

# Department of Planning and Development



---

## Project Staff Report

ZV24-009 Thacker/Buchan Garage

Prepared by: La'Stacia Reese

Meeting Date: August 6, 2024

---

## SECTION 1: PROJECT SUMMARY

---

Project Name	Thacker/Buchan Garage
Applicant	Jason Thacker
Agent	N/A
Address/Location	33 Crystal Lake Drive
Parcel Number	007-13-17-003
Total Development Size	± 0.13 acres
Existing Zoning	PD, Planned Development
Variance Requested	Ordinance 2002-23 Side Setbacks

---

## SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

---

Per NADC § 17.5.1, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 4, Zoning Districts Established, and Article 9, Signs, when strict application of the regulations would result in unnecessary hardship. When practical difficulties or unnecessary hardships would result from carrying out the strict letter of this Chapter, the BZA shall have the power to vary or modify any of the regulations or provisions of this Chapter relating to the use, construction, or alteration of buildings or structures or the use of the land so the spirit of the Chapter shall be observed, public safety and welfare secured, and substantial justice done.

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 13, 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 13 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

---

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](http://www.northaugustasc.gov) on July 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 July 17, 2024. The property was posted with the required public notice on July 17, 2024.

## SECTION 4: SITE HISTORY

---

The house on this property was built in 2007 and has been occupied as a single-family residence. The current property owner wishes to construct a garage that encroaches on the required side setback.

## SECTION 5: EXISTING SITE CONDITIONS

---

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Residential	Commercial Retail	PD, Planned Development
North	Residential	Commercial Retail	PD, Planned Development
South	Residential	Commercial Retail	PD, Planned Development
East	Residential	Commercial Retail	PD, Planned Development
West	Residential	Commercial Retail	PD, Planned Development

**Access** – The site currently has access from Crystal Lake Drive.

**Topography** – The subject parcel is relatively flat.

**Utilities** – The property is currently served by the City of North Augusta water and sewer.

**Floodplain** – The subject property is not located within a federally designated floodway.

**Drainage Basin** – The subject property is located in the Crystal Lake Basin. The Crystal Lake basin is located in the area of the city that encompasses areas of Jackson Avenue, Mokateen, Crystal Lake Drive, Forest and Lake Avenues, lower West Avenue from Sno Cap and below, Bluff and Cumberland Avenues and Crystal Lake. The large drainage depression located near Woodlawn Avenue accepts stormwater from the street stormwater pipes in the basin. The water flows from these areas across Buena Vista Avenue along Crystal Lake Drive to Crystal Creek. It travels through the basin until it reaches the Savannah River at the end of Savannah Point Drive. The sample point is at that location.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

---

Following is analysis required by S.C. Code §6-29-800 and the North Augusta Board of Zoning Appeals Rules of Procedures (Staff commentary is *italicized*):

1. An unnecessary hardship exists;
  - The applicant states the request is for a side yard encroachment of 2 square feet total space requested, which allows to increase the parking area in the garage by a total depth of 4'. This space would be very nice to making the garage a useable space for as the Thackers age-in-place and if handicap requirements are ever required.

*Staff notes that the existing house takes up the majority of the width of the lot, with the acreage of the lot being approximately 0.13 acres.*

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that this property was adversely affected in the original subdivision of the property due to a required power transformer requiring the adjoining lot shape to be configured in such a way to allow access to their garage around the transformer. The adjoining lot neighbors have submitted a letter stating their approval of the variance also.

*Staff notes the current lot configuration of the adjacent lot in the rear near the garage.*

3. The conditions do not generally apply to other property in the vicinity;
  - The applicant states that while Hammonds Ferry is unique in virtually every lot, this lot is exceptionally challenging due to the severe triangular shape of the rear yard. This long angle is why this request only involves 2 square feet of encroachment due to the nature of the rear yard shape.

*Staff notes that the majority of surrounding property owners have a driveway area that leads to parking in the rear of their lot and that this specific combination is not possible on this particular lot.*

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 the 2 square feet allow for a garage of sufficient size to allow today's SUV vehicles to utilize the garage. It also gives the ability for future wheelchair access if so required.

*Staff notes that the requested configuration allows the property owner to continue parking their vehicles in the existing parking area without adding impervious surface area to the lot.*

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 the variance does not affect any adjoining property negatively.

*Staff notes that the proposed use does not impact the health or safety of the public.*

6. In the approval of an application for a variance from the provisions of Article 13, 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 13 is available and would provide adequate visibility, recognition and understanding.
  - Not applicable

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.
    - Residential uses and associated accessory uses are permitted in the Planned Development zoning district within the stated regulatory limits.
  - 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.
  - The applicant states see explanations above and the attached plat showing the tiny sliver of requested encroachment.

*Staff notes that the requested use is a continuation of an established use. The lot shape does not allow parking in the current area to be covered without encroachment into the required setbacks.*

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 should the variance be granted, the property would not operate more profitably.*

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.

*Staff recommends approval of this application with the following conditions:*

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

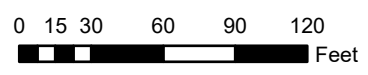
## SECTION 7: ATTACHMENTS

---

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

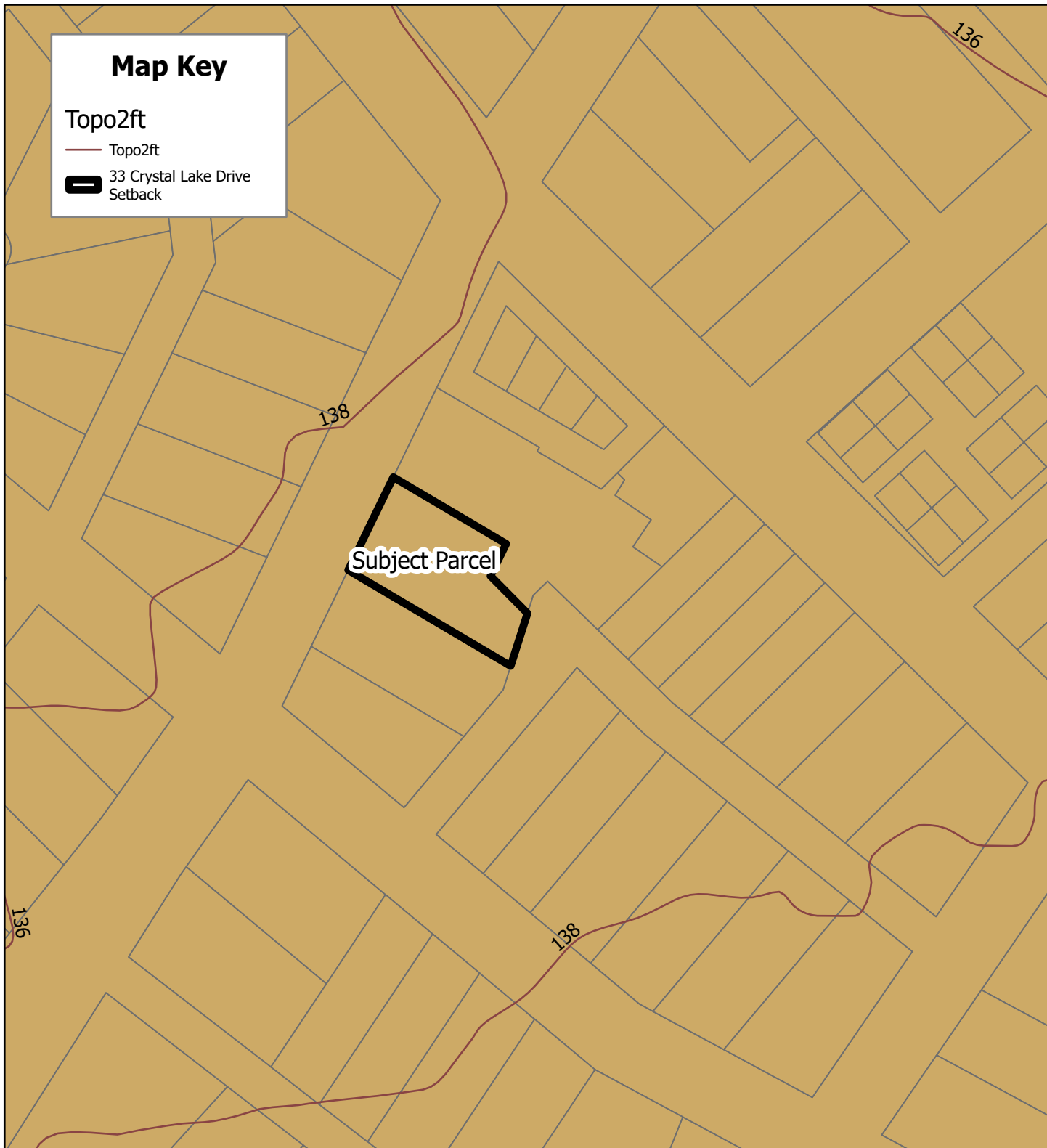


Aerial Map  
Application Number ZV24-009  
Tax Parcel Number  
007-13-17-003



6/26/2024 11:38





**Map Key**

Topo2ft

— Topo2ft

▭ 33 Crystal Lake Drive  
Setback

Subject Parcel

0 12.525 50 75 100 Feet

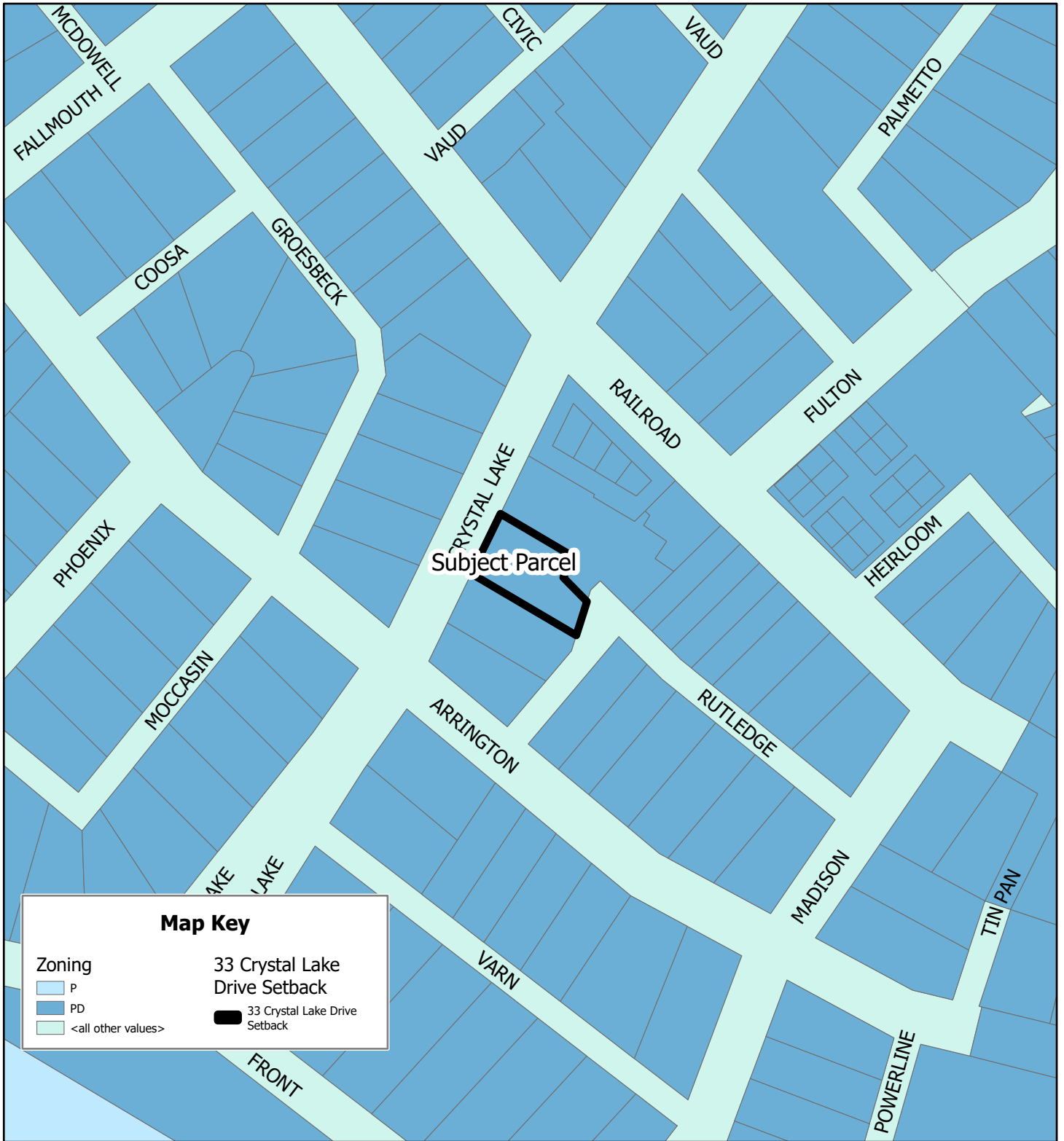
6/26/2024 11:38 AM



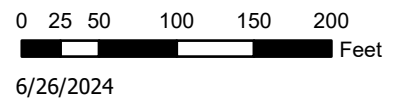
Topography Map  
Application Number ZV24-009  
Tax Parcel Number  
007-13-17-003







Zoning Map  
 Application Number ZV24-009  
 Tax Parcel Number  
 007-13-17-003  
 Zoned PD, Planned Development



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 August 6, 2024 in the Council Chambers located on the 3<sup>rd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV24-009** – An appeal by Jason Thacker and Carlie Buchan for a variance from the side setbacks of Ordinance 2002-23 for Hammonds Ferry Planned Development. The request affects approximately 0.13 ac zoned PD, Planned Development, located at 33 Crystal Lake Drive, TPN 007-13-17-003.

**ZE24-004** – A request by WSM Ventures, LLC for a Special Exception to allow a motor vehicle repair and service center in the GC, General Commercial Zoning District. The request affects approximately .53 acres at 532 East Martintown Road, TPN 007-16-04-002, and 10139 Atomic Road, TPN 007-16-04-003, currently zoned GC, General Commercial and R-10, Single-Family Medium Lot Residential Zoning Districts.

**ZV24-010** – An appeal by Spring Grove Missionary Baptist 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 5.66 ac zoned R-7, Small Lot Single-Family Residential, located at 1677 Womrath Road, TPN 012-17-02-020.

**ZV24-011** – An appeal by GKE Properties, LLC for a variance from 4.12.7.2 General Commercial Use and Intensity-Impervious Surface Ratio of the North Augusta Development Code for the current impervious surface area. The request affects approximately 5.5 acres zoned GC, General Commercial, located at 871 Edgefield Road, TPN 011-11-01-001.

Documents related to the application will be available for public inspection after August 1, 2024 in the offices of the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://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](mailto:planning@northaugustasc.gov) by 12 pm noon on August 6<sup>th</sup>.

**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 \_\_\_\_\_

Date Received \_\_\_\_\_

Review Fee \_\_\_\_\_

Date Paid \_\_\_\_\_

1. Project Name Thacker / Buchan

Project Address/Location 33 Crystal Lake Dr.

Total Project Acreage \_\_\_\_\_ Current Zoning \_\_\_\_\_

Tax Parcel Number(s) \_\_\_\_\_

2. Applicant/Owner Name Jason Thacker Applicant Phone 919-819-0576

Mailing Address 33 Crystal Lake Drive

City North Augusta ST SC Zip 29841 Email Jason.Thacker@gmail.com

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.

Jason Thacker  
Applicant or Designated Agent Signature

6-6-24  
Date

Jason Thacker  
Print Applicant or Agent Name

**To:** City of North Augusta Planning and Development Department

**From:** Jason Thacker, Owner

**Date:** May 13, 2024

**Subject:** Request for a variance for 11.5 inch encroachment into the 5 foot setback at 33 Crystal lake Dr in the PD, Planned Development zoning district (HF 10-0727 Pattern Book Page 28).

### Introduction

We are requesting a Variance to allow the construction of a garage that encroaches 11.5" in one spot into the required 5' setback from the neighbor's property line. We have a total of 2 square feet inside the side setback. It is basically a triangle measuring 1' across the base and 4' up the sides. The encroachment is located at the corner of the garage where the neighbors diagonal fence ends. The property line is unique because of the angle in which it minimizes our parking area at one point. Our current driveway is located 3.5' from the fence at this location. The adjacent neighbor has indicated support for the project. I have provided all building plans with pictures of the area. Please feel free to contact me with any questions or concerns 919-819-0576.

Sincerely,



Jason Thacker



May 13, 2024

To Whom it may concern,

We live at 35 Crystal Lake Drive, directly next door to Jason Thacker and Carlie Buchan at 33 Crystal Lake Drive. We have seen their plans and are writing in support of the variance for the garage plans. The small encroachment into the setback of our fence of 2 square feet doesn't affect us in any way, and we support their garage construction plans. We believe it will improve the aesthetics of the neighborhood.

