

Board of Zoning Appeals



**Minutes for the Tuesday, April 2, 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** Members Bill Burkhalter, Jim Newman and Chairman Kevin Scaggs were in attendance.
- 3. Approval of Minutes** – Minutes of the Regular Meeting of February 6, 2024.

Chairman Kevin Scaggs asked for the sentence “Discussion was moved to the next criteria due to the lack of clear consensus. The intent was to return to this item for resolution later if necessary” to be added to the end of Criteria 1 and 3 for ZV24-001.

Bill Burkhalter made the 1st motion to approve amended minutes. Jim Newman seconded the motion. It was approved unanimously.

- 4. Confirmation of Agenda** No changes were made to the agenda.
- 5. 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.

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

Tommy Paradise stated that the applicant proposes to build a 4-story mini storage building with 30,000 sq. ft per floor, totaling 120,000 sq. ft, and 950 storage units. Paradise continued by stating that the North Augusta Development Code requires a minimum of 4 parking spaces for every 10 storage units. The minimum parking ratio for the facility would be 95 parking spaces and the applicant is requesting a variance to reduce the required number of parking spaces to 17. Paradise stated that the applicant used the Institute of Transportation Engineers Parking Demand Manual, which engineers use for design. Based on the manual, the applicant would only need a minimum of 12 parking spaces. Paradise stated that he used The Institute of Transportation Engineers Trip Generation Handbook was used to determine trip generation. He also stated that a numerical typo was discovered during his research. He continued by stating that a 950-unit mini storage facility generates 174 vehicle trips over a 24-hour period, resulting in 86 vehicles on the site. In the peak hour of the day, the facility would generate 18 trips or 9 vehicles. Paradise stated that a 120,000 sq. ft mini storage facility would generate 117 vehicle trips over 24 hours according to his research. Paradise stated that his research supports the data that was submitted by the applicant.

Chairman Kevin Scaggs questioned the ideology of the North Augusta Development Code to determined the number of parking spaces by the number of storage units.

Paradise stated that the information was copied from the previous Development Code.

Scaggs asked if the Institute of Transportation Handbook considered an Industry Guide or a standard for determining parking spaces.

Paradise concurred.

Applicant Daniel Merritt of 701 Easley Bridge Rd, approached the podium. He stated that the current market demand for smaller storage units may cause an overparking issue for development codes that are not up to date on the current market demands. He spoke about a previous project and the parking lot not typically being used. He asked that the amount of parking to be reduced and stated that he doesn't believe that adding additional parking will be in the best interest of the overall community or the developer.

Chairman Kevin Scaggs asked the applicant if the conceptual design show the need for only 17 parking spaces.

Daniel Merritt concurred.

Jim Newman asked if the applicant had any future plans of renting vehicles.

Daniel Merritt stated there is no plans of renting vehicles on the parcel and stated that when the applicant came before the Board of Zoning Appeals for a Special Use Exception request to allow the use of a storage unit facility on the property, there was a condition placed in the application that stated the applicant would not allow the rental of U-Haul or vehicles on the property or permitting long term storage of vehicles.

Jim Newman questioned the number of employees.

Daniel Merritt stated that there would be 1 to 2 people max, at the heaviest shift load.

Bill Burkhalter asked if the applicant was allowed 17 parking spaces and began to notice that the spaces was filled on a consistent basis, would there be enough space to add additional parking.

Daniel Merritt concurred and stated that based on the conceptual plan presented to the members, the developer could add additional parking stalls should they be needed. He stated it would require some earth work and retaining walls. He continued by stating that the developer is hoping to list a condition in the variance that if parking becomes an issue on the site, the property owner will work with the city to add additional spaces as deemed necessary.

Chairman Kevin Scaggs asked if the 700 units listed in the summary provided to the members by the applicant a typo.

Daniel Merritt concurred. He stated that the original plan was a 4-story storage facility but the current market is demanding a 3-story storage facility and that would reduce the number of units from 950 to 650-675 storage units. He continued by stating that the 174-parking space requirement is based off the original plan of 950 units, 120,000 sq. ft 4-story facility.

No other public comments were made. Public hearing was closed.

b. **Consideration** – Consideration of Application ZV24-004 by the Board of Zoning Appeals.

Criteria 1. Tommy Paradise clarified the Staff Notes state that a 950-unit mini storage facility would generate 174 vehicle trips a day, 18 trips during the peak

hour and a 120,000 sq. ft 4-story facility (4 x 30,000sq. ft) would generate 117 vehicle trips per day, 11 trips during the peak hour.

Criteria 4. Tommy Paradise clarified that the 99 minimum parking space requirement is required by the North Augusta Development Code and not the parking demand standards.

Jim Newman made the first motion to be granted with following conditions:

1. This variance will apply only to this property and will not apply to any other future development on this site should this plan be developed.
2. The variance will require that the building footprint be constructed as conceptually shown in the exhibit.

Bill Burkhalter seconded the motion and it was approved unanimously.

