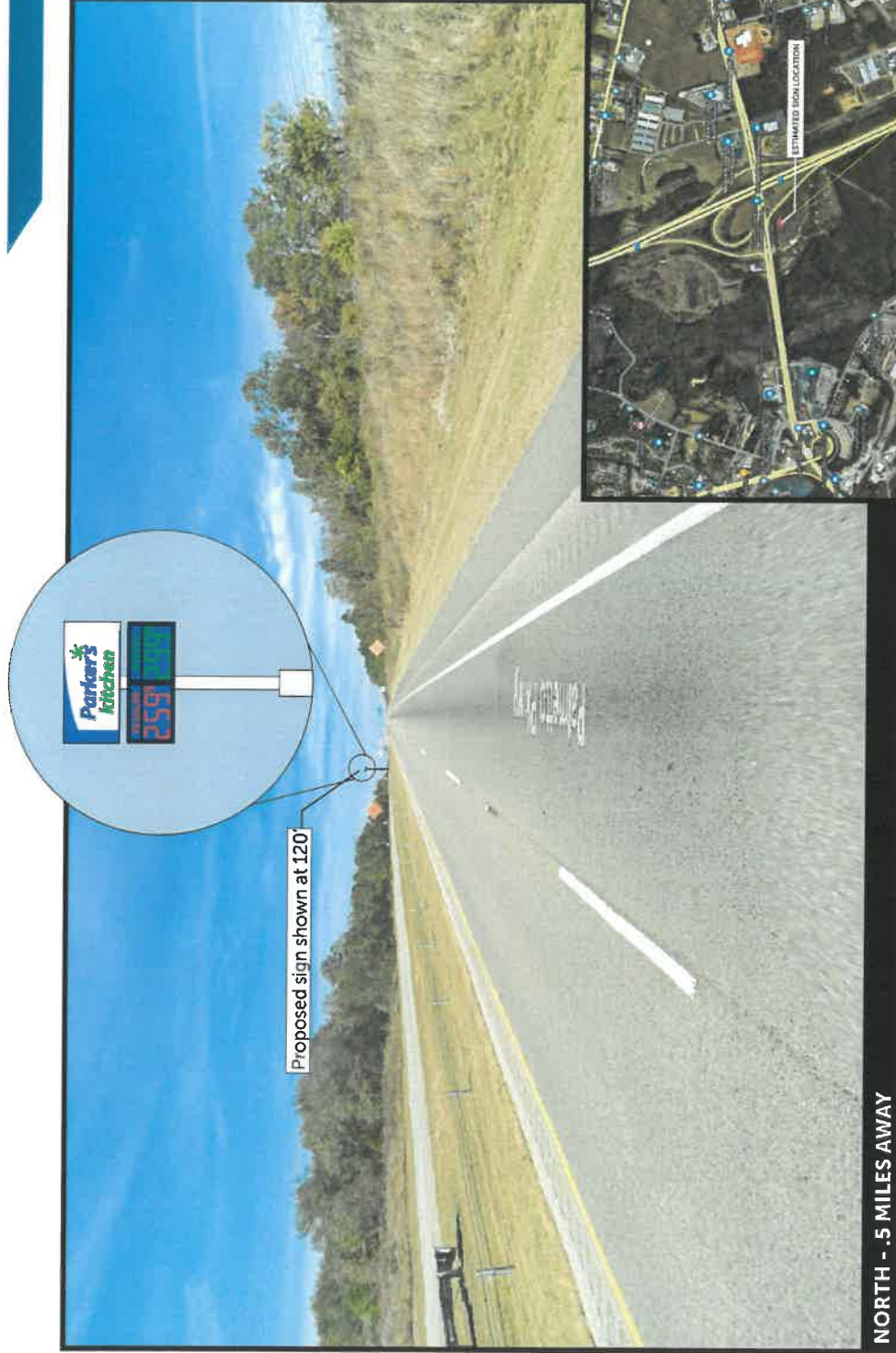
REV	DATE	DESCRIPTION
11	12/13/22	UPDATE AS PER REQUEST
12	12/15/22	UPDATE AS PER REQUEST
13	12/19/22	UPDATE AS PER REQUEST

Rev: 13  
Date: 12/19/2023  
Doc #: AD-PRK-103221-77557-REV13  
Blair Project #: 103221  
Blair Sales Order #: 77557

Page 3

**Blair Image Elements**  
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Altoona, PA 16601  
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**blair**  
IMAGE ELEMENTS



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Issue Date: 3/29/2023  
 Drawn By: Mike C.

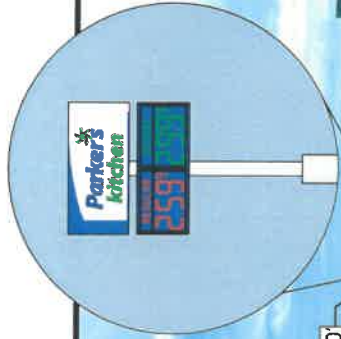
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12	12/15/23	UPDATE AS PER REQUEST
13	12/19/23	UPDATE AS PER REQUEST

**Parker's Kitchen**  
 520 E Jefferson Davis  
 Augusta, SC  
**Store #117**

Rev: 13  
 Date: 12/19/2023  
 Doc #: AD-PRK-103221-77557-REV13  
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 Blair Sales Order #: 77557

Page 17

**Blair Image Elements**  
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Proposed sign shown at 120'



SOUTH - .5 MILES AWAY



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Issue Date: 9/28/2023  
 Drawn By: MKG C.

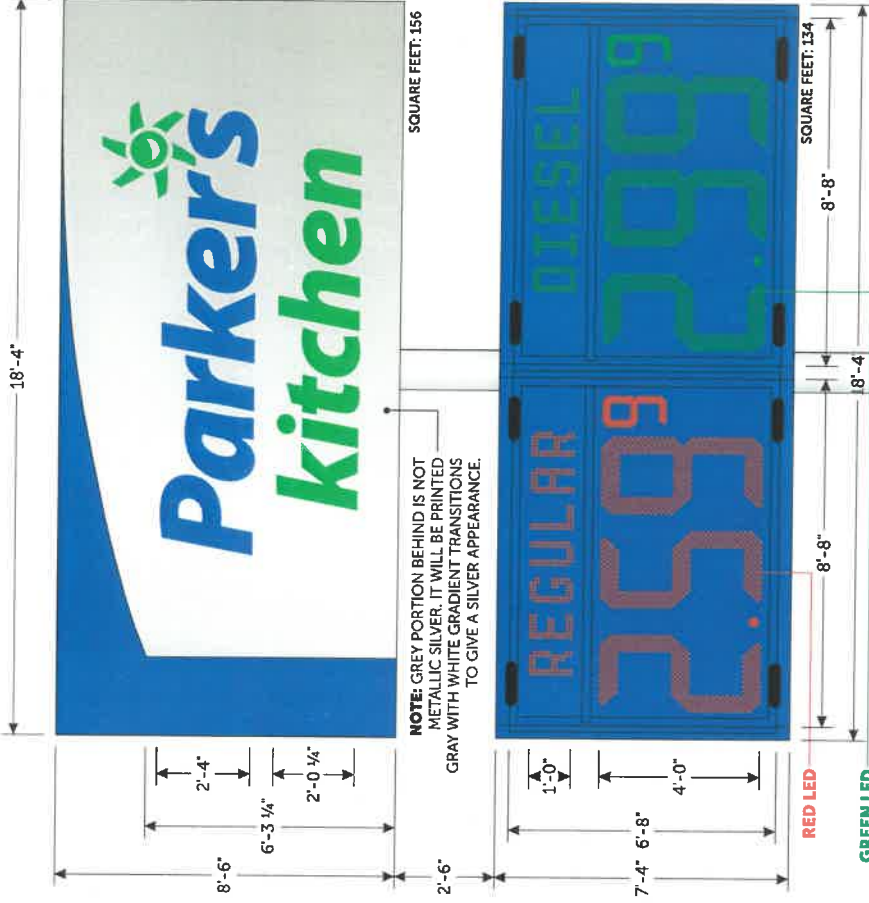
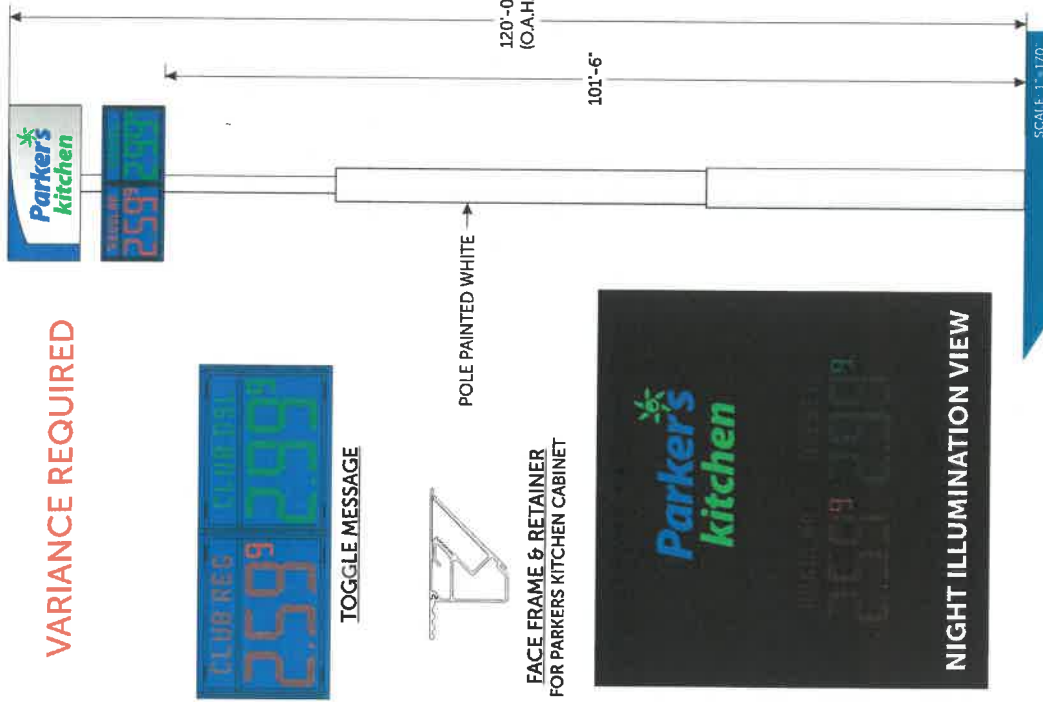
REV	DATE	DESCRIPTION
11	12/15/23	UPDATE AS PER REQUEST
12	12/15/23	UPDATE AS PER REQUEST
13	12/29/23	UPDATE AS PER REQUEST

**Parker's Kitchen**  
 520 E Jefferson Davis  
 Augusta, SC  
 Store #: 117

Rev: 13  
 Date: 12/19/2023  
 Doc #: AD-PRK-103221-77557-REV13  
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 Altoona, PA 16601  
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 blairimage.com

VARIANCE REQUIRED



FRONT VIEW

SIDE VIEW

SCALE: 3" = 170"

SCALE: 1" = 36"

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<p>Issue Date: 3/28/2023 Drawn by: Mike C.</p>	<p>REV DATE DESCRIPTION 11 12/15/23 UPDATE AS PER REQUEST 12 12/15/23 UPDATE AS PER REQUEST 13 12/19/23 UPDATE AS PER REQUEST</p>	<p>Rev: 13 Date: 12/19/2023 Doc #: AD-PRK-103221-77557-REV13 Blair Project #: 103221 Blair Sales Order #: 77557</p>	<p>Blair Image Elements 5107 Kissel Avenue Altoona, PA 16601 P: (814) 949.8287 blairimage.com</p>
<p>Parker's Kitchen 520 E Jefferson Davis Augusta, SC Store #: 117</p>		<p>Page 14</p>	
<p>TOTAL SQ.FT.: 290</p>			



FACE FRAME & RETAINER FOR PARKERS KITCHEN CABINET

TOGGLE MESSAGE

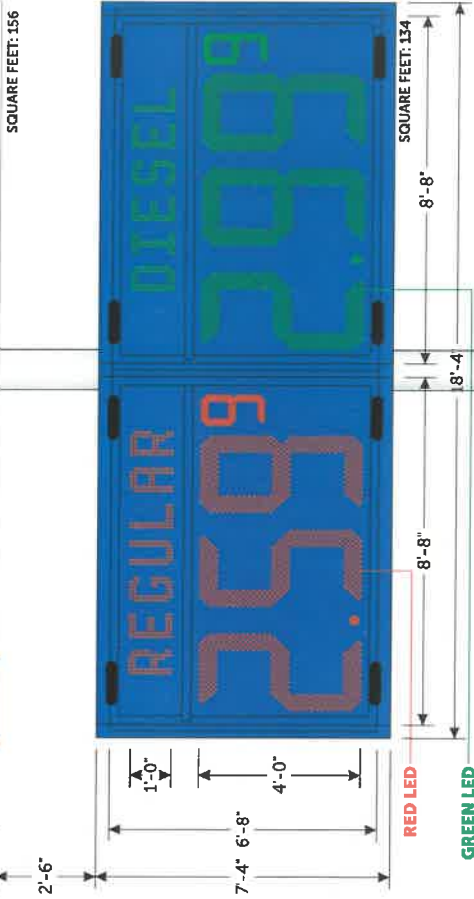
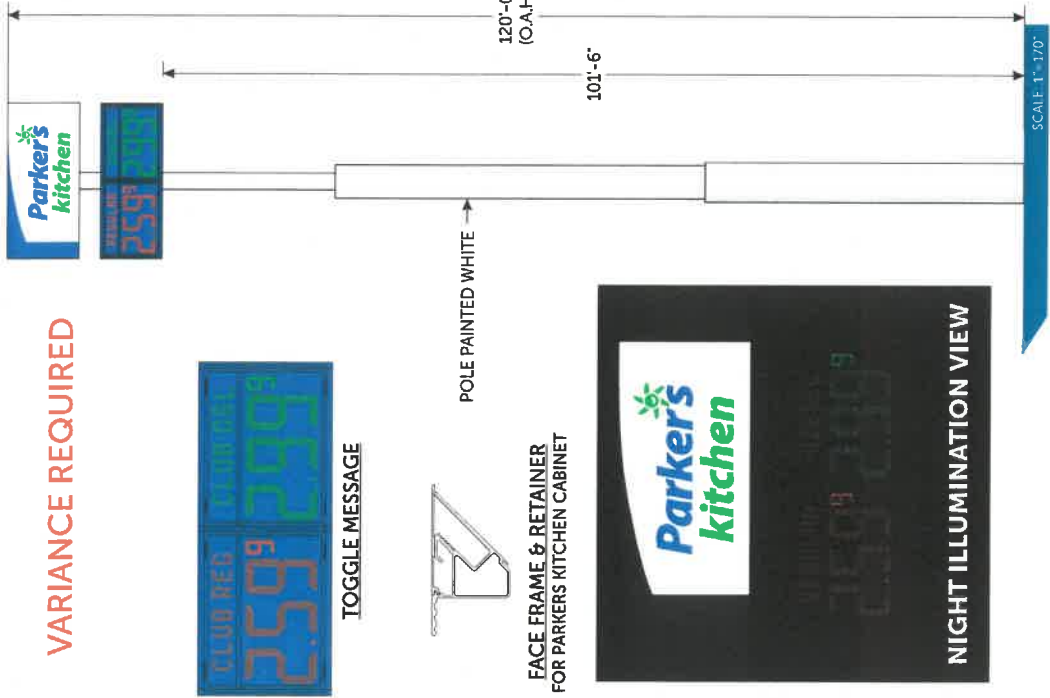
POLE PAINTED WHITE