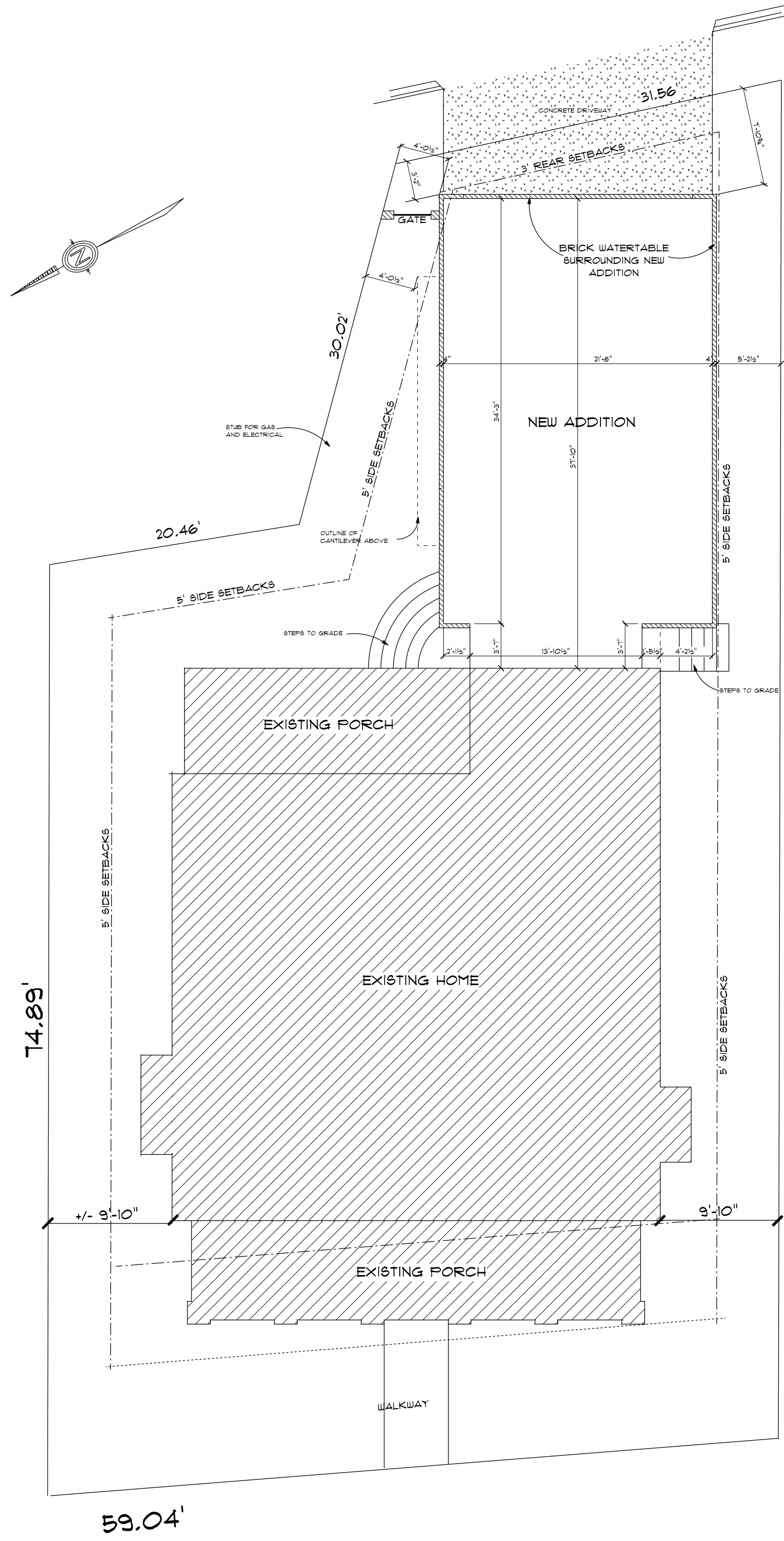
Sincerely,

A handwritten signature in cursive script, appearing to read "Wallace Cassels".

Wallace and DiAnn Cassels

A handwritten signature in cursive script, appearing to read "DiAnn Cassels".

RUTLEDGE LANE 24' R/W



CRYSTAL LAKE 45' R/W

HAMMONDS FERRY S/D

LOT 4-3

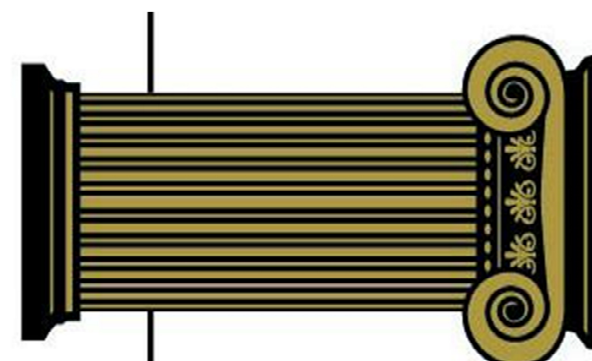
AIKEN COUNTY S.C.

FOR

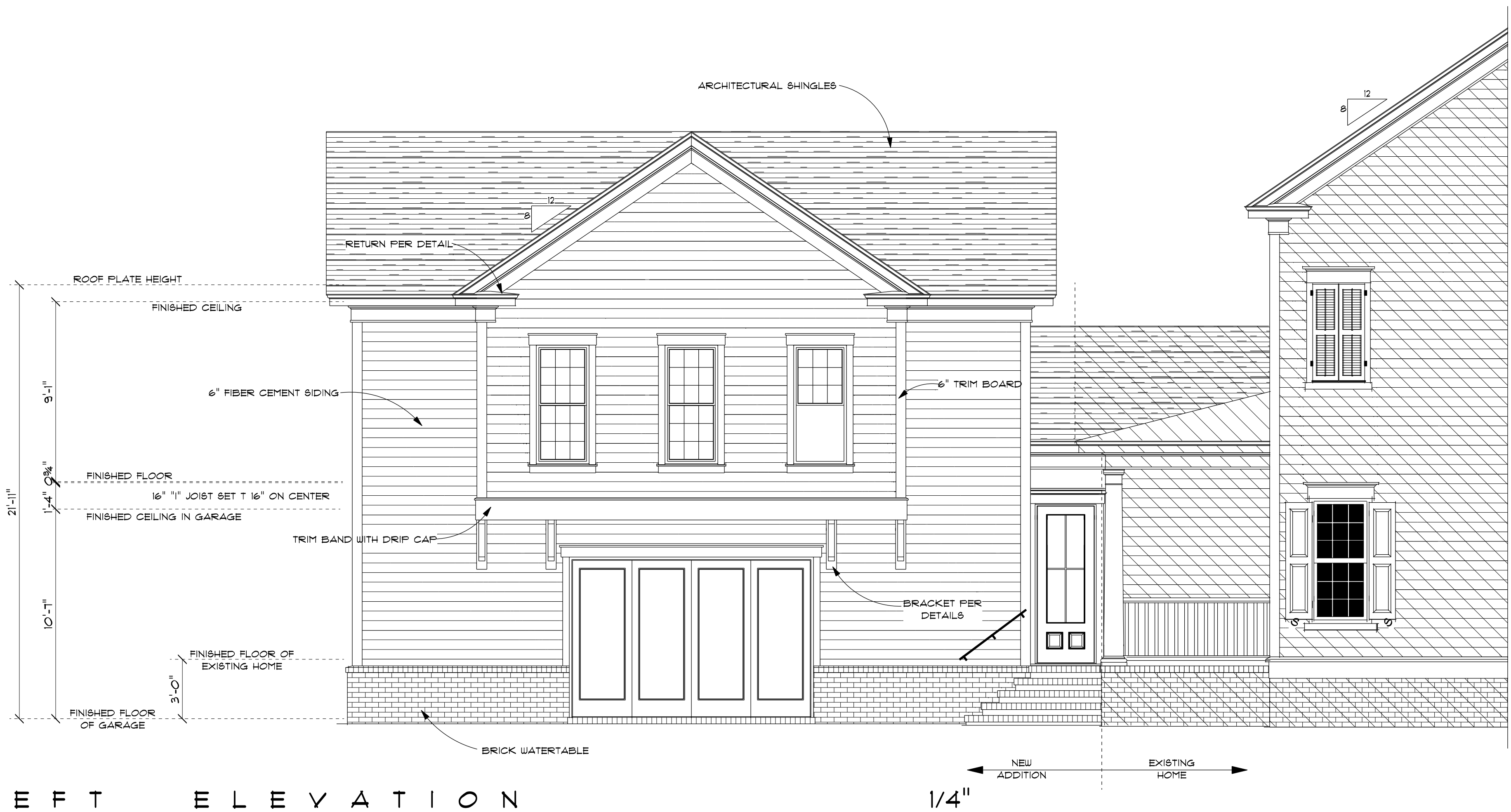
J-MAR BUILDERS

SCALE 1/8"

PAGE & NO. A 100 SITE PLAN PAGE 1 OF 1	CUSTOMER JASON THACKER & CARLIE BUCHAN	
	BUILDER J - MAR	DATE 3-15-2024



**J-MAR**  
*Builders & Services, Inc.*



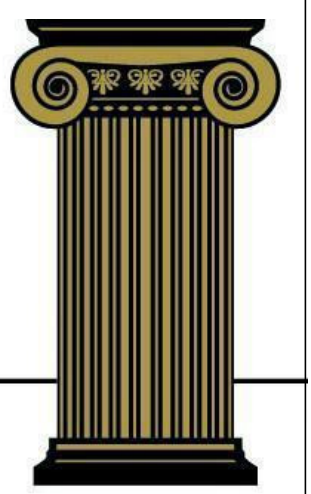
LEFT ELEVATION

1/4"



REAR ELEVATION

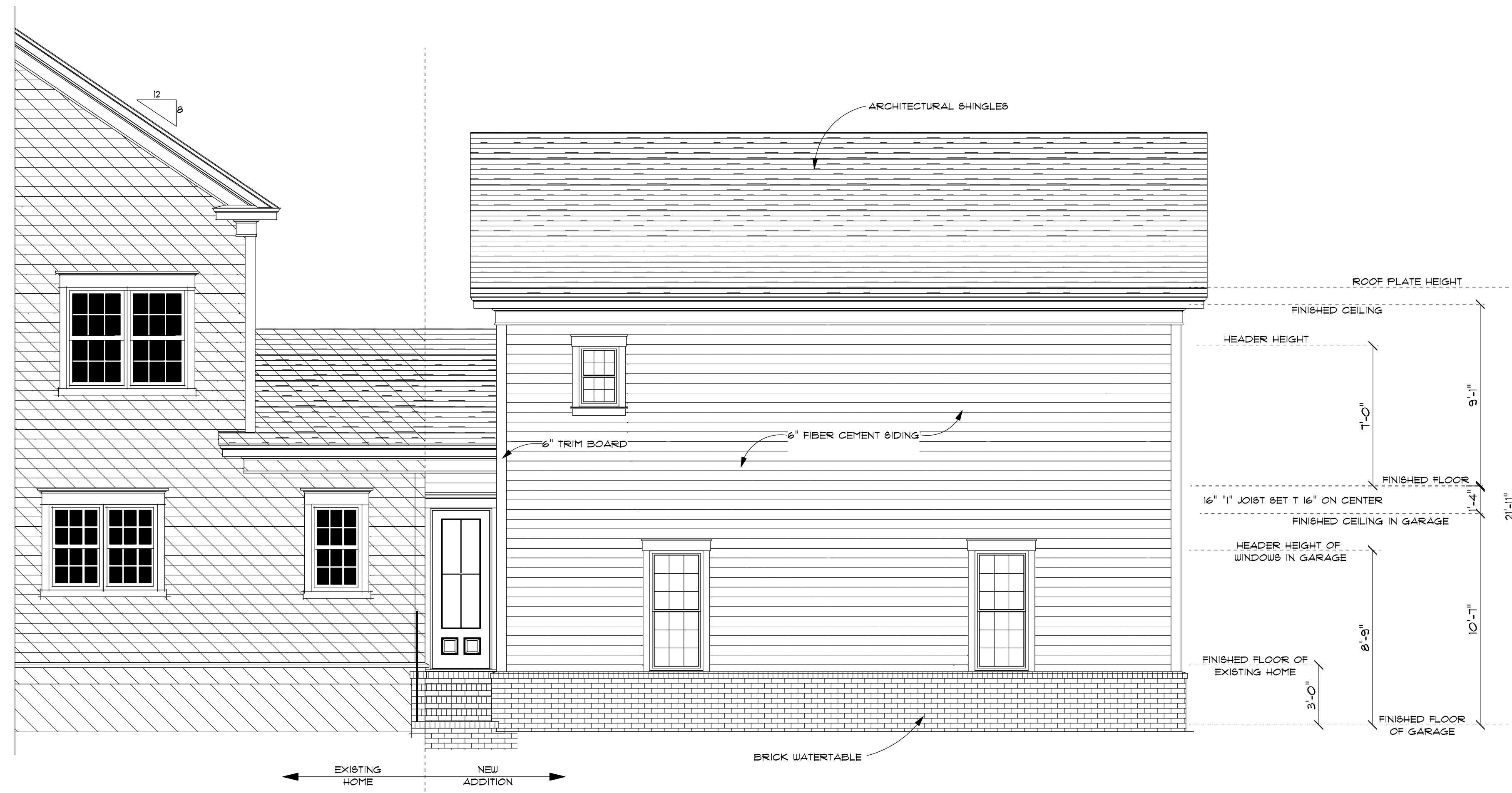
1/4"



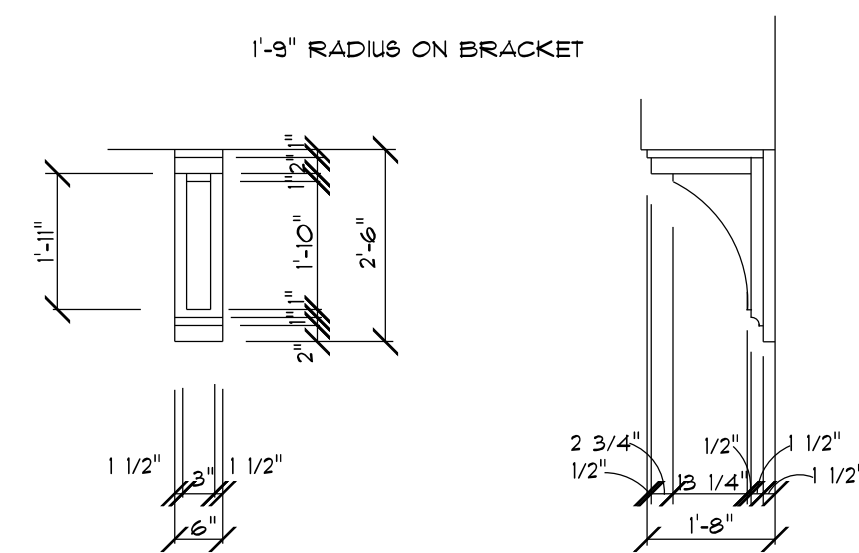
**CUSTOMER**  
JASON THACKER &  
CARLIE BUCHAN  
DATE 3-15-2024  
LOT 4-3 HAMMONDS FERRY S/D  
33 CRYSTAL LAKE DRIVE

**APP. SQUARE FOOTAGE:**

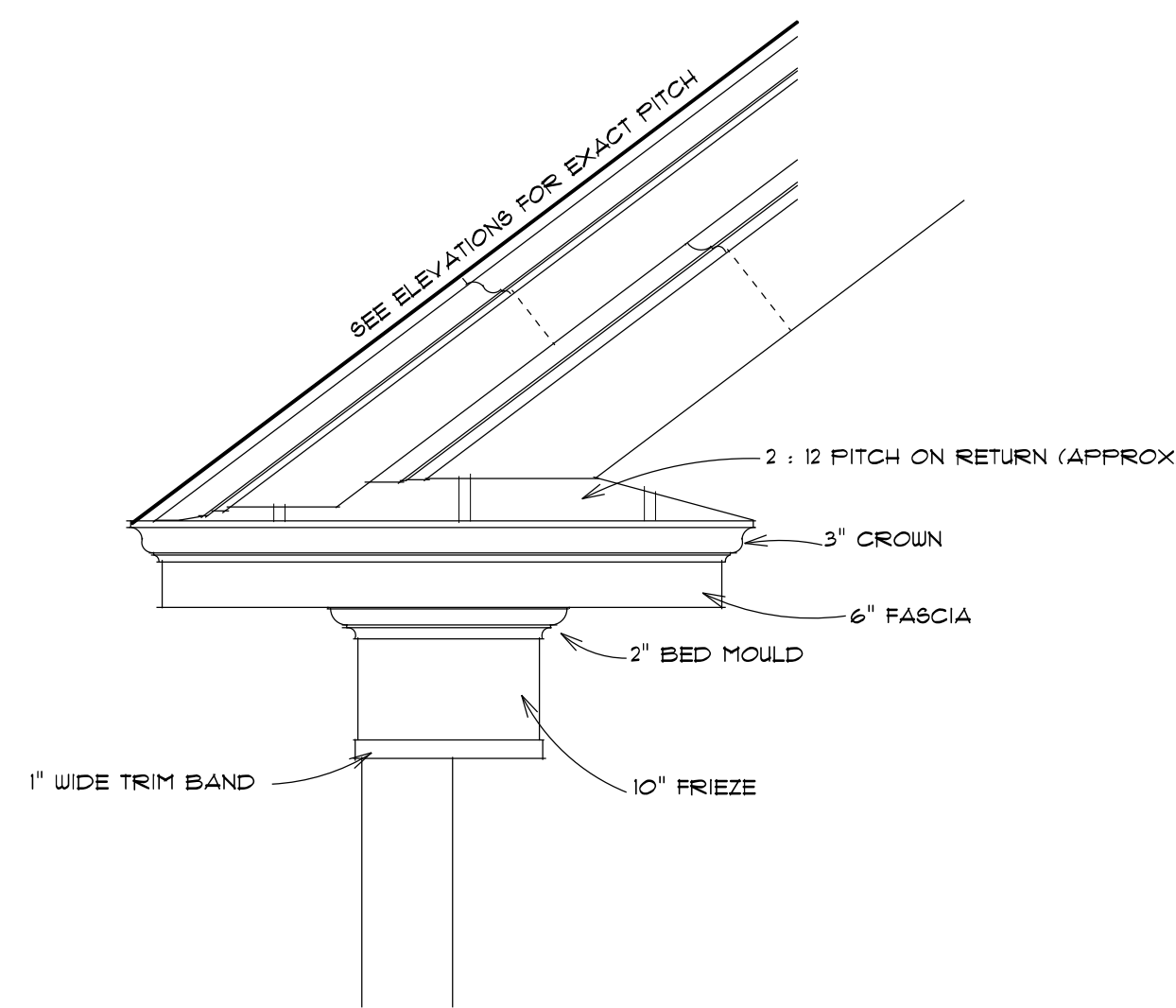
LOWER HEATED:	85
UPPER HEATED:	181
TOTAL HEATED:	266
GARAGE:	111
TOTAL:	377



RIGHT ELEVATION 1/4"

