

Board of Zoning Appeals



**Minutes for the Tuesday, February 6, 2024, Regular Meeting
6:00 p.m., Council Chambers, 100 Georgia Avenue**

Members of the Board of Zoning Appeals

Kevin Scaggs

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

London Smith

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** All members were present.
3. **Approval of Minutes** – Minutes of the Regular Meeting of December 5, 2023.

Bill Burkhalter made the 1st motion to approve the minutes. Kathie Stallworth made the 2nd motion. It was approved unanimously.

4. **Confirmation of Agenda** No changes were made to the agenda.
5. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.

Mr. Tommy Paradise stated that Drayton Parker Companies, LLC is constructing a Parker's Kitchen Convenience Store at the intersection of Jefferson Davis Highway and Interstate 520. Paradise continued by stating that the company is requesting a high-rise sign so that the sign can be visible to traffic traveling on

Interstate 520. (Paradise displayed a map of the subject parcel on the projector screen for members of the Board of Zoning Appeals, as well as the public to view the approximate location of the proposed sign). Paradise explained that the North Augusta Development Code allows a maximum height of 25ft and maximum area of 100 sq. Ft for freestanding signs in the Thoroughfare Commercial zoning. The variance request is for a freestanding sign of 120sq. ft in height and 290.16 sq. Ft in area, with visibility of ½ mile. The staff's recommendation to the Board of Zoning Appeals was to not approve the sign variance due to the fact that the North Augusta Development Code doesn't not address High-Rise Signage because at the current time, they are not compatible with the City of North Augusta. The Interstate 520 corridor is currently undeveloped and is clear of billboards and other signage including High-Rise signs. The staff believes that adequate notification of customer's traveling Interstate 520 can be achieved in alternative ways such as Logo signs. Logo Signs are erected by SCDOT and serves as a notification of what's upcoming at the next exit. Paradise stated that this variance request is the first of its kind for the particular area and the decision made will affect future decisions. Paradise continued by stating that there are already future plans of development for the area submitted to the city and the staff has some concerns of the intersection being overcrowded and confusing to travelers.

Tiffany Jackson of 171 Crossroads, Savannah, Ga was sworn in at the podium. Jackson stated that she is the Entitlements Manager for Drayton Parker Companies. She stated that she has brought with her two individuals from the Blair Image Elements, Bryson Plunklett, which the design engineer for the project and as well as the Site Plan Engineer, Cody Rodgers from EMC.

Bear Vandergat of Greensboro, NC was sworn in at the podium. He stated the site elevation is approximately 250ft or less but the location from Interstate 520 is over 60ft below. He continued by stating that the sign would need an additional 60ft just to equal the lanes of traffic, but the sign could not be positioned to be equal to the traffic and in fact would need to be above the traffic for visibility. He stated that his company spoke with SCDOT and SCDOT informed them that they had no future plans of installing advertisement in the area due to it being undeveloped. Vangergat spoke about a past client he serviced in Aiken County and the effects of the High-Rise sign increasing the business fuel purchases by 70%. He also stated that the past client's neighbors were able to benefit from the High-Rise sign and believes the same will happen in North Augusta with Parker's Kitchen at the Intersection of Interstate 520 and Jefferson Davis Highway.

Bill Burkhalter questioned that drawing in the staff report that showed the signage plan which displayed several signs and asked if it followed the North Augusta Development Code.

Paradise stated the city has not received plans for any of the signs shown on the signage plan. Paradise continued by stating that the North Augusta Development Code allows the freestanding sign to be 100 sqft total and 300 sqft for total area signage. He suggested have the developers substitute 100 sqft from the total for the freestanding signage and use it for the High-Rise sign and limit the square footage of the wall signs to 200sqft. The North Augusta Development Code allows one freestanding stand per lot of record.

Kevin Scaggs questioned excluding the high-rise sign, if there were any issues with the freestanding sign if it was visible from Jefferson Davis Highway.

Bear Vandergat apologized for the lack of imagery for the surrounding area of the subject parcel and stated that the only true way to see visibility conflict would be to visit the area personally. He stated he performed a survey on the property in July of 2023 and there is a significant difference in the development.

Jim Newman asked if they have considered moving the sign to the higher end of the property along the onramp or closer to the highway.

Bear Vandergat answered by stating that the proposed signage location is the highest point of the lot at 256ft.

Jim Newman rebuttal showing the topographic map which shows the highest elevation being 270ft.

Paradise stated the 270ft shown on the topographic could have been before the property was graded. The map is generated from the City GIS system and may have changed since development has taken place.

Vandergat stated the Interstate 520 East elevation is 310ft and the West is approximately 318 to 324ft.

Burkhalter questioned if the SCDOT would agree to install the logo signs at the developers cost and spoke about the effectiveness of the sign alerting travelers of what is to come at upcoming exits.

Jackson responded by saying that she reached out to the SCDOT the day prior and received email response from SCDOT informing her that at this time they do not allow signs at particular location.

Paradise handed Tiffany Jackson, Bear Vandergat and all members of the Board of Zoning Appeals a copy of an email. Paradise stated that he became aware of the letter the morning of 2/6/2024 and immediately phoned the Resident County Engineer of SCDOT and he did not know why SCDOT wouldn't allow logo

signs at the location. Paradise continued by stating he spoke with John Gapper at the logo department, which is responsible for the logo signs of SCDOT right of way and Gapper stated he is unaware of any reason way they would not put signs at the proposed location and if he was to receive an application, he would process the application unless it was rejected within in the chain of command. Paradise stated that SCDOT is a bureaucracy and how he was fortunate enough to get the appropriate people to speak with him. He stated that the SCDOT has 2 departments, there is the Logo Department but there is also the Outdoor Advertising Department and he was not able to speak with Carolyn Lindsay of the Outdoor Advertising Department but left her a voicemail. Paradise continued by stating that someone at SCDOT has stated to Mrs. Jackson that the Logo Signs wouldn't be allow but Paradise has been informed that the sign would be allowed if an application was present. Paradise stated that he would want the decision to be fair and suggested the members to continue the decision in order to gather more information and receive a definite answer from SCDOT, especially if the logo signs being installed is the deciding factor for the variance.

Jim Newman asked if the new North Augusta Development Code address the issue or if the new code is already in effect.

Paradise stated that the new North Augusta Development Code is already in effect and High-Rise signs was a topic that the developers of the code, Planning Commission and City Council did not wish to address going through the process. Paradise stated that their unwillingness to address High-Rise signs is an indication that High-Rise signs are not compatible with the City of North Augusta.

Kathie Stallworth asked if there was "silence" regarding the issue.

Paradise answered, "Yes" and added there are signs that are prohibited and that the high-rise sign is not a prohibited sign and that there is "silence", which means, it isn't allowed.

Jim Newman asked if the sign itself is in compliance with the development code and if the developers would drop the sign down to the appropriate height at 25ft would the sign need a variance.

Paradise answered "No, because the sign is 290 sq. ft and the area is too large".

London Smith asked if there were any other convenience stores that go outside of North Augusta Development Code that have been approved or is it the first of its kind in North Augusta, emphasizing exit 5.

Paradise stated that he is only aware of a High-Rise Sign Variance at exit 5 for a previously existing sign destroyed by a storm. He stated that some signs are at exit 5 but are not in the city limits of North Augusta. Paradise recalled a High-Rise sign at exit 5 that was grandfathered into compliance but it was destroyed by a tornado and when developers asked for a variance to replace the sign, they were allowed to put it back but Paradise doesn't recall the sign actually being installed. Paradise stated "At the current time, I can't tell you that we do, and I can't 100% tell you that we don't have an existing high-rise sign at exit 5".

Smith asked if there have been any applications for high-rise signs.

Paradise stated that since he has been employed with the City of North Augusta, the only high-rise sign application he has received is the sign that was located at exit 5 and destroyed by the tornado. He added that there were high-rise signs on parcels adjacent to the exit 5 sign but they were not located in the city limits and that the current variance application would indeed be a first.

Cody Rodgers of EMC Engineering was sworn in at the podium, he stated the proposed location for the high-rise is very rural and that would explain why there are no other signage of its kind there. Rodgers stated that maybe high-rise signs not being addressed in the Development Code doesn't mean that they are prohibited but just not considered because no one ever proposed that type of sign. Rodgers proposed it being a possible revision to the code to allow high-rise signs and possibly limited the number of billboards with a certain distance.

Paradise stated that the North Augusta Development Code prohibits Billboard signs.

Smith reflected on the effect the decision would have on future developments in the area and if limiting the number of high-rise signs in area would give one competitor significant advantage over another.

Jim Newman asked the signage plan shows 10 different signs on the property and asked if Paradise has seen any signage plans on the other 9 signs.

Paradise stated staff has not received any signage package application to his knowledge.

Jim Newman asked if the Board of Zoning Appeals would be willing to substitute some measurements to help the developers achieve their 300 sq. ft area total, and asked if then would they be allowed to install all 10 signs.

Paradise stated that would depend on how the variance is granted and if there are any conditions set forth.

Newman asked if the variance is granted for the developers to be allowed 300 sq. ft total signage, would the likelihood of them returning for another variance be high.

Paradise stated that the recommendation by staff to allow 100 sq. ft for the freestanding sign and 200sq. ft for all other signs would keep it even.