Flex face cabinet

SQUARE FEET: 156

SQUARE FEET: 134

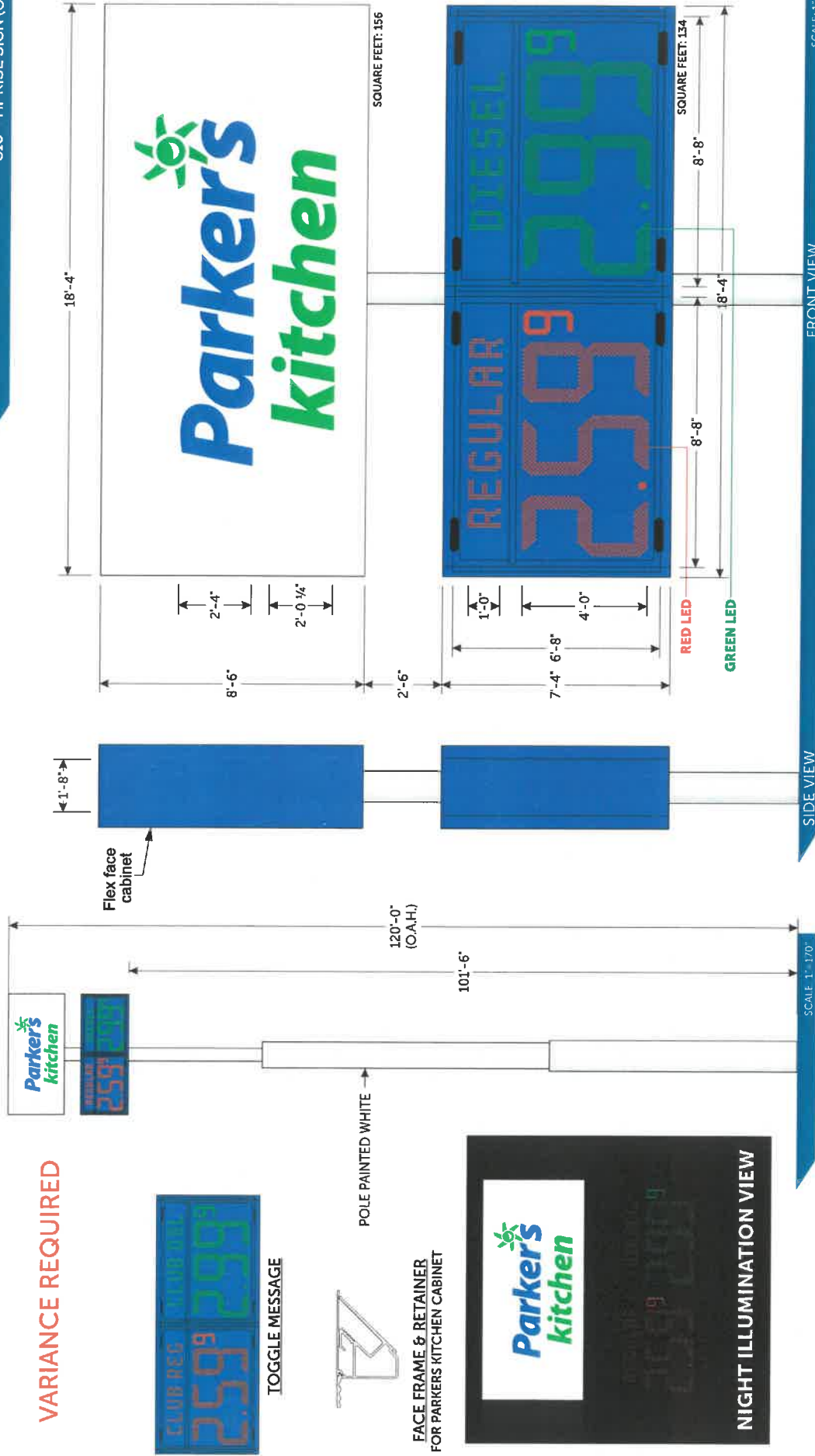
VARIANCE REQUIRED



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<p>Issue Date: 3/29/2023 Drawn By: Mike C.</p>	<p>Rev: 13 Date: 12/19/2023 Doc #: AD-PRK-103221-77557-REV13 Blair Project #: 103221 Blair Sales Order #: 77557</p>	<p>Rev. DATE DESCRIPTION 11 22/2023 UPDATE AS PER REQUEST 12 22/2023 UPDATE AS PER REQUEST 13 12/29/2023 UPDATE AS PER REQUEST</p>	<p>Parker's Kitchen 520 S. Jefferson Davis Augusta, SC Store #: 117</p>
<p>Blair Image Elements 5107 Kissel Avenue Alltoona, PA 16601 P: (814) 949.8287 blairimage.com</p>			<p>blair IMAGE ELEMENTS</p>

VARIANCE REQUIRED



SCALE: 1" = 36"

FRONT VIEW

SCALE: 1" = 170"

SIDE VIEW

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TOTAL SQ.FT.: 290

<p><b>Parker's Kitchen</b> 520 E Jefferson Davis Augusta, SC Store #: 117</p>	<p>Issue Date: 2/28/2023 Drawn By: Mike C.</p> <table border="1"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>2/23/23</td> <td>UPDATE AS PER REQUEST</td> </tr> <tr> <td>12</td> <td>2/25/23</td> <td>UPDATE AS PER REQUEST</td> </tr> <tr> <td>13</td> <td>2/29/23</td> <td>UPDATE AS PER REQUEST</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	11	2/23/23	UPDATE AS PER REQUEST	12	2/25/23	UPDATE AS PER REQUEST	13	2/29/23	UPDATE AS PER REQUEST	<p>Rev: 13 Date: 12/19/2023 Doc #: AD-PRK-103221-77557-REV13 Blair Project #: 103221</p>	<p>Blair Image Elements 5107 Kissell Avenue Aikona, PA 16601 P: (814) 949.8287 blairimage.com</p>
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11	2/23/23	UPDATE AS PER REQUEST													
12	2/25/23	UPDATE AS PER REQUEST													
13	2/29/23	UPDATE AS PER REQUEST													
<p>Page 16</p>		<p>Blair Sales Order #: 77557</p>													



# Department of Planning and Development



## Project Staff Report

ZV24-002 North Augusta Self-Storage

Prepared by: La'Stacia Reese

Meeting Date: February 6, 2024

## SECTION 1: PROJECT SUMMARY

Project Name	North Augusta Self-Storage
Applicant	Daniel Merritt/Seamon Whiteside
Engineer	Timothy L. Buchanan, Jr./Seamon Whiteside
Address/Location	Approximately 930 Edgefield Road
Parcel Number	011-07-01-013
Zoning District	GC, General Commercial
Overlay District	NA
Future Land Use	Residential Single-Family
Proposed Use	Mini warehouse/Self-Storage
Parcel Size	±3.367 acres

## SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

North Augusta Development Code (NADC) Section 18.8 establishes the application process for a special exception. Section 18.8.4 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.8.4 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

1. The use complies with all regulations, conditions, and standards of this Chapter unless approved as a major waiver.
2. The use will not substantially injure the value of adjoining properties, or the use is a public necessity.
3. The use is of a size, shape, and character suited for the proposed site.
4. The location and character of the use, if developed according to the information as submitted and approved, will be compatible with existing uses adjacent to and near the property and will not adversely affect the development of the neighborhood or the district in which the use is proposed.

5. The use will not create traffic impacts or parking issues that will endanger public safety or contribute to traffic congestion, or unacceptable adversely impact nearby properties when compared with uses permitted by right in the same zoning district.
6. The use is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.
7. The use will not be hazardous, detrimental, or disturbing to surrounding land uses due to noise, light, glare, smoke, odor, fumes, water pollution, obstruction of air flow on adjoining properties, or other general nuisances.
8. The use will be adequately served by essential public services and facilities and will not require additional public expense.
9. The uses will not adversely affect any site or feature of historical, cultural, natural, or scenic importance.
10. That the proposed use will not conflict with, but will further, the objectives of the *City of North Augusta Comprehensive Plan*.
11. The use will not materially endanger the public health, safety, and welfare if located, designed, and proposed to be operated according to the information submitted. A denial by the BZA based exclusively on this language shall include explicit findings regarding the way in which granting this special exception would endanger public health, safety, and welfare.

The Board of Zoning Appeals (BZA) shall approve the application, approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

### SECTION 3: PUBLIC NOTICE

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A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *The Star* and on the City's website, [www.northaugustasc.gov](http://www.northaugustasc.gov), on January 17, 2024. A written notice of the special exception 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 January 17, 2024. The property was posted with the required public notice on January 17, 2024.

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## SECTION 4: SITE HISTORY

---

The subject property was annexed into the City in August 2021 as a ±14.27 acre tract. This parcel was subdivided into three parcels consisting of ±8.89 acres, ±2.01 acres, and ±3.37 acres. The ±2.01 acre parcel was developed as a QuikTrip, a convenience store with gasoline sales. The remaining parcels are vacant and this development is proposed to be behind the QuikTrip convenience store

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## SECTION 5: EXISTING CONDITIONS

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	<b>Existing Land Use</b>	<b>Future Land Use</b>	<b>Current Zoning</b>
Subject Parcel	Vacant	Residential Single-Family	GC, General Commercial
North	Vacant	Commercial Retail	GC, General Commercial
South	Vacant	Residential Single Family	GC, General Commercial
East	Convenience store with gasoline sales	Residential Single-Family	GC, General Commercial
West	Vacant	Residential Single-Family	GC, General Commercial

**Access** – The site currently has access from Edgefield Road. With approval of proposed plans, the proposed site will have access from the new development roadway that has traffic signal access on Hwy 25.

**Topography** – The subject parcel is relatively flat in the portion to the West proposed to be developed. Higher elevations can be found towards the Southwest portion of the parcel.

**Utilities** – Water and wastewater service are available. The property is served by the City of North Augusta water and sewer.

**Floodplain** - The site is not within federally designated floodplain or wetlands.

**Drainage Basin** – The property is located within the Pole Branch Basin. The basin has an overall poor water quality rating. Pole Branch basin is one of the city's largest basins. The basin borders along Highway 25 at I-20 to Arbor Place off of Walnut Lane and then encompasses Bergen Road and its communities. The Pole Branch watershed includes high density residential, high density commercial, and some industrial areas. Major traffic corridors including Highway 25, I-20, Five Notch Road, and all the neighboring communities impact this watershed. The preliminary physical stream assessments at Pole Branch indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. Due to the high nutrient concentrations identified after the first sample event, Pole Branch has been a focus of the city monitoring program and attempts to identify sources of pollution will continue in the basin. As problems are identified, solutions will be implemented in conjunction with increased public education and outreach about the problems in this basin. Stream segment assessments throughout the basin are needed.

## SECTION 6: STAFF ANALYSIS

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Mini warehouse/Self-Storage facilities are permitted only as Special Exceptions in the GC, General Commercial Zoning District.

Section 5.5.18 of the current NADC states:

### 5.5.18 Mini Warehouses/Self-Storage

Mini warehouses and self-storage units may be permitted in the zoning districts designated in the Use Matrix, Table 5-1 subject to the following limitations, conditions, and restrictions:

1. A site plan of the proposed use and development in accordance with the requirement of Article 18, Administration and Enforcement, shall be submitted to the Director and shall additionally indicate the location of buildings, number of storage units, type and size of storage units, all signage proposed, and the location and type of visual screening and landscaping proposed.

2. The development shall be exclusively limited to storage and those activities necessary for the operation, safety, and maintenance of the development.
3. Screening consistent with the requirement of Article 8 shall be required and must adequately protect adjacent properties from parking lot and interior roadway illumination, headlights, noise, dust, litter, and debris.
4. No advertising signs are permitted on the property other than signs identifying the business and use.
5. One dwelling unit is permitted on-site as an accessory use. The dwelling unit shall be occupied by an on-site manager of the mini warehouse/self-storage business.

NADC Section 18.8.4 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. Following is staff analysis of the items submitted. Staff responses are in bold.

1. *The use complies with all regulations, conditions, and standards of this Chapter unless approved as a major waiver.*

- The applicant states the intent of this development is to meet all applicable requirements of the City of North Augusta Development Code as adopted by City Council on December 18, 2023. The applicant is requesting a reduction in the minimum required parking as indicated in Table 8.1 of the code, as is the applicant's experience that traffic generation for this use is very low, and no more than 12-15 spaces are needed for a facility of this size.

***Staff notes that in the NADC Table 8.1 Parking Requirements by Use states that the Minimum Number of Vehicle Spaces for Mini warehouses/self-storage is 4 spaces +1 per 10 units and Maximum Number of Vehicle Spaces being 6 spaces +1.5 per 10 units. A variance from this standard will need to be approved in a separate application.***

2. *The use will not substantially injure the value of adjoining properties, or the use is a public necessity.*

- The applicant states that the proposed use is a fully indoor, climatized self-storage facility and approval of this development will not substantially

injure the value of adjacent properties. Since this property does not have direct frontage on Hwy 25, the potential for retail/commercial uses is limited. Further, self-storage is a very low traffic and noise generator, and will serve as a transition use from the existing gas station/commercial along Hwy 25 and the adjacent residential uses along Bryant Ave. Sufficient buffering will be provided along property lines as indicated in the City of North Augusta Development Code.

***Staff notes that the surrounding properties consist of a mixture of commercial/retail and residential that is located to the east and south of the subject property.***

3. *The use is of a size, shape, and character suited for the proposed site.*

- The applicant states that the proposed building size and dimensions fit with the character of General Commercial zoning. The building height will be less than or equal to the 45' max height allowed by right, and the units within the building are accessed through interior corridors, eliminating the long rows of exterior garage doors that are typically seen on other self-storage facilities.

***Staff notes that the conceptual plan of the proposed storage buildings depict three floors with a total height of 36 feet. Plans depict access through doors on the exterior of the building.***

4. *The location and character of the use, if developed according to the information as submitted and approved, will be compatible with existing uses adjacent to and near the property and will not adversely affect the development of the neighborhood or the district in which the use is proposed.*

- The applicant stated that as indicated, the proposed use is the highest and best use for this parcel as it serves as a low volume, non-retail use in General Commercial zoning.

5. *The use will not create traffic impacts or parking issues that will endanger public safety or contribute to traffic congestion, or unacceptable adversely impact nearby properties when compared with uses permitted by right in the same zoning district.*

- The applicant states that self-storage is traditionally a very low traffic generator, one of the lowest of all commercial uses, with minimal traffic visiting the site on average during a given day. Primary access to the proposed development will be on the new development roadway that has lighted access on Hwy 25, with a secondary access proposed through the QT parcel to the east. No access is proposed onto a residential road.

