

# Board of Zoning Appeals



## Minutes for the Tuesday, December 6, 2022, Regular Meeting

### *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 present were Chairman Wes Summers, Kevin Scaggs and Bill Burkhalter
3. **Approval of Minutes** – Minutes of the Regular Meeting of October 4, 2022.  
  
The minutes were approved unanimously.
4. **Confirmation of Agenda** – There were no changes to the agenda.
5. **ZV22-015** – A request by Paul Crenshaw for a variance from Section 4.2, Table 4-1, Accessory Uses and Structures, setbacks of the North Augusta Development Code to allow for a carport that encroaches on the adjacent City-owned drainage way. The request affects approximately 0.76 ac zoned R-14, Large Lot, Single-Family Residential located at 1118 Lake Avenue, TPN 007-06-14-014.

Mr. Paradise stated that Mr. Crenshaw requesting a side yard setback to put a carport. The carport will be used to park his travel trailer under. The adjacent property is owned by the city and the city has no problem with him doing this project. If Mr. Crenshaw built on other side of the property it would be on his sewer line.

Mr. Crenshaw came to forward to speak on this project. The 14 X 40 is the dimensions for the carport. He stated this is just a metal carport. He did say he cannot go forward due to cars backing in and out of driveway.

Mr. Paradise stated that it is 18 inches from the city property line and the city engineer had looked at this and is ok with the project.

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

No comments from the public

- b. **Consideration** – Consideration of Application ZV22-015 by the Board of Zoning Appeals.

Kevin made the first motion for approval with the conditions of a fully metal carport that is open on all sides, carport should be able to be moved if in the way of future construction and carport will be located as shown in the application.

Mr. Burkhalter made the second motion and it was approved unanimously.

6. **ZV22-017** – A request by ATC Development for a variance from Sections 3.5.7, Table 3-3 Dimensional Standards for the GC, General Commercial Zoning District and 3.8.5.3.1, Table 3-9, Dimensional Standards for the Highway Corridor Overlay District of the North Augusta Development Code to allow for a front setback that exceeds the maximum allowed for a proposed commercial and multifamily development. The request affects approximately 30.6 ac along Edgefield Road and the Frontage Road zoned GC, General Commercial and within the Highway Corridor Overlay District, TPN 011-06-01-001.

Mr. Paradise stated this is a parcel on Highway 25 at I-20. It has a pizza place and abandon gas station in the front. The applicant wants to subdivide the property for retail use in the front and apartments in the back. They are requesting a 90 ft. variance for the shopping center. The entrance for apartments would come off of Frontage Rd. An apartment complex sets back more than 45 sq. ft. from road. They are already thinking about the traffic and how to handle it.

Kurt Eyring with ATC Development. The variance is about the maximum building setback. There are some restrictions that the property offers to us which is why there are certain areas that we can locate things and use of the property. The parking would be up front. If variance is granted it would be a good development for the community.

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

Robert Flanagan a concerned citizen came forward to speak. He was concerned about the parking and building size. He asked about the traffic light.

- b. **Consideration** – Consideration of Application ZV22-017 by the Board of Zoning Appeals.

Kevin Scaggs made the first motion to approve with the following conditions: the property will be developed in general conformance with the layout provided minor changes may be allowed but to be determined by the Planning Development Director. The variance applies to parcel A & B and it does not apply to any out parcels created from these 2 parcels including those shown outparcels 1,2, 3 and 4 on the exhibit. The variance request maybe heard at the BZA at a future date when a conceptual design has been provided. Curb Cuts along Edgefield Rd and Highway 25 must be approved by SCDOT. All other requirements of the overlay must be met by staff at review.

Mr. Burkhalter made the second motion and it was unanimously approved.

**7. Election of Officers for 2023**

- a. Chairman- Wes Summers
- b. Vice-Chairman- Kathie Stallworth

**8. Adoption of the 2023 Meeting Schedule**

First motion to approve was by Mr. Burkhalter and second was by Mr. Scaggs. Schedule was approved for 2023

**9. Adjourn – 7:10pm**

Respectfully Submitted,



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