Tiffany Jackson clarified that the images on the projector are not the final sign package application images, which has not yet been submitted.

Jim Newman stated that the signage package may need to be final so that the members know exactly what signs are being factored in.

Vandergat stated that signs #6-9 on the projector are 2x4 ft signs and serves as entrance and exit signs.

Kathie Stallworth stated that although those are directional signs, they still count in the total allowed signage area.

Newman questioned the wall signs with the company's name on the front and side of the building.

Vandergat stated that the front wall sign is 65 sq. ft.

Newman stated that 4 of the 65sq. ft wall signs would put the developers at almost 200 sq. ft with just wall signs alone.

Chairman Kevin Scaggs asked if there were any members of the public that wanted to speak and asked if they would come forward.

There were no public comments

Chairman Kevin Scaggs closed the public hearing

b. Consideration – Consideration of Application ZV24-001 by the Board of Zoning Appeals.

Members discussed each criteria qualification as follows:

1. Criteria 1 identifies if the hardship is unnecessary. Bill Burkhalter stated that with adequate signage within the code, the business would still be able to operate. London Smith concurred. Kathie Stallworth stated the that the property was selected by the developer and she doesn't see the hardship as being unnecessary.

2. Criteria 2 identifies if there is extraordinary and exceptional conditions pertaining to the particular piece of property. Kevin Scaggs stated the conditions of the topography doesn't allow visibility. All members agreed.
3. Criteria 3 identifies if the condition do not generally apply to other property in the vicinity. Kathie Stallworth stated that there is no way to agree to Criteria 3 because the condition applies to all parcels in the vicinity. She continued by saying that the condition is not unique to one parcel and that all parcels in the area have similar elevations and topography. Jim Newman agreed. London Smith spoke in agreeance with Kathie Stallworth.
4. Criteria 4 identifies if the conditions of the property would effectively prohibit or restrict the utilization of the property. Kevin Scaggs stated that not having a high-rise sign doesn't prohibit the use of the property. Bill Burkhalter agreed and stated he doesn't mean it reasonably restricts the use of the property. Kathie Stallworth and London Smith both stated that Criteria 4 doesn't not apply to this variance. Jim Newman was unable to give a definite answer. Scaggs stated that 4 No's and 1 maybe is enough to call for a motion.

Jim Newman made the first motion to deny the variance based on the conditions of criteria 4. Criteria 4 of the qualifications read, based on the conditions of the application of this chapter to this particular piece of property would not effectively prohibit and unreasonably restrict the utilization of the property.

Kathie Stallworth seconded the motion and it was approved unanimously.

6. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.

Tommy Paradise stated that in the new Development Code for North Augusta, mini warehouse self-storage facilities are allowed in the General Commercial as a Special Exception. Paradise stated that the subject parcel was apart of the QT parcel that was subdivided into three lots and is located to the rear of QT. He continued by stating the building is 4 stories in height and 30,000 square feet per floor and totals 120,000 square feet in area. He stated that the maximum building height in General Commercial is 45ft and the building will house 971

storage units of various sizes. Paradise stated that the appropriate building images were emailed to all members in preparation for today's meeting and the hard copy of the building façade is readily available for the members review if needed.

Daniel Merritt of 701 Easley Bridge Rd of Greenville was sworn in at the podium. Merritt apologized for the appropriate building façade images needing to be emailed to the members that day of the meeting and assured that the numbers and floor plans in the staff report are indeed correct. Merritt stated that the special exception is for the self-storage use. He states that he and his company feel that self-storage is appropriate because it is a commercial use but it not dependent on the everyday visibility from the main road. He continued by stating that one of the benefits to self-storage uses is that it doesn't not generate a huge traffic difference in the area and with over 900 units, the business doesn't trigger over 50 peak hour trips. Merritt brings attention to a note in the staff report regarding parking reduction and he stated that it will be addressed in a separate variance request if need be and is not of concern today.

Kevin Scaggs questioned if there was research conducted on the need for mini warehouse self-storages in the area.

Merritt stated the area is growing and super dense uses are being developed in the area. He continued by stating that for every apartment/townhouse development, the units are small and unfortunately people tend to accumulate lots of belongings. Merritt stated that once you see that population numbers rise then it indicates the need for self-storage units. He spoke about his knowledge of the future development in the area and the desire to address the needs before it is a problem.

Paradise stated that a 30-acre parcel nearby the subject parcel is expecting a site plan approval request for a 300-unit apartment complex at the next Planning Commission meeting.

London Smith asked if there is a Tree Line that the facility would plant.

Merritt stated that the backside of parcel 2 would be buffered and landscaping/ buffering plans are still underway.

Paradise stated that QT also has buffering that would be on the front of the property.

Alex De Maturco of 5 Century Drive of Greenville was sworn in at the podium. Maturco stated that there is also a creek on the property and the topography includes shrubs and brush trees on sides of the parcel that would face the residential property. He continued by stating that his company also has plans to do additional buffering on the parcel.

Bill Burkhalter stated that he remembered mini warehouses and self-storage were permitted only as special exception in General Commercial zoning district and questioned if they are now permitted anywhere with the new development code.

Paradise answered by stating that he would need to do research to be certain but to the best of his knowledge, mini warehouses and self-storages are allowed in other zoning districts.

No public comments were made.

Chairman Kevin Scaggs closed the public hearing

b. Consideration – Consideration of Application ZV24-002 by the Board of Zoning Appeals.

Jim Newman made the first motion to grant the variance for application ZV24-002, pursuant to section 18.8.4 of the North Augusta Development Code for the use of self-storage.

Kathie Stallworth seconded the motion and it was approved unanimously.

Paradise stated that staff has been informed by the North Augusta Post and Courier Newspaper that beginning on March 1st, they will be reducing to one publication per month. This change would have been a conflict with the City's requirements of public notice if the city was to continue to utilize North Augusta Post and Courier services. Paradise has spoken with the city attorney and going forward, public notices will be posted in the Augusta Chronicle. The Augusta Chronicle is a daily published newspaper and is more cost efficient.

7. Adjourn 7:40pm

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

ZV24-004 North Augusta Self-Storage Parking Waiver

Prepared by: La'Stacia Reese

Meeting Date: April 2, 2024

SECTION 1: PROJECT SUMMARY

Project Name	North Augusta Self-Storage Parking Waiver
Applicant	Daniel Merritt/Seamon Whiteside
Agent	Daniel Merritt
Address/Location	Approximately 930 Edgefield Road
Parcel Number	011-07-01-013
Total Development Size	± 3.367 acres
Existing Zoning	GC, General Commercial
Overlay	N/A
Variance Requested	NADC Article 8, Parking; Table 8-1, Parking Requirement by Use

SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 17.5.1, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 4, Zoning Districts Established, and Article 9, 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

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 Augusta Chronicle* and www.northaugustasc.gov on March 13, 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 March 13, 2024. The property was posted with the required public notice on March 13, 2024.

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 located behind the QuikTrip convenience store.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
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 sewer are available. The property is served by the City of North Augusta water and sewer.

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

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 EVALUATION AND ANALYSIS

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 current requirements for parking in the Development Code would require the design, permitting, a construction of an excessive amount of impervious, paved parking that would never be needed or used. This would reduce the amount of green space/landscape buffering space on site, would also reduce the amount of buildable area, and would contribute to more stormwater runoff, more heat-island effect, and a general degradation of the overall site.

Staff notes that the Table 8.1 of the Development Code states that for Mini warehouses/Self-Storage has a minimum number of vehicle spaces of 4 spaces + 1 per 10 units and a maximum number of vehicle spaces of 6 spaces + 1.5 per 10 units.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that due to the large number of smaller units within the project (\pm 90% of the proposed units are smaller than 10' x 20'), the requirement for parking spaces based on unit count creates an excessive amount of required parking. Market studies have shown that there is a large demand for smaller storage units, and that the vehicular traffic generated/required by these types of development

does not warrant the amount of parking required by the City of North Augusta Development Code.

Staff notes using the 11th edition of the ITE Trip Generation Rates manual indicates that with the proposed 950 units according to the conceptual plan, the trip generation would exceed more than 1,500 daily PM trips, which would require more parking spaces than what the conceptual plan proposes.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that the issue is caused by the zoning requirement for parking for this use, and is not dependent on the individual parcel. The variance sought is not parcel-related, but standards related. The property will be primarily smaller rental units, and the code bases parking requirements off the overall number of units, rather than overall building size or parcel size. The blanket requirement of 1 space per 10 units will create an excessive parking requirement for this development and would be a detriment to the project and the City of North Augusta.

Staff notes that the NADC table 8.1 Parking, Loading, and Stacking states that the use for all proposed mini warehouses/self-storage facilities require a minimum parking requirement of 4 spaces + 1 per 10 units and a maximum of 6 spaces + 1.5 per 10 units.

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 market studies have shown that the proposed use does not demand the amount of parking required by the development code. By requiring such an excessive amount of parking spaces, which will never be needed or used, the use of the property is restricted to an unreasonable degree, and the property owner is forced into constructing a large parking lot that they do not want or need, furthering the degradation of the overall community.

Staff notes that the applicant provided a parking analysis from the ITE Parking Generation Manual, 5th Edition, that states that for 950 units, there will be at peak hour parking demand that there will be 12 parking spaces for the weekday needed and 9 parking spaces needed on the weekend, with a minimum of 99 parking spaces required.