***Staff notes that the ITE Trip Generation Rates indicate a total of 44 vehicle trips a day with the highest volume of 5 vehicle trips in the PM peak hour. Section 11.7.1 requires a Traffic Impact Analysis for project that generate at least 50 peak hour trips.***

6. *The use is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.*

- The applicant states that the proposed and surrounding development are vehicular-oriented commercial development. The proposed use will have minimal, if any, pedestrian traffic, therefore no pedestrian circulation network is proposed. Vehicular access will be provided, with parking and loading/unloading space provided along the perimeter of the building. This vehicular area is intended for loading/unloading only, and shall not be used for the long-term exterior storage of vehicles.

***Staff notes that this parcel was a portion of the QuikTrip parcel which was subdivided with the intent and infrastructure to develop this parcel.***

7. *The use will not be hazardous, detrimental, or disturbing to surrounding land uses due to noise, light, glare, smoke, odor, fumes, water pollution, obstruction of air flow on adjoining properties, or other general nuisances.*

- The applicant states that the proposed use will not generate smoke/odor/or fumes, and since the unit access is through internal corridors, noise will be minimal. Lighting will be minimal and will be for the safety of users. Light trespass will be minimized to the extent possible, and LED fixtures will be used.

8. *The use will be adequately served by essential public services and facilities and will not require additional public expense.*

- The applicant states that sufficient public services exist at the site for the proposed use. At this time, additional utility upgrades and public services are not anticipated.

***Staff notes that this parcel was a portion of the QuikTrip parcel which was subdivided with the intent and infrastructure to develop this parcel.***

9. *The uses will not adversely affect any site or feature of historical, cultural, natural, or scenic importance.*

- The applicant states that the proposed development site has been cleared and mass graded as part of the previous development. No adverse historical, cultural, natural, or scenic impacts are anticipated.

10. *That the proposed use will not conflict with, but will further, the objectives of the City of North Augusta Comprehensive Plan.*

- The applicant states that the Comprehensive Plan calls for Mixed-Use development in the area, and the proposed development fits within this future land use. The proposed use provides a needed service for existing and new residents of the City and the larger area.

***Staff notes that the surrounding property is suitable for commercial uses and complies with the Comprehensive Plan.***

11. *The use will not materially endanger the public health, safety, and welfare if located, designed, and proposed to be operated according to the information submitted. A denial by the BZA based exclusively on this language shall include explicit findings regarding the way in which granting this special exception would endanger public health, safety, and welfare.*

- The applicant states that as indicated, the proposed use is for the short and long-term storage of residential and business items. Large quantities of hazardous or explosive items shall not be permitted to be stored within the facility, and the proposed use will not endanger public health, safety, and welfare.

## SECTION 7: ATTACHMENTS

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

cc: Daniel Merritt, Seamon Whiteside and Associates



Subject Parcel

EDGEFIELD  
EDGEFIELD

BRYANT

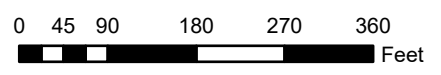
LAVERNE

ASCAUGA LAKE  
ASCAUGA LAKE

Aiken County, SC, Maxar, Microsoft



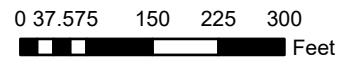
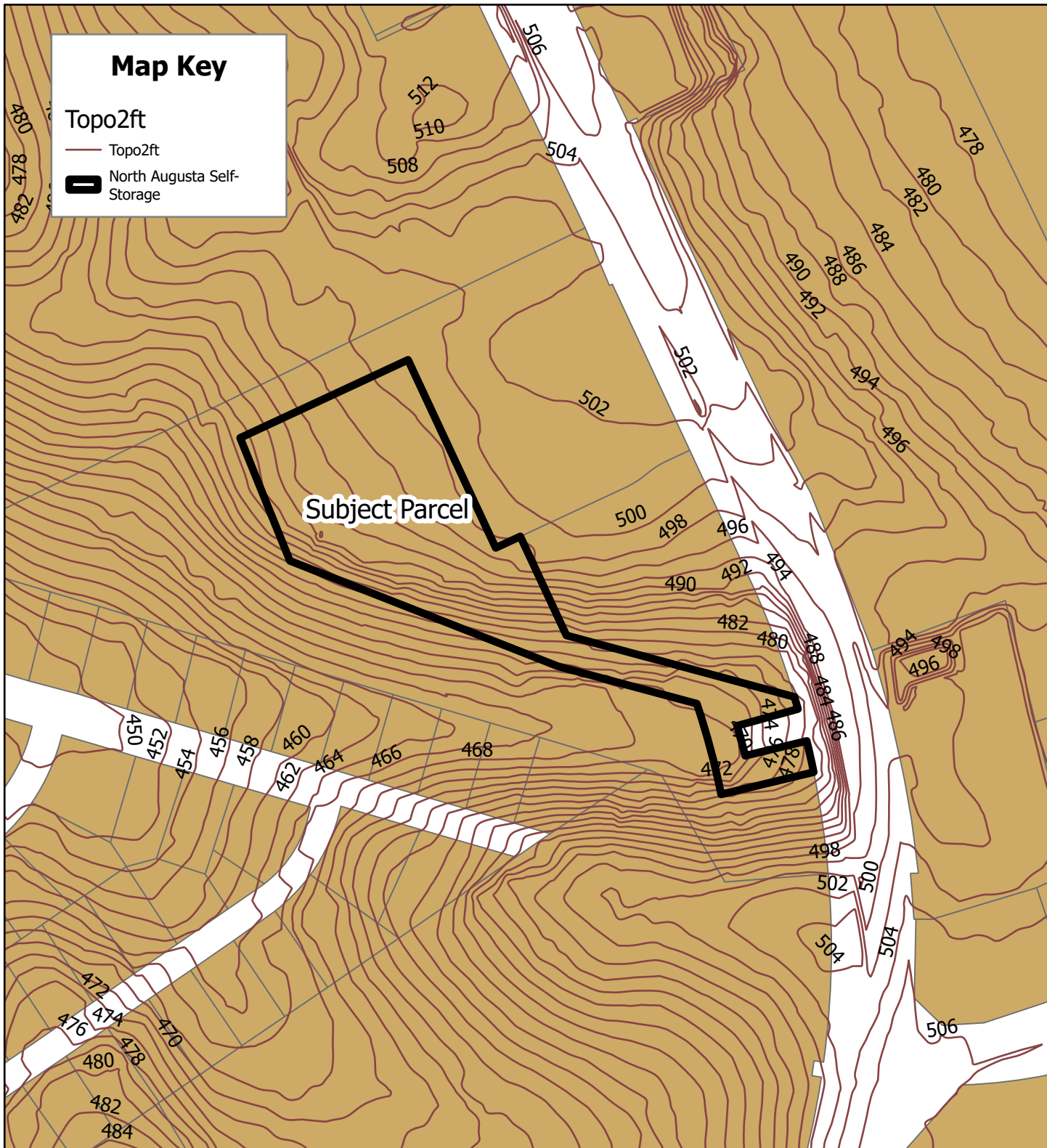
Aerial Map  
Application Number ZV24-002  
Tax Parcel Number  
011-07-01-013



1/12/2024 4:57 PM



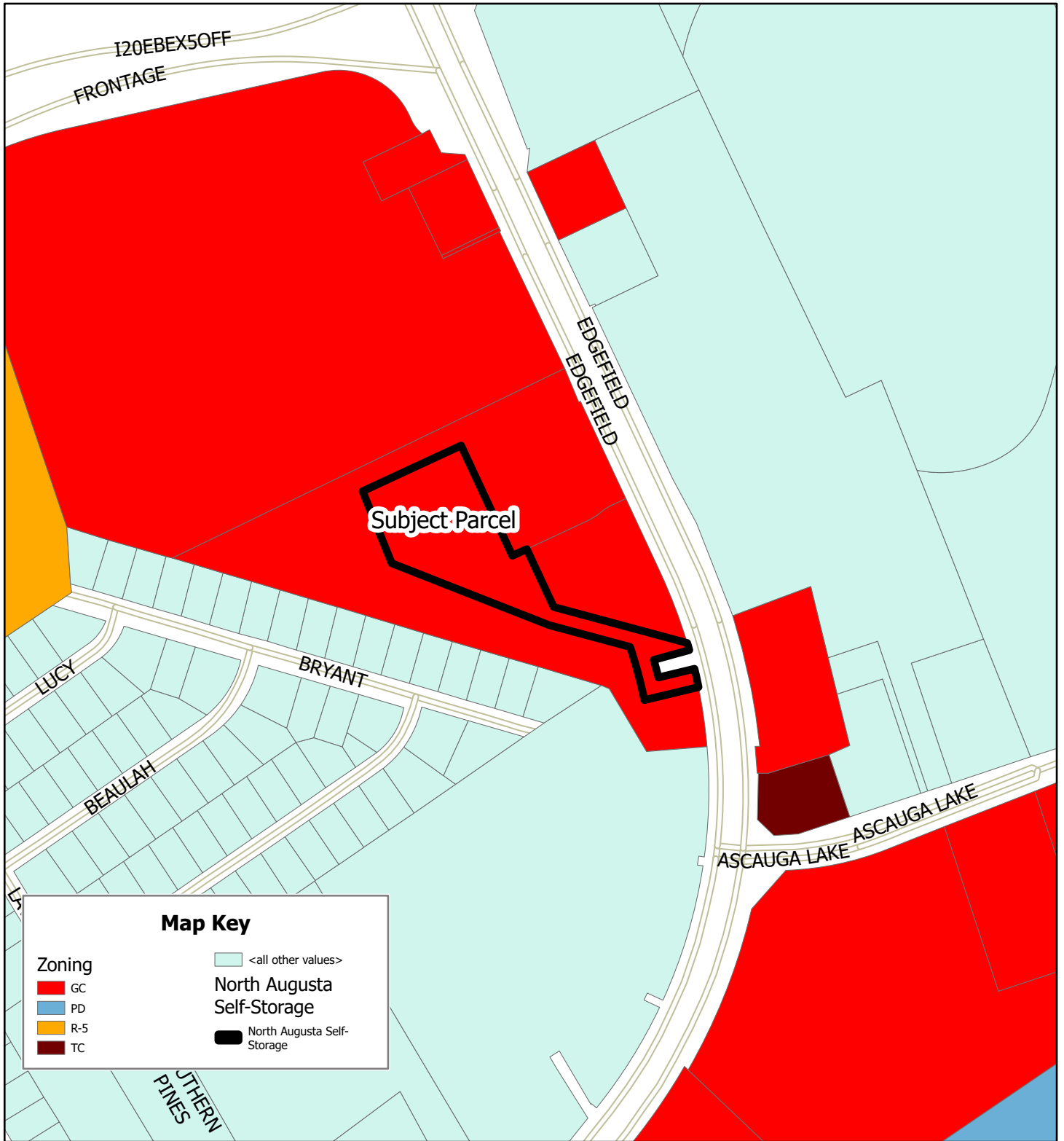




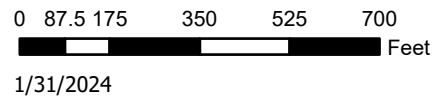
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Topography Map  
Application Number ZV24-002  
Tax Parcel Number  
011-07-01-013



Zoning Map  
 Application Number ZV24-001  
 Tax Parcel Number  
 011-07-01-013  
 Zoned GC, General Commercial



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, February 6, 2024 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV24-001** - A request by Drayton Parker Companies, LLC for a variance to allow placement of a high-rise sign from Table 9-2 Signs Permitted by District and Table 9-3 Sign Areas Permitted of the North Augusta Development Code. The request affects a future convenience store with gasoline sales on ±5.5 acres located at 5747 Jefferson Davis Highway, TPN 013-18-05-001 zoned TC, Thoroughfare Commercial.

**ZV24-002** – A request by Daniel Merritt/Seamon Whiteside for a Special Exception to allow a Mini Warehouse/Self-Storage Facility as required by Table 5-1, Use Matrix and Section 5.5.18, Mini Warehouses/Self-Storage of the North Augusta Development Code. The request affects ±3.367 acres located at TPN 011-07-01-013 zoned GC, General Commercial.

Documents related to the applications will be available for public inspection February 1, 2024 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](http://www.northaugustasc.gov). All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to [planning@northaugustasc.gov](mailto:planning@northaugustasc.gov).

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



**Legend**  
 □ Parcels  
 — Roads

Parcel ID	011-07-01-013	Alternate ID	650467	Owner Name	QUIKTRIP CORPORATION
Property Address		Class	COMMERCIAL		
District	Fire = 55_F Tax = 06C_T Council = 05_C Cty = Aiken				
Brief Tax Description	PARCEL 2 W/SD OF EDGEFIELD RD (Note: Not to be used on legal documents)				