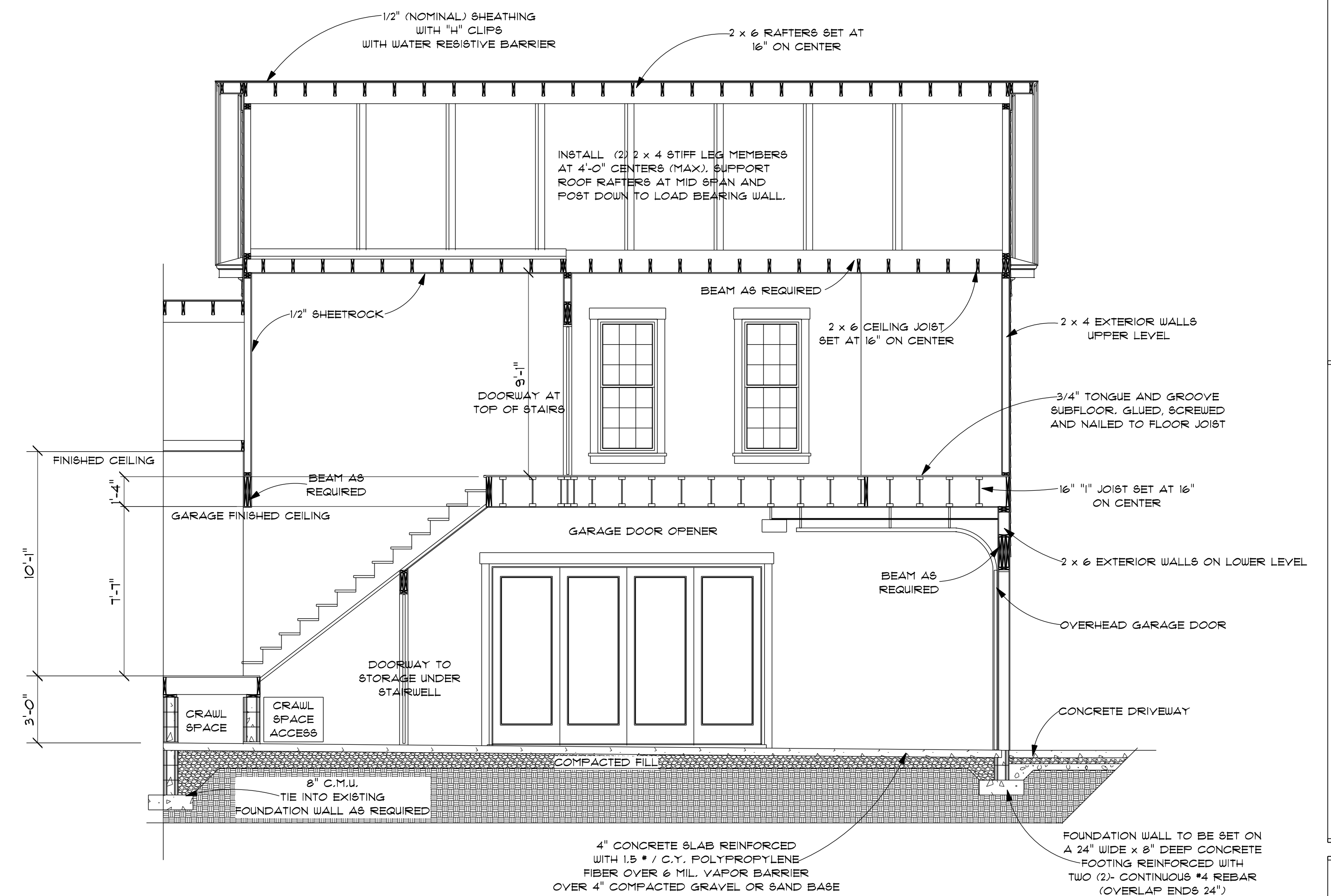


BRACKET DETAIL



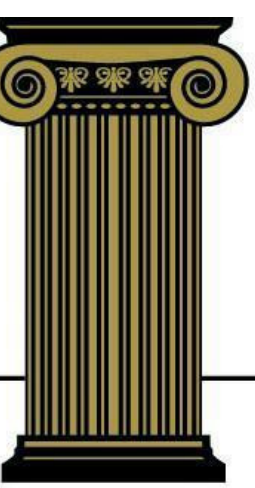
TYPICAL RETURN

1" SCALE



CROSS SECTION 1/4"

A 102



CUSTOMER  
JASON THACKER &  
CARLIE BUCHAN

DATE 3-15-2024  
LOT 4-3 HAMMONDS FERRY S/D  
33 CRYSTAL LAKE DRIVE

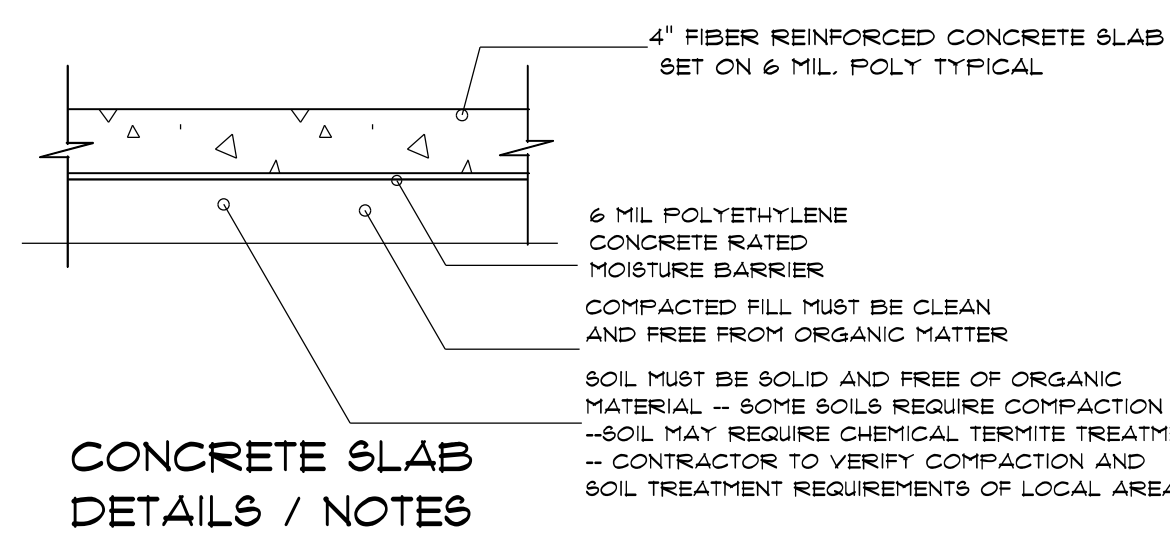
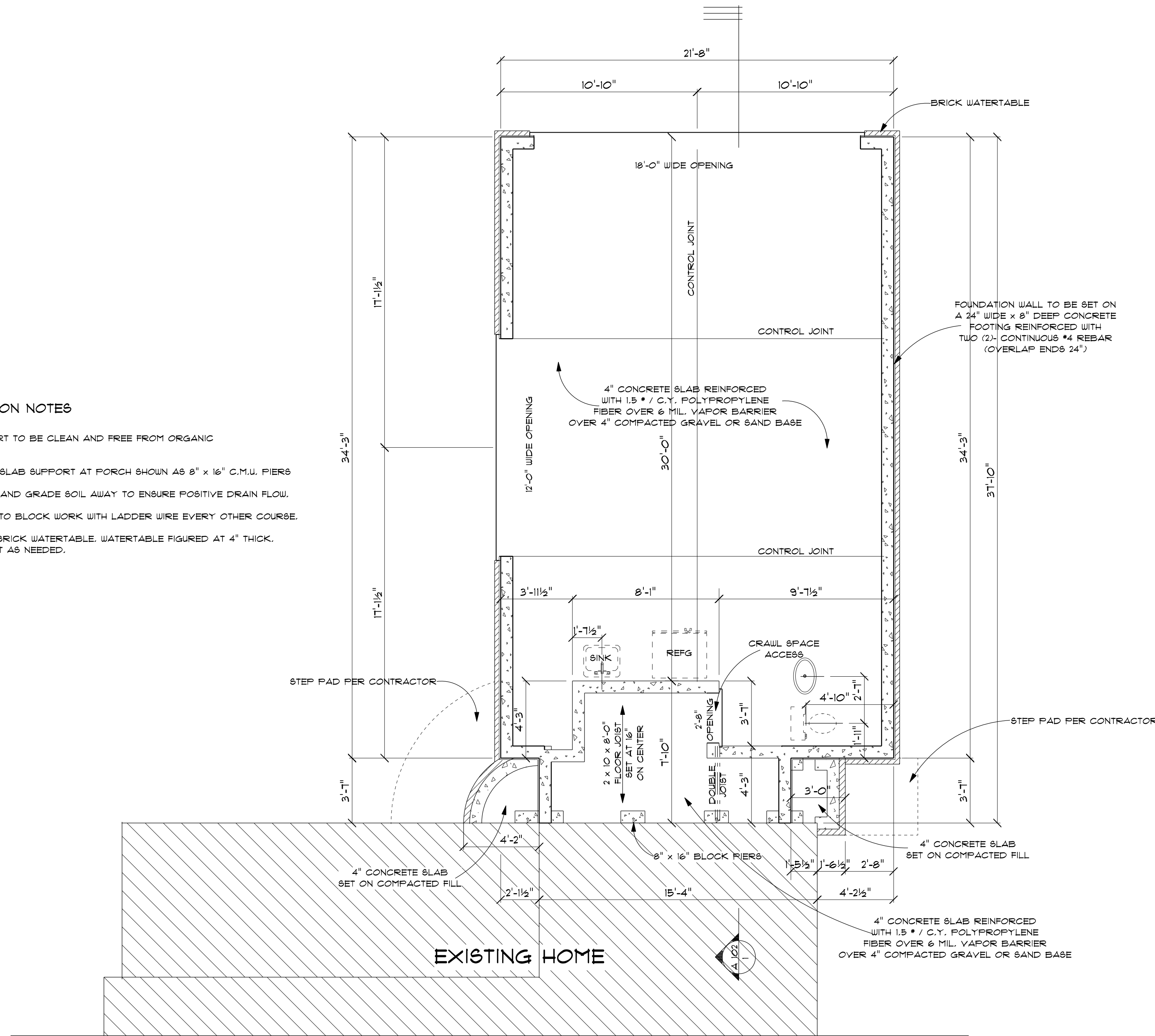
APP. SQUARE FOOTAGE:

LOWER HEATED:	85
UPPER HEATED:	191
TOTAL HEATED:	276
GARAGE:	111
TOTAL:	387



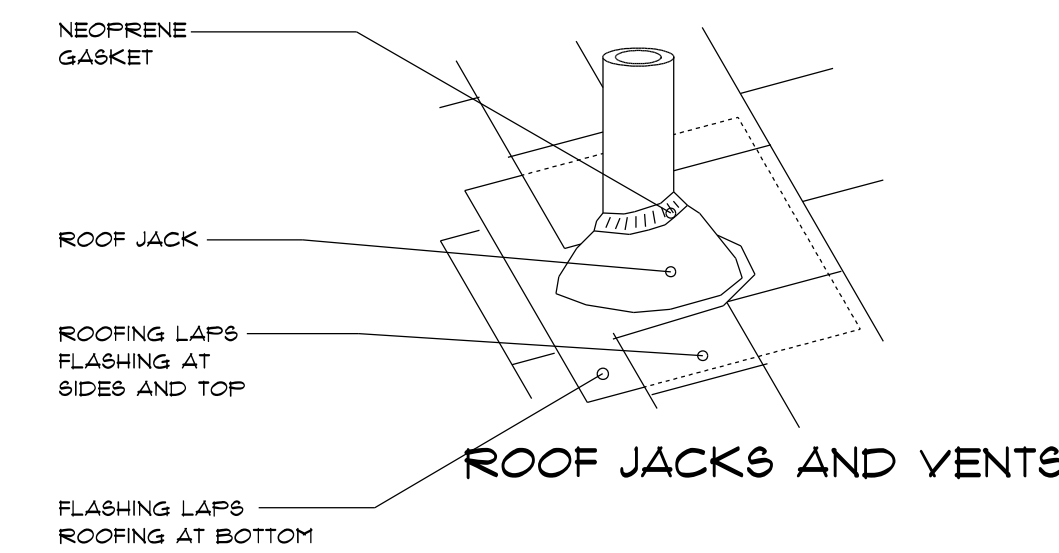
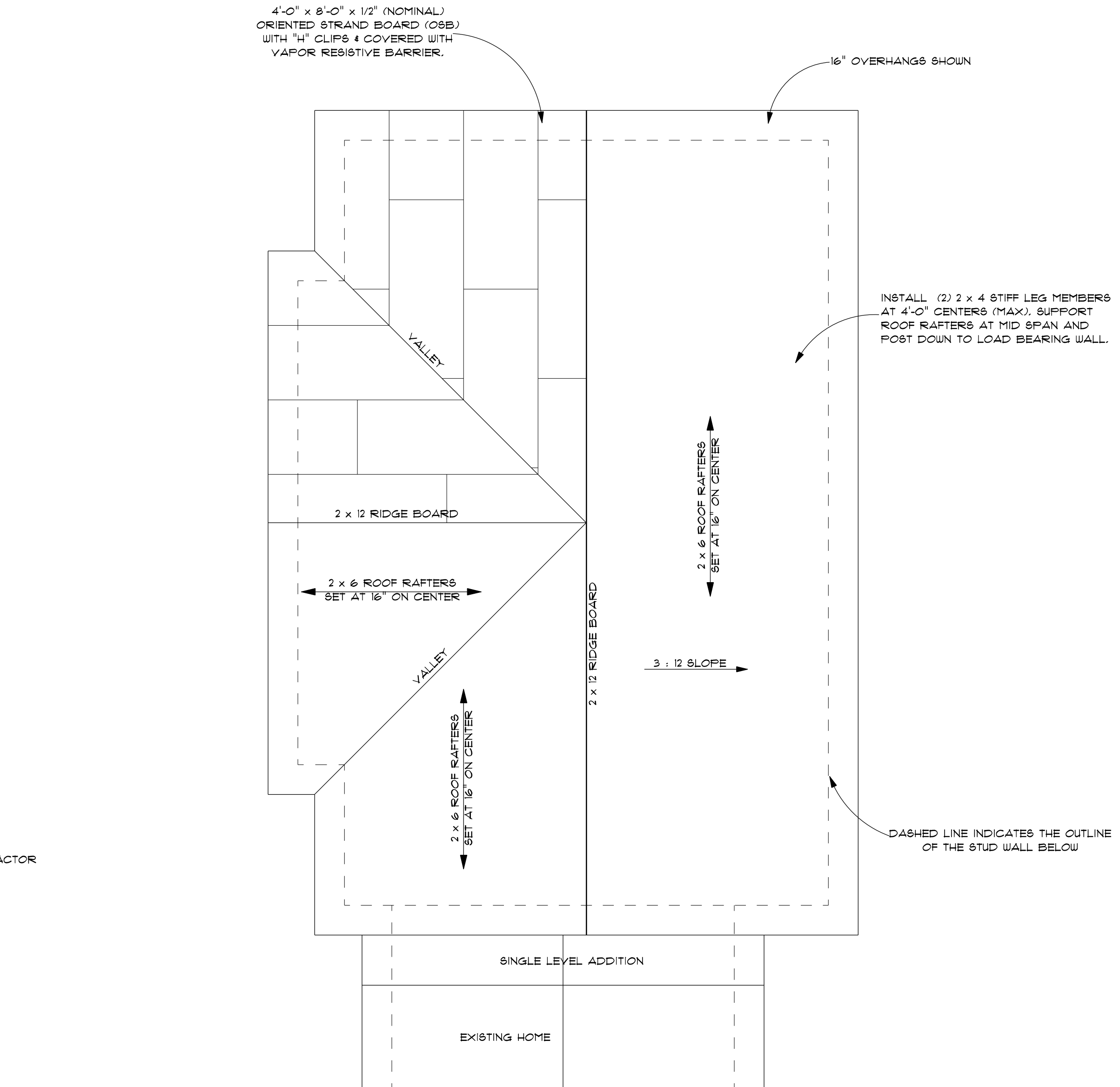
**FOUNDATION NOTES**

1. ALL FILL DIRT TO BE CLEAN AND FREE FROM ORGANIC DEBRIS.
2. CONCRETE SLAB SUPPORT AT PORCH SHOWN AS 8" x 16" C.M.U. PIERS
3. BACK FILL AND GRADE SOIL AWAY TO ENSURE POSITIVE DRAIN FLOW.
4. TIE BRICK TO BLOCK WORK WITH LADDER WIRE EVERY OTHER COURSE.
5. ADD FOR BRICK WATERTABLE. WATERTABLE FIGURED AT 4" THICK. SITE ADJUST AS NEEDED.



