

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 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 determine 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 were allowed 17 parking spaces and began to notice that the spaces were 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.

Respectfully Submitted,



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