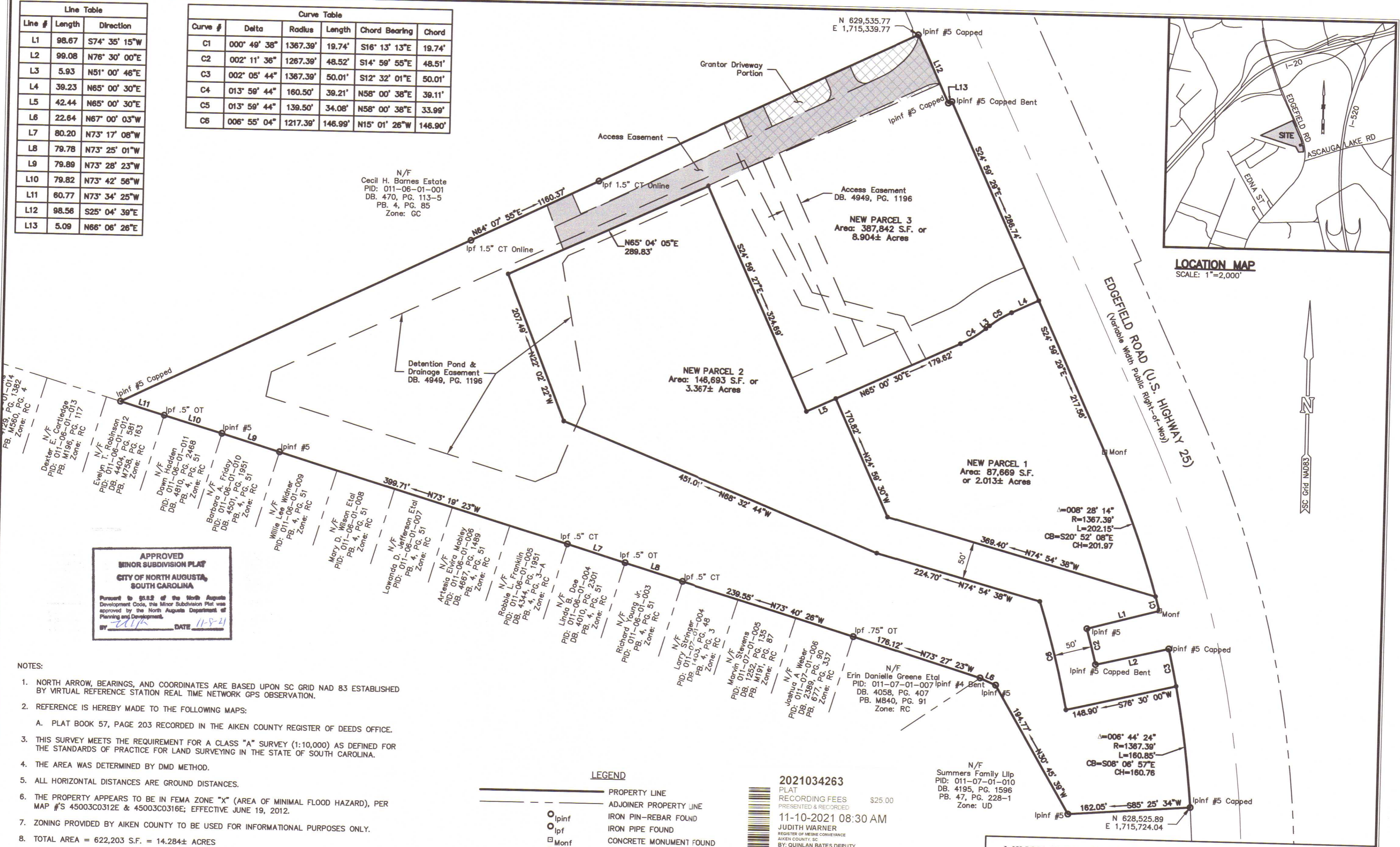
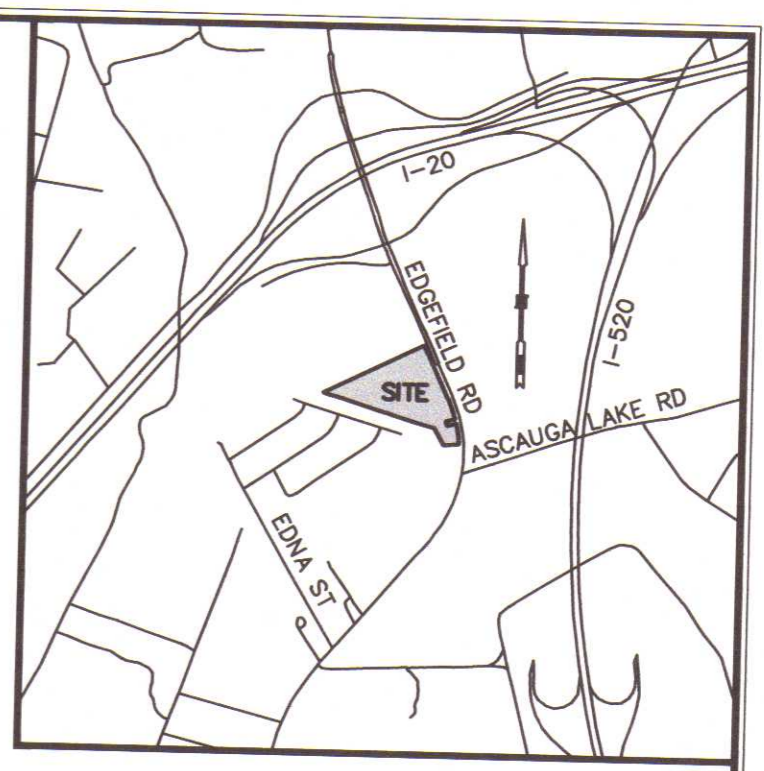
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Developed by  Schneider GEOSPATIAL

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L2	99.08	N76° 30' 00"E
L3	5.93	N51° 00' 46"E
L4	39.23	N65° 00' 30"E
L5	42.44	N65° 00' 30"E
L6	22.64	N67° 00' 03"W
L7	80.20	N73° 17' 08"W
L8	79.78	N73° 25' 01"W
L9	79.89	N73° 28' 23"W
L10	79.82	N73° 42' 56"W
L11	60.77	N73° 34' 25"W
L12	98.56	S25° 04' 39"E
L13	5.09	N66° 06' 26"E

Curve #	Delta	Radius	Length	Chord Bearing	Chord
C1	000° 49' 38"	1367.39'	19.74'	S16° 13' 13"E	19.74'
C2	002° 11' 36"	1267.39'	48.52'	S14° 59' 55"E	48.51'
C3	002° 05' 44"	1367.39'	50.01'	S12° 32' 01"E	50.01'
C4	013° 59' 44"	160.50'	39.21'	N58° 00' 38"E	39.11'
C5	013° 59' 44"	139.50'	34.08'	N58° 00' 38"E	33.99'
C6	006° 55' 04"	1217.39'	146.99'	N15° 01' 26"W	146.90'

N/F  
Cecil H. Barnes Estate  
PID: 011-06-01-001  
DB. 470, PG. 113-5  
PB. 4, PG. 85  
Zone: GC



**APPROVED MINOR SUBDIVISION PLAT**  
CITY OF NORTH AUGUSTA, SOUTH CAROLINA  
Pursuant to §5.8.2 of the North Augusta Development Code, this Minor Subdivision Plat was approved by the North Augusta Department of Planning and Development.  
BY: [Signature] DATE: 11-8-21

- NOTES:
- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
  - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
    - PLAT BOOK 57, PAGE 203 RECORDED IN THE AIKEN COUNTY REGISTER OF DEEDS OFFICE.
  - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
  - THE AREA WAS DETERMINED BY DMD METHOD.
  - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
  - THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #S 45003C0312E & 45003C0316E; EFFECTIVE JUNE 19, 2012.
  - ZONING PROVIDED BY AIKEN COUNTY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
  - TOTAL AREA = 622,203 S.F. = 14.284± ACRES
  - THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 011-07-01-003 INTO THREE PARCELS.

**LEGEND**

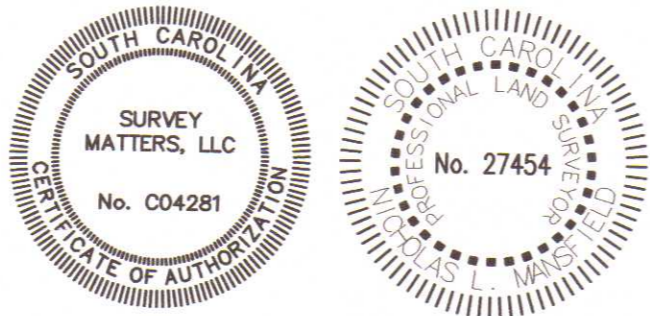
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE
- Iron PIN-REBAR FOUND
- Iron PIPE FOUND
- Concrete MONUMENT FOUND
- Iron PIN SET-5/8" REBAR

2021034263  
PLAT  
RECORDING FEES \$25.00  
PRESENTED & RECORDED  
11-10-2021 08:30 AM  
JUDITH WARNER  
REGISTER OF MENS CONVEYANCE  
AIKEN COUNTY, SC  
BY: QUINLAN BATES DEPUTY  
BK: PL 63  
PG: 556 - 556

ORIGINAL PARCEL DATA:  
NORMAN MATHIS PATE & JOSEPH H PATE  
PID: 011-07-01-003  
DB. 4793, PG. 885  
PB. 57, PG. 203  
Zone: UD  
Total Area: 622,203 S.F. or 14.284± Acres

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

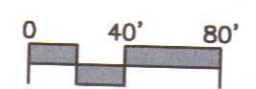
[Signature]  
NICHOLAS L. MANSFIELD DATE: 10/29/2021 P.L.S. #27454



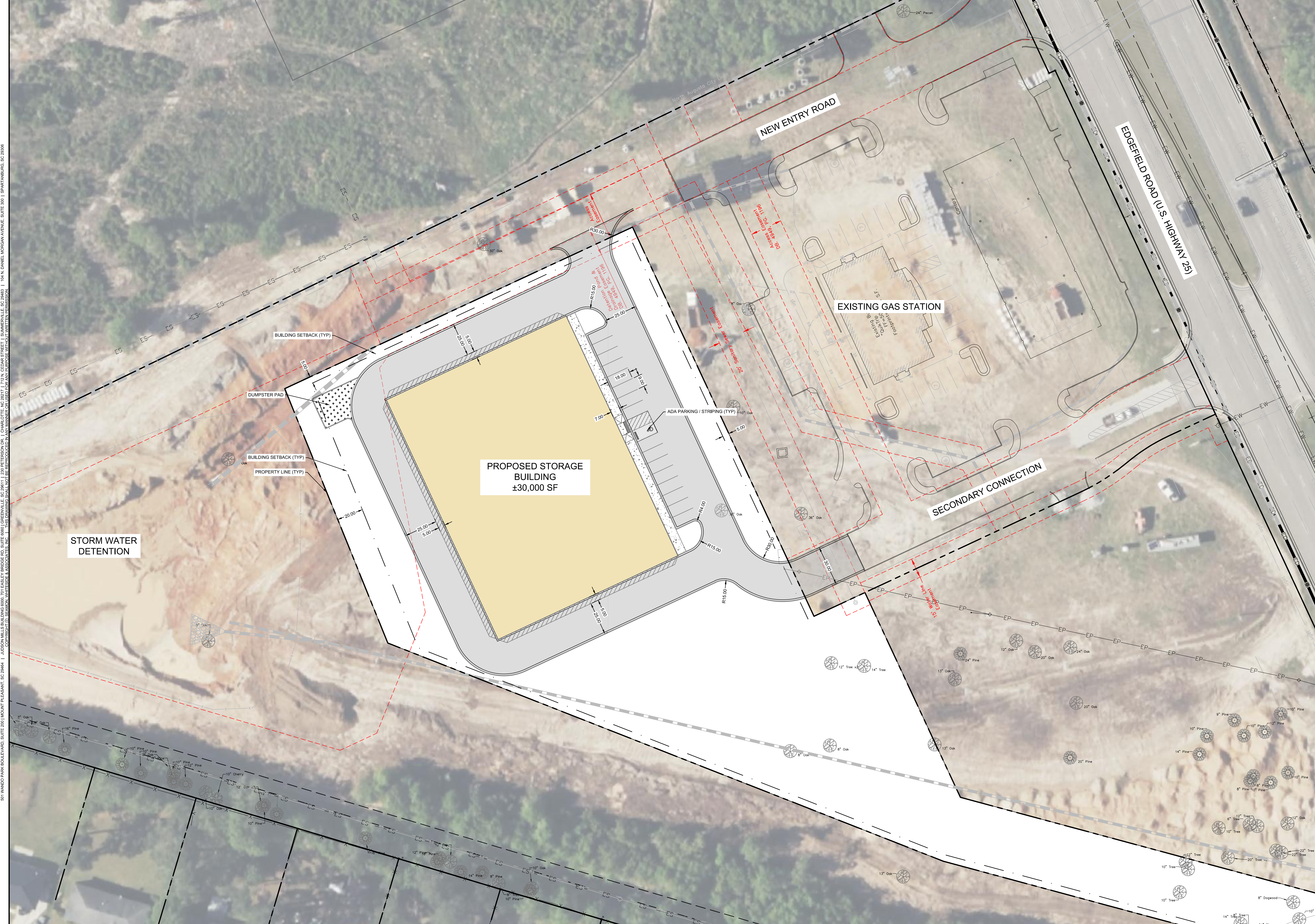
**MINOR SUBDIVISION PLAT**

PREPARED FOR: QUIKTRIP STORE # 1197  
PROPERTY OF: NORMAN MATHIS PATE JOSEPH H PATE  
EDGEFIELD ROAD  
AIKEN COUNTY, SOUTH CAROLINA

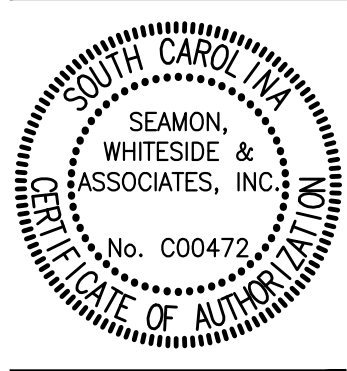
NLM DRAWN	NLM CHECKED	<b>SURVEY MATTERS</b> LAND SURVEYING SERVICES 107 Hillcrest Avenue Simpsonville, South Carolina 29681 (864) 451-0176 nick@survey-matters.com	20-077 PROJECT NO.
SCALE 1" = 80'	DATE 5/26/2021		1 OF 1 SHEET NO.



501 WANDO PARK BOULEVARD, SUITE 200 | MOUNT PLEASANT, SC 29564 | JACOBS PLUS BUILDING GROUP, 375 EAST WYBORSE ST., SUITE 600 | GREENVILLE, SC 29611 | 270 PETERSBURG | SPARTANBURG, SC 29598 | 154 N. DANIEL MORGAN AVENUE, SUITE 300 | SPARTANBURG, SC 29596



MOUNT PLEASANT, SC 843.884.1667  
GREENVILLE, SC 864.298.0534  
SUMMERVILLE, SC 843.972.0710  
SPARTANBURG, SC 864.272.1272  
CHARLOTTE, NC 980.312.5450  
WWW.SEAMONWHITESIDE.COM



1/8/24

## STREAMS STORAGE 2

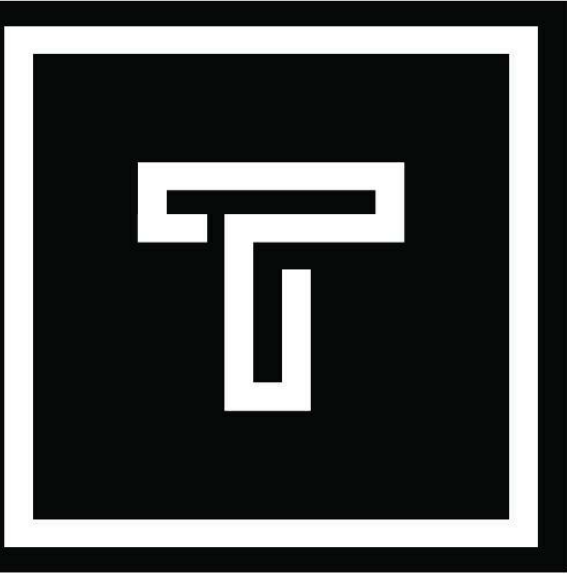
NORTH AUGUSTA, SOUTH CAROLINA

SW+ PROJECT: 11076  
DATE: 01/03/2024  
DRAWN BY: JD  
CHECKED BY: DM

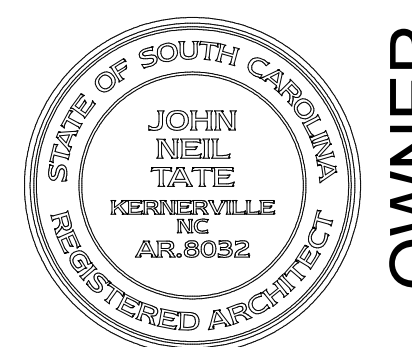
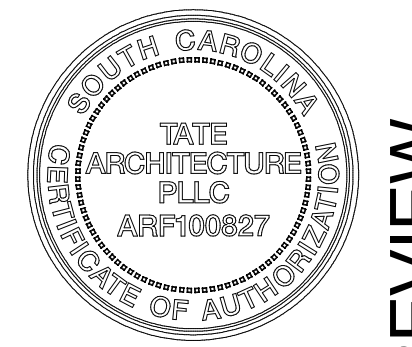
### REVISION HISTORY