6. Adjourn- Meeting was adjourned at 6:35pm.

Department of Planning and Development



Project Staff Report

ZV24-003 Our Lady of Peace Sign Variance

Prepared by: Paris Felder/La'Stacia Reese

Meeting Date: May 7, 2024

SECTION 1: PROJECT SUMMARY

Project Name	Our Lady of Peace Sign Variance
Applicant	Bishop of Charleston/John Antony Das
Address/Location	405 Lecompte Avenue
Parcel Number	006-20-12-001
Total Development Size	± 3.56 acres
Existing Zoning	R-10, Medium Lot, Single-Family Residential
Overlay	N/A
Variance Requested	NADC Article 9, Signs; Section 9.6. and 9.6.5.10 Allowed Signs, Electronic Readerboards, General Requirements

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 5, Use and Use Conditions, 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 9, 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 9 is available and would provide adequate visibility, recognition and understanding.
7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a. To allow the establishment of a use not otherwise permitted in a zoning district.
 - b. To extend physically a nonconforming use of land.
 - c. To change zoning district boundaries shown on the official zoning map.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.
9. The fact that property may be utilized more profitably, should a variance be granted, shall not be considered grounds for a variance.
10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.

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

SECTION 3: PUBLIC NOTICE

Per NADC Table 18.9-Variance, the application and description were advertised via a public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing in *The Augusta Chronicle* and www.northaugustasc.gov on April 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 April 17, 2024. The property was posted with the required public notice on April 17, 2024.

SECTION 4: SITE HISTORY

Our Lady of Peace was established in North Augusta in 1948. In 2010, the school applied for a Sign Permit for a Freestanding Sign, which was approved in January 2010. In August 2015, the school submitted a minor site plan for a Columbarium, which was approved in March 2017.

The applicant now requests a variance to allow for a 15 ft tall, 46 sf sign with an approximately 23 sf electronic reader board to replace the previous sign. The request is to allow an electronic readerboard in the R-10, Medium Lot, Single-Family Residential zoning district.

SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Church	Public	R-10, Medium Lot, Single-Family Residential
North	Vacant	Residential Single-Family	GC, General Commercial
South	Financial Institution (Bank)	Commercial Retail	PD, Planned Development
East	Single-Family Residential	Residential Single-Family	R-10, Medium Lot, Single-Family Residential
West	Grocery Store (Aldi)	Commercial Retail	GC, General Commercial

Access – The site currently has access from Lecompte Avenue.

Topography –The property elevation is relatively flat, having previously been graded as part of the site development.

Utilities – Water and sewer service are existing.

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

Drainage Basin – The property falls within the Waterworks basin. The basin drains areas from Knox Avenue, parts of downtown including North Augusta Elementary School, and the communities along Old Edgefield Road. Stormwater from Old Edgefield Road flows through the basin Along Atomic Road to pipes down Buena Vista and Mealing Avenue. From there they converge with the main channel at the Municipal Building. The preliminary physical stream assessments for Water Works basin indicate that this stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. The City has implemented a capital improvement project to improve storm sewers and roads in an effort to eliminate flooding that results during heavy rainfalls. Overall sampling results indicate that the water quality at the outfall of this basin (below the River Golf Club ponds) is good. During storm events, the data shows increased levels of pollutants making it to the river from higher elevations along the channel.

SECTION 6: STAFF EVALUATION AND ANALYSIS

The applicant requests a variance to allow for a 7.5 ft tall, 32 sf sign with an approximately 23 sf electronic reader board within the R-10, Medium Lot, Single-Family Residential Zoning District. Table 9.2 states that electronic reader boards shall be used only in the Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), Industrial (IND) and Public (P) districts. Section 9.6.5.10 Electronic Readerboards, General Requirements states that

- a. Readerboards are prohibited in the Corridor Preservation District.
- b. Readerboards must be part of a freestanding sign.
- c. Readerboards must have a dark or black background.
- d. Readerboards shall not display any animation, scrolling, or flashing, or the appearance of animation or other prohibited sequence of lighting.
- e. Readerboards shall not exceed 50 percent of the sign area of which it is a part.
- f. The message may not change more than once every ten seconds in an instantaneous manner with no flashing, scrolling, animation, or movement of any sort.
- g. Each electronic sign must have a photocell to automatically adjust the brightness of the lights to no more than 0.3 foot-candle above ambient light as measured using a foot-candle meter at a distance from the sign derived by taking the square root of the product of the area of the sign times 100.
- h. Each electronic sign must contain a mechanism to turn the sign off in the event of a malfunction.
- i. An electronic reader board may not be added to a nonconforming sign.

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

1. An unnecessary hardship exists;
 - The applicant states that not being able to upgrade sign to Electronic Message Center (EMC) and not staying with standard sign size, the 50/50 can be met but height needs to be 15' and sign size need to be accepted due to the elevation changes from road construction.

Staff notes that the current sign in this location is a changeable copy sign (readerboard) that is a sign designated so that letters or numbers attached to the sign can be periodically changed to a different message.