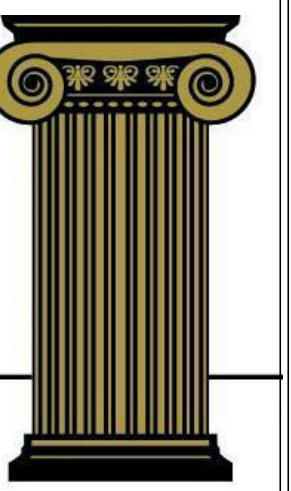
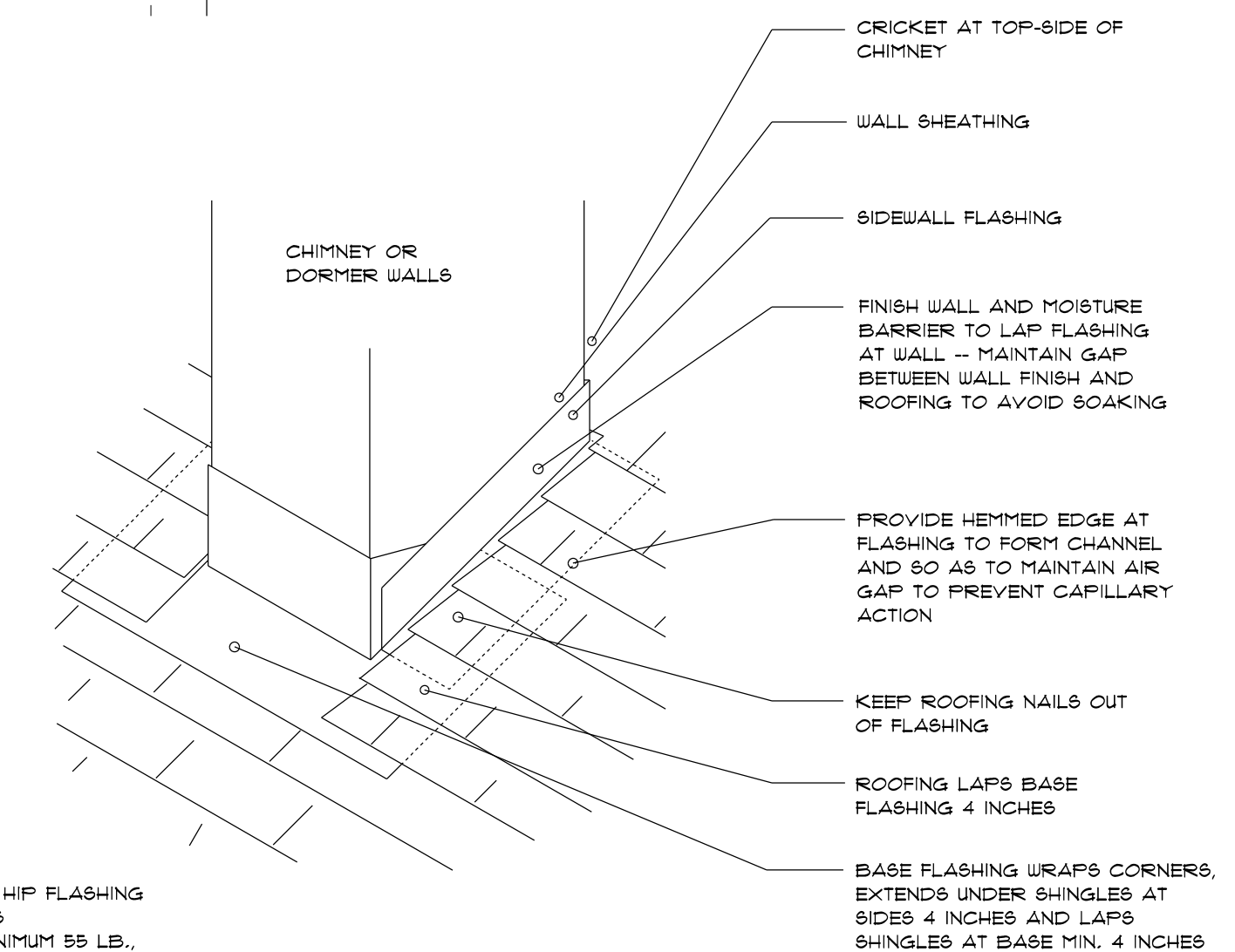
**EXPANSION JOINTS**  
 PROVIDE EXPANSION JOINTS AT THE EDGES OF SLABS THAT ARE NOT HEATED OR THAT ARE EXPECTED TO CHANGE TEMPERATURE SIGNIFICANTLY OVER THEIR LIFETIMES  
 ALSO PROVIDE EXPANSION JOINTS TO ISOLATE BUILDING ELEMENTS THAT PENETRATE SLABS SUCH AS STRUCTURAL COLUMNS, WALLS, OR PLUMBING

**CONTROL JOINTS**  
 PROVIDE CONTROL JOINTS TO INDUCE CRACKING AT SELECTED LOCATIONS -- TROWEL OR CUT JOINTS INTO THE SURFACE OF SLABS TO ABOUT 1/4" OF THE SLAB DEPTH AND AT 20 FT. INTERVALS -- COLD JOINTS CAN ACT AS CONTROL JOINTS



ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS -- PROVIDE 36 INCH ROLL ROOFING, MINIMUM 55 LB., CENTERED ON ALL HIP AND VALLEYS

METAL FLASHING AT ALL EAVES, SIDEWALLS, AND RAKES -- PROVIDE HEMMED EDGES SO AS TO FORM DRAINAGE CHANNELS AND PREVENT CAPILLARY ACTION



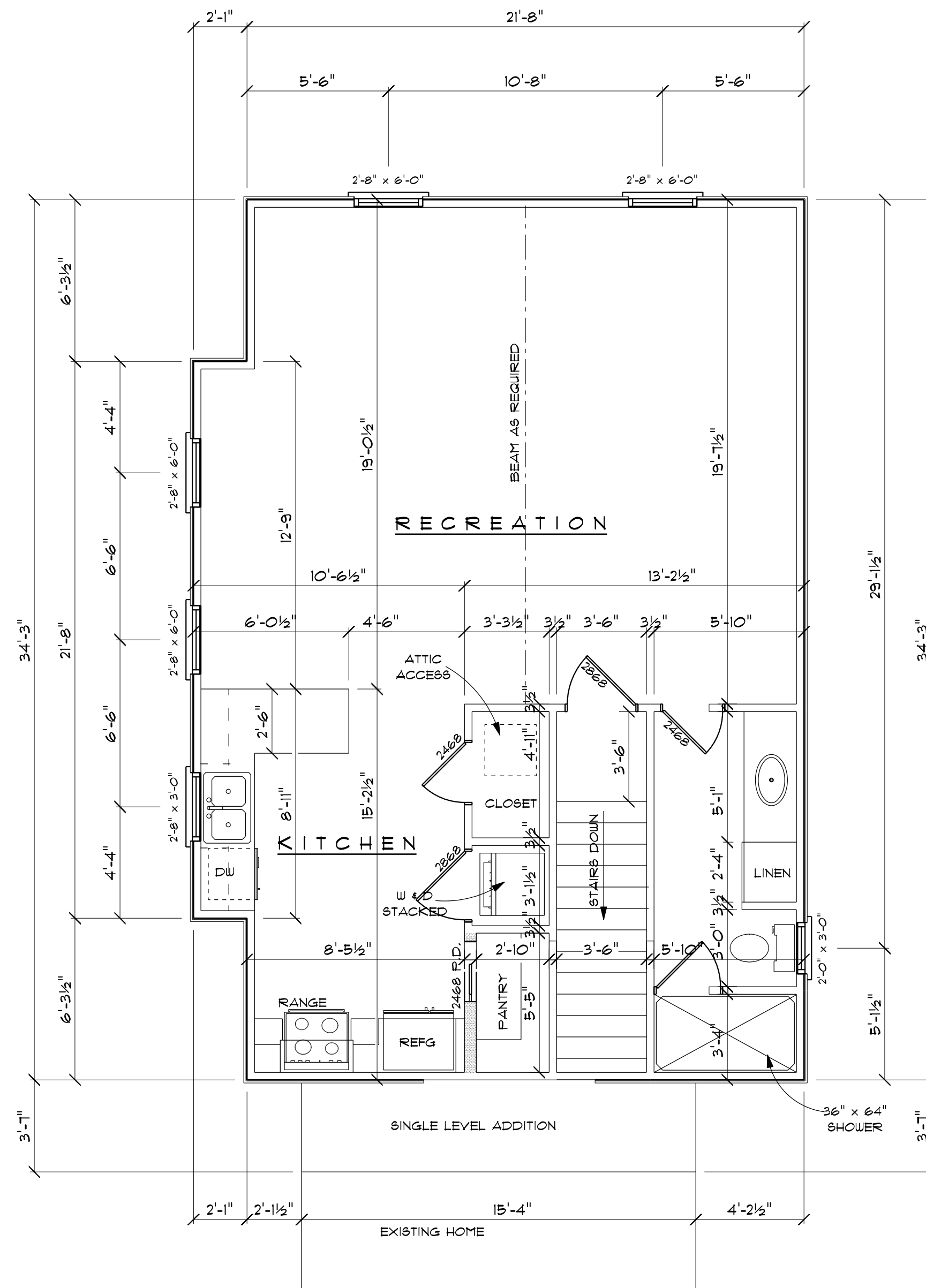
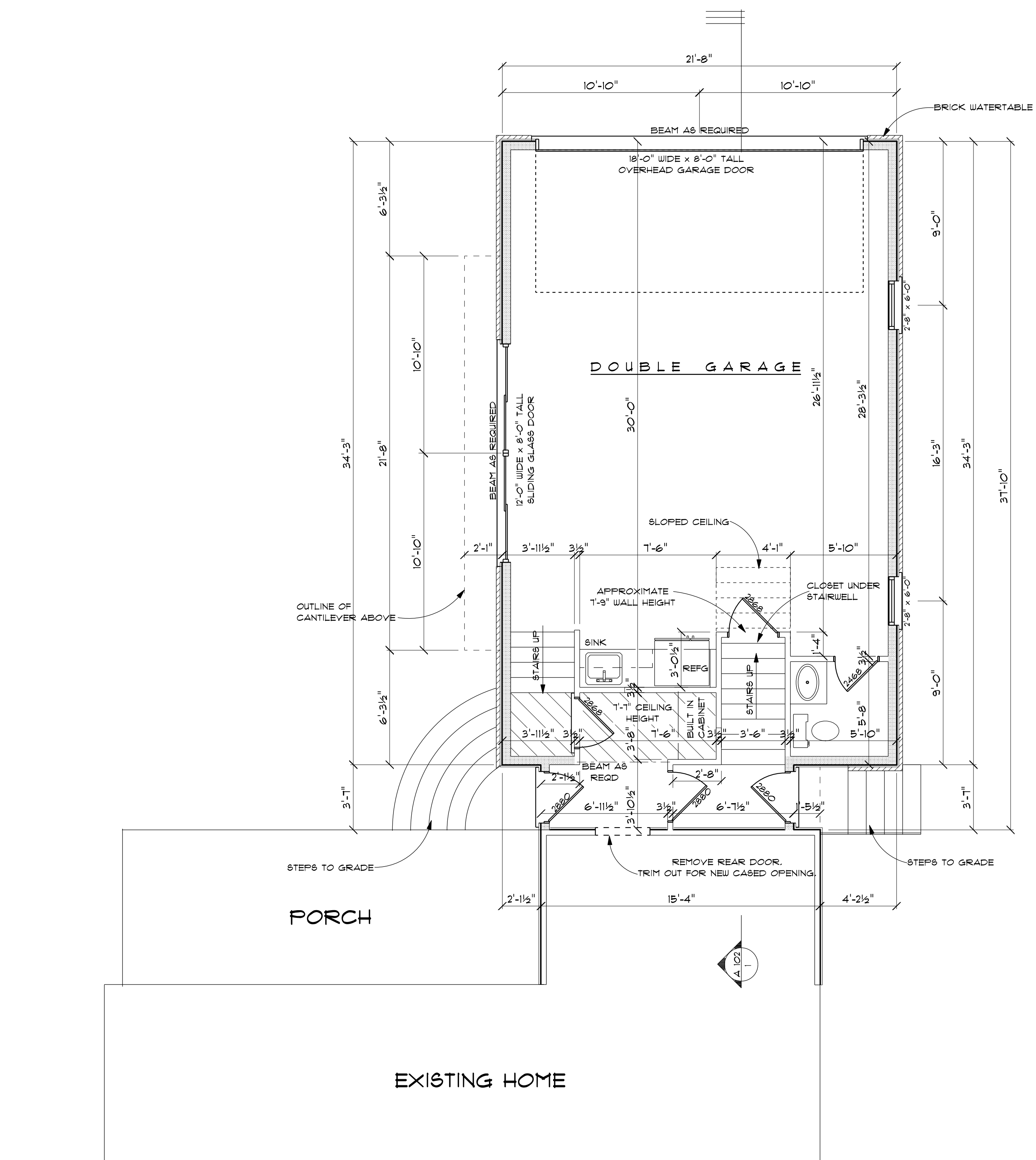
**CUSTOMER**  
 JASON THACKER &  
 CARLIE BUCHAN

DATE: 3-18-2024

LOT 4-3 HAMMONDS FERRY S/D  
 33 CRYSTAL LAKE DRIVE

**APP. SQUARE FOOTAGE:**

LOWER HEATED:	85
UPPER HEATED:	781
<b>TOTAL HEATED:</b>	<b>866</b>
GARAGE:	111
<b>TOTAL:</b>	<b>1511</b>

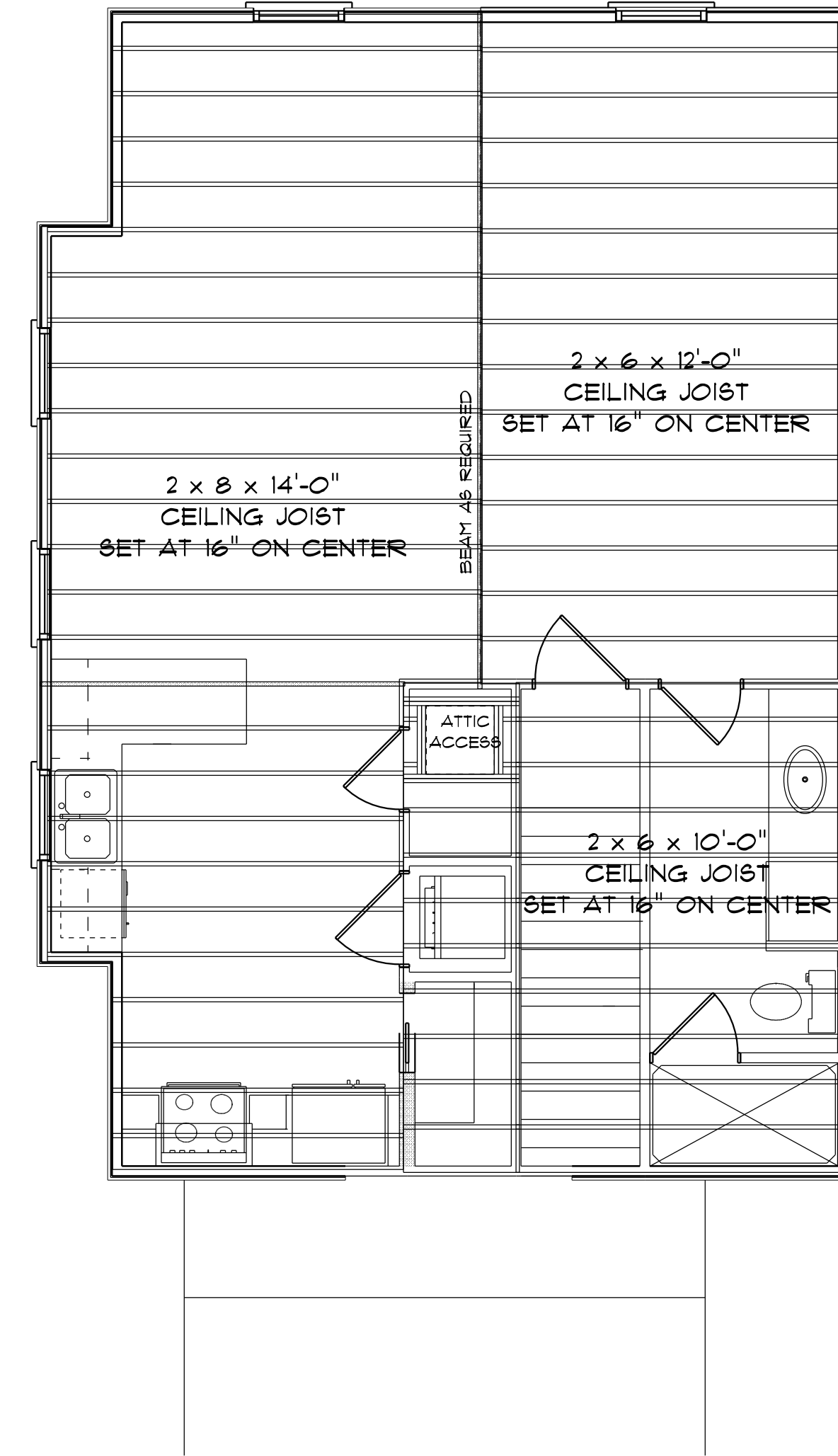
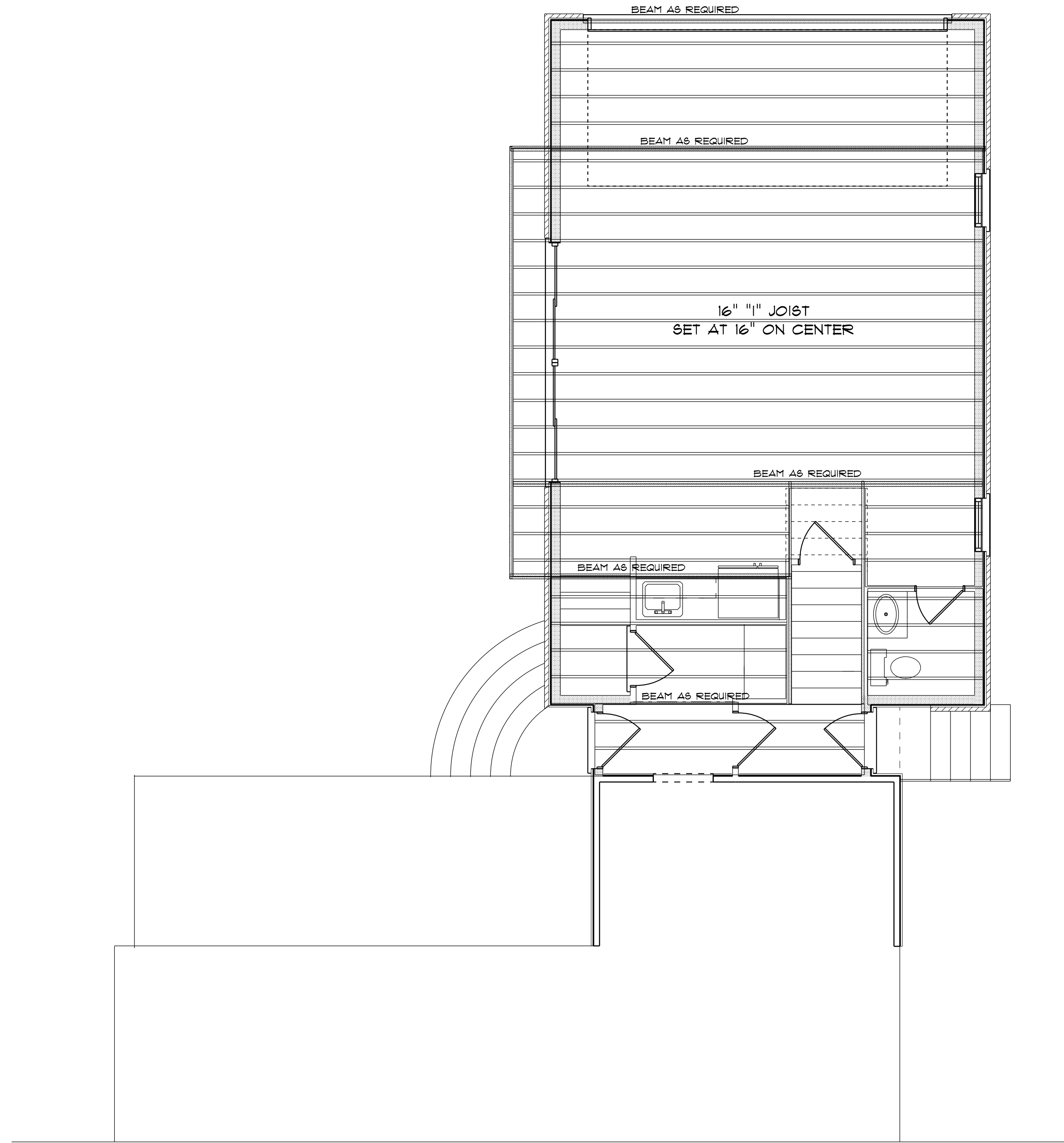


FLOOR PLAN NOTES:

1. ALL DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR STUD WALL TO INSIDE OF INTERIOR WALL.  
 - 2 x 4 WALL FIGURED AT 3/16" AND  
 - 2 x 6 WALLS (SHOWN SHADED) ARE FIGURED AT 5/16".
2. ADD FOR BRICK W/WATERTABLE AS NEEDED. BRICK SHOWN / FIGURED AT 4" FROM THE OUTSIDE FACE OF THE STUD WALL.
3. HVAC RETURN(S) PER CONTRACTOR'S SELECTED LOCATION. CONTRACTOR TO SITE ADJUST / EDIT AS NEEDED.
4. RAISE ALL EXTERIOR DOORS 3/4" TO ALLOW MORE CLEARANCE FROM THE BOTTOM OF THE DOOR TO THE FINISHED FLOOR OF THE HOME.
5. ATTIC ACCESS(ES) PER CONTRACTOR / LOCAL CODES. ACCESS SHOWN IN STORAGE CLOSET UPSTAIRS.
6. 10'-11" CEILING(S) FIGURED FOR GARAGE.  
 9'-11" CEILING UPSTAIRS  
 GARAGE ENTRY AREA FIGURED AT 11'-1" CEILING HEIGHT
7. STAIRS FROM MAIN FLOOR TO UPSTAIRS HAVE BEEN FIGURED USING 14 RISERS SET AT JUST UNDER 1 3/4" EACH. ACTUAL FIGURE IS 1.626", SITE VERIFY AND ADJUST AS NEEDED.
8. FINISHED FLOOR OF MAIN LEVEL (EVEN/COPLANAR WITH EXISTING) TO GARAGE FINISHED FLOOR FIGURED AT 3/8". SITE VERIFY AND ADJUST AS NEEDED.
9. WINDOW AT SINK UPSTAIRS TO BE A 2'8" WIDE x 36" TALL CASEMENT. WINDOW DESIGN ON THE EXTERIOR TO MIMIC A 2'8" x 6'-0" TALL WINDOW. FAUX WINDOW SECTION (BOTTOM) TO BE A SOLID TRIM PANEL.
10. CRAWL SPACE ACCESS SHOWN UNDER STAIRS.
11. CRAWL SPACE TO HAVE A CONCRETE FLOOR.