No.	Description

### OVERALL SITE PLAN



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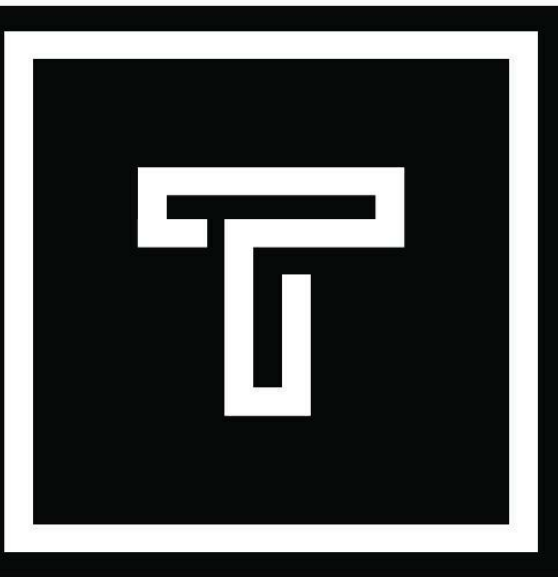
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- 5 x 10
- 5 x 15
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20
- 10 x 30

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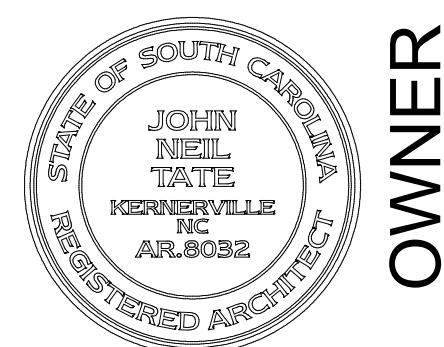
Commission:  
MSSI Design LLC  
100 Industrial Dr., Suite 200 - Cartersville, GA  
New Self Storage Facility  
Streams Development  
HWY 290 and Shoals RD  
Spartanburg County - Duncan, SC  
Commission Number:  
2023-30  
Issue Date:  
11.16.2023  
Revisions:

Ground Unit Mix Schedule				
Count	Name	Rent As	%	Yield
18	5 x 5	450	7%	1.87%
85	5 x 10	4250	33%	17.64%
2	5 x 15	150	1%	0.62%
8	10 x 5	400	3%	1.66%
82	10 x 10	8200	32%	34.04%
41	10 x 15	6150	16%	25.53%
2	10 x 20	400	1%	1.66%
19	10 x 30	5700	7%	23.66%
<b>257</b>		<b>25700</b>	<b>100%</b>	<b>106.70%</b>

Total Unit Mix Schedule				
Count	Name	Rent As	%	Yield
80	5 x 5	2000	8%	1.54%
210	5 x 10	10500	22%	8.08%
8	5 x 15	600	1%	0.46%
40	10 x 5	2000	4%	1.54%
42	10 x 7.5	3150	4%	2.42%
312	10 x 10	31200	32%	24.00%
182	10 x 15	27300	19%	21.00%
42	10 x 20	8400	4%	6.46%
55	10 x 30	16500	6%	12.69%
<b>971</b>		<b>101650</b>	<b>100%</b>	<b>78.19%</b>



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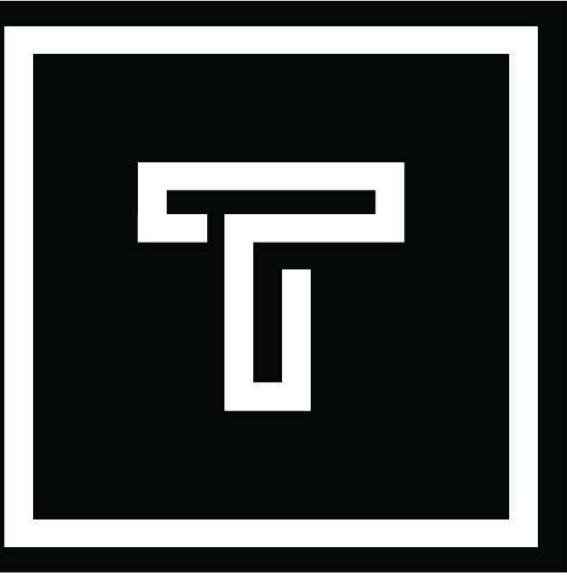
- 5 x 5
- 5 x 10
- 5 x 15
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20
- 10 x 30

1st Unit Mix Schedule				
Count	Name	Rent As	%	Yield
25	5 x 5	625	14%	2.06%
1	5 x 10	50	1%	0.16%
2	5 x 15	150	1%	0.49%
8	10 x 5	400	5%	1.32%
62	10 x 10	6200	35%	20.41%
25	10 x 15	3750	14%	12.34%
18	10 x 20	3600	10%	11.85%
36	10 x 30	10800	20%	35.55%
177		25575	100%	84.18%

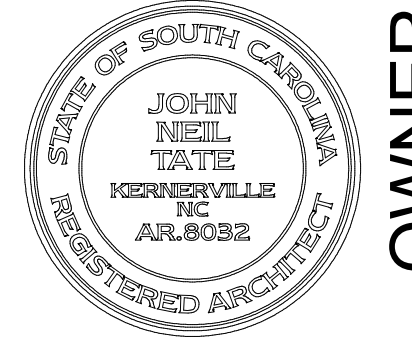
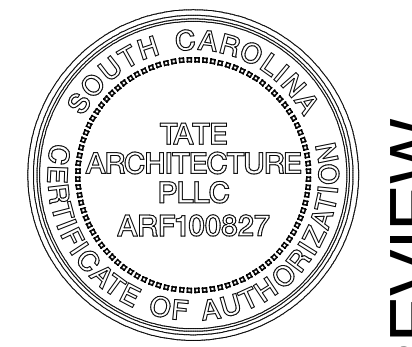
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Revisions:





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AD200.1  
2



AD200.3

AD200.1

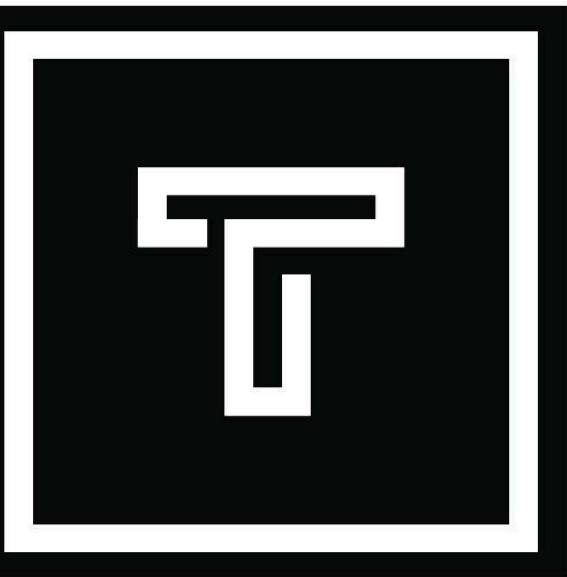
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1

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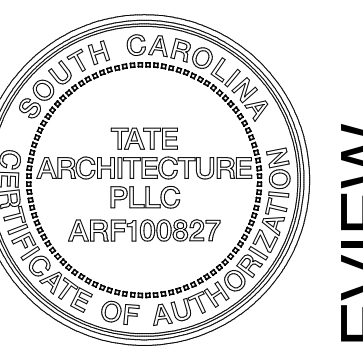
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Spartanburg County - Duncan, SC

Commission Number:  
2023-30  
Issue Date:  
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Revisions:

2nd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
20	5 x 5	500	9%	1.65%
20	5 x 10	1000	9%	3.29%
2	5 x 15	150	1%	0.49%
14	10 x 5	700	6%	2.30%
1	10 x 7.5	75	0%	0.25%
74	10 x 10	7400	32%	24.36%
78	10 x 15	11700	34%	38.51%
21	10 x 20	4200	9%	13.82%
230		25725	100%	84.67%



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AD200.1  
2



AD200.0  
1

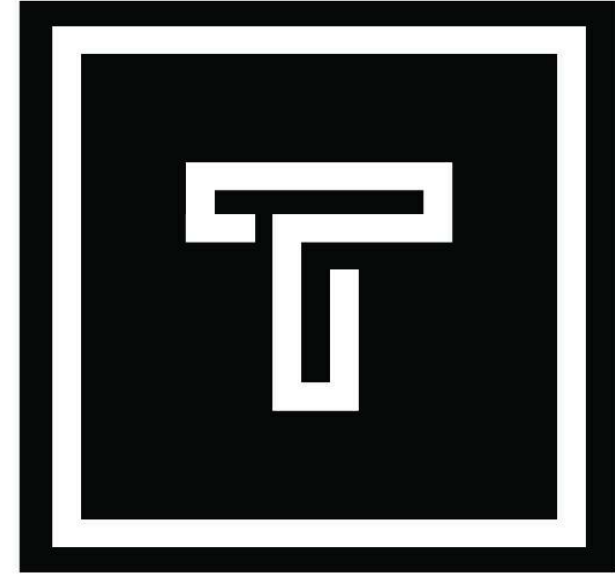
3rd Unit Mix Schedule				
Count	Name	Rent As	%	Yield
17	5 x 5	425	6%	1.40%
104	5 x 10	5200	34%	17.12%
2	5 x 15	150	1%	0.49%
10	10 x 5	500	3%	1.65%
41	10 x 7.5	3075	13%	10.12%
94	10 x 10	9400	31%	30.94%
38	10 x 15	5700	12%	18.76%
1	10 x 20	200	0%	0.66%
<b>307</b>		<b>24650</b>	<b>100%</b>	<b>81.14%</b>

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2023-30  
Issue Date:  
11.16.2023  
Revisions:

Architectural-  
Third Floor Plan

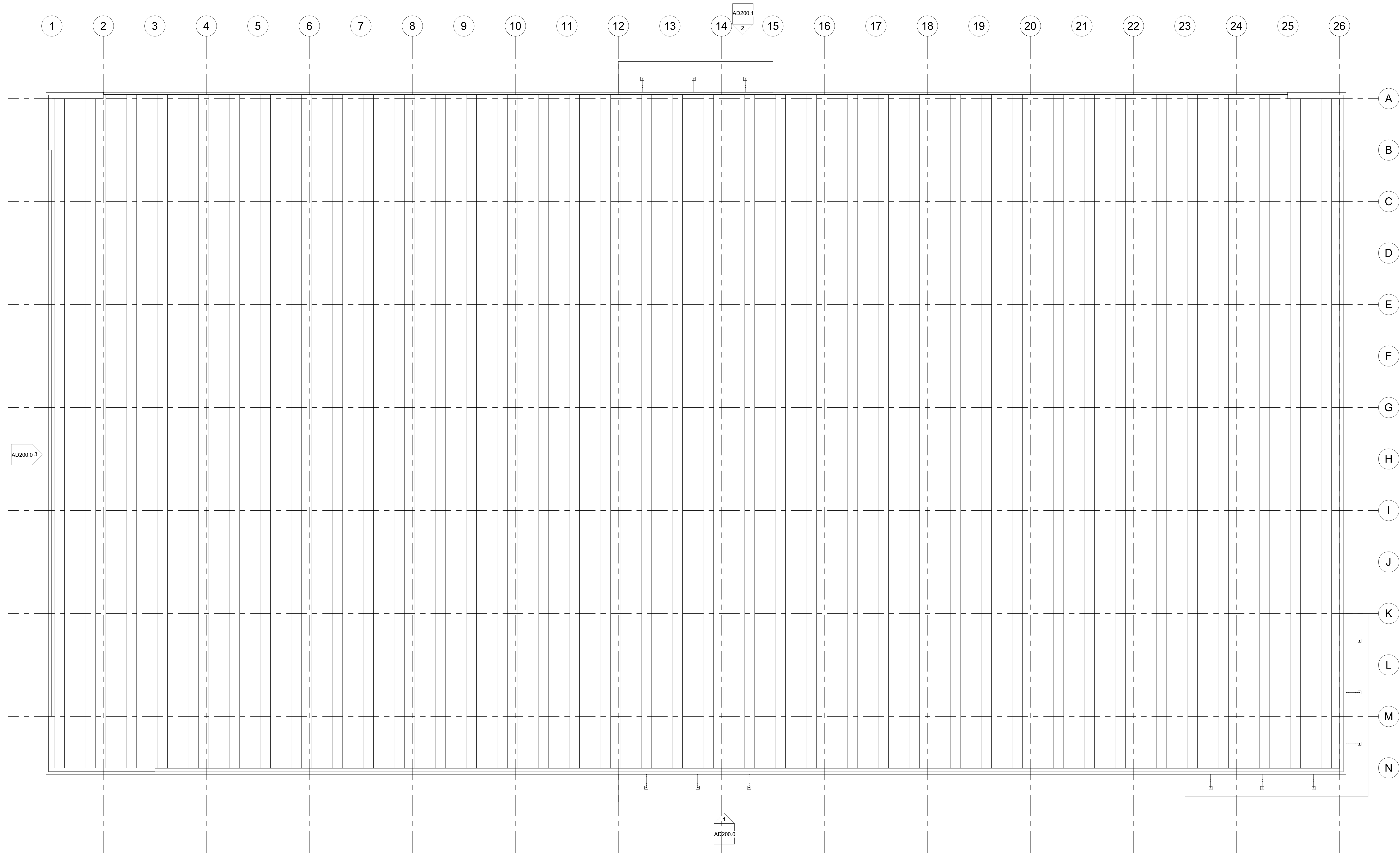
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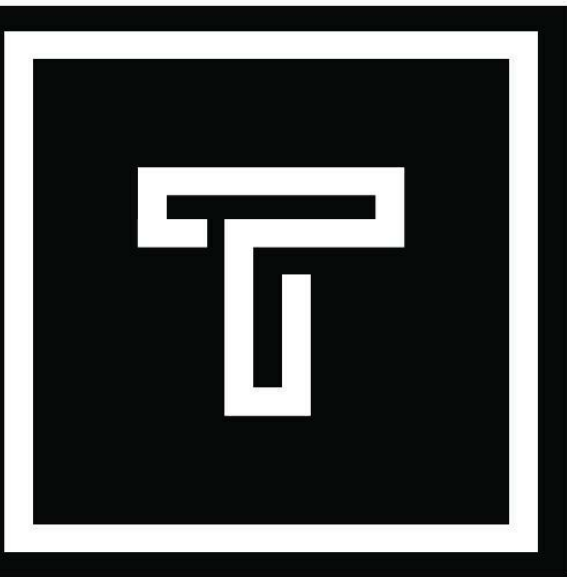
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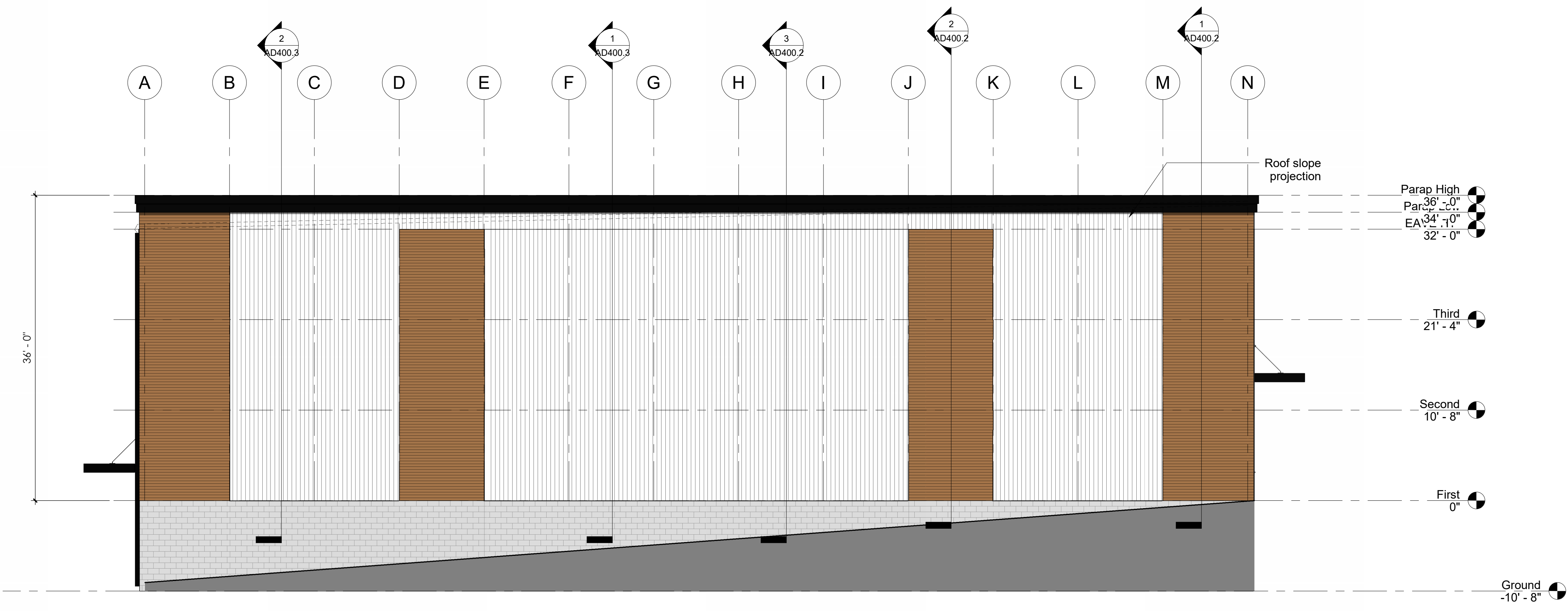
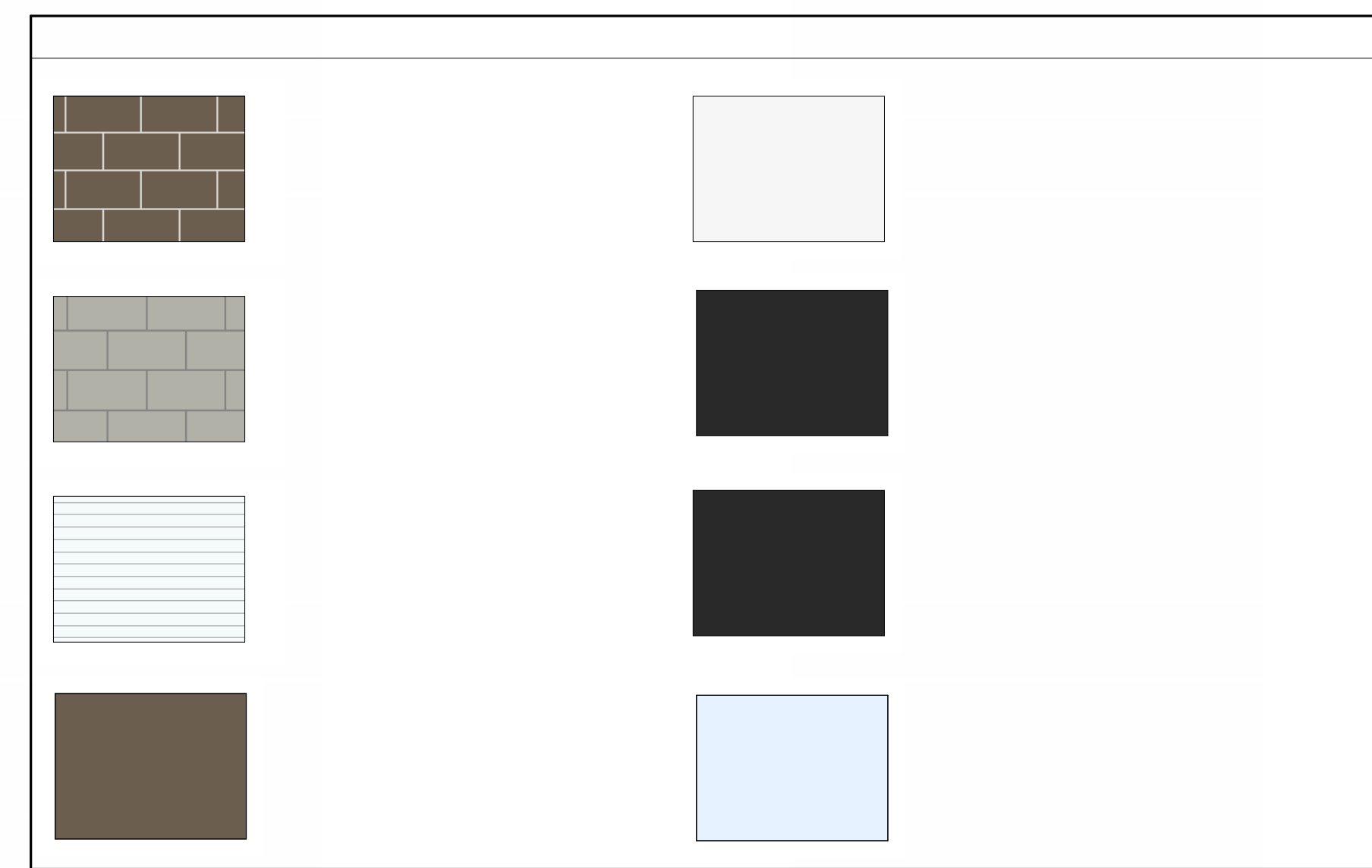
**Commission Number:**  
2023-30  
**Issue Date:**  
11.16.2023