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
 - The applicant states that the lack of being able to communicate multiple messages to students, parents and the public; in addition, inability to post messages quickly, such as emergency information. The EMC can be programmed to show messages and to schedule messages for showing. EMCs don't require for sign to have lettering like manual signs. This eliminates the letters from being lost, broken, not having enough letters, someone changing the sign message and letters blowing off. Manual Sign requires an individual to go to sign and put up each message on the sign. Sign is hard to read and usually limited to one message. EMC messaging is fast and can be programmed to run by changing messages wirelessly, in addition sign can be programmed to run at different school times. Programming Code rules like no video, scrolling, and flashing, can be programmed not to run. The sign would provide information as stated and has a high readability over the manual sign, which is the purpose of any sign.

Staff is unable to determine how the applicant's response pertains to the particular piece of property.

3. The conditions do not generally apply to other property in the vicinity;
 - The applicant states that the main reason for not applying to other property in the area is that this is a church and school that serves the area and community. It is not a business, using a sign for advertising for profit. The EMC is to be used to inform students, parents, and the public to improve communications.

Staff notes that there are other businesses with electronic elements and lighting on signage along Knox Avenue, with a mixture of commercial and residential in nature.

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 code does not address schools. Many of the schools are in neighborhood environment. This location is not any different from most. The fact that the EMC is a programmable sign, most situations can be worked out for the acceptance of the sign as mentioned in other sections. The size of the proposed sign meets the 50/50 ratio. The need to have the sign is 15' overall height is due to the elevation change to Knox Ave and LeCompte Avenue. The sign being replaced was installed before Knox Ave makeover which made the street elevation higher than it was when the old sign was installed.

Staff notes that signage is regulated by the zoning district and not their particular use.

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 all or part of the code for the EMC can be met where EMCs are allowed. No scrolling, flashing, video and the sign has black face already.

Staff notes the electronic reader board creates the potential for nighttime light pollution but that the majority of residences are located beyond direct view of the sign location on the church property. The contiguous R-10 property to the east will have the school building blocking visibility of the sign. However, there are apartments to the southwest that will be approximately 225 feet from the parcel.

6. In the approval of an application for a variance from the provisions of Article 9, 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 9 is available and would provide adequate visibility, recognition and understanding.

Staff notes that electronic reader board signs are allowed in certain zoning districts (i.e. Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), Industrial (IND) and Public (P) districts) and have to meet the criteria listed in 9.6.5.10.a-i. The maximum size allowed in the R-10 zoning district is 20 square feet and 5 feet in height.

7. The Board of Zoning Appeals may not grant a variance the effect of which would be:
 - a To allow the establishment of a use not otherwise permitted in a zoning district.
 - Generally, signs are allowed in R-10, Medium Lot, Single-Family Residential Zoning District.
 - b To extend physically a nonconforming use of land.
 - The variance does not extend a physically nonconforming use of land.
 - c To change zoning district boundaries shown on the official zoning map.
 - The application does not propose a change to the zoning district boundaries.
8. If the unnecessary hardship is self-imposed by the applicant the variance should not be granted.

Staff notes that electronic readerboards are permitted for churches within Office Commercial (OC), General Commercial (GC), Thoroughfare Commercial (TC), and Industrial (IND) districts) and that the hardship is not imposed by the use or the specific configuration of the lot itself outside of zoning.

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

Staff recognizes that the property is operated as a church and the request is not based on profitability of the land.

10. In granting a variance, the Board of Zoning Appeals may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to promote the public health, safety, or general welfare.
 - This variance, if granted, will apply only to this property and the sign details as submitted. Should the sign need to be replaced, it should meet the requirements of the sign code in place at that time or request another variance, if applicable.
 - Staff recommends limiting the hours of operation of the sign so that the reader board is not operated between the hours of 10 p.m. and 6 a.m. The sign would be expected to follow all the regulated colors, refresh and other regulations of the sign code. Any limitations to hours of operation should be specified by the Board as part of the case order.
 - Staff is open to suggestions for other conditions from the Board.