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 granting the reduction in the required parking would in fact be a public benefit, as it would reduce the amount of impervious, paved area on the site and would allow more green space/landscape space. This would improve stormwater infiltration and quality, reduce the heat island effect, and reduce the amount of unused parking within the overall community.

Staff notes that excessive parking spaces will produce more impervious surface area, which will lessen the amount of greenspace for the proposed development.

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.
 - Self-storage facilities are a Special Exception in General 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 that the hardship is not self-imposed. The hardship is imposed by the parking requirements mandated by the Development Standards. With the requirement for 1 space per 10 storage units, the site would be predominately unused parking lot, which would be a detriment to both the development and the community.

Staff notes that the hardship is created by the minimum requirement of parking spaces for mini warehouses/self-storage facilities as stated in the North Augusta Development Code.

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 self-storage facility and the variance for reduction in parking will not be utilized for profitability.

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

Staff recommends approval of this application with the following conditions:

1. This variance, if granted, will apply only to this property and will not apply to any future development on the site should this plan be developed.
2. The variance would require that the building footprint be constructed as conceptual shown in the exhibits.

SECTION 7: ATTACHMENTS

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



Subject Parcel

EDGEFIELD
EDGEFIELD

BRYANT

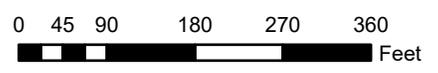
LAVERNE

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ASCAUGA LAKE

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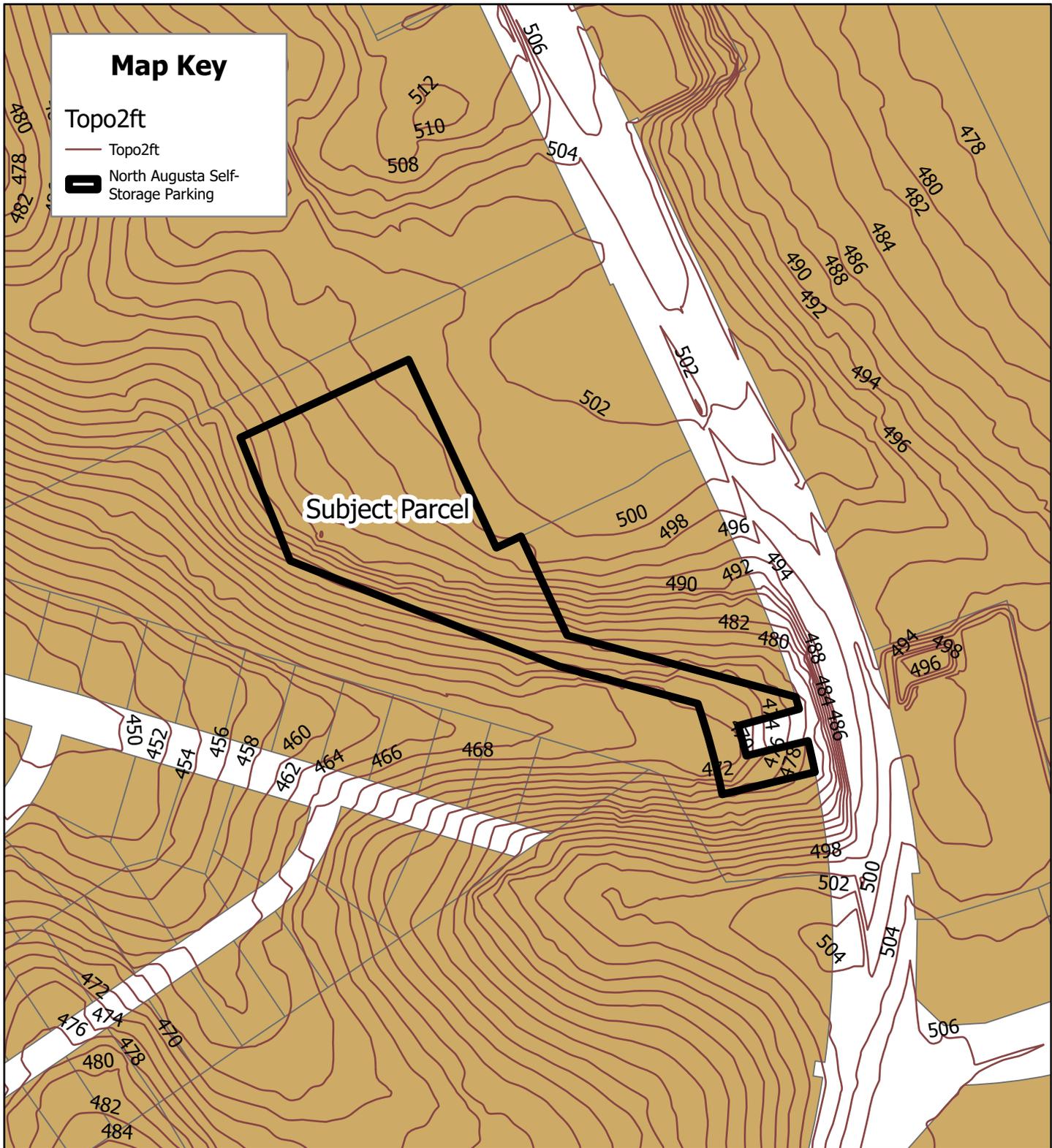


Aerial Map
Application Number ZV24-004
Tax Parcel Number
011-07-01-013



3/12/2024 3:33 PM



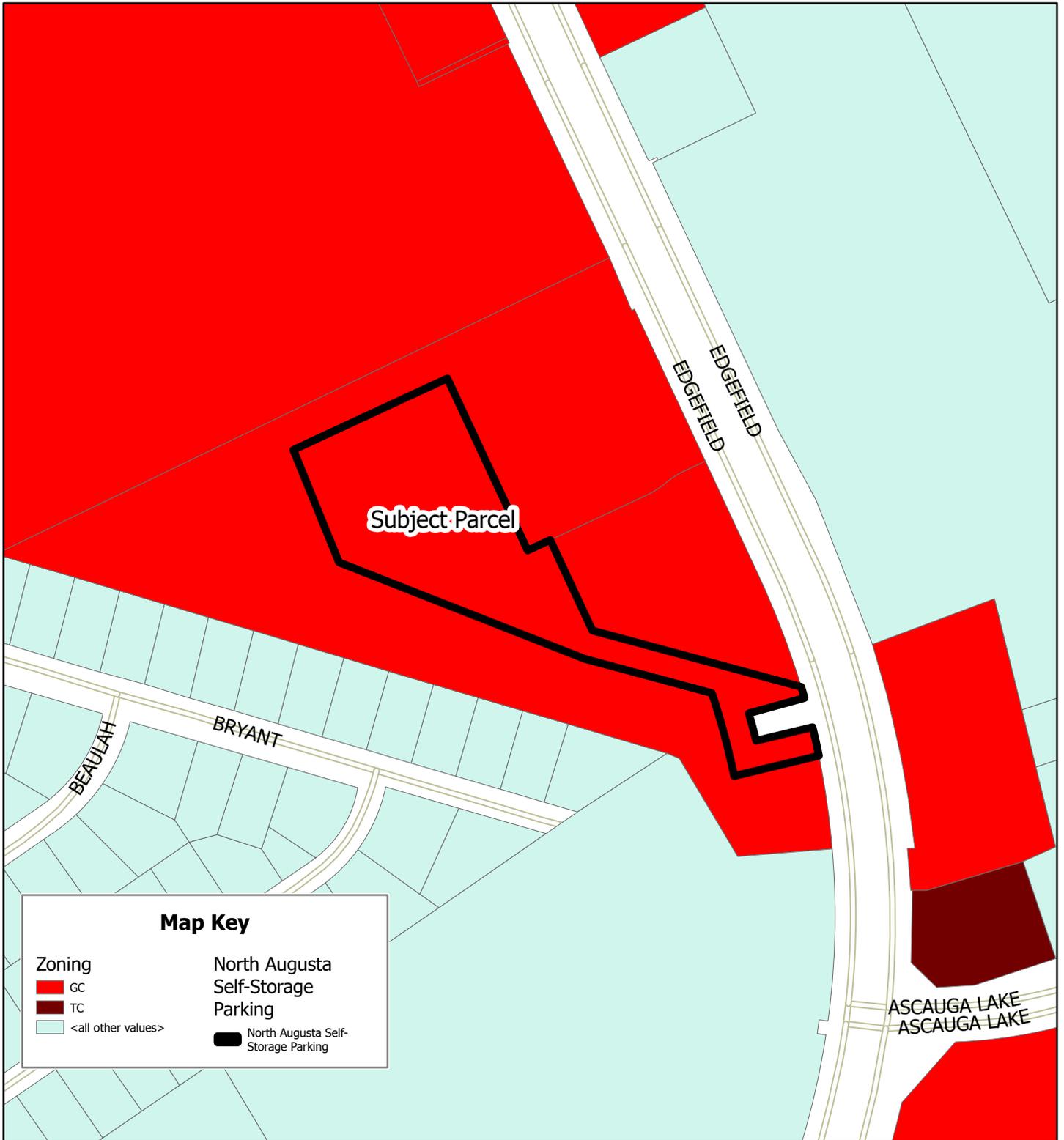


0 37.575 150 225 300 Feet

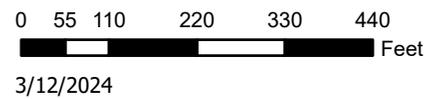
3/12/2024 3:33 PM



Topography Map
 Application Number ZV24-004
 Tax Parcel Number
 011-07-01-013



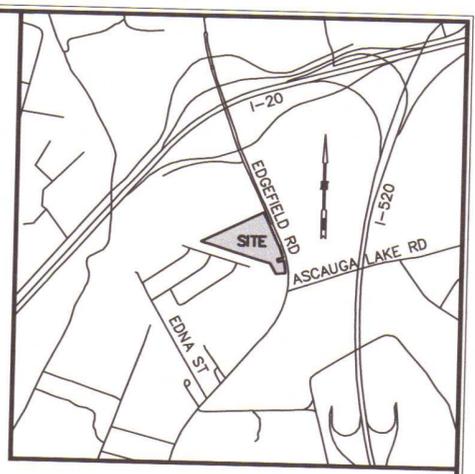
Zoning Map
 Application Number ZV24-004
 Tax Parcel Number
 011-07-01-013
 Zoned GC, General Commercial