Revisions:

Architectural-  
**Roof Plan**

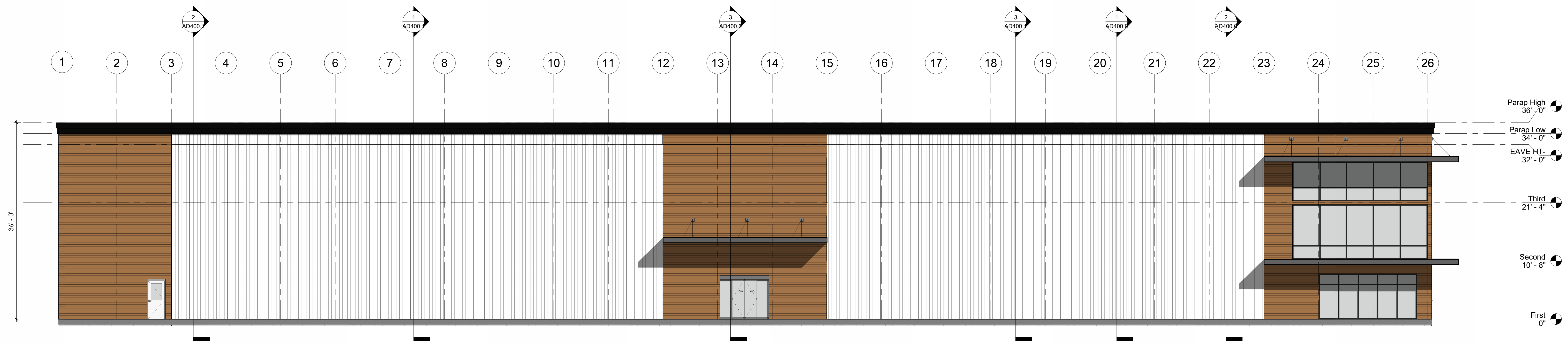


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AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"



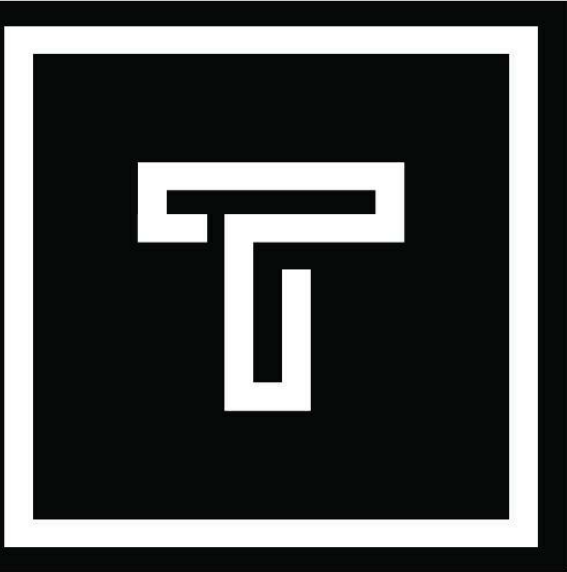
AD200.0.1 - WEST ELEVATION

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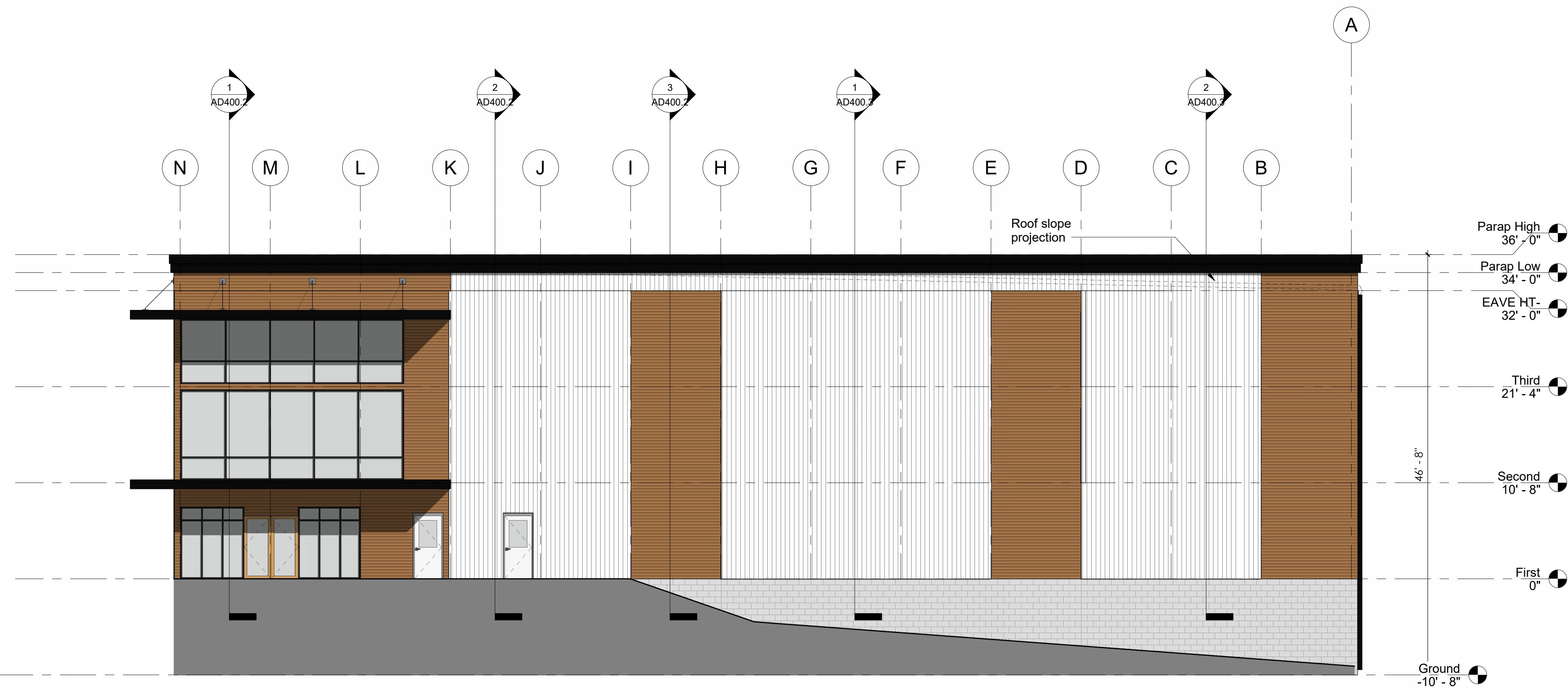
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2023-30  
Issue Date:  
11.16.2023  
Revisions:

Architectural-  
Exterior Elevations

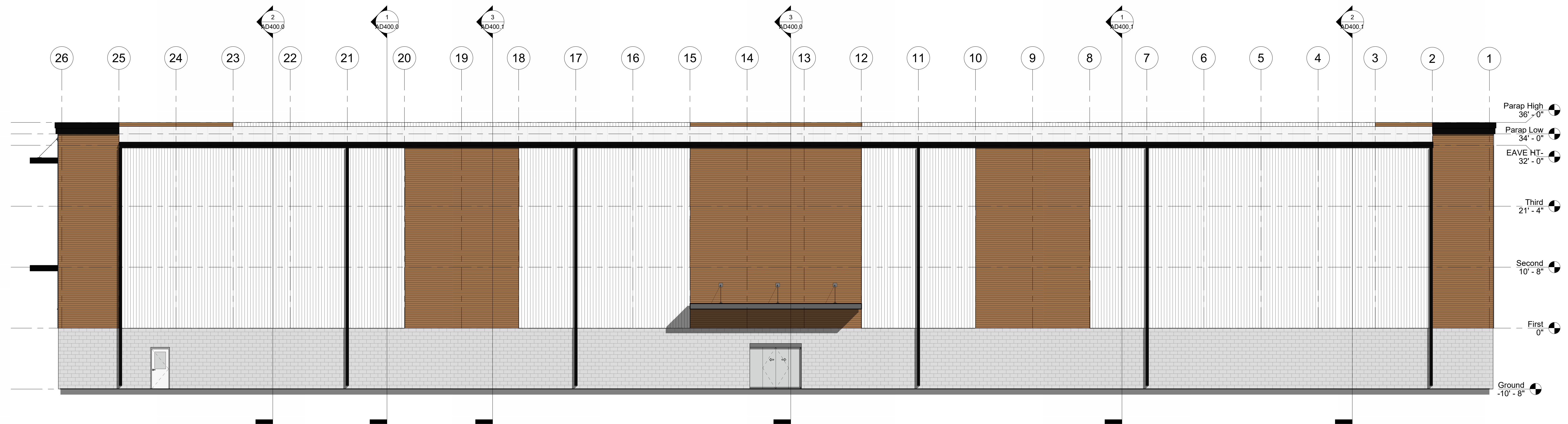


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AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)

1/8" = 1'-0"



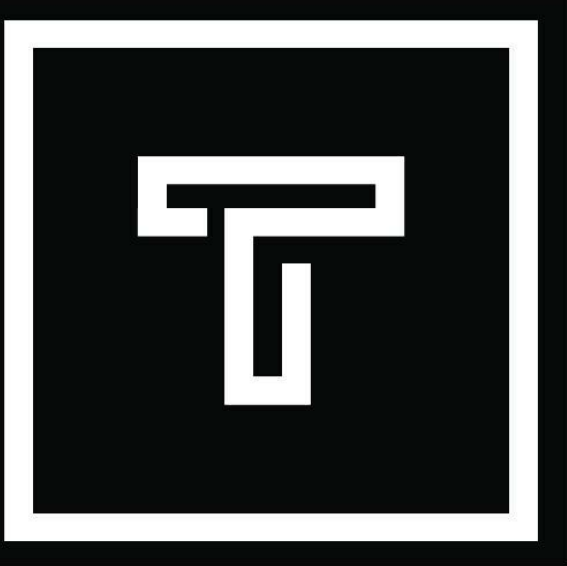
AD200.1.2 - EAST ELEVATION

1/8" = 1'-0"