SECTION 7: ATTACHMENTS

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

cc. Ron Wade; via email
Bishop of Charleston; via email

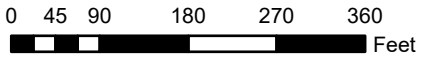


Subject Parcel

Aiken County, SC. Maxar, Microsoft

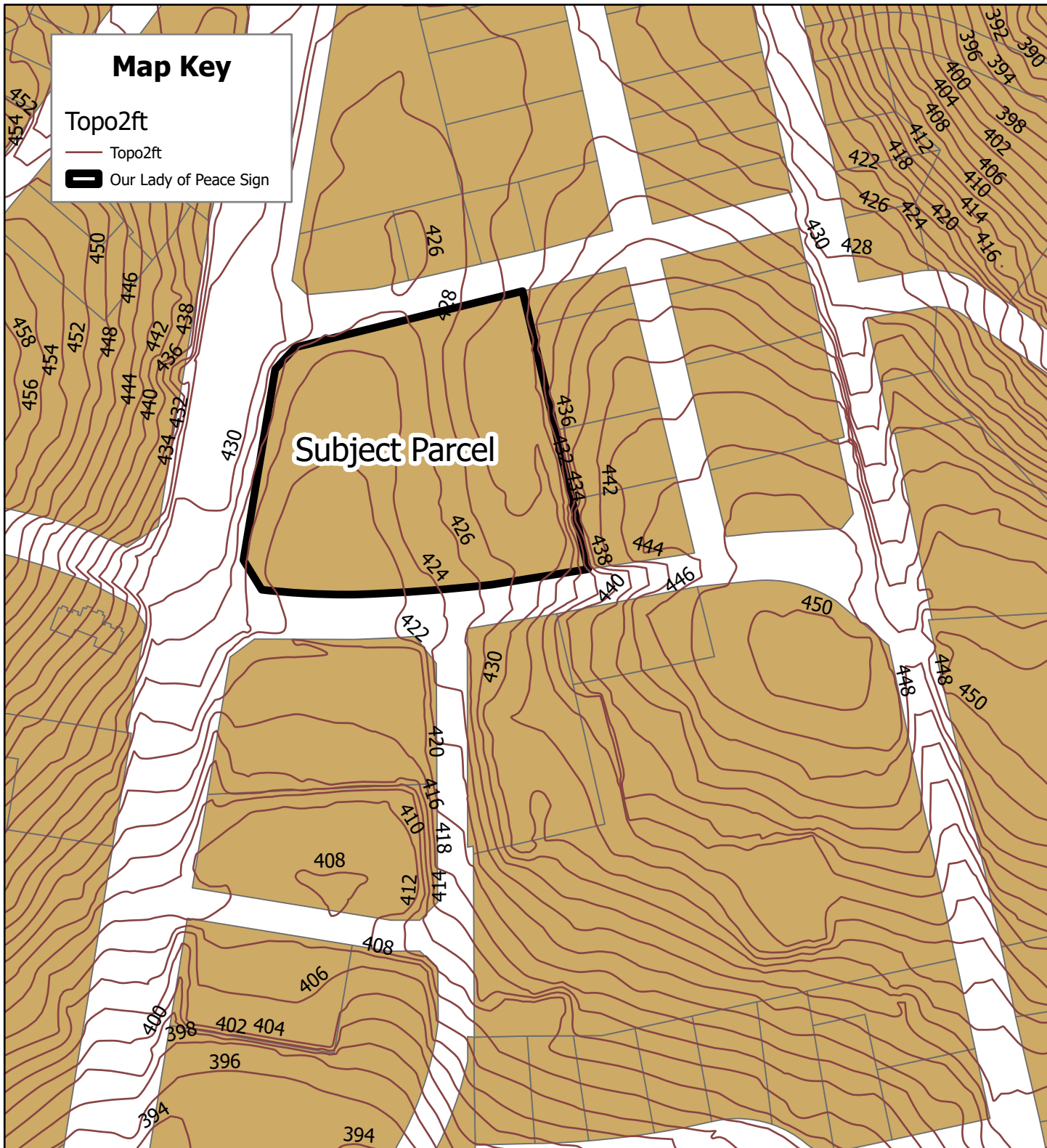


Aerial Map
Application Number ZV24-003
Tax Parcel Number
006-20-12-001



4/18/2024 8:54



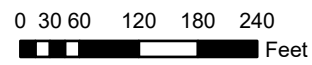


Map Key

Topo2ft

— Topo2ft

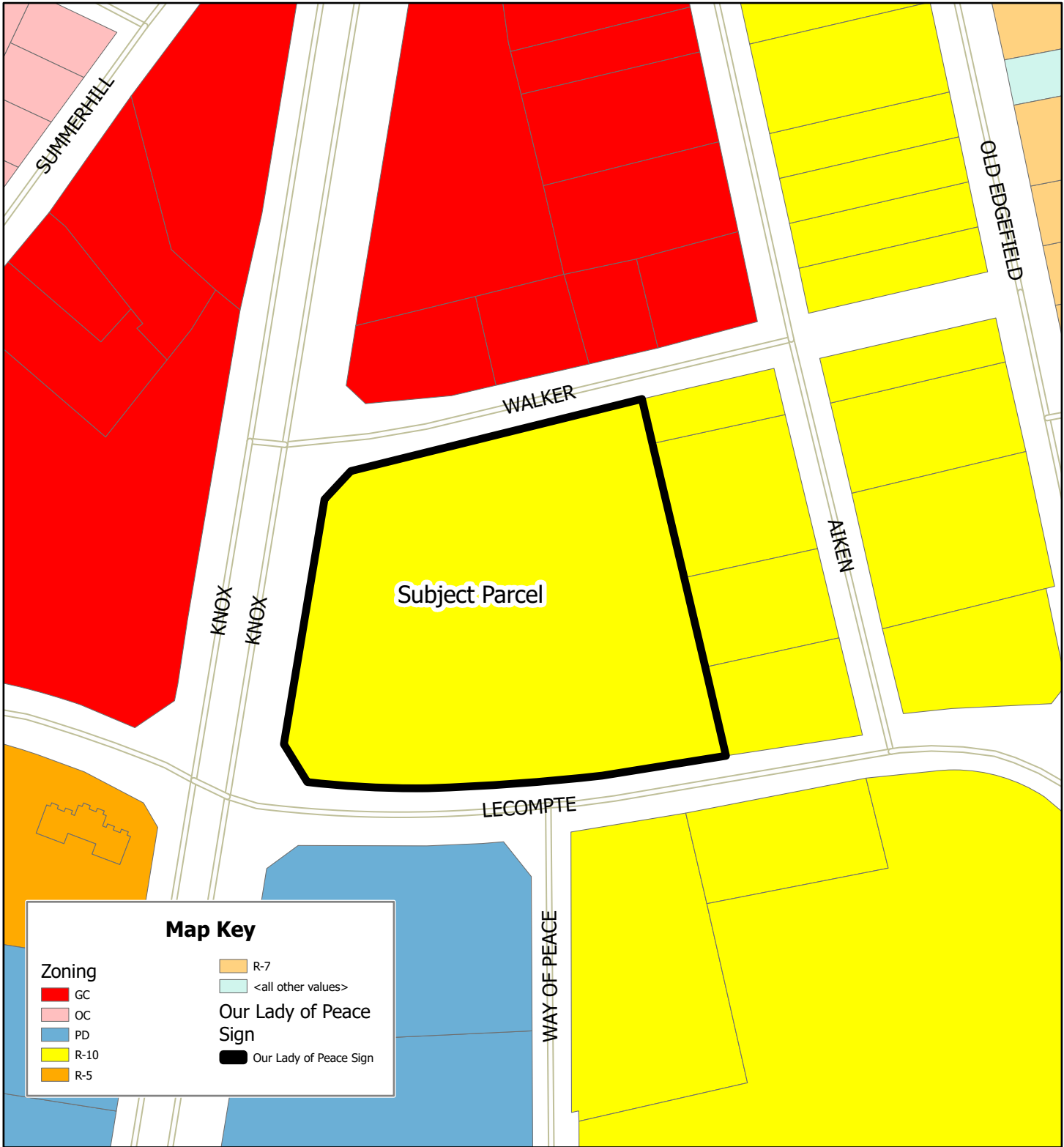
▭ Our Lady of Peace Sign



4/18/2024 8:54 AM

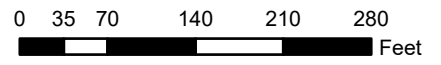


Topography Map
 Application Number ZV24-003
 Tax Parcel Number
 006-20-12-001



Map Key

Zoning	R-7
GC	<all other values>
OC	Our Lady of Peace Sign
PD	Our Lady of Peace Sign
R-10	
R-5	



4/18/2024



Zoning Map
Application Number ZV24-003
Tax Parcel Number
006-20-12-001

Zoned R-10, Medium Lot, Single Family Residential



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 May 7, 2024 in the Council Chambers located on the 3rd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZV24-003 - An appeal by Our Lady of Peace Church for a variance from Article 9, Signs, Table 9-2 Signs Permitted by District and 9.6.5.10 Additional Requirements by Sign Type, Electronic Readerboards, General Requirements of the North Augusta Development Code to allow an electronic reader board in a residential zoning district. The request affects a portion of approximately 3.56 ac zoned R-10, Medium Lot Single-Family Residential, located at 405 Lecompte Avenue, TPN 006-20-12-001.

Documents related to the application will be available for public inspection after May 2, 2024 in the offices of the Department of Planning and Development on the 2nd 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 ZV24-003