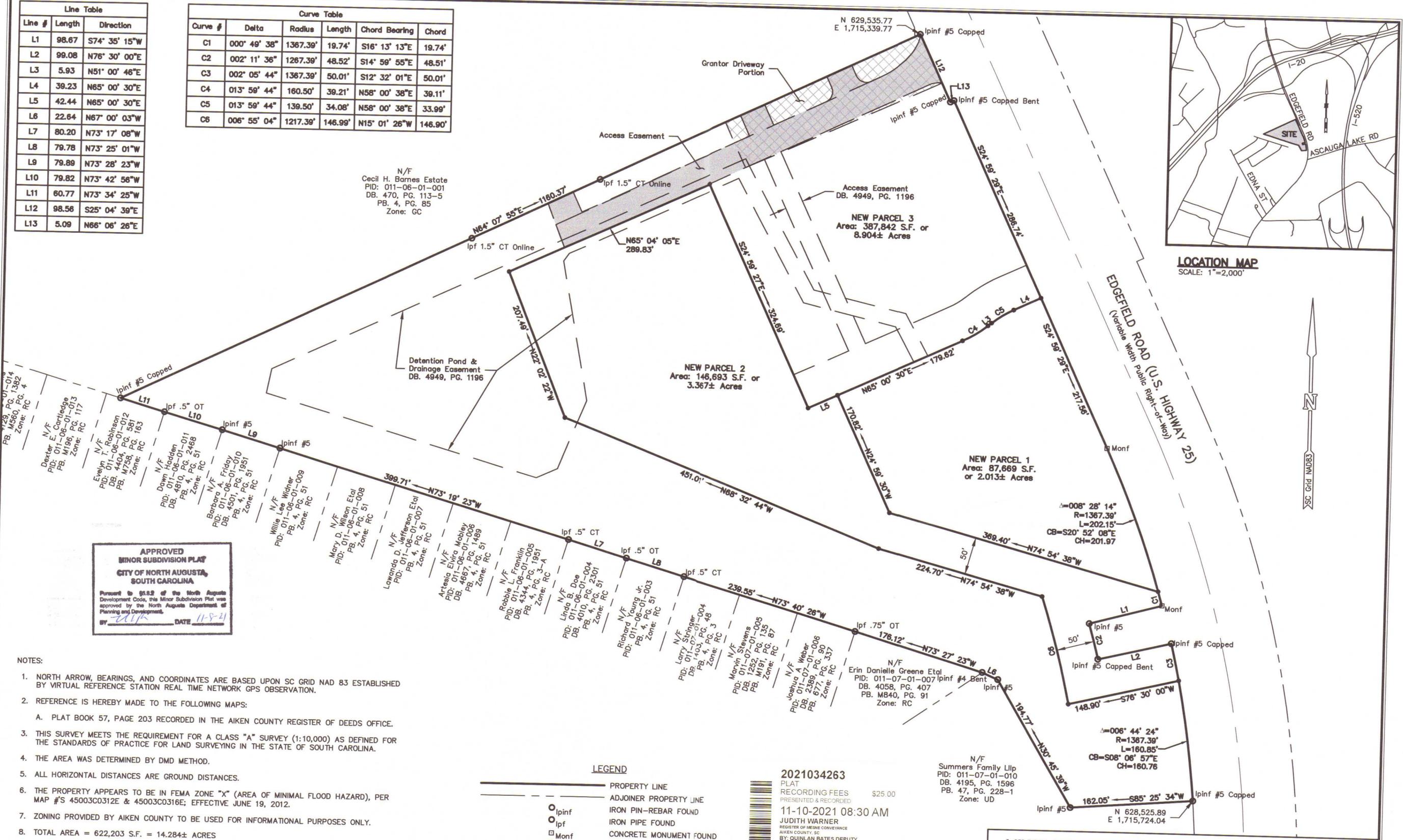
Line #	Length	Direction
L1	98.67	S74° 35' 15"W
L2	99.08	N76° 30' 00"E
L3	5.93	N51° 00' 46"E
L4	39.23	N65° 00' 30"E
L5	42.44	N65° 00' 30"E
L6	22.64	N67° 00' 03"W
L7	80.20	N73° 17' 08"W
L8	79.78	N73° 25' 01"W
L9	79.89	N73° 28' 23"W
L10	79.82	N73° 42' 56"W
L11	60.77	N73° 34' 25"W
L12	98.56	S25° 04' 39"E
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



LOCATION MAP
SCALE: 1"=2,000'



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.

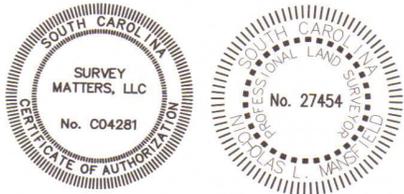
LEGEND

—	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.
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	SURVEY MATTERS 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.



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, April 2, 2024 in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV24-004 - A request by Daniel Merritt/Seamon Whiteside for a variance from the minimum parking requirement of Table 8-1, Parking Requirements by Use of Article 8 Parking in the North Augusta Development Code. The application affects a future self-storage facility on an approximately 3.367-acre parcel off Edgefield Road, TPN 011-07-01-013, zoned GC, General Commercial.

Documents related to the applications will be available for public inspection March 28, 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. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugustasc.gov.

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

Notice of Appeal

Please type or print all information



Staff Use Only

Application Number ZV24-004

Date Received 3/4/24

Review Fee \$250.00

Date Paid 3/5/24

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 2124-004 Date Received 3/4/24

1. Project Name NORTH AUGUSTA SELF-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 2700 Freeport Parkway Suite 115
City Irving ST TX Zip 75063 Email jbeilman@quittrip.com

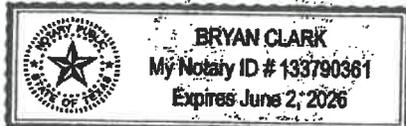
3. Designated Agent DANIEL MERRITT, PLA. SEAMON WHITESIDE
Relationship to Owner ENGINEER OF RECORD
Firm Name SEAMON WHITESIDE Phone 864-298-0534
Agent's Mailing Address 701 EASLEY BRIDGE RD, STE 6060
City GREENVILLE ST SC Zip 29611 Email dmerritt@seamonwhiteside.com
Agent's Signature [Signature] Date 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.

Owner Signature [Signature] Date 11/3/24

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

Notary Public [Signature]
June 2, 2026
Commission Expiration Date





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



OWNER REVIEW
NOT FOR PERMIT



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

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%
257		25700	100%	106.70%

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%
971		101650	100%	78.19%

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100 Industrial Dr., Suite 200 - Cartersville, GA

Now Self Storage Facility
Streams Development
HWY 290 and Shoals RD
Spartanburg County - Duncan, SC

Commission Number: 2023-30
Issue Date: 11.16.2023

Revisions:



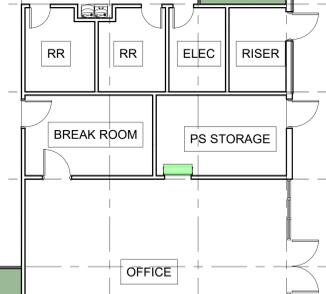
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- 5 x 5
- 5 x 10
- 5 x 15
- 10 x 5
- 10 x 10
- 10 x 15
- 10 x 20
- 10 x 30