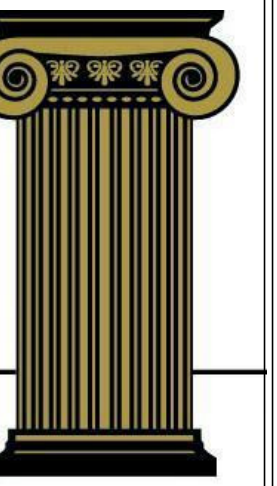
CUSTOMER: JASON THACKER & CARLIE BUCHAN  
 DATE: 3-15-2014  
 LOT 4-3 HAMMOND'S FERRY 9/D  
 33 CRYSTAL LAKE DRIVE

APP. SQUARE FOOTAGE:	
LOWER HEATED:	85
UPPER HEATED:	181
TOTAL HEATED:	866
GARAGE:	111
TOTAL:	1571



**J-MAR**

*Builders & Services, Inc.*



CUSTOMER  
JASON THACKER &  
CARLIE BUCHAN

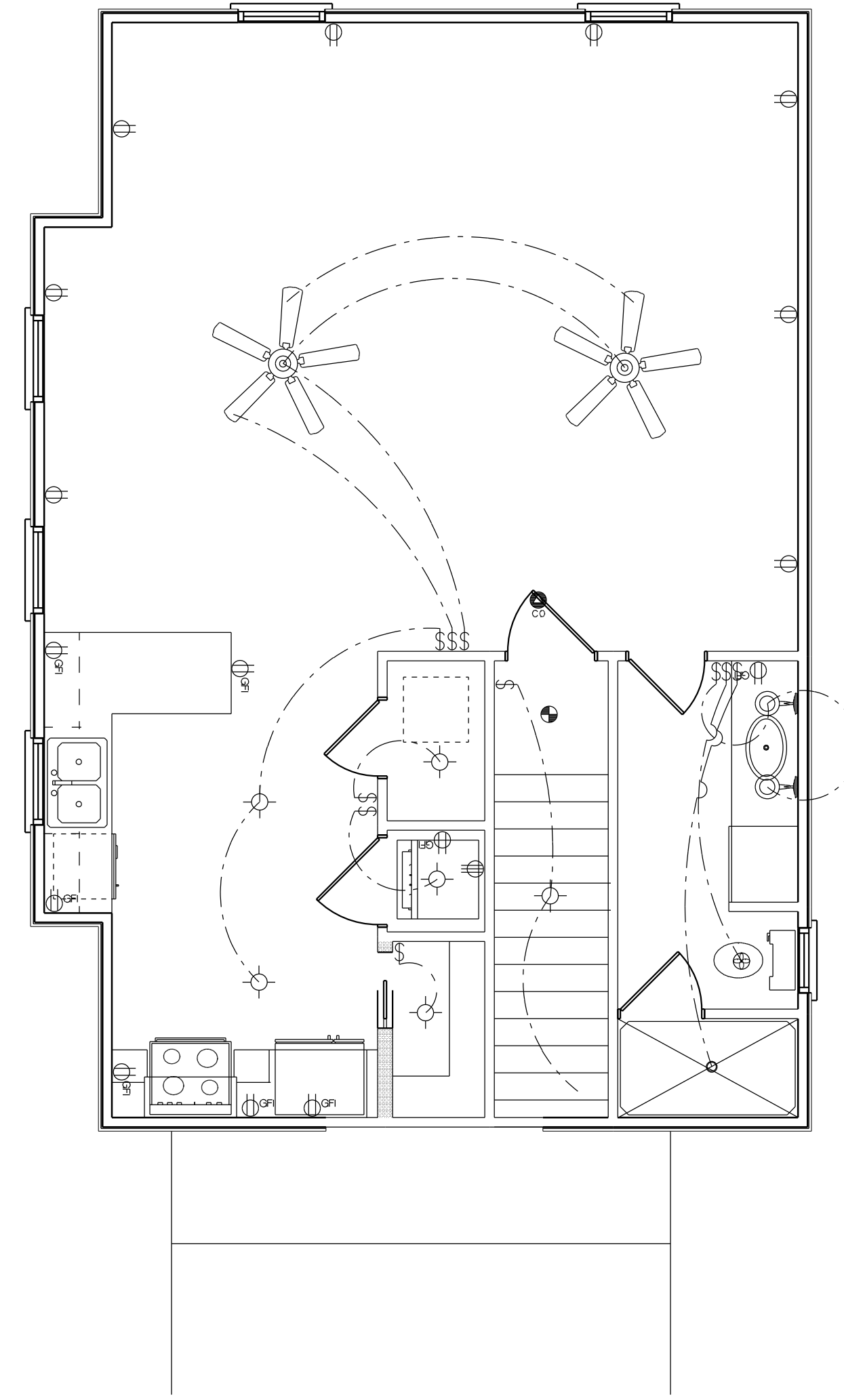
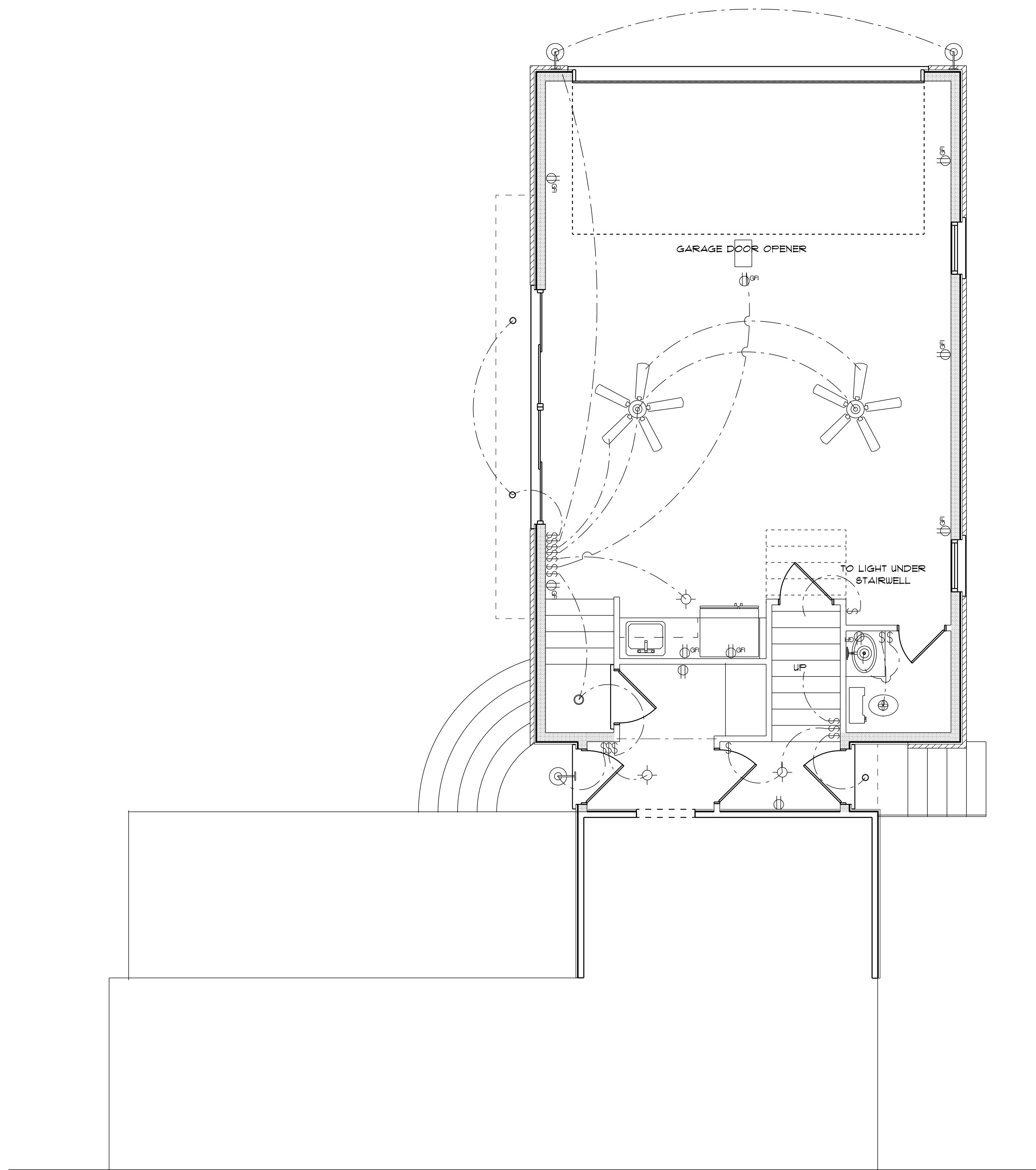
LOT 4-3 HAMMOND'S FERRY S/D  
33 CRYSTAL LAKE DRIVE

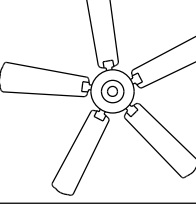








DATE  
3-18-2014

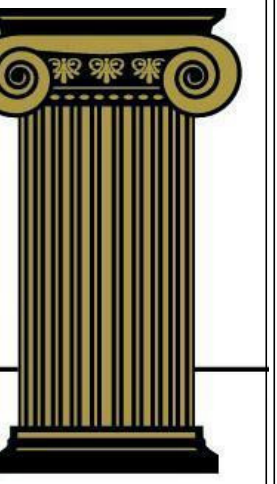
APP. SQUARE  
FOOTAGE:

LOWER HEATED:	85
UPPER HEATED:	781
TOTAL HEATED:	866
GARAGE:	111
TOTAL:	1571

PAGE & NO.  
A 105  
JOIST LAYOUTS  
PAGE 6 OF 7



ELECTRICAL LEGEND		
ELECTRICAL	COUNT	SYMBOL
ceiling fan w/ lights	4	
can light 4inch	4	o
recessed light	1	○
wall mounted exterior light	3	
combo c.o. & smoke detector	1	
exhaust fan	2	
light	9	○
outlet	10	
outlet 220v	1	
outlet gfi	17	
smoke detector	1	
switch	27	Ⓢ
wall mounted vanity light	3	



CUSTOMER  
JASON THACKER &  
CARLIE BUCHAN

LOT 4-3 HAMMONDS FERRY S/D  
33 CRYSTAL LAKE DRIVE

DATE  
3-18-2024

APP. SQUARE  
FOOTAGE:

LOWER HEATED: 85

UPPER HEATED: 781

TOTAL HEATED: 866

GARAGE: 711

TOTAL: 1577

PAGE & NO.

E 100

ELECTRICAL

LAYOUT

PAGE 1 OF 1

# Department of Planning and Development



## Project Staff Report

**ZE24-004 Take 5 Oil Change**

**Prepared by: Kuleigh Baker**

**Meeting Date: August 6, 2024**

## SECTION 1: PROJECT SUMMARY

Project Name	Take 5 Oil Change
Applicant	WSM Ventures, LLC
Engineer	Hass & Hilderbrand
Address/Location	532 E. Martintown Rd. and 10139 Atomic Rd.
Parcel Numbers	007-16-04-002 and 007-16-04-003
Zoning District	GC, General Commercial and R-10, Medium Lot Single Family Residential
Future Land Use	Residential Single Family
Proposed Use	Motor vehicle service and repair
Parcel Size	±0.53 acres

## SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

North Augusta Development Code (NADC) Section 18.8 establishes the application process for a special exception. Section 18.8.4 of the NADC defines the criteria the Board shall use in hearing and deciding requests for special exceptions. As a part of the hearing, the BZA may impose additional stipulations, conditions, or safeguards as, in its judgment, will enhance the siting of the proposed special exception.

NADC Section 18.8.4 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. The Section reads:

1. The use complies with all regulations, conditions, and standards of this Chapter unless approved as a major waiver.
2. The use will not substantially injure the value of adjoining properties, or the use is a public necessity.
3. The use is of a size, shape, and character suited for the proposed site.
4. The location and character of the use, if developed according to the information as submitted and approved, will be compatible with existing uses adjacent to and near the property and will not adversely affect the development of the neighborhood or the district in which the use is proposed.

5. The use will not create traffic impacts or parking issues that will endanger public safety or contribute to traffic congestion, or unacceptable adversely impact nearby properties when compared with uses permitted by right in the same zoning district.
6. The use is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.
7. The use will not be hazardous, detrimental, or disturbing to surrounding land uses due to noise, light, glare, smoke, odor, fumes, water pollution, obstruction of air flow on adjoining properties, or other general nuisances.
8. The use will be adequately served by essential public services and facilities and will not require additional public expense.
9. The uses will not adversely affect any site or feature of historical, cultural, natural, or scenic importance.
10. That the proposed use will not conflict with, but will further, the objectives of the *City of North Augusta Comprehensive Plan*.
11. The use will not materially endanger the public health, safety, and welfare if located, designed, and proposed to be operated according to the information submitted. A denial by the BZA based exclusively on this language shall include explicit findings regarding the way in which granting this special exception would endanger public health, safety, and welfare.

The Board of Zoning Appeals (BZA) shall approve the application, approve the application with specified modifications, or disapprove the application. If approved, the Board of Zoning Appeals shall instruct the Planning and Development Director to issue such permit contingent on the specified modifications imposed. If disapproved, the applicant shall be notified in writing of the action disapproving the application, with the reasons therefore.

### SECTION 3: PUBLIC NOTICE

---

A public notice describing the variance request and advertising the scheduled date of the Board of Zoning Appeals hearing was published in the *Augusta Chronicle* and on the City's website, [www.northaugustasc.gov](http://www.northaugustasc.gov), on July 17, 2024. A written notice of the special exception 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 July 12, 2024. The property was posted with the required public notice on July 17, 2024.

**SECTION 4: SITE HISTORY**

---

The subject parcel is currently vacant. There was previously a package store on the adjacent corner lot that was demolished in 2013.

At their June 19, 2024 meeting, the Planning Commission unanimously recommended the rezoning of TPN 007-16-04-002, 10139 Atomic Road from R-10, Medium Lot, Single-Family Residential to GC, General Commercial. The ordinance will have its second reading by City Council in early August.

The applicant is proposing an automobile service and repair center that focuses primarily on oil changes on-site.

**SECTION 5: EXISTING CONDITIONS**

---

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Vacant	Residential Single Family	R-10, Medium Lot, Single-Family Residential
North	Single-Family Residential	Residential Single Family	GC, General Commercial
South	Single-Family Residential	Residential Single Family	R-10, Medium Lot, Single-Family Residential
East	Vacant/Commercial	Mixed Use	GC, General Commercial/TC, Thoroughfare Commercial
West	Single-Family Residential	Residential Single Family	R-10, Medium Lot, Single-Family Residential/R-7, Small Lot, Single-Family Residential

**Access** – The site currently has access from Atomic Road and East Martintown Road.

**Topography** – The subject parcel was previously graded and is relatively flat.

**Utilities** – Water and wastewater service are available. The property is served by the City of North Augusta water and sewer.

**Floodplain** - The site is not within federally designated floodplain or wetlands.

**Drainage Basin** – The parcel is located in the Waterworks Basin. The Waterworks Basin is a large basin that incorporates stormwater from extensively developed residential neighborhoods and commercial businesses along Knox Avenue, Martintown Road, and Buena Vista Avenue. The basin enters the river through the River Golf Club. Basin sampling is good to fair; however, stream integrity in the basin is poor due to excessive flows. The City is working with developers to ensure new development creates solutions to solve existing deficiencies in detention.

## SECTION 6: STAFF ANALYSIS

---

Motor vehicle repair and service uses are permitted only as Special Exceptions in the GC, General Commercial Zoning District.

The notes to Table 5.1 Use Matrix State:

Where the symbols “S” or “/S” are shown, the use to which it refers may be permitted only if reviewed and approved as a special exception in the indicated district. Such uses are subject to findings as established in Article 18 and the Board of Zoning Appeals Rules of Procedure. Where conditions are provided for a particular use in §5-2, such conditions shall also be applicable to the special exception unless specifically altered or exempted by action of the Board.

Section 5.5.19 of the current NADC states:

### 5.5.19 Motor Vehicle Repair and Service

Where conditionally permitted, motor vehicle repair and service uses shall meet the following conditions.

1. All service and repair operations shall be conducted not less than 50 feet from any residential property line.
2. No doors or windows shall face adjoining residential districts.
3. No junk or salvaged vehicles shall be kept on the premises.



