

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 June 4, 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:

ZV24-005 - A request by Carol J. Pulliam for a variance from the side yard setbacks listed in Section 4.12.11 of the North Augusta Development Code to allow a deck and carport addition to an existing residence. The request affects approximately 0.21 acres zoned CPMU, Corridor Preservation Mixed Use, located at 1001 Georgia Avenue, TPN 007-07-15-008.

ZV24-006 - A request by the River Golf Club for a waiver from Section 13.3, Riparian Buffers of the North Augusta Development Code to allow for an encroachment into a wetland buffer to construct a new golf shop and locker room. The request affects a portion of 12.9 acres zoned PD, Planned Development, located at 307 Riverside Boulevard, TPN 007-19-04-001.

ZV24-007- A request by Shelby Dodd for a Special Exception from Table 5-1 Use Matrix of the North Augusta Development Code to allow a private non-profit organization in a Neighborhood Commercial zoning district. The request affects approximately 0.24 acres zoned NC, Neighborhood Commercial, located at 505 B West Martintown Road, TPN 006-17-05-004.

ZE24-002- A request by Tony Bayse-TNT Fireworks for a Special Exception from Table 5-1 Use Matrix of the North Augusta Development Code to allow firework sales in a General Commercial zoning district. The request affects approximately 8.56 acres zoned GC, General Commercial, TPN 007-11-05-047.

ZE24-003- A request by S3 Partners for a Special Exception to allow a mini warehouse/self-storage facility as required by Table 5-1, Use Matrix and 5.5.18, Mini Warehouses/Self-Storage of the North Augusta Development Code. The request affects approximately 13.14 acres zoned TC, Thoroughfare Commercial, located at 5979 Jefferson Davis Highway, TPNs 013-17-14-001 and 013-17-05-001.

ZV24-008- A request by S3 Partners for a variance from 4.12.8.2 Thoroughfare Commercial Use and Intensity-Impervious Surface Ratio of the North Augusta Development Code to allow a reduction in the current impervious surface area. The request affects approximately 13.14 acres zoned TC, Thoroughfare Commercial, located at 5979 Jefferson Davis Highway, TPNs 013-17-14-001 and 013-17-05-001.

MW24-004- A request by S3 Partners for a waiver from the minimum parking requirement of Table 8-1, Parking Requirements by Use of the North Augusta Development Code. The request affects a proposed self-storage facility on approximately 13.14 acres zoned TC, Thoroughfare Commercial, located at 5979 Jefferson Davis Highway, TPNs 013-17-14-001 and 013-17-05-001.

MW24-005- A request by S3 Partners for a waiver from the landscaping requirements of Section 7.11 Open Space. The request affects a proposed self-storage facility on approximately 13.14 acres zoned TC, Thoroughfare Commercial, located at 5979 Jefferson Davis Highway, TPNs 013-17-14-001 and 013-17-05-001.

Documents related to the application will be available for public inspection after May 30, 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.