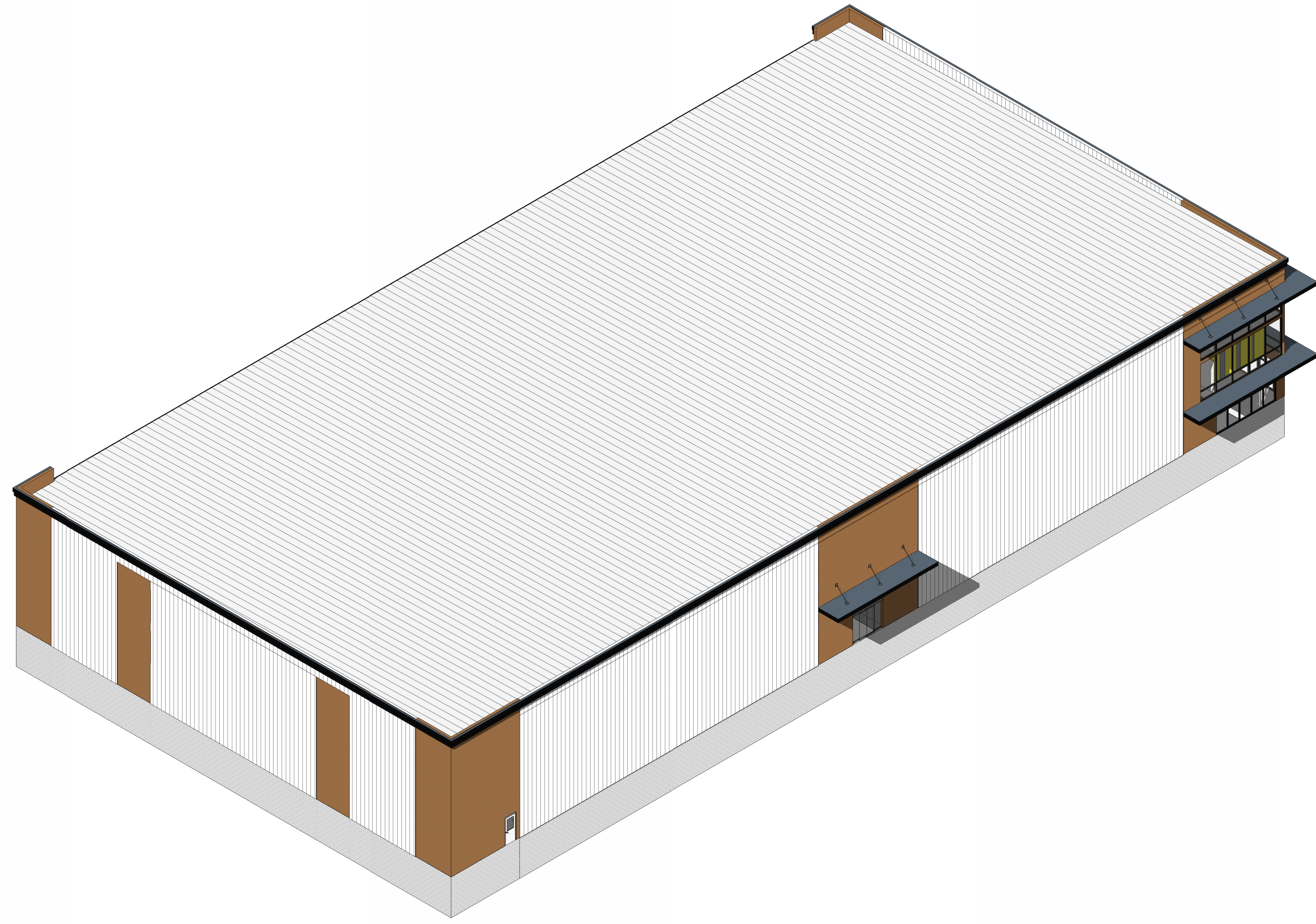
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Commission Number:  
2023-30  
Issue Date:  
11.16.2023  
Revisions:

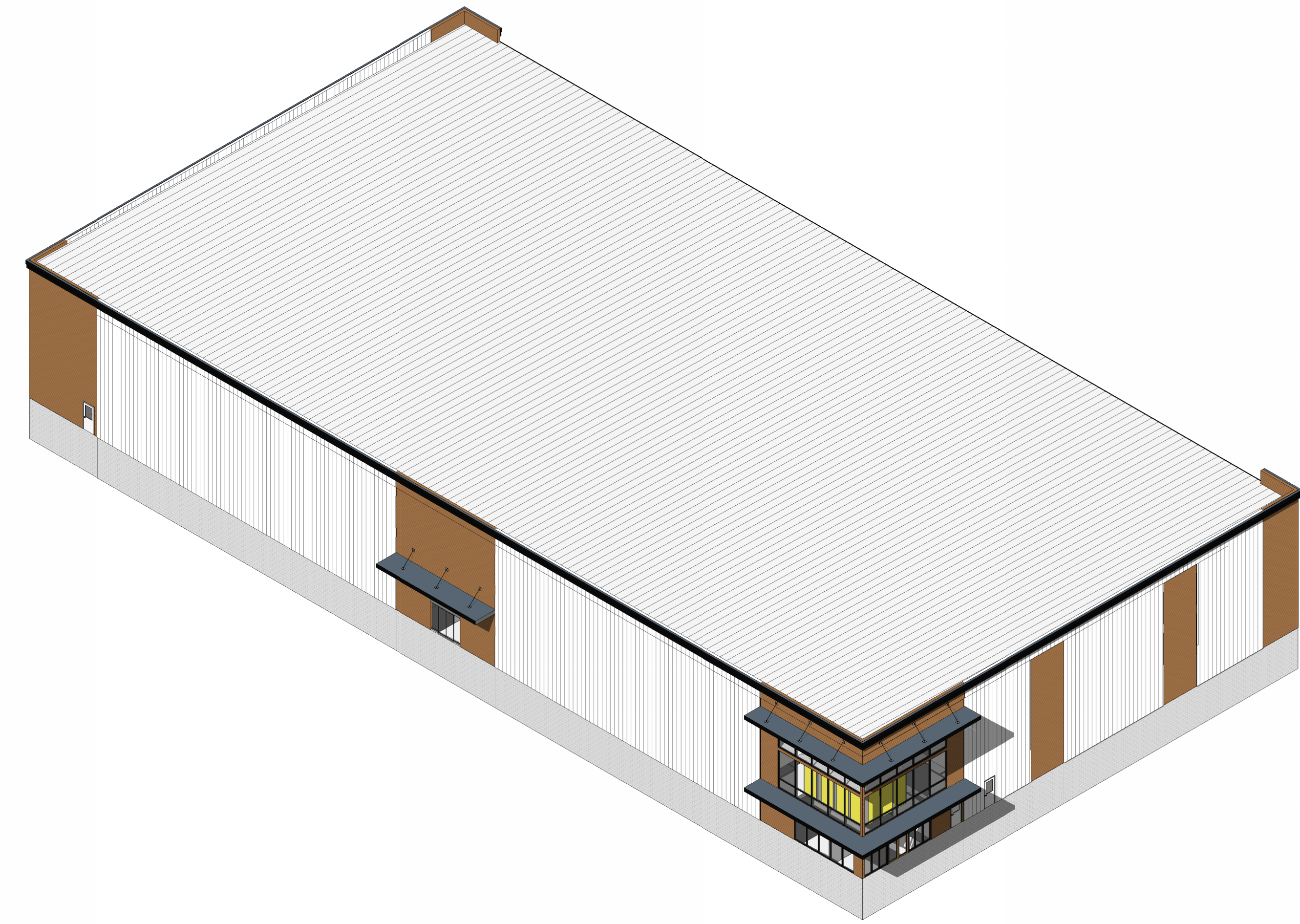
Architectural-  
Exterior Elevations



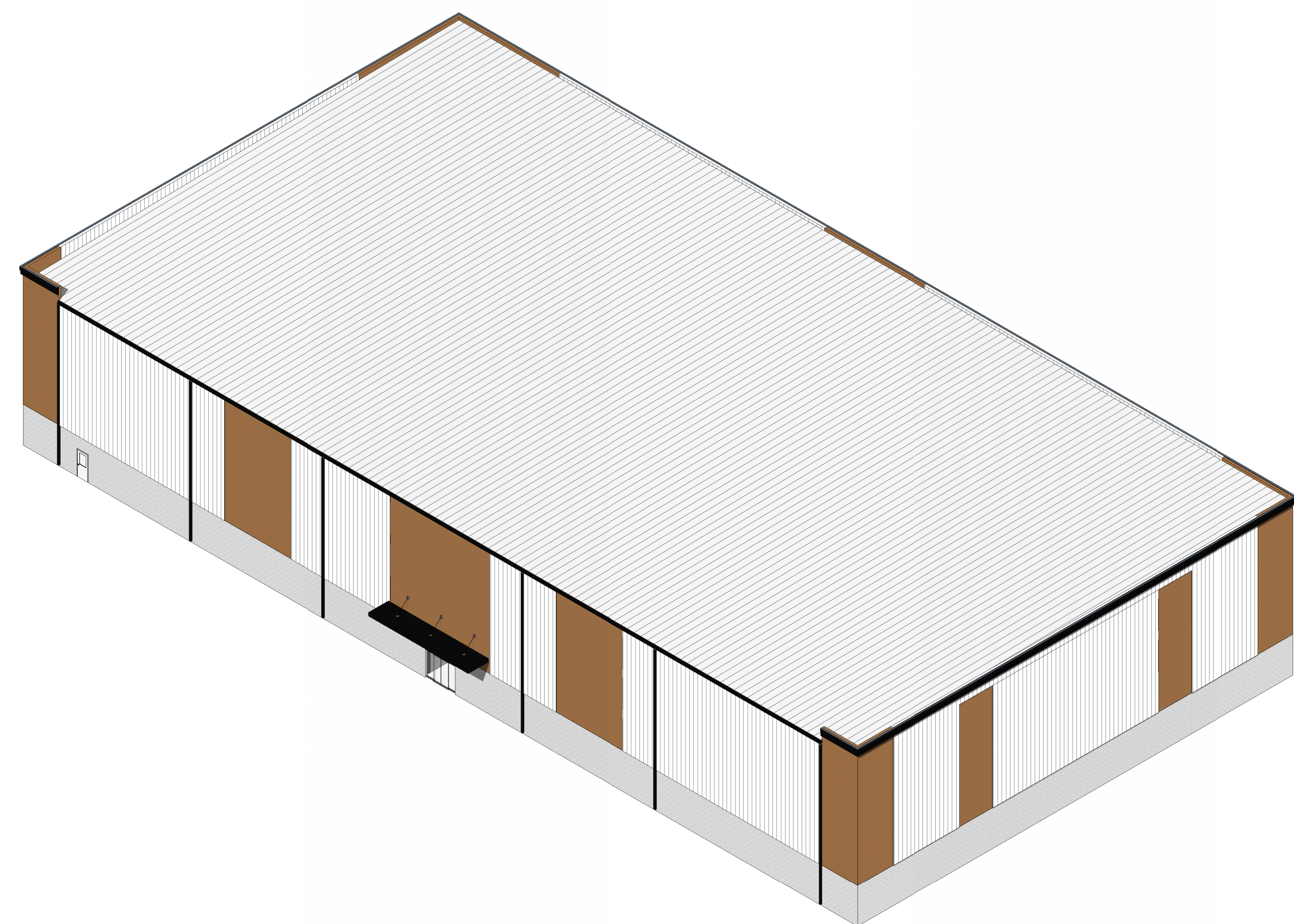
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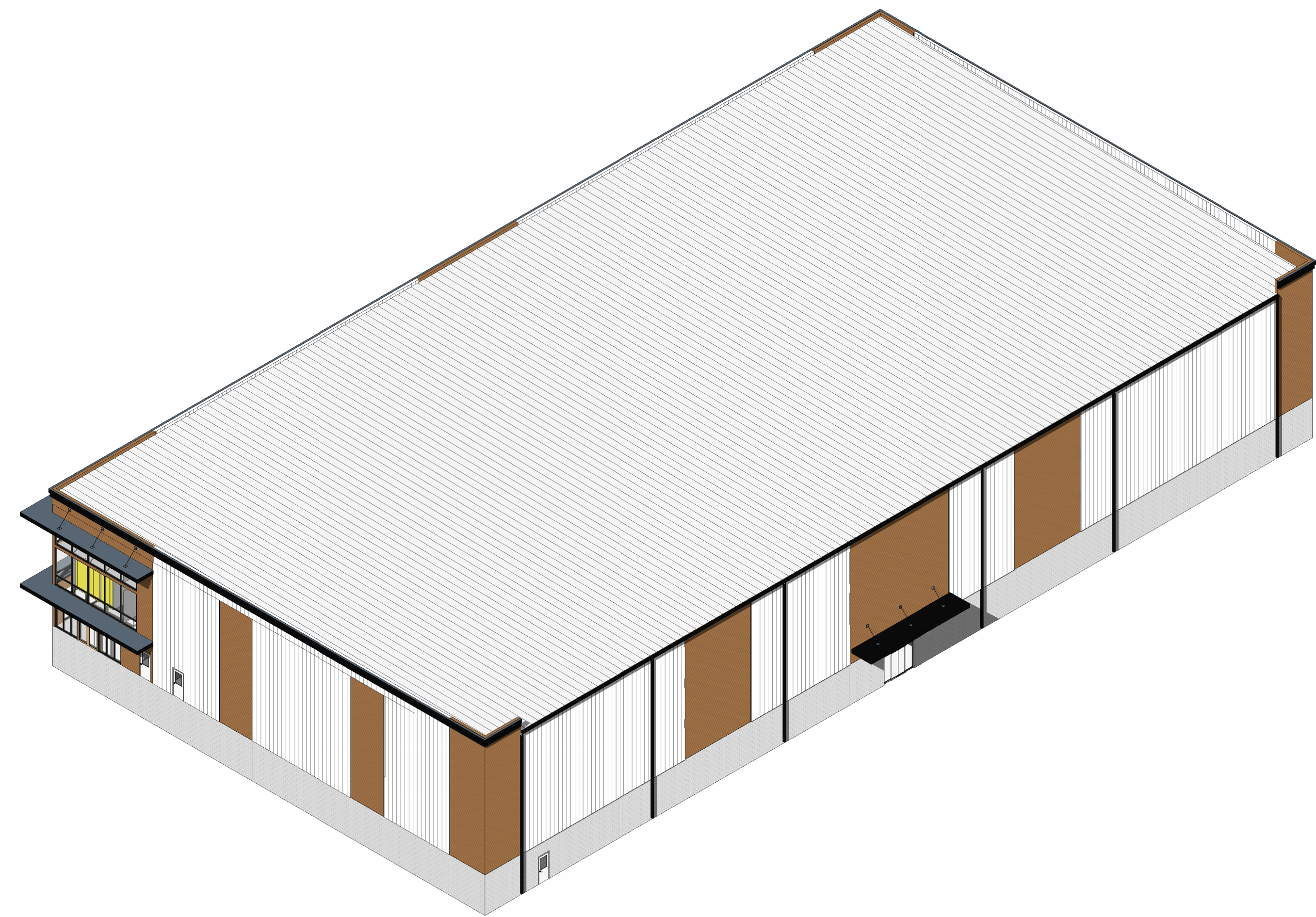
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AD201.0.2 - Axon View