NADC Section 18.8.4 defines the criteria the Board shall use in to hearing and deciding upon requests for special exceptions. Following is staff analysis of the items submitted. Staff responses are in italics.

1. The use complies with all regulations, conditions, and standards of this Chapter unless approved as a major waiver.

The applicant states they are not seeking a major waiver and the use complies with all regulations, conditions, and standards of this Chapter.

*Staff notes that the applicant is seeking some allowances in the conditions of the request at the end of the staff analysis.*

2. The use will not substantially injure the value of adjoining properties, or the use is a public necessity.

The applicant states the use is in keeping with other commercial uses that would be proposed around this location. The operation is more in line with a retail use than heavy automotive repair. Customers stay in their vehicle during service and no vehicles are left at the location for service.

*The surrounding area is an area of transition between the Martintown Road commercial corridor and the existing residential neighborhood known as Breckenridge Heights and Green Forest Acres.*

3. The use is of a size, shape, and character suited for the proposed site.

The applicant states the rectangular layout of the site works well for the use, building, and parking needs.

*Staff notes that the applicant has included a proposed site layout with this application.*

4. The location and character of the use, if developed according to the information as submitted and approved, will be compatible with existing uses adjacent to and near the property and will not adversely affect the development of the neighborhood or the district in which the use is proposed.

The applicant states there are commercial uses adjacent to and in close proximity

to the site that are compatible with the proposed use. Precision Auto Care is located diagonally across E. Martintown Rd., Sprint Foods is directly across the street, and a self-service carwash is across Atomic Rd.

*Staff notes that the surrounding properties consist of a mix of commercial/retail and residential uses. Commercial uses are generally located to the North and East of the site. Residential uses are generally located to the West and South of the site.*

5. The use will not create traffic impacts or parking issues that will endanger public safety or contribute to traffic congestion, or unacceptably adversely impact nearby properties when compared with uses permitted by right in the same zoning district.

The applicant states the commercial use is a low traffic generator with approximately 40 customer visits per day spread across the 8-13 hours of operation. Peak traffic tends to be between 10 a.m. and 2 p.m. with less than 6 vehicles per hour.

*Staff notes that the site is located at the intersection of major connector roads that connect many neighborhoods and commercial areas in the City of North Augusta to surrounding jurisdictions.*

6. The use is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.

The applicant states the use will not impact any existing pedestrian and/or vehicle circulation given minimal trips per day and existing sidewalks and access points will remain in place.

*The area is prime for development as a major travel corridor between Aiken and Augusta along Atomic Road and towards the Hwy 1 interchange at the terminus of East Martintown Road. SCDOT improved the Atomic Road intersection and implemented new pedestrian sidewalks in recent years. Staff recognizes that there is potential to expand public transportation opportunities by improving an existing bus stop for the Best Friends Express with shelters, lighting, and trash receptacles at this intersection. Pedestrian connections between new development and existing bus stops should be included with the site plan.*

7. The use will not be hazardous, detrimental, or disturbing to surrounding land uses due to noise, light, glare, smoke, odor, fumes, water pollution, obstruction of air flow on adjoining properties, or other general nuisances.

The applicant state the use will not be hazardous, detrimental, or disturbing to surrounding uses. The company will ensure lighting design uses shields and minimal lighting onto neighboring properties. They state they have been effective in coming up with similar designs at other locations. Equipment and materials are stored inside the building with the exception of the dumpster enclosure. All oil and used oil is kept within the confines of the building and stored in above ground storage tanks. The shallow pit design of the location is intended to provide adequate storage for 150% of the oil (new and used) kept on site if the tank were to leak.

*Noise and lighting will be subject to the standards of the Development Code and Municipal Code, as applicable. There is an opportunity to plant street trees in existing rights of way where none currently exist in this area. Expansion of the tree canopy is possible on the vacant lot with the addition of parking lot landscaping and general site landscaping.*

8. The use will be adequately served by essential public services and facilities and will not require additional public expense.

The use will not require any additional public services or facilities.

*Water and sanitary sewer are available to the site. Any infrastructure improvements must be provided by the developer.*

9. The uses will not adversely affect any site or feature of historical, cultural, natural, or scenic importance.

The applicant states the use will not affect any site or feature of historical, cultural, natural, or scenic importance. The previous use was believed to be a liquor store that was demolished in 2013.

*Staff is not aware of any significant historical, cultural, natural, or scenic landmarks in the vicinity.*

10. That the proposed use will not conflict with, but will further, the objectives of the City of North Augusta Comprehensive Plan.

The applicant states the proposed development will be in keeping with Economic Development goals in the comprehensive plan to redevelop a former site that has been sitting vacant for over 10 years. Additionally, the business will bring an additional 8-10 jobs to the area.

*The Comprehensive Plan Future Land Use Map shows this parcel as Residential Single Family; however, it is adjacent to areas indicated as Mixed Use on the map. The vision for Marintown Road listed in the Comprehensive Plan is to create new, mixed-use development along major corridors in place of failing or aging commercial areas while improving connectivity between mixed-use centers and surrounding neighborhoods with new side streets. The proposed development is relatively close to the Bluegrass Place Planned Development and will likely service residences in the area. Infill development supports Goal 5.2, Ensure the Financial Sustainability of North Augusta by encouraging compact growth to ensure North Augusta's tax base can support City services. Developing the City in areas already served by the City will maintain service costs.*

11. The use will not materially endanger the public health, safety, and welfare if located, designed, and proposed to be operated according to the information submitted. A denial by the BZA based exclusively on this language shall include explicit findings regarding the way in which granting this special exception would endanger public health, safety, and welfare.

The applicant states the use will comply with this statement.

Where conditionally permitted, motor vehicle repair and service uses shall meet the following conditions.

1. All service and repair operations shall be conducted not less than 50 feet from any residential property line.

The applicant has provided a site plan with distances from the building to adjacent properties. Work will be conducted within the confines of the building.

2. No doors or windows shall face adjoining residential districts.

The applicant states the layout of the building needs to accommodate the

vehicular flow of traffic around the site and requires the building be oriented to face E. Martintown Rd. Doors will face E. Martintown Rd. as well as to the rear of the site which is adjacent to a residential property. The applicant is proposing additional screening and a privacy fence to minimize visibility to the parcel.

3. No junk or salvaged vehicles shall be kept on the premises.

The applicant states no vehicles are kept on site and all work is done while the customer is in the vehicle. No junk, salvage, or storage of vehicles will take place on the property.

## SECTION 7: ATTACHMENTS

---

- 1) Aerial
- 2) Topography
- 3) Zoning
- 4) Public Notice
- 5) Application Documents

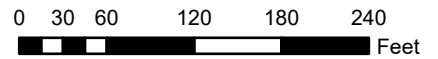
cc: WSM Ventures, LLC, via email



Aiken County, SC, Maxar, Microsoft

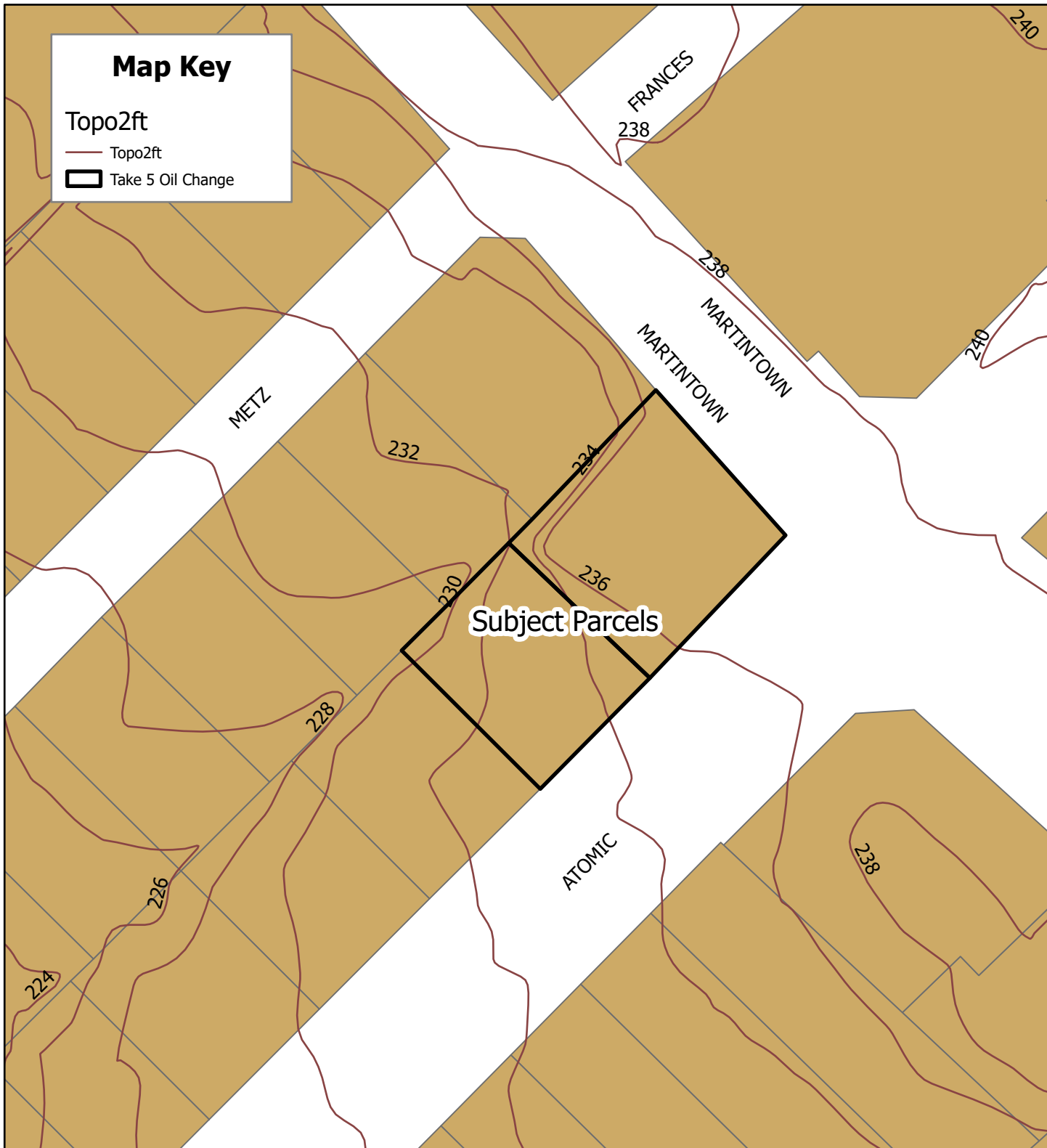


Aerial Map  
Application Number ZE24-004  
Take 5 Oil Change  
TPN 007-16-04-002  
and TPN 007-16-04-003

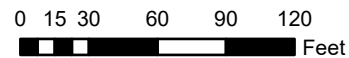


7/9/2024 9:39 AM



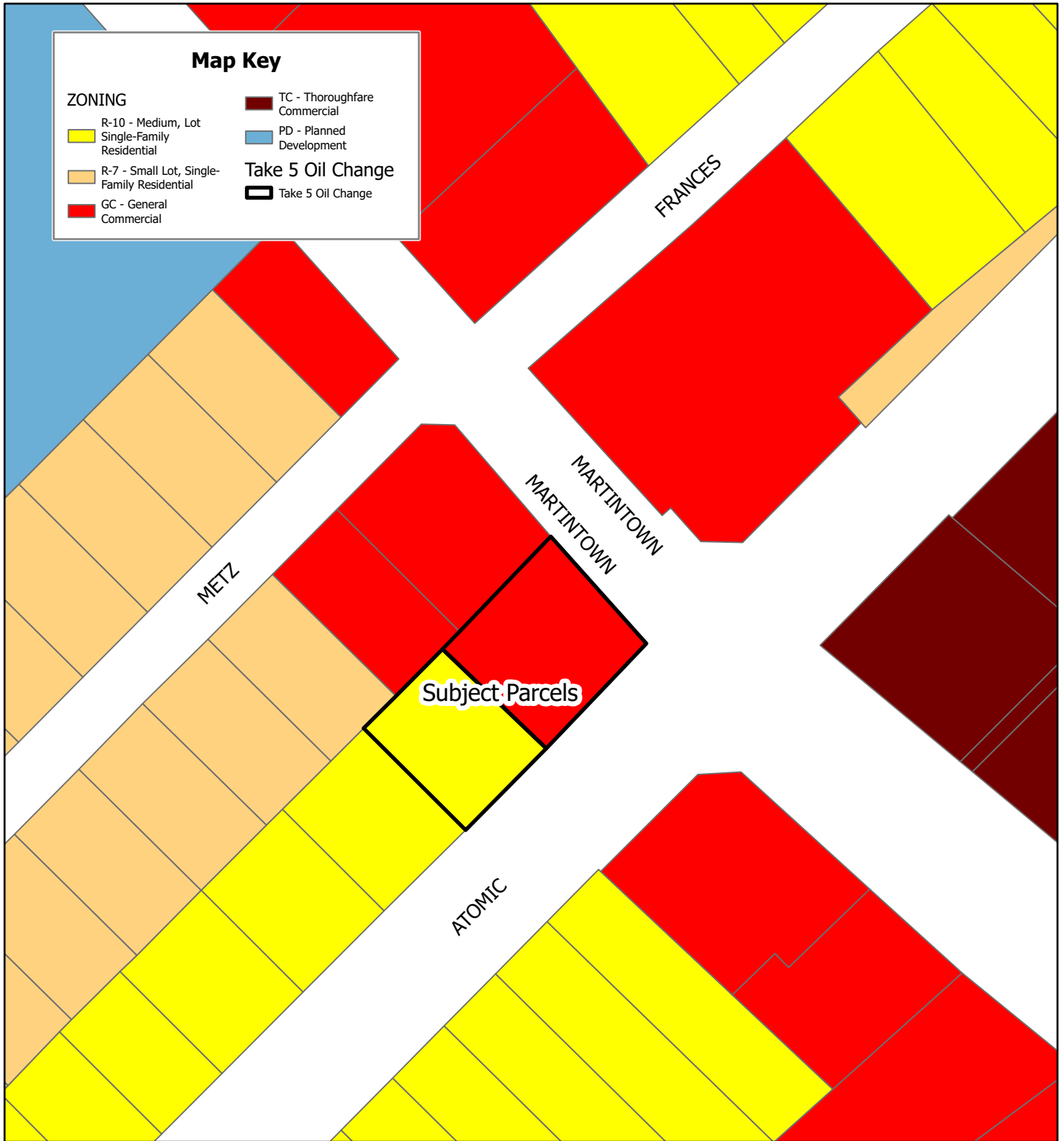


Topography Map  
 Application Number ZE24-004  
 Take 5 Oil Change  
 TPN 007-16-04-002  
 and TPN 007-16-04-003

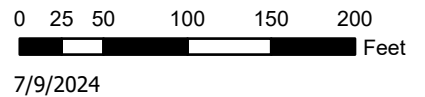


7/9/2024 9:39 AM





Zoning Map  
 Application Number ZE24-004  
 Take 5 Oil Change  
 TPN 007-16-04-002 zoned GC, General Commercial  
 and TPN 007-16-04-003 zoned  
 R-10 Single-Family Medium Lot Residential  
 (to be rezoned GC)





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 August 6, 2024 in the Council Chambers located on the 3<sup>rd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV24-009** – An appeal by Jason Thacker and Carlie Buchan for a variance from the side setbacks of Ordinance 2002-23 for Hammonds Ferry Planned Development. The request affects approximately 0.13 ac zoned PD, Planned Development, located at 33 Crystal Lake Drive, TPN 007-13-17-003.

**ZE24-004** – A request by WSM Ventures, LLC for a Special Exception to allow a motor vehicle repair and service center in the GC, General Commercial Zoning District. The request affects approximately .53 acres at 532 East Martintown Road, TPN 007-16-04-002, and 10139 Atomic Road, TPN 007-16-04-003, currently zoned GC, General Commercial and R-10, Single-Family Medium Lot Residential Zoning Districts.

**ZV24-010** – An appeal by Spring Grove Missionary Baptist 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 5.66 ac zoned R-7, Small Lot Single-Family Residential, located at 1677 Womrath Road, TPN 012-17-02-020.

**ZV24-011** – An appeal by GKE Properties, LLC for a variance from 4.12.7.2 General Commercial Use and Intensity-Impervious Surface Ratio of the North Augusta Development Code for the current impervious surface area. The request affects approximately 5.5 acres zoned GC, General Commercial, located at 871 Edgefield Road, TPN 011-11-01-001.

Documents related to the application will be available for public inspection after August 1, 2024 in the offices of the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://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](mailto:planning@northaugustasc.gov) by 12 pm noon on August 6<sup>th</sup>.

**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.

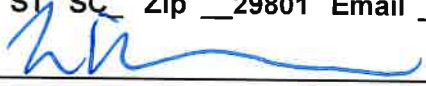
# Notice of Appeal

Please type or print all information



### Staff Use Only

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_  
Review Fee \_\_\_\_\_ Date Paid \_\_\_\_\_

1. Project Name Take 5 Oil Change  
Project Address/Location 532 East Martintown Rd and 10139 Atomic Rd  
Total Project Acreage .53 acres Current Zoning GC and R-10  
Tax Parcel Number(s) 007-16-04-002 and 007-16-04-003
2. Applicant/Owner Name David Berry/WSM Ventures, LLC Applicant Phone 864-415-3613  
Mailing Address 812 East Main St  
City Spartanburg ST SC Zip 29302 Email david@take5ventures.com
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 Tilden Hildebrand License No. SC 12286  
Firm Name Hass and Hilderbrand Firm Phone 803-649-1316  
Firm Mailing Address 133 Greenville ST, SW  
City Aiken ST SC Zip 29801 Email tilden@hassandhilderbrand.com  
Signature  Date 7/8/24
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.