Date Received 2-29-24

Review Fee 250⁰⁰

Date Paid 2-29-24

1. Project Name Our Lady of Peace
Project Address/Location 139 Way of Peace NA, SC 29841
Total Project Acreage _____ Current Zoning _____
Tax Parcel Number(s) _____
2. Applicant/Owner Name Bishop of Charleston Applicant Phone 803-279-0315
Mailing Address 901 Orange Grove Rd
City Charleston ST SC Zip 29407 Email jgaspar@charlestandiocese.org
3. Is there a Designated Agent for this project? _____ Yes _____ No
If Yes, attach a notarized Designation of Agent form. (required if Applicant is not property owner)
4. Engineer/Architect/Surveyor _____ License No. _____
Firm Name _____ Firm Phone _____
Firm Mailing Address _____
City _____ ST _____ Zip _____ Email _____
Signature _____ Date _____
5. Is there any recorded restricted covenant or other private agreement that is contrary to, conflicts with or prohibits the use or activity on the property that is the subject of the application?
(Check one.) _____ yes _____ no
6. In accordance with Section 5.1.2.3 of the North Augusta Development Code, I hereby request the City of North Augusta review the attached project plans. The documents required by the City of North Augusta, as outlined in Appendix B of the North Augusta Development Code, are attached for the City's review for completeness. The applicant acknowledges that all documents required by the City must be correct and complete to initiate the compliance review process by the City.

x John Anthony Das
Applicant or Designated Agent Signature

02/28/24
Date

John Anthony Das
Print Applicant or Agent Name

Designation of Agent

Please type or print all information



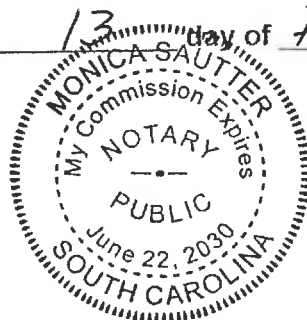
This form is required if the property owner is not the applicant.