AD201.0.1 - Axon View

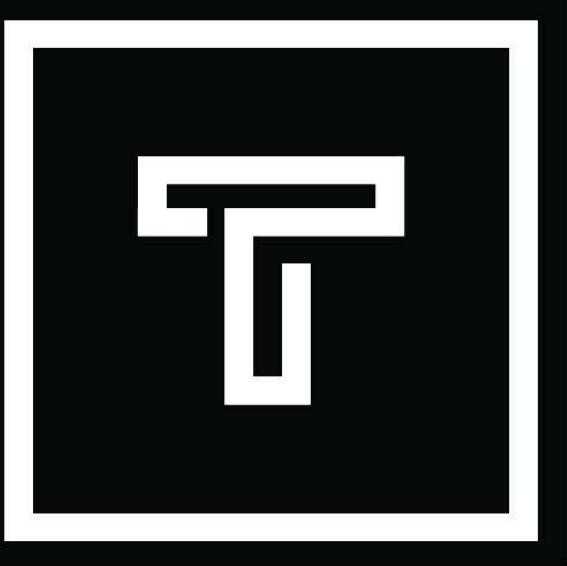


AD201.0.0 - Axon View

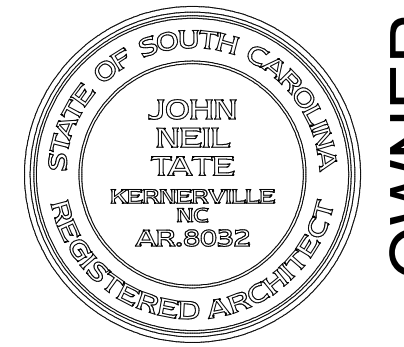
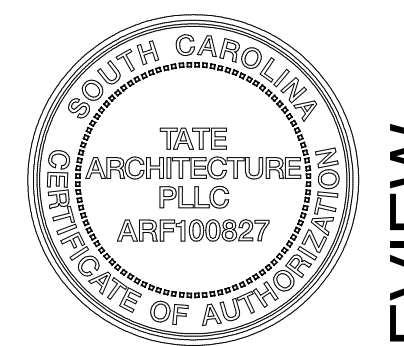
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Streams Development  
HWY 290 and Shoals RD  
Spartanburg County - Duncan, SC  
Commission Number:  
2023-30  
Issue Date:  
11.16.2023  
Revisions:

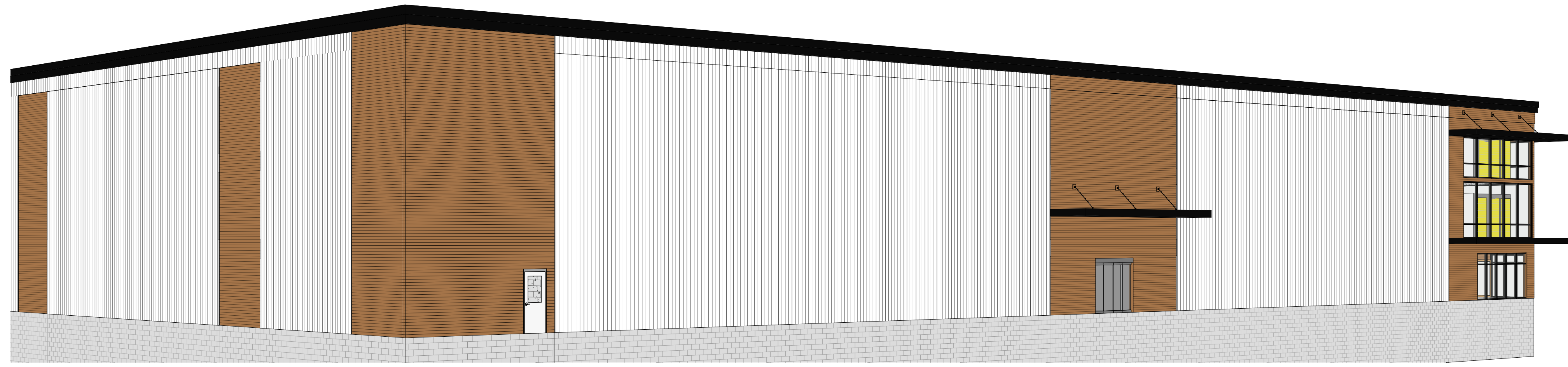
Architectural-  
Axon Views



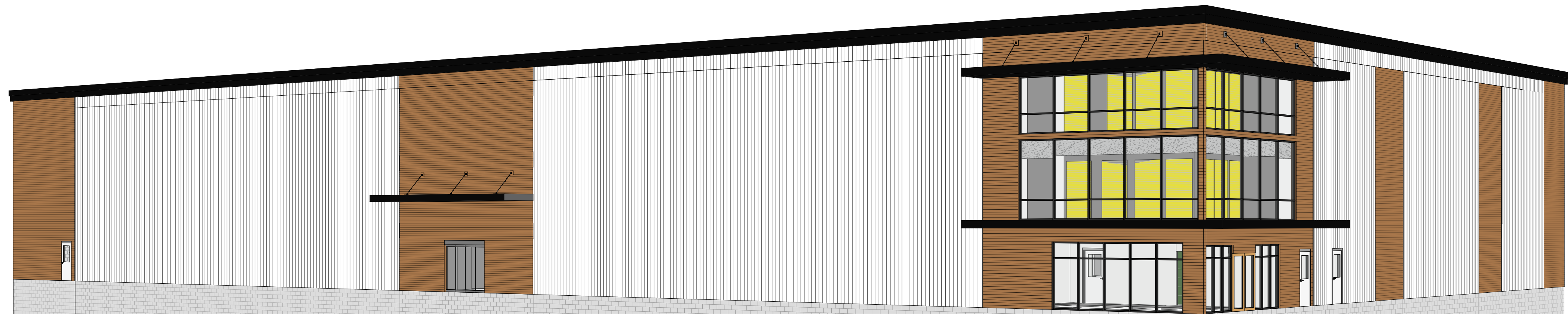
tate architecture pllc  
kernersville, nc 27285  
336.413.0601  
www.tatearchitecture.com



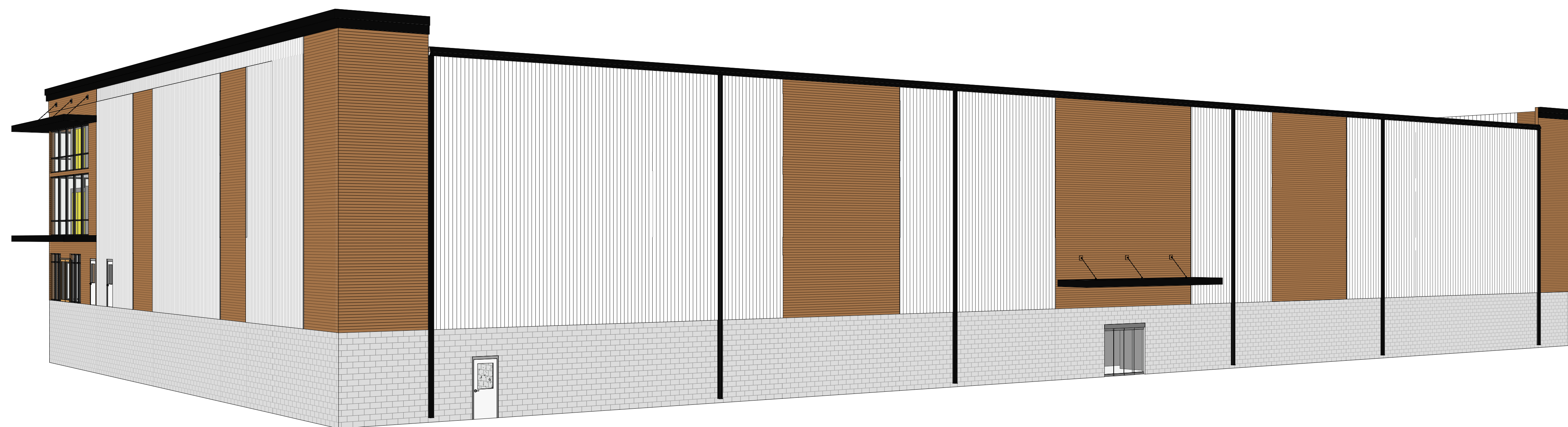
OWNER REVIEW  
NOT FOR PERMIT



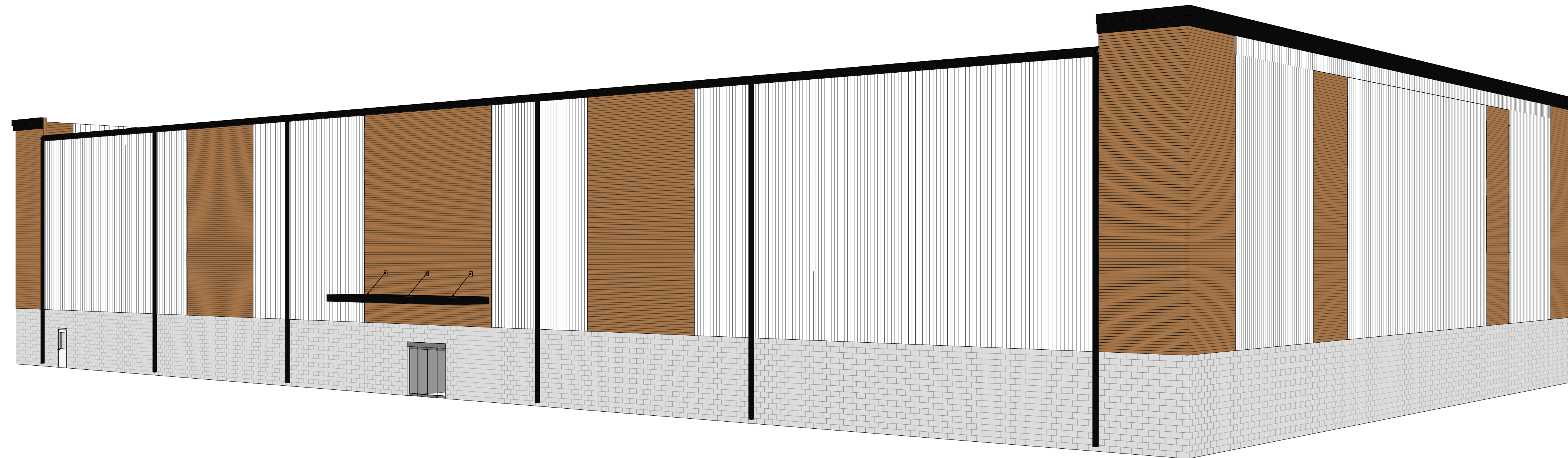
AD202.0.3 - FRONT LEFT



AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT

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Commission:  
MSSI Design LLC  
100 Industrial Dr. Suite 200 - Cartersville, GA  
New Self Storage Facility  
Streams Development  
HWY 290 and Shoals RD  
Spartanburg County - Duncan, SC  
Commission Number:  
2023-30  
Issue Date:  
11.16.2023  
Revisions:

Architectural-  
3D Perspective Views



January 8, 2024

City of North Augusta  
100 Georgia Avenue  
P.O. Box 6400  
North Augusta, SC 29841

Attn: Tommy Paradise / Lastacia Reese

Re: North Augusta Self-Storage Special Exception

All,

Please find the attached submittal for a Special Exception Permit request for the permitting and construction of an indoor, climate controlled self-storage development to be located in the City of North Augusta.

The subject parcel, parcel number 011 07 01 013, is zoned General Commercial, and thus requires a special exception permit for self-storage. The proposed development is a 4-story, ± 120,000 SF (30K footprint) building, associated drives and parking. The parcel has master stormwater detention located on an adjacent parcel (completed as part of a previous development) and is accessed off a new development entrance road that has a traffic light on Edgefield Road (Hwy 25). Secondary access is proposed through the adjacent QT parcel. See attached site plan for more information.

This submittal package includes the following:

- A. Cover Letter
- B. Overview of Special Exception Review Criteria
- C. Conceptual Site Plan
- D. Designation of Agent Form
- E. Notice of Appeal Form

We hope this application is satisfactory to the City of North Augusta and this project will be a success for both the City and the property owner. Should you have any questions or concerns, please do not hesitate to reach out to the contact below.

Thank you,

Daniel Merritt, PLA  
LA Project Manager  
Seamon Whiteside And Associates  
dmerritt@seamonwhiteside.com

Judson Mills Building 6000, Suite 6060, 701 Easley Bridge Road | (864) 298-0534  
SeamonWhiteside.com

Mount Pleasant | Greenville | Summerville | Spartanburg | Charlotte  
*Elevating the site design experience.*



# Notice of Appeal

Please type or print all information



### Staff Use Only

Application Number ZV24-002

Date Received 1/8/24

Review Fee \$250.00

Date Paid 1/8/24

1. Project Name North Augusta Self-Storage

Project Address/Location Approx. 930 Edgefield Road.

Total Project Acreage 3.367 Ac. Current Zoning GC General Commercial

Tax Parcel Number(s) 011 07 01 013

2. Applicant/Owner Name Daniel Merritt / SeamonWhiteside Applicant Phone 864-298-0534

Mailing Address 701 Easley Bridge Road, Suite 6060

City Greenville ST SC Zip 29611 Email dmerritt@seamonwhiteside.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 Timothy L. Buchanan, Jr. License No. SC PE 35009

Firm Name SeamonWhiteside Firm Phone 864-298-0534

Firm Mailing Address 701 Easley Bridge Road, Suite 6060

City Greenville ST SC Zip 29611 Email cbuchanan@seamonwhiteside.com

Signature *T L Buchanan* Date 1/8/24

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.

*D Merritt*  
Applicant or Designated Agent Signature

01/08/2024  
Date

DANIEL MERRITT, PLA  
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 ZV24-002

Date Received 1/8/24

1. Project Name NORTH AUGUSTA SRF - STORAGE

Project Address/Location APPROX. 930 EDGEFIELD ROAD

Project Parcel Number(s) 011 07 01 013

2. Property Owner Name Quit Trip Corporation Owner Phone 945-455-6421

*ATTN: Jim Beilman - Real Estate Manager - Dispositions*

Mailing Address 8700 Freeport Parkway Suite 115

City Irving ST TX Zip 75063 Email jbeilman@quittrip.com

3. Designated Agent DANIEL MERRITT, PLA. SEAMON WHITESIDE

Relationship to Owner ENGINEER OF RECORD

Firm Name SEAMON WHITESIDE Phone 864-298-0534

Agent's Mailing Address 701 EASLEY BRIDGE RD, STE 6060

City GREENVILLE ST SC Zip 29611 Email dmerritt@seamonwhiteside.com

Agent's Signature [Signature] Date 01/03/2024

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

1/3/24  
Date

5. Sworn and subscribed to before me on this 3rd day of January, 2024.

[Signature]  
Notary Public

June 2, 2026  
Commission Expiration Date