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

AD200.1
2



AD200.3

AD200.1

AD200.0
1

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%

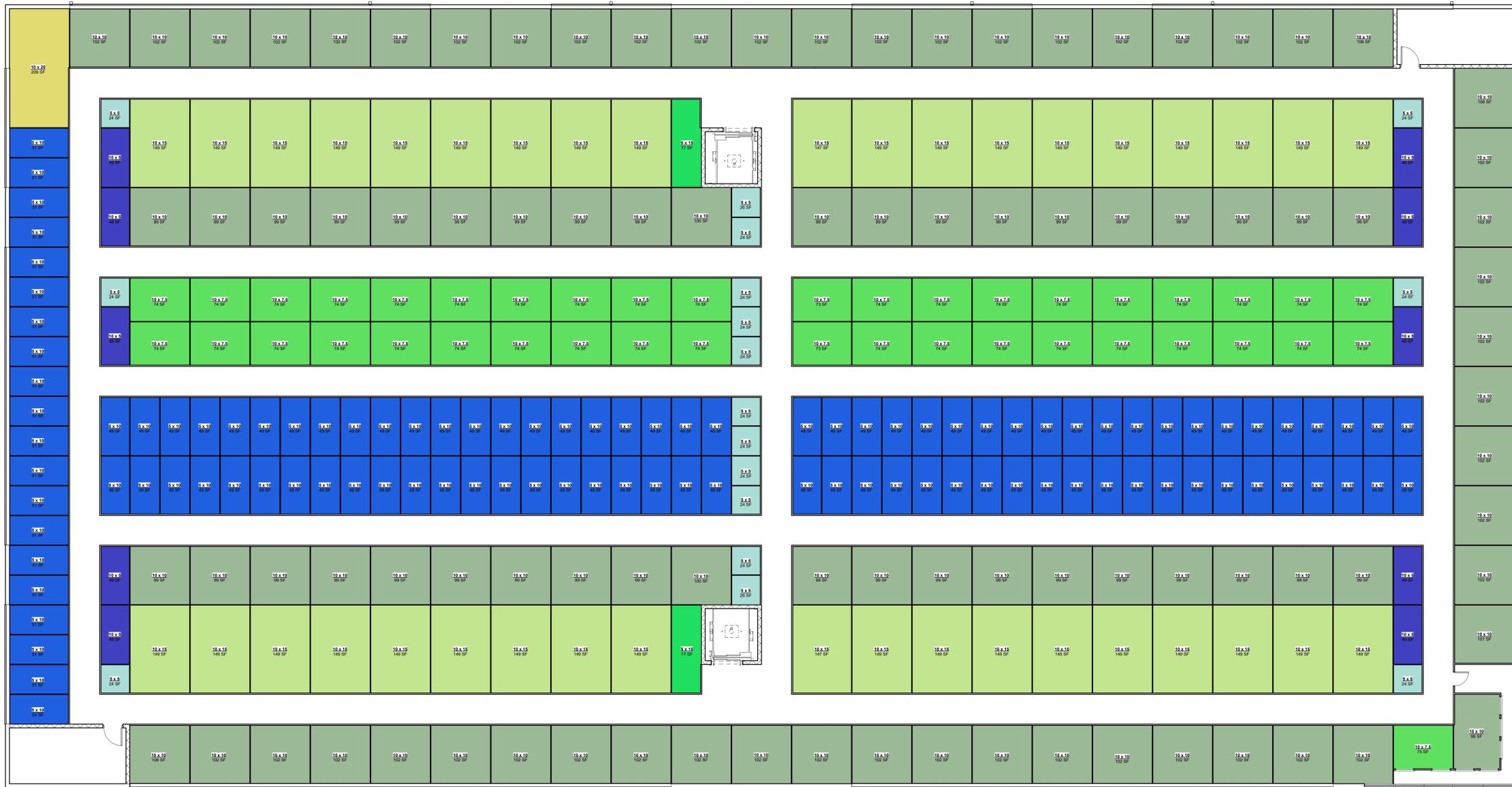


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AD200.1
2



AD200.0

AD200.1

AD200.0
1

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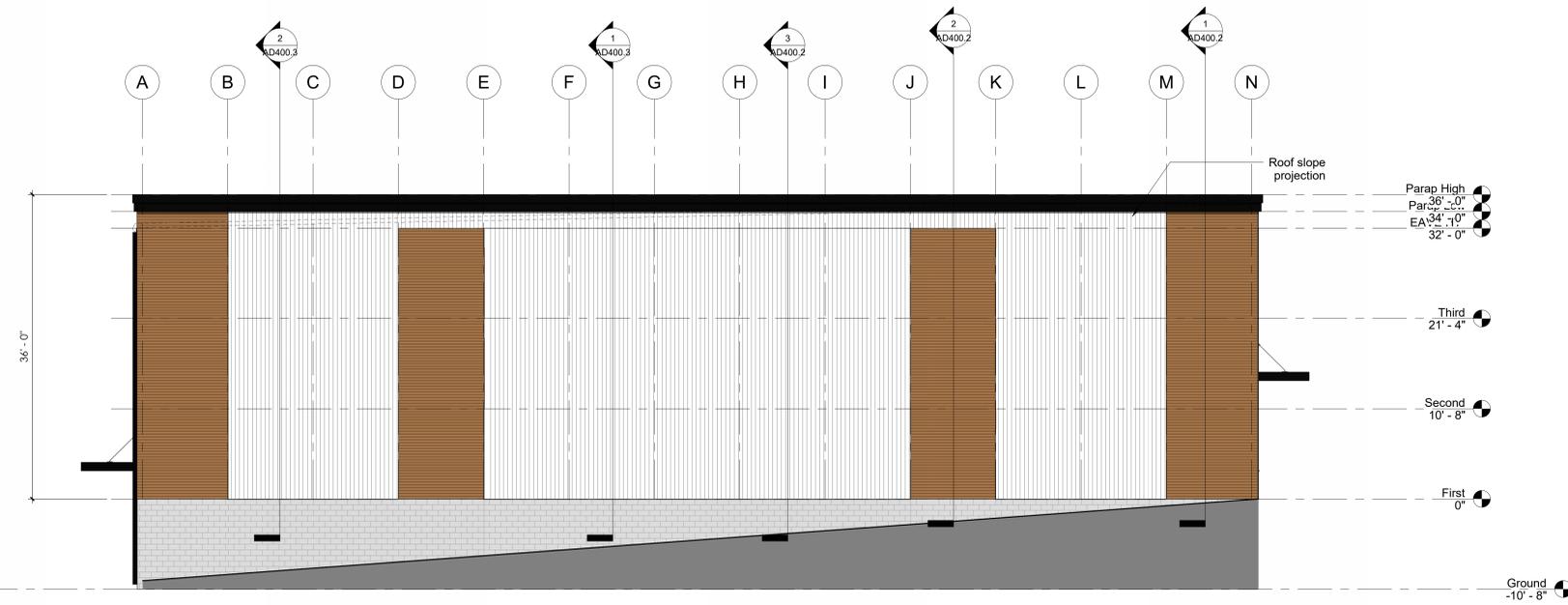
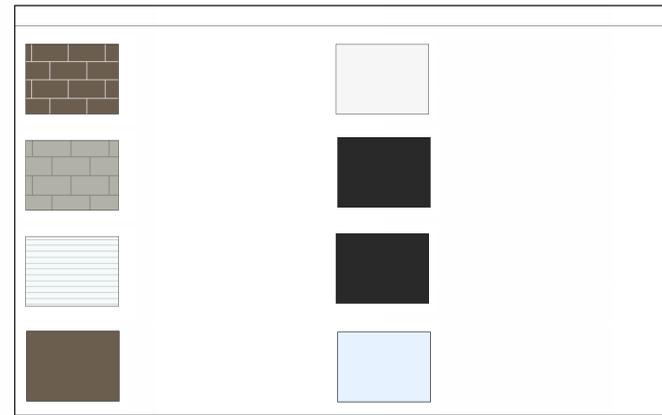
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Spartanburg County - Duncan, SC
Commission Number:
2023-30
Issue Date:
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Revisions:

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%
307		24650	100%	81.14%

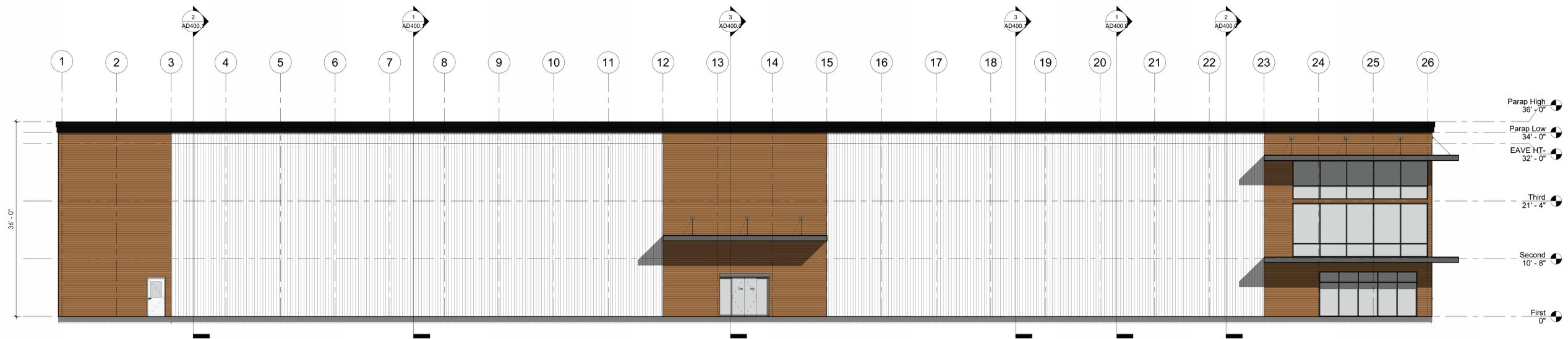


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AD200.0.3 - NORTH ELEVATION

1/8" = 1'-0"