Staff Use Only

Application Number 2424-003

Date Received 2-29-24

- Project Name Our Lady of Peace Catholic Church - Digital Sign
Project Address/Location 139 Way of Peace, North Augusta, SC 29841
Project Parcel Number(s) 006 20 14 003
- Property Owner Name Bishop of Charleston Owner Phone 803-279-0315
Mailing Address 901 Orange Grove Rd
City No. Augusta ST SC Zip 29407 Email jgaspar@charlestondiocese.org
- Designated Agent Mr. Tommy Granger or Mr. Ron Wade
Relationship to Owner Sign Contractor Representative
Firm Name Signs Unlimited of SC LLC Phone 803.438.1200
Agent's Mailing Address 1584 Whiting Way
City Lugoff ST SC Zip 29078 Email signssc@gmail.com
Agent's Signature [Signature] Date 2/7/24
- I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.
Owner Signature John Anthony Was Date 02/13/24
- Sworn and subscribed to before me on this 13 day of February, 20 24.
Notary Public Monica Sautter
Commission Expiration Date June 22, 2030



Aiken County, SC

Parcel ID 006-20-12-001
 Location Address 405 LECOMPTE AVE
 NORTH AUGUSTA 29841
 Legal Description CENTRAL ELEMENTARY
 (Note: Not to be used on legal documents)
 Property Type EXEMPT
 Neighborhood COMM N AUGUSTA KNOX AVE
 Districts 04_C - COUNCIL DISTRICT FOUR
 Millage Rate 6% RATIO = 238.24 (NON-OWNER OCCUPIED)
 4% RATIO = 104.04 (OWNER OCCUPIED)
 Exemptions

Owner Information

BISHOP OF CHARLESTON
 901 ORANGE GROVE RD
 CHARLESTON, SC 29407

Land Information

Land Use	Units	Unit Type	AgUse Value	Market Land Value
EXEMPT (EX)	3.61	ACRES	\$0	\$1,444,000

Buildings

Type Elementary School (Entire)
 Stories 1 Floor
 Total Area Sq Ft 12886
 Exterior Walls Stud-Brick Veneer
 ActualYearBuilt 1950
 Flooring
 Roof Cover
 Number Fireplaces 0
 Heating Type Warmed and Cooled Air
 Bedrooms
 Bathrooms 0
 Garage Area 0
 Basement
 Market Value \$708016

Miscellaneous Improvement Information

Description	Size	Units	Market Value
CNA	0x0	0	\$17,380.00
CNA	0x0	0	\$15,220.00
CNA	0x0	0	\$6,060.00

Sales

Sale Date	Buyer	Seller	Sale Price	Book/Page
7/30/2015	BISHOP OF CHARLESTON	THE MOST REV E L UNTERKOEFLER AS THE BISHOP OF CHARLESTON	\$0	4566-1688