\_\_\_\_\_  
Applicant or Designated Agent Signature

7/2/2024  
\_\_\_\_\_  
Date

David Berry  
\_\_\_\_\_  
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 _____	Date Received _____

- 1. Project Name WSM Ventures
- 2. Project Address/Location 532 E Martintown Rd and 10139 Atomic Rd
- 3. Project Parcel Number(s) 007-16-04-002 and 007-16-04-003
- 4. Property Owner Name Brigham Limited Partnership Owner Phone \_\_\_\_\_

Mailing Address 3450 Wheeler Rd, Suite 200  
City Augusta ST GA Zip 30909 Email leewbrigham@gmail.com

- 5. Designated Agent WSM Ventures, LLC C/O David Berry  
Relationship to Owner Contract Purchaser  
Firm Name WSM Ventures Phone 864-415-3613

- 6. Agent's Mailing Address 812 East Main St  
Spartanburg ST SC Zip 29302 Email david@take5ventures.com

7. Agent's Signature David Berry Date 5/9/2024

8. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature [Signature] Date 5/13/2024

9. Sworn and subscribed to before me on this 13<sup>th</sup> day of May, 2024.

Notary Signature [Signature]  
Commission Expiration Date 10/17/27



July 8, 2024

RE: City of North Augusta Variance Application

**Parcel ID(s):** 007-16-04-002 and 007-16-04-003 **Zoning:** GC and R-10

**Property Address(s):** 532 East Martintown Rd and 10139 Atomic Rd, North Augusta, SC

To Whom It May Concern

WSM Ventures, LLC dba Take 5 Oil Change is seeking a Special Exception for Motor Vehicle Repair and Service in the General Commercial (GC) use under section 5.5.19 of the North Augusta Development Ordinance. The applicant intends to develop the site into a Take 5 Oil Change which would be a stay in your car quick lube oil change establishment. The site currently consists of two parcels, one of which is zoned R-10. The applicant submitted for rezoning of the R-10 parcel on May 20<sup>th</sup> and received a recommendation for approval from the Planning Commission at the June 19<sup>th</sup> meeting date. The rezoning application will be heard by City Council at the July 15<sup>th</sup> and August 5<sup>th</sup> meeting dates. Approval for the special exception from the Board of Zoning Appeals would be contingent upon receiving approval for rezoning of the R-10 section of the site to GC.

18.8.4 Special Exception Review Criteria. No special exception permit shall be approved by the BZA unless the following general findings of fact are made concerning the proposed special exception.

1. The use complies with all regulations, conditions, and standards of this Chapter unless approved as a major waiver. **We are not seeking a major waiver and the use complies with all regulations, conditions, and standards of this Chapter.**
2. The use will not substantially injure the value of adjoining properties, or the use is a public necessity. **The use is in keeping with other commercial uses that would be proposed around this location. Our operation is much more in line with a retail use than heavy automotive repair. Customers stay in their vehicle during service and no vehicles left at the location for service.**
3. The use is of a size, shape, and character suited for the proposed site. **Rectangular layout of the site works well for our use, building, and parking needs.**
4. The location and character of the use, if developed according to the information as submitted and approved, will be compatible with existing uses adjacent to and near the property and will not adversely affect the development of the neighborhood or the district in which the use is proposed. **There are commercial uses adjacent and in close proximity to the site that are compatible with our proposed use. Precision Auto Care is located diagonally across E Martintown Rd, Sprint Foods directly across the street, and a self-service carwash across Atomic Rd.**

5. The use will not create traffic impacts or parking issues that will endanger public safety or contribute to traffic congestion, or unacceptable adversely impact nearby properties when compared with uses permitted by right in the same zoning district. **We are a very low traffic generator for a commercial use with approximately 40 customer visits per day spread across the 8-13 hours we are open depending on the day of the week. Our peak traffic tends to be between 10 AM and 2 PM with peak traffic less than 6 vehicles per hour.**
6. The use is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property. **The use will not have any impact on any existing pedestrian and/or vehicle circulation given minimal trips per day and keeping existing sidewalks and quantity of access points in place.**
7. The use will not be hazardous, detrimental, or disturbing to surrounding land uses due to noise, light, glare, smoke, odor, fumes, water pollution, obstruction of air flow on adjoining properties, or other general nuisances. **Our use will not be hazardous, detrimental or disturbing to surrounding uses. WE will ensure lighting design will use shields and minimal lighting onto neighboring properties and have been effective in coming up with similar designs at other locations. All equipment and materials are stored inside the building with the exception of our dumpster enclosure where trash is stored. All oil and used oil are kept within the confines of the building stored in above ground storage tanks. Additionally, the shallow pit design of our locations is intended to provide adequate storage for 150% of the oil (both new and used) kept on site if we were ever to have a tank leak.**
8. The use will be adequately served by essential public services and facilities and will not require additional public expense. **Use will not require any additional public services or facilities.**
9. The use will not adversely affect any site or feature of historical, cultural, natural, or scenic importance. **The use will not affect any site or feature of historical, cultural, natural, or scenic importance. Previous use was believed a liquor store that according to aerial photographs was demolished sometime between January 2013 and February 2014.**
10. That the proposed use will not conflict with, but will further, the objectives of the City of North Augusta Comprehensive Plan. **The proposed development will be in keeping with Economic Development goals in the comprehensive plan to redevelop a former site that has been sitting vacant for over 10 years and bring an additional 8-10 jobs to the area.**
11. The use will not materially endanger the public health, safety, and welfare if located, designed, and proposed to be operated according to the information submitted. A denial by the BZA based exclusively on this language shall include explicit findings regarding the way in which granting this special exception would endanger public health, safety, and welfare. **The use will comply with this statement.**

**5.5.19 Motor Vehicle Repair and Service:** Where conditionally permitted, motor vehicle repair and service uses shall meet the following conditions.

1. All service and repair operations shall be conducted not less than 50 feet from any residential property line. **See attached site plan with distances from the building to adjacent properties. All work will be conducted within the confines of the building.**

2. No doors or windows shall face adjoining residential districts. **The layout of our building needs to accommodate the vehicular flow of traffic around the site requires that the building be oriented to face East Martintown Rd with doors facing East Martintown as well as to the rear of the site and the adjacent property which is zone residential. We are proposing additional screening and a privacy fence to minimize the visibility from any adjacent residential parcels onto this parcel but as stated earlier all work will be conducted within the confines of the building.**

3. No junk or salvaged vehicles shall be kept on the premises. **No vehicles are kept on site and all work is done to the vehicle while the customer is still in the vehicle. No junk, salvage, or storage of vehicles will take place on the property.**

## Building Examples



# Interior Photos





TOTAL AREA  
22,843 sq. ft.  
**0.5244 Ac.**

||  
LOT No. 2 AREA  
11,064 sq. ft.  
**0.2540 Ac.**

+  
LOT No. 1 AREA  
11,779 sq. ft.  
**0.2704 Ac.**

CONCEPT PLAN

FOR  
**TAKE 5**  
**OIL CHANGE**

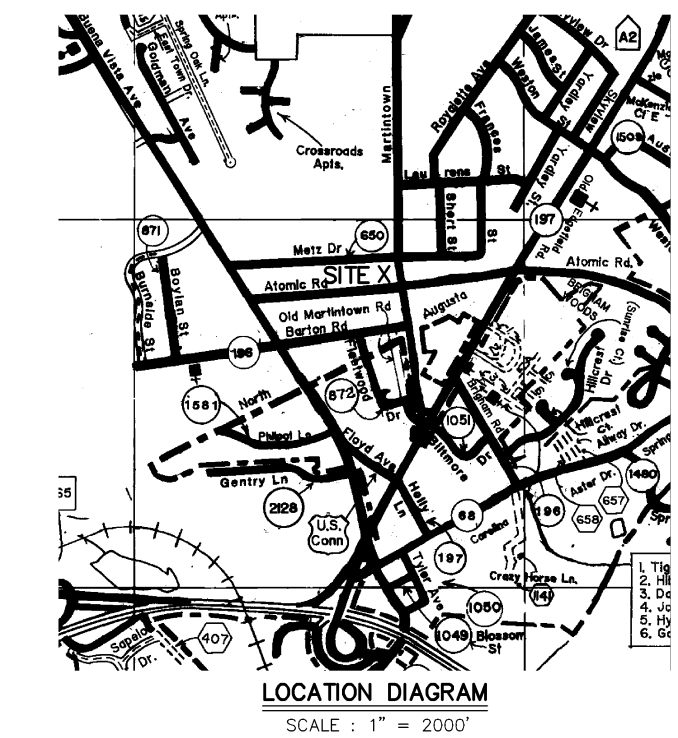
PROPERTY LOCATED IN THE CITY OF NORTH AUGUSTA  
CURRENTLY ZONED : R - 10 & GC  
**AIKEN COUNTY, SOUTH CAROLINA**  
SCALE : 1" = 20' DATE : MAY 7, 2024

PREPARED FOR:  
**WSM VENTURES, LLC**

G.I.S. No. 007-16-04-002 & 003  
532 E. MARTINTOWN ROAD  
Attn: SCOTT MONTGOMERY  
Post Office Box 5441  
SPARTANBURG, S.C. 29304

PREPARED BY:  
**HASS & HILDBRAND, Inc.**  
POST OFFICE BOX 3276  
133 GREENVILLE STREET, SW  
AIKEN, S.C. 29802 (803) 649-1316

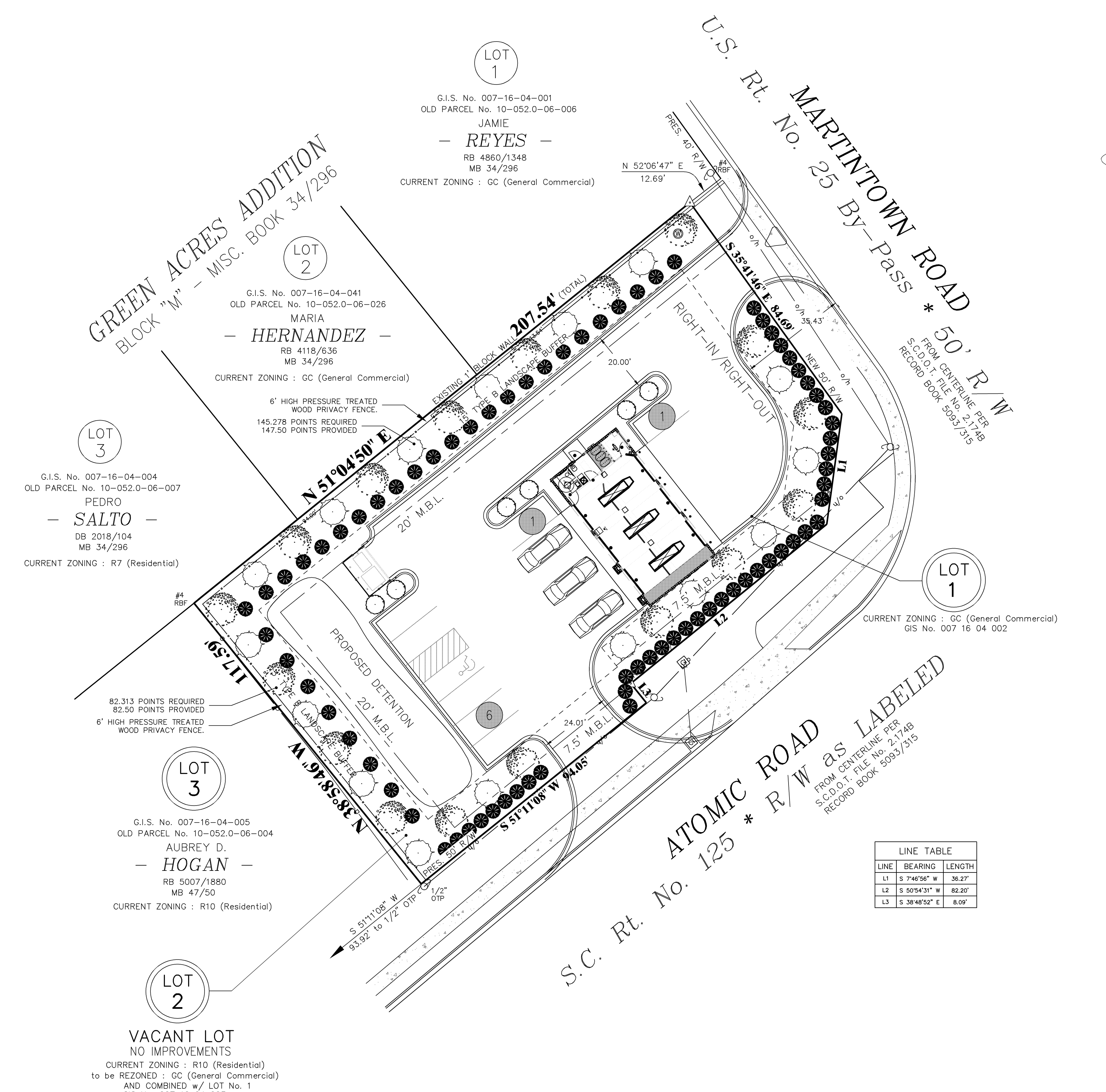
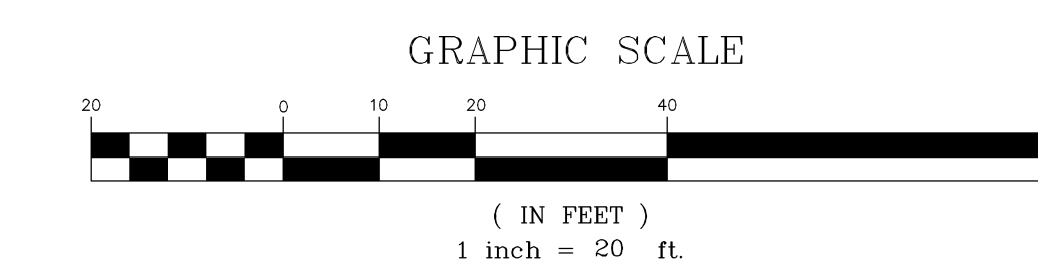
SITE DATA	
SITE AREA	= 0.5244 ACRES
G.I.S. No.	= 007-16-04-002 & 003
ZONING	= GC (General Commercial)
BUILDING AREA	= 1731 sq. ft.
OPEN SPACE PROVIDED	= 36,508
CARWASH/SERVICE BAYS	= 3 SPACES PER RACK = 9 SPACES
PARKING SPACES REQUIRED	= 9 SPACES
PARKING SPACES PROVIDED	= 8 SPACES
H/C SPACES REQUIRED	= 1 SPACES
H/C SPACES PROVIDED	= 1 SPACES



PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	KEY	SIZE	QUANTITY
<i>Cercis canadensis</i>	Eastern Redbud (MAX. HEIGHT 40' AT MATURITY)		2" CAL./ 10-12 FT.	17
<i>Cornus kousa</i> Mooreana	Kousa Dogwood		1-1/2" CAL./ 8-10 FT.	16
<i>Magnolia grandiflora</i> Little Gem	Little Gem Magnolia		5' HIGH	6
<i>Juniperus horizontalis</i> Wilton	Blue Carpet Juniper		GROUND COVER	75

NOTE: INSTALL 4" THICK PINE STRAW OF SHREDDED BARK MULCH IN ALL PLANTED AREAS AND AROUND ALL TREES.  
TREE SAVE AREAS ARE DEFINED AS AREAS OF DENSE VEGETATION CONTAINING SMALL TREES.  
TREE SPECIES MAY BE SUBSTITUTED WITH WRITTEN PERMISSION FROM CITY OF AIKEN PLANNING DEPARTMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 74°56' W	36.27'
L2	S 50°54'31" W	82.20'
L3	S 38°48'52" E	8.09'



**LOT 2**  
G.I.S. No. 007-16-04-041  
OLD PARCEL No. 10-052.0-06-026  
MARIA  
— **HERNANDEZ** —  
RB 4118/636  
MB 34/296  
CURRENT ZONING : GC (General Commercial)

**LOT 3**  
G.I.S. No. 007-16-04-004  
OLD PARCEL No. 10-052.0-06-007  
PEDRO  
— **SALTO** —  
DB 2018/104  
MB 34/296  
CURRENT ZONING : R7 (Residential)

**LOT 3**  
G.I.S. No. 007-16-04-005  
OLD PARCEL No. 10-052.0-06-004  
AUBREY D.  
— **HOGAN** —  
RB 5007/1880  
MB 47/50  
CURRENT ZONING : R10 (Residential)

**LOT 2**  
VACANT LOT  
NO IMPROVEMENTS  
CURRENT ZONING : R10 (Residential)  
to be REZONED : GC (General Commercial)  
AND COMBINED w/ LOT No. 1  
GIS No. 007 16 04 003

**UTILITIES PROTECTION CENTER**

THREE WORKING DAYS BEFORE YOU DIG  
GEORGIA - 1-800-282-7411  
SOUTH CAROLINA - 1-888-721-7877

**UTILITY WARNING:**  
The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Building Example



# Department of Planning and Development



## Project Staff Report

ZV24-010 Spring Grove Missionary Baptist Church Sign

Prepared by: La'Stacia Reese

Meeting Date: August 6, 2024

## SECTION 1: PROJECT SUMMARY

Project Name	Spring Grove Missionary Baptist Church Sign
Applicant	Ronald Patterson
Address/Location	1677 Womrath Road
Parcel Number	012-17-02-020
Total Development Size	± 5.66 acres
Existing Zoning	R-7, Small 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](http://www.northaugustasc.gov) on July 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 July 17, 2024. The property was posted with the required public notice on July 17, 2024.

### SECTION 4: SITE HISTORY

---

Spring Grove Missionary Baptist Church was established in 1986. The church submitted a Minor Site Plan application for a proposed activity building in February 2011, which was approved in July 2011.

The applicant now requests a variance to allow for an 8 ft tall, 50 sf sign with an approximately 25 sf electronic reader board to replace the previous sign. The request is to allow an electronic readerboard in the R-7, Small 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	Residential Single Family	R-7, Small Lot, Single-Family Residential
North	Vacant	Residential Single Family	R-7, Small Lot, Single-Family Residential
South	Vacant	Residential Single Family	GC, General Commercial
East	Vacant	Residential Single Family	R-7, Small Lot, Single-Family Residential
West	Residential	Residential Single Family	R-7, Small Lot, Single-Family Residential

**Access** – The site currently has access from Womrath Road.

**Topography** –The property elevation is relatively leveled, with sloping in the rear of the property

**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 Womrath Basin. This basin includes the area located from the junction of Knox Avenue and Old Edgefield Road back to Carolina Springs/Womrath Road. The water flows from these areas and then crosses Old Aiken Road and beyond until it crosses US 1/78 (Aiken/Augusta Highway) Form there, the unnamed creek empties into wetlands located adjacent to Horse Creek. This basin is sampled at the TTX Plant located off of Hamburg Road.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

---

The applicant requests a variance to allow for an 8 ft tall, 50 sf sign with an approximately 25 sf electronic reader board within the R-7, Small 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 due to the restrictions being placed on the Electronic Reader Board in Residential Districts, the church is unable to communicate with the members of the congregation and the surrounding public. The church is also unable to provide spiritual guidance to the community of North Augusta.