AD200.0.1 - WEST ELEVATION

1/8" = 1'-0"

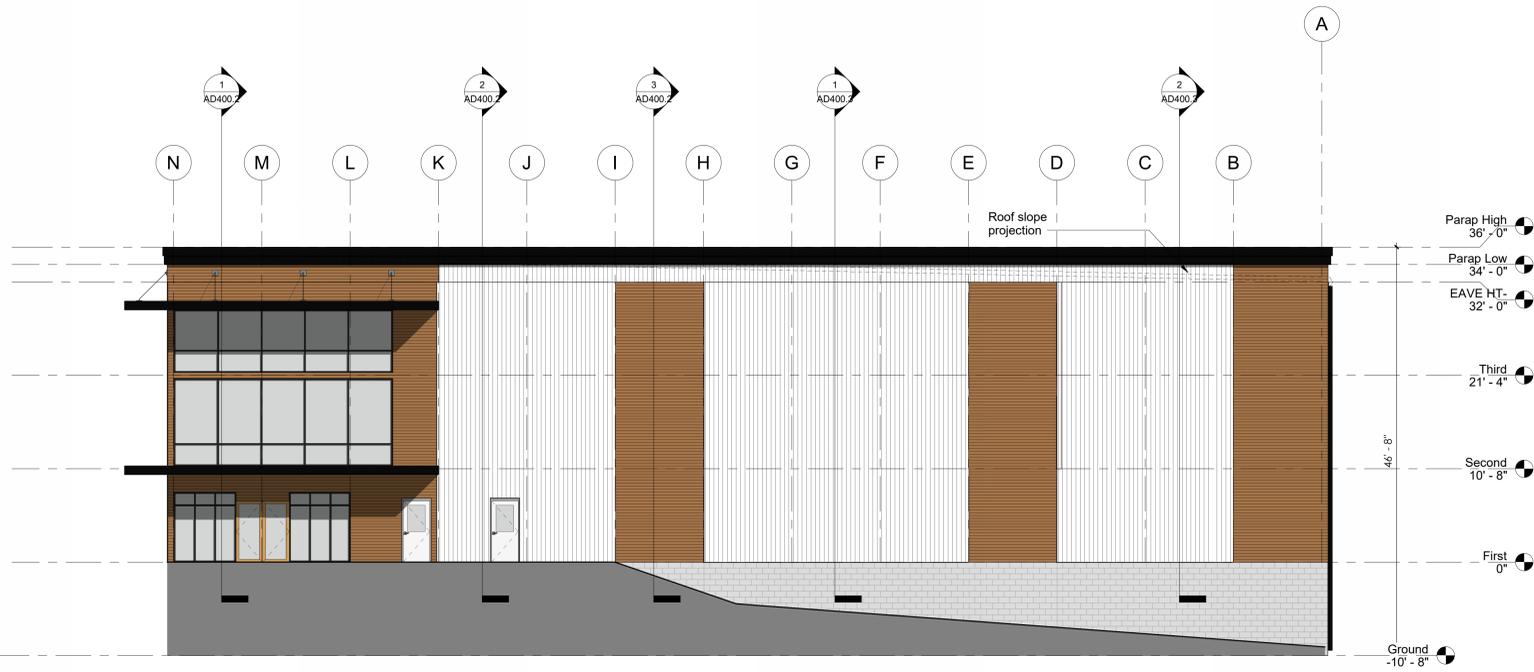
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Architectural-
Exterior Elevations

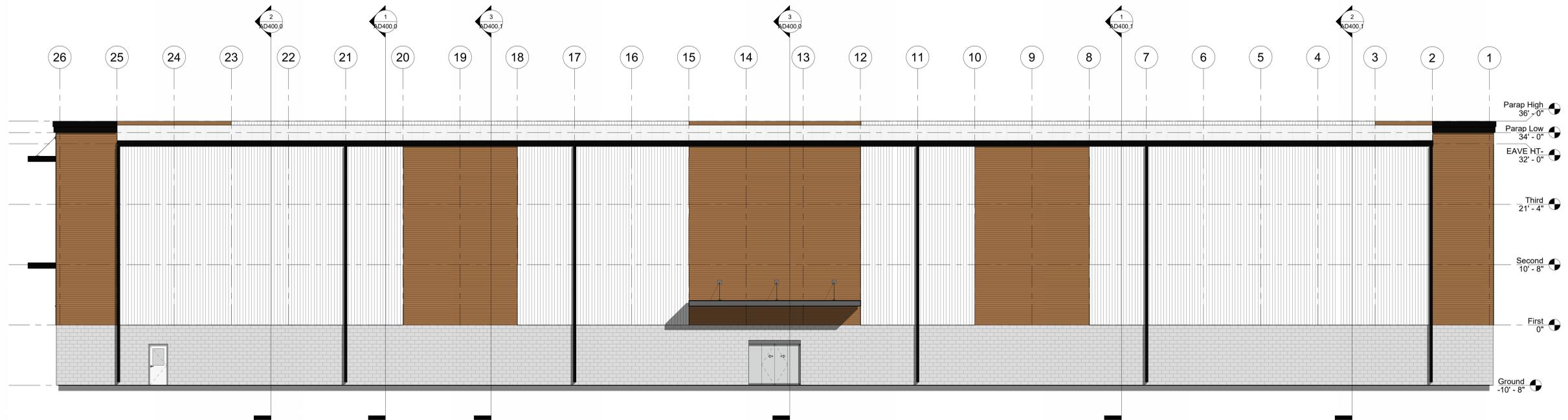


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AD200.1.1 - SOUTH ELEVATION(FACING S BUNCOMBE RD)

1/8" = 1'-0"



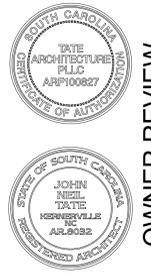
AD200.1.2 - EAST ELEVATION

1/8" = 1'-0"

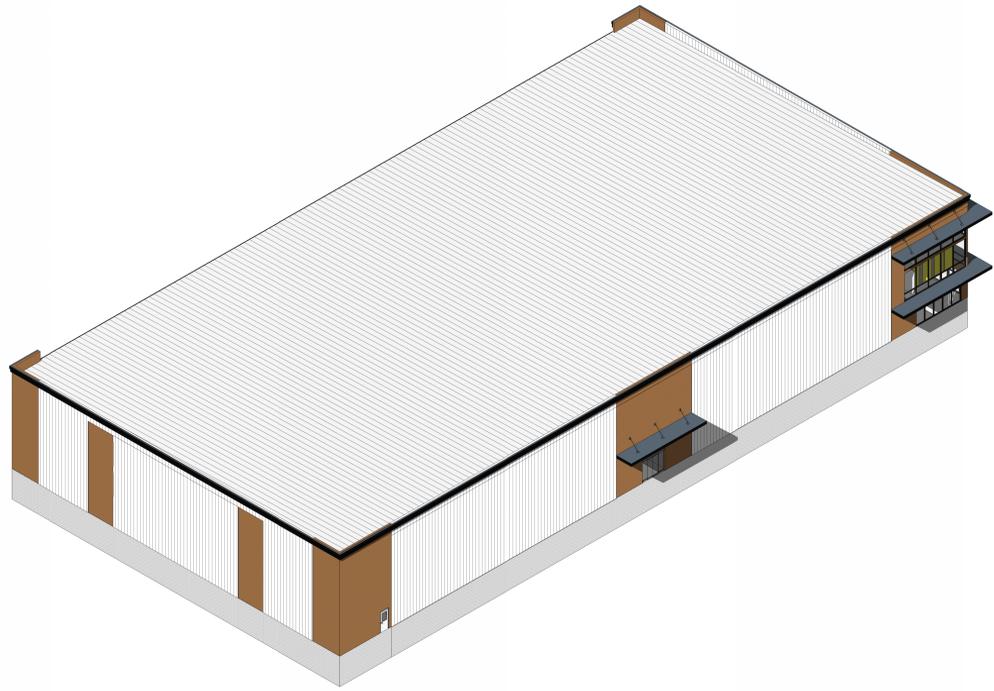
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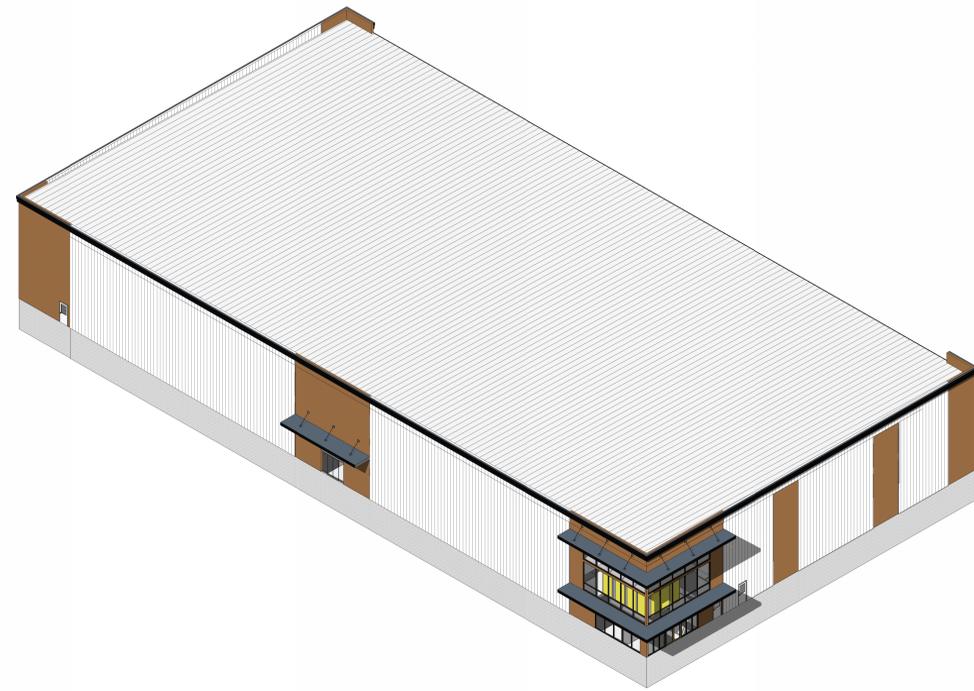
Architectural-
Exterior Elevations