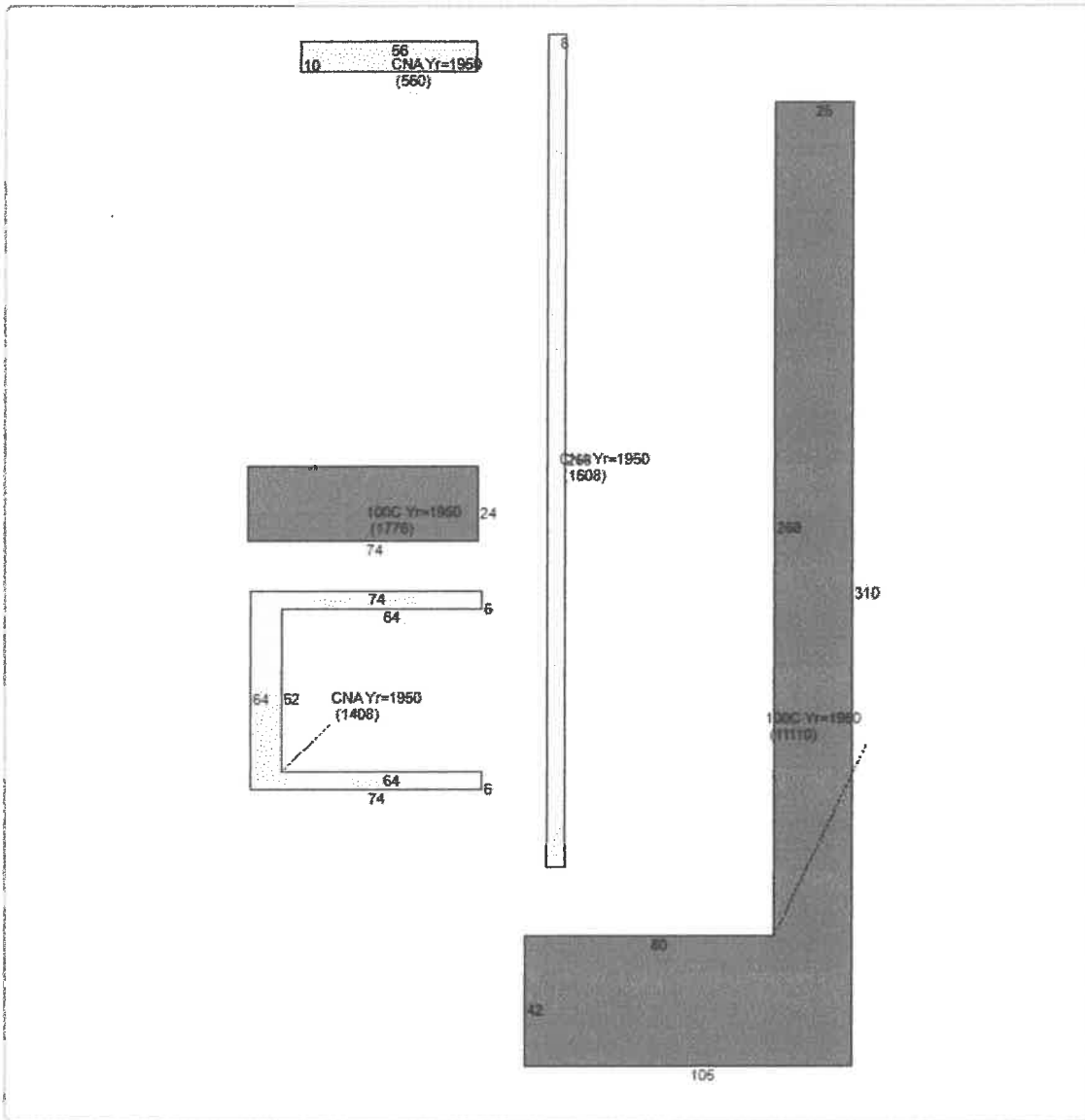
Valuation Disclaimer

The data may not reflect the most current records. Values are based on a 2020 Countywide Reassessment, implemented in 2021. Parcels transferred post-January 1, 2024, are subject to value changes and may not be valid, or displayed at this time. Sales made in the current year may not reflect correctly until the following year.

Property Valuation History

Year	2023	2022	2021	2020
Market Land Value	\$1,444,000	\$1,444,000	\$1,444,000	\$722,000
+ Market Improvement Value	\$708,020	\$38,660	\$38,660	\$0
+ Market Misc Value	\$0	\$0	\$0	\$0
= Total Market/Exemption Value	\$2,152,020	\$1,482,660	\$1,482,660	\$722,000
Assessed Land Value	\$0	\$0	\$0	\$0
+ Assessed Improvement Value				
= Total Assessed Value	\$0	\$0	\$0	\$0

Sketches



No data available for the following modules: Mobile Home Information, Mobile Homes on Parcel, Photos.

The Aiken County Assessor's Office and IT/GeoServices Division strive to produce the most accurate information possible. No express or implied warranties of any kind are provided for, or applicable to, the data herein, its use, or its interpretation. All assessment information is subject to change.

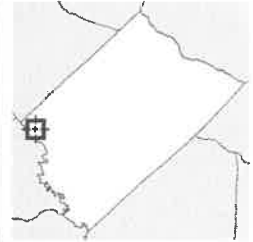
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/12/2024, 11:47:25 PM

Contact Us

Developed by
 Schneider
GEOSPATIAL



Overview



Legend

- Parcels
- Roads

→ Sign Location
 OAH IS
 LOCATED ON
 INSIDE OF
 FENCE

Parcel ID	006-20-12-001	Alternate ID	39120	Owner Name	BISHOP OF CHARLESTON etal
Property Address	405 LECOMPTE AVE (and others)	Class	EXEMPT		
	NORTH AUGUSTA				
District	Fire = 55_F Tax = 06C_T Council = 04_C Cty = Aiken				
Brief Tax Description	CENTRAL ELEMENTARY				
	(Note: Not to be used on legal documents)				

Date created: 3/13/2024
 Last Data Uploaded: 3/12/2024 11:47:25 PM

Developed by Schneider
 GEOSPATIAL

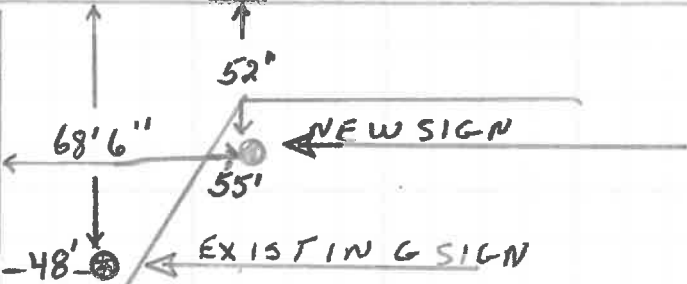
Lady of The Peace School

ALDI'S

KNOX AVE

FIRST
CITIZENS
BANK

LeCompte AVE



PROPERTY LINE

WAY OF PEACE

OUR LADY OF PEACE
ANNEX

VISUAL REFERENCE ONLY
NOT TO SCALE



MAN Shows Sign
LOCATION

NOTE: Slope to
KNOX Ave

ALDI'S

KNOX AVE. O E

↑
52'

68'6"

NEW SIGN

48'

