

Board of Zoning Appeals



Agenda for the Board of Zoning Appeals Meeting, Tuesday, June 4, 2024, Regular Meeting

Municipal Center – 6:00 p.m., 100 Georgia Avenue, Third Floor – Council Chambers

The Board of Zoning Appeals meeting will be streamed for public viewing online at:

- “City of North Augusta – Public Information” on www.Facebook.com
- “City of North Augusta Public Information” on www.YouTube.com

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**
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of May 7, 2024.
4. **Confirmation of Agenda**
5. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV24-005 by the Board of Zoning Appeals.

6. **ZV24-006** – A request by the River Golf Club for a variance 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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV24-006 by the Board of Zoning Appeals.

7. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV24-007 by the Board of Zoning Appeals.

8. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZE24-003 by the Board of Zoning Appeals.

9. **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.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV24-008 by the Board of Zoning Appeals.

- 10. 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.
- a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application MW24-004 by the Board of Zoning Appeals.
- 11. 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.
- a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
 - b. **Consideration** – Consideration of Application MW24-005 by the Board of Zoning Appeals.

12. Adjourn