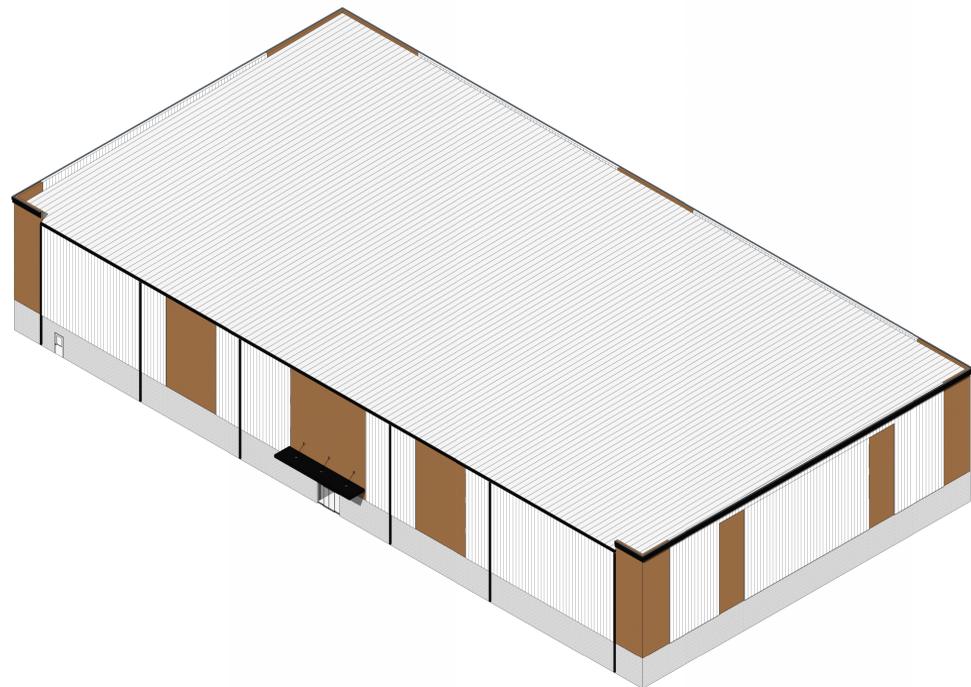
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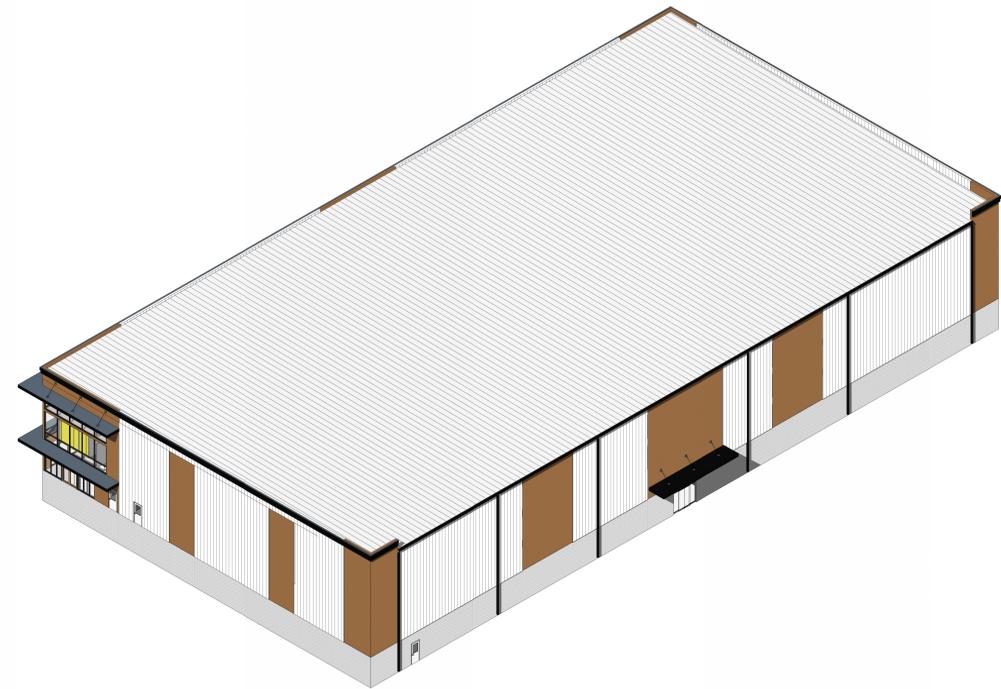
AD201.0.3 - Axon View



AD201.0.2 - Axon View



AD201.0.1 - Axon View



AD201.0.0 - Axon View

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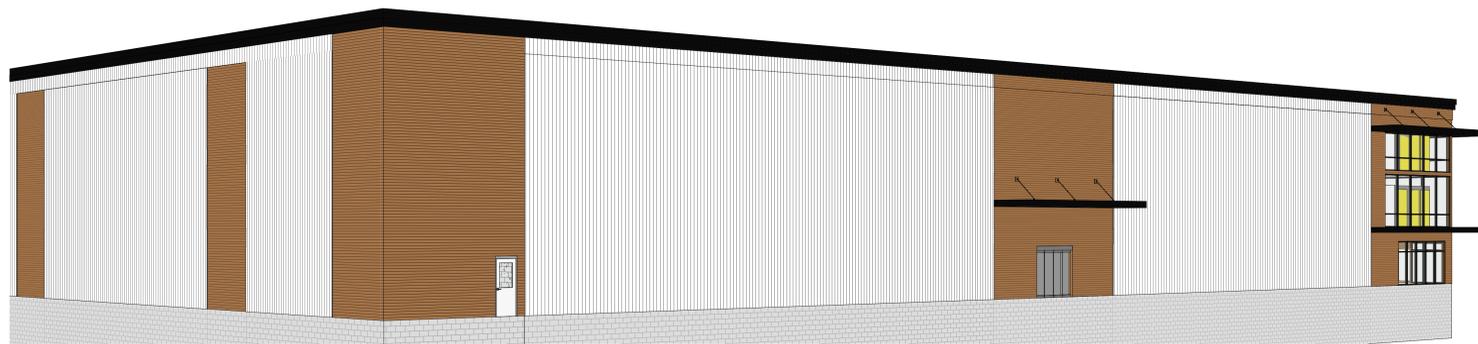
Architectural-
Axon Views