EXISTING SIGN

FIRST
CITIZENS
BANK

ALCOWITE V#

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DAY OF PEACE

OUR LADY OF PEACE
ANNEX

VISUAL REFER NC ONLY
NOT TO SCALE



Overview



Legend

- Parcels
- Roads

NEW SIGN LOCATION

Parcel ID	006-20-12-001	Alternate ID	39120	Owner Name	BISHOP OF CHARLESTON <i>etal</i>
Property Address	405 LECOMPTE AVE (and others) NORTH AUGUSTA	Class	EXEMPT		
District	Fire = 55_F Tax = 06C_T Council = 04_C Cty = Aiken				
Brief Tax Description	CENTRAL ELEMENTARY (Note: Not to be used on legal documents)				

Date created: 3/13/2024
 Last Data Uploaded: 3/12/2024 11:47:25 PM

Developed by Schneider
 GEOSPATIAL

Taces with white acrylic second surface, white LED lighting, all aluminum construction with custom arched topper double pole mounted with aluminum wrap on steel pole base.

MediaVisionLED

Full Color LED with Video
Time and Temp Probe
Auto Dimming Sensors

Laptop Computer with Cloud Based Software
HD Wireless/Wifi Communication Line of Site
Double Sided Display 3'-2"x7'-4" Edge to Edge
Front Access LED Modules

Ultra H Resolution 10mm SMD 224x96 Real Pixel Matrix
\$34,685 Turn-Key with installation*

*Price valid for 90 Days

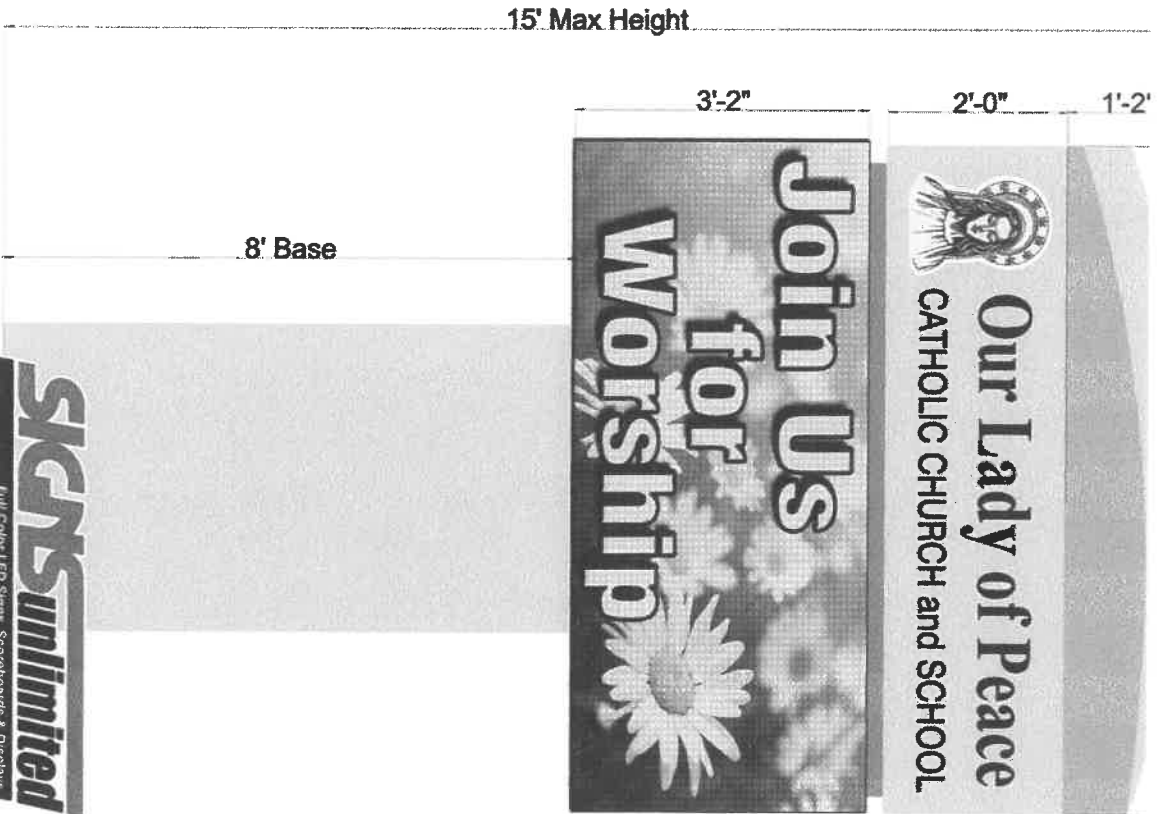
50% Deposit Required, final balance due upon completion
Price does not include permit fees or SC sales tax

Both sides of LED will have same content, but can be readily modified for independent control if desired in future at an additional cost.

Best communication technique will be determined by on-site assessment by Signs Unlimited, but expected to be line of sight antenna from office.

On-Site training of computer operation and software
Standard Warranty 5 year parts, 1 year on labor.

Power to sign connection box supplied by others.
Requires (1) Circuit 20amp service



Includes:

2' x 7'-4" Header ID sign Double Sided, Custom back-lit CNC routed faces with white acrylic second surface, White LED lighting, all aluminum construction with custom arched topper double pole mounted with aluminum wrap on steel pole base.

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15' Max Height