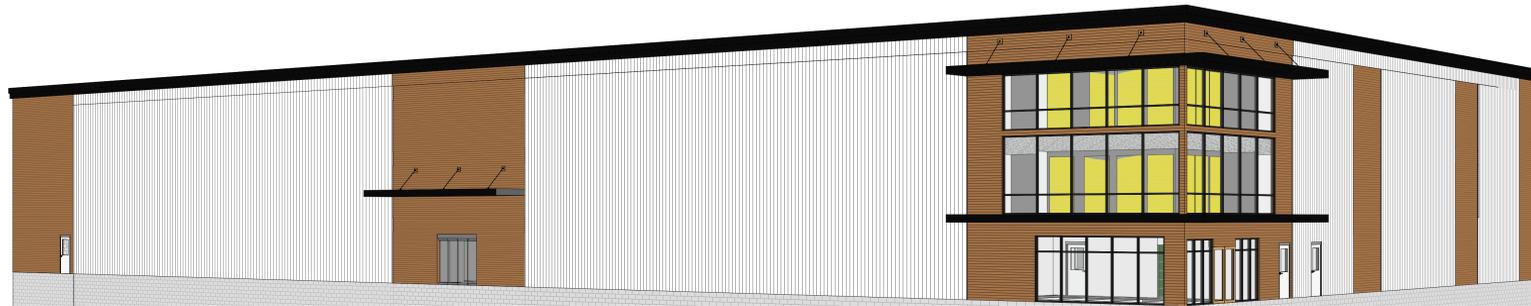
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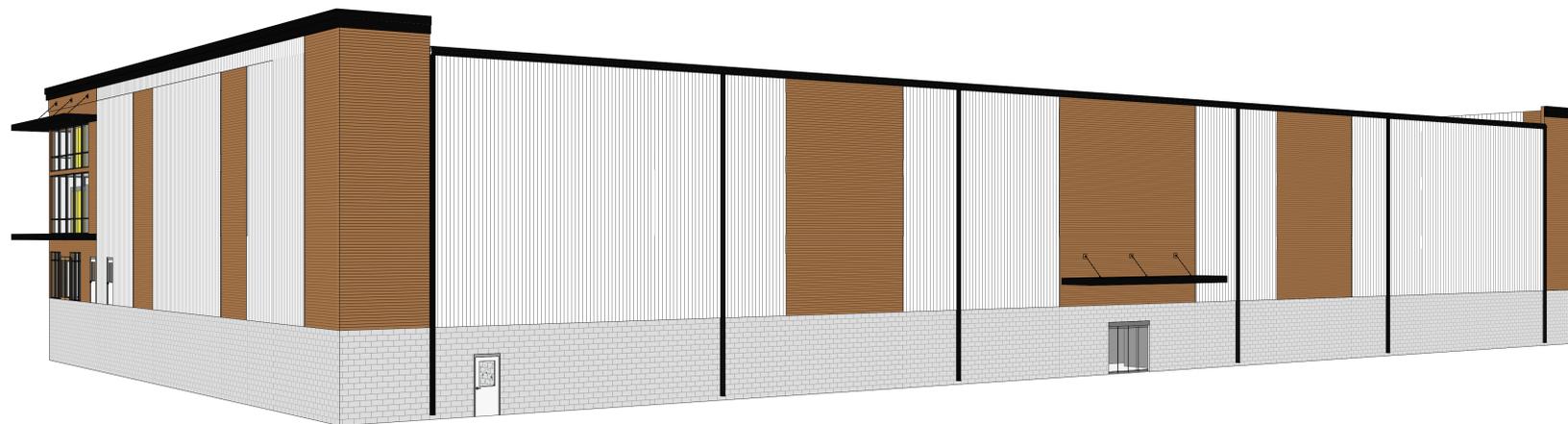
OWNER REVIEW
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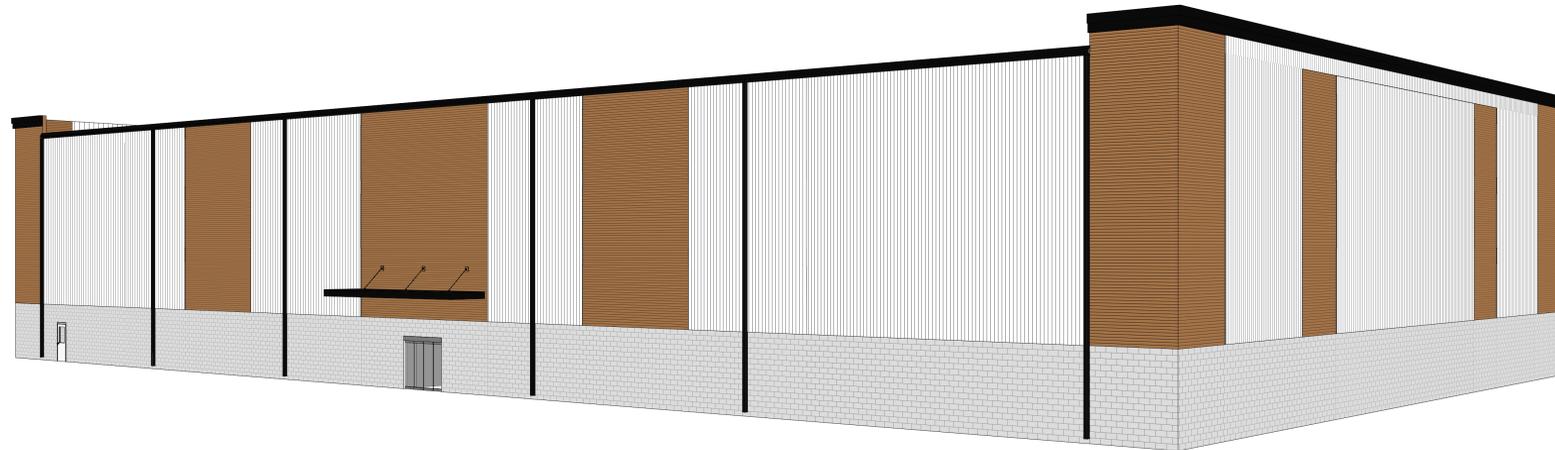
AD202.0.3 - FRONT LEFT



AD202.0.2 - FRONT RIGHT



AD202.0.1 - REAR LEFT



AD202.0.0 - REAR RIGHT

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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

February 29, 2024

To:
Alex Dmyterko
Streams Development
PO Box 39
Cornelius, NC 28031
Phone: 630-301-1536
Email: alex@streamsdev.com

From:
Allen J. Reid, PE
Impact Designs, Inc.
220 N. Main Street, Suite 500
Greenville, SC 29601
Email: allen@impactdesignsinc.com

Subject: Streams Storage – North Augusta, SC Parking Memorandum

Impact Design was retained to perform a parking analysis based on the site plan prepared by Seamon Whiteside (attached) to determine the necessary number of parking spaces needed on site to accommodate the peak demands.

Project Description

The proposed development is a self-storage facility that will house up to 950 units. The site is located on the west side of Edgefield Road/Highway 25, to the north of Ascauga Lake Road/SC-33. Access to the site is proposed to be shared with the adjacent QT gas station.

Parking Analysis

The parking demand for the proposed development was generated based on data published in the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 5th Edition. Land use code 151 (Mini-Warehouse) was used to calculate demand. **Table 1** summarizes the parking demand of the proposed project.

Table 1 – Parking Demand

Self-Storage: 750 units	ITE Parking Generation Manual	North Augusta Parking Minimum
	Peak Hour Parking Demand	
Weekday	12	99
Weekend	9	

According to ITE data, the proposed development is projected to need a minimum of 12 parking spaces to accommodate the peak demand in any one hour. The required minimum parking based on the North Augusta Development Code for a self-storage facility is calculated as 4 spaces +1 per 10 units. Using this calculation, the City would require 99 parking spaces on-site. Based on this analysis, constructing the site with the number of parking spaces based on the city requirements would be significantly overparked.

Please contact me with questions.

Sincerely,
Impact Designs, Inc.



A handwritten signature in blue ink that reads "Allen J. Reid".

Allen J. Reid, PE
Impact Designs, Inc.
220 N. Main Street, Suite 500
Greenville, SC 29601
864-420-9386

Attachments

- Conceptual Site Plan
- Data sheets from *ITE Parking Manual*

Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 4:00 - 6:00 p.m.

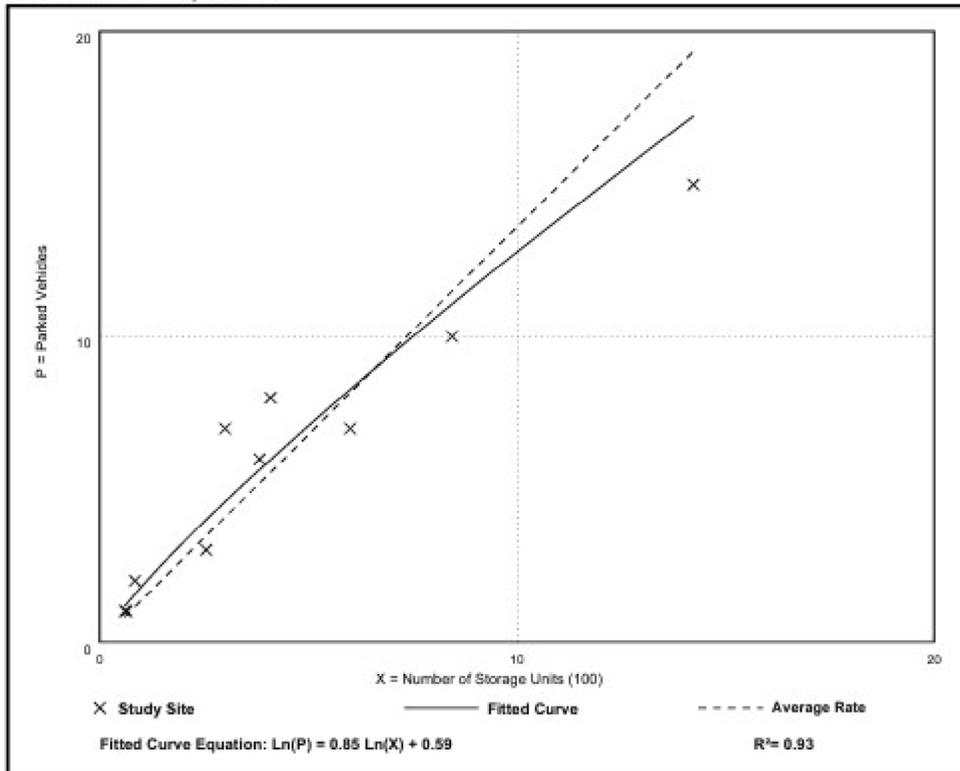
Number of Studies: 10

Avg. Num. of Storage Units (100): 4.4

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.36	1.05 - 2.38	1.18 / 2.35	***	0.43 (32%)

Data Plot and Equation



Mini-Warehouse (151)

Peak Period Parking Demand vs: Storage Units (100)

On a: **Saturday**

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 1:00 - 5:00 p.m.

Number of Studies: 2

Avg. Num. of Storage Units (100): 10

Peak Period Parking Demand per Storage Unit (100)

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.94	0.77 - 1.33	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size