*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 Spring Grove is located at 1677 Womrath Road and is surrounded by large trees that restrict the ability to safely view and read the sign while driving. The applicant states that if a citizen is driving by toward Euclid Ave, the driver will more than likely pass the church before getting a chance to read the sign due to the tree coverage provided by the trees on the neighboring parcel. The driver will be distracted too long trying to locate and read the current sign.

*Staff notes that residential properties are directly across from the church's property. Staff also notes that the subject property has tree coverage surrounding the property and over 100 feet between the current sign and the property line on each side.*

3. The conditions do not generally apply to other property in the vicinity;

- The applicant states that the nearest property to the church are homes and other small businesses. Unlike businesses and other organizations, the church is a non-profit and cater to the interest of the public.

*Staff notes that residential properties are directly across from the church's property, which do not have signage on their properties.*

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 Development Code is prohibiting the ability of the church to extend their opening doors to the community and communicate effectively in more modern-day practices.

*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 the church has communicated with neighboring homes and have presented a petition for the recommendation of approval from them. The church will do whatever necessary to make the sign be a nice addition to the community and not a nuisance. The applicant states that the brightness will not be

an issue for the neighbors or to be a vision restriction for drivers. The applicant states the sign will transition the messages slow and there will not be any blinking, flashing, or traveling messages. The applicant states that they agree to have the sign turned off by a decent time.

*Staff notes the electronic reader board creates the potential for nighttime light pollution and the majority of residences are located in the direct view of the sign location on the church property. The contiguous R-7 property to the north has trees near the right-of-way that obscure visibility of the current sign. Staff notes that the GC zoned property to the south is currently vacant with tree and shrub overgrowth that could potentially obscure the visibility of the sign traveling north.*

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.*

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-7, Small 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.

If the variance is approved, the Board of Zoning Appeals may consider these conditions recommended by staff:

- 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

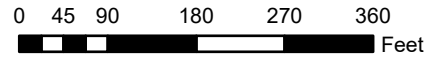
cc. Ronald Patterson; via email  
Barthetie Dotson; via email



Aiken County, SC. Maxar, Microsoft

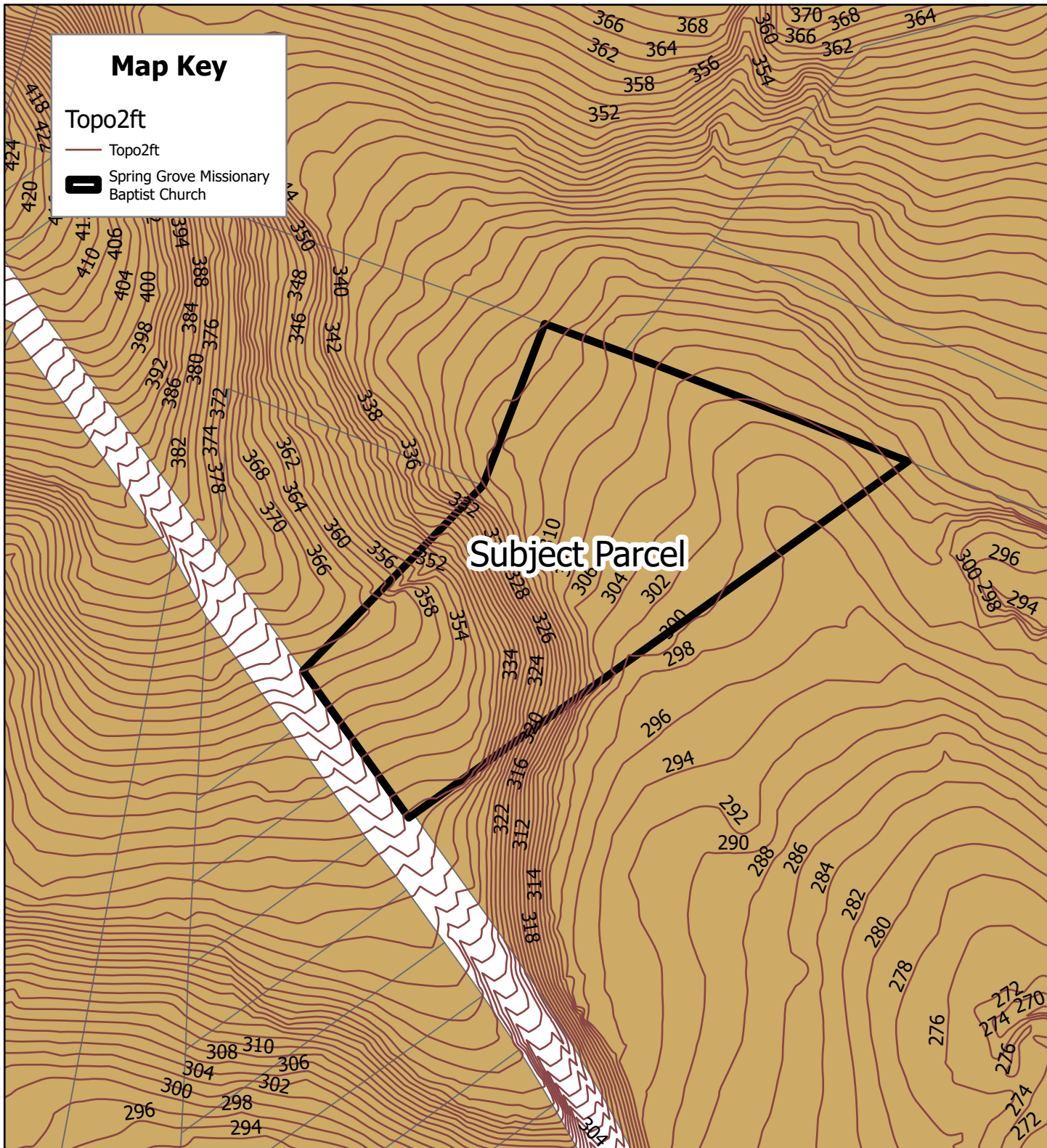


Aerial Map  
Application Number ZV24-010  
Tax Parcel Number  
012-17-02-020



7/9/2024 4:00 PM





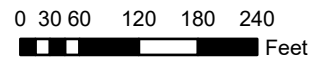
### Map Key

Topo2ft

— Topo2ft

▭ Spring Grove Missionary Baptist Church

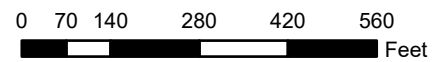
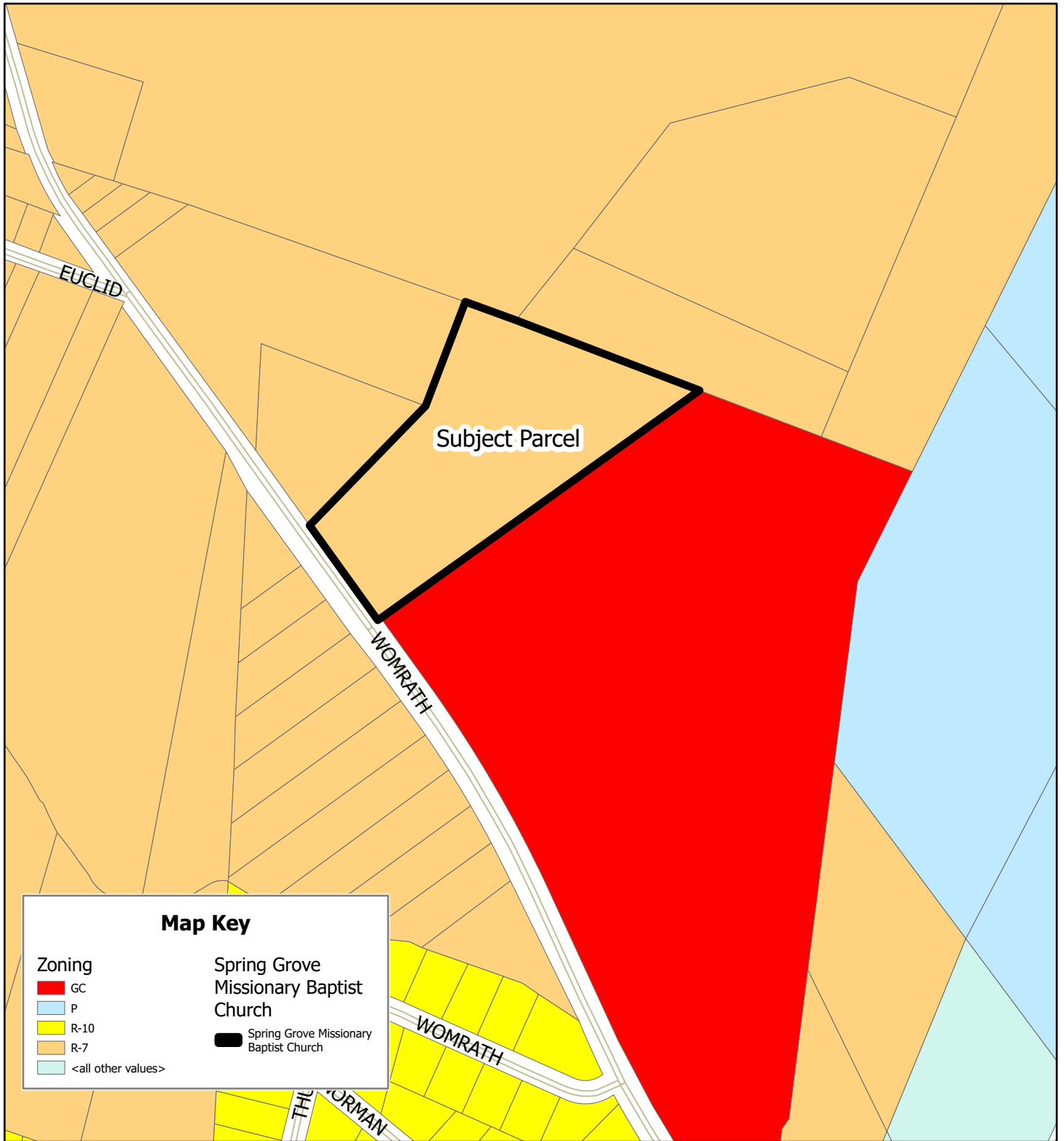
Subject Parcel



7/9/2024 4:00 PM



Topography Map  
Application Number ZV24-010  
Tax Parcel Number  
012-17-02-020



7/10/2024



Zoning Map  
 Application Number ZV24-010  
 Tax Parcel Number  
 012-17-02-020  
 Zoned GC, General Commercial



# Board of Zoning Appeals



## Agenda for the Board of Zoning Appeals, Tuesday, August 6, 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](http://www.Facebook.com)
- “City of North Augusta Public Information” on [www.YouTube.com](http://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.*

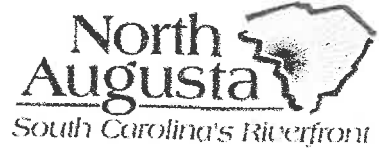
### REGULAR MEETING

1. Call to Order
2. Roll Call
3. Approval of Minutes – Minutes of the Regular Meeting of June 4, 2024.
4. Confirmation of Agenda
5. ZV24-009 – An appeal by Jason Thacker and Carlie Buchan for a variance from the side setbacks of Ordinance 2002-23 for Hammonds Ferry Planned Development. The request affects approximately 0.13 ac zoned PD, Planned Development, located at 33 Crystal Lake Drive, TPN 007-13-17-003.
  - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
  - b. **Consideration** – Consideration of Application ZV24-009 by the Board of Zoning Appeals.

6. **ZE24-004** – A request by WSM Ventures, LLC for a Special Exception to allow a motor vehicle repair and service center in the GC, General Commercial Zoning District. The request affects approximately .53 acres at 532 East Martintown Road, TPN 007-16-04-002, and 10139 Atomic Road, TPN 007-16-04-003, currently zoned GC, General Commercial and R-10, Single-Family Medium Lot Residential Zoning Districts.
  - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
  - b. **Consideration** – Consideration of Application ZE24-004 by the Board of Zoning Appeals.
  
7. **ZV24-010** – An appeal by Spring Grove Missionary Baptist 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 5.66 ac zoned R-7, Small Lot Single-Family Residential, located at 1677 Womrath Road, TPN 012-17-02-020.
  - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
  - b. **Consideration** – Consideration of Application ZV24-010 by the Board of Zoning Appeals.
  
8. **ZV24-011** – An appeal by GKE Properties, LLC for a variance from 4.12.7.2 General Commercial Use and Intensity-Impervious Surface Ratio of the North Augusta Development Code for the current impervious surface area. The request affects approximately 5.5 acres zoned GC, General Commercial, located at 871 Edgefield Road, TPN 011-11-01-001.
  - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.
  - b. **Consideration** – Consideration of Application ZV24-011 by the Board of Zoning Appeals.
  
9. **Adjourn**

# Notice of Appeal

Please type or print all information



Staff Use Only

Application Number 2124-010 Date Received 7/9/24  
Review Fee \$750.00 Date Paid 7/9/24

1. Project Name Spring Grove Missionary Baptist Church  
Project Address/Location 1677 Womrath Rd  
Total Project Acreage 5.66 AC Current Zoning R-F  
Tax Parcel Number(s) 012-17-02-020

2. Applicant/Owner Name Ronald Patterson Applicant Phone 803-652-3841  
Mailing Address 106 Main Street N.  
City New Ellenton ST SC, Zip 29809 Email PATTERSONSIGNAR@a bellsouth

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.

Ronald Patterson  
Applicant or Designated Agent Signature

7-7-2024  
Date

RONALD PATTERSON  
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 2184-010
Date Received 7/8/24

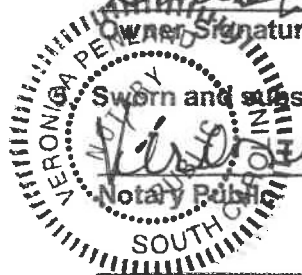
1. Project Name Spring Grove Missionary Baptist Church
Project Address/Location 1677 Womrath Rd.
Project Parcel Number(s) 012-17-02-020

2. Property Owner Name Barthetie Dotson
Owner Phone 706-288-6904
Mailing Address P.O. Box 7892
City N. Augusta ST SC Zip 29841 Email Barthetie.Dotson@att.net

3. Designated Agent Ronald Patterson
Relationship to Owner Business Client
Firm Name Patterson Signs & Art Phone 803-652-3841
Agent's Mailing Address 106 Main Street N
City New Ellenton ST S.C. Zip 29809 Email pattersonsignart@bellsouth.net
Agent's Signature Ronald Patterson Date 7-7-2024

4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Barthetie Dotson
Owner Signature Date 7-7-2024



Sworn and subscribed to before me on this 8 day of July, 2024.
Notary Public

VERONICA PENLAND
Notary Public, State of South Carolina
My Commission Expires 4/11/2027





012 17 02 005  
 012 17 01 007  
 012 17 03 005

012 17 03 006

012 17 03 033

012 17 03 007

012 17 02 012

012 17 03 006

012 13 04 019

012 17 02 020

012 17 02 011

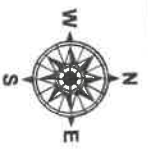
012 17 02 013

Morrath Rd S-68

Prepared by:  
 Aiken County Government  
 Department Of Information Technology  
 GIS Division  
 2/22/2013 JB  
 Scale: 1 inch = 125 feet



# Parcel Map



Copyright (C) Aiken County Government  
 Aiken County makes no warranty, representation or guaranty as to the content, sequence, accuracy or timeliness of the database information provided herein. Users of this data are hereby notified that public information sources should be consulted for verification of the information contained on these maps. Aiken County assumes no liability for any errors, omissions or inaccuracies in the information provided regardless of how caused. OK, for any decision made or action taken or not taken by any person in reliance upon any information or data furnished herein.

98"  
**SPRING GROVE  
BAPTIST CHURCH**

170"  
**REV D NERO**



8 ft  
Tall

10 ft

90"

**SPRING GROVE  
BAPTIST CHURCH**

40"

Revival Tonight 7:00 PM  
Guest Speaker  
Rodney Jackson

40"

96

SPRING GROVE  
BAPTIST CHURCH  
OPTEC 6mm  
Full Color  
Display



COPY

TITLE TO REAL ESTATE  
Prepared by  
SUMNER LAW FIRM, LLC  
Edgefield, South Carolina

STATE OF SOUTH CAROLINA )

COUNTY OF AIKEN )

DEED

*Know all Men By these Presents*, that I,

**I. GENE SCOGGINS**

(hereinafter referred to as Grantors), in the State aforesaid, for and in consideration of the sum of **TWELVE THOUSAND and No/100 Dollars (\$12,000.00)**, to Grantors paid by

**SPRING GROVE MISSIONARY BAPTIST CHURCH**

his/her/their heirs and assigns, hereinafter collectively referred to as Grantees, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and released and by these presents do grant, bargain, sell and release unto the said Grantees the following described property:

ALL that certain piece, parcel, or tract of land, with all improvements thereon, situate, lying, and being in the County of Edgefield, State of South Carolina and designated as Tract A, containing One and Seventy-Eight hundredths (1.78) acres, more or less, being shown on that plat by Star Survey, Inc., dated July 31, 2001, being recorded in the Office of the RMC for Aiken County in Plat Book 44 at Page 173. Said plat is incorporated herein and made a part and parcel of this description by reference thereto. Reference is hereby made to said plat for a more complete and accurate description as to the metes, bounds, and exact location of the subject property.

**TAX MAP NUMBER: 012-17-02-012**

This being a portion of that property conveyed to I. Gene Scoggins by deed of Ted Samulski, dated April 7, 1986 and recorded in the Office of the RMC for Aiken County in Book 925 at Page 176.

**TOGETHER** with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining:


**TO HAVE AND TO HOLD** all and singular the premises before mentioned unto the said Grantee(s), his/her/their successors/heirs and assigns, forever.

**AND I/WE DO** hereby bind myself/ourselves, my/our heirs, executors, administers and assigns, to warrant and forever defend all and singular said premises unto said Grantee(s), his/her/their heirs and assigns, against myself/ourselves, my/our heirs, executors, administrator and assigns against every person whomever lawfully claiming or to claim the same, or any part thereof, except as to restrictions and easements of record, if any.


**WITNESS** the hand and seal of Grantor, this 1<sup>st</sup>. day of March in the year of our Lord Two Thousand and Thirteen and in the Two Hundred and Thirty-Sixth year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of:

**GRANTOR(S):**

  
Witness

  
I. GENE SCOGGINS

  
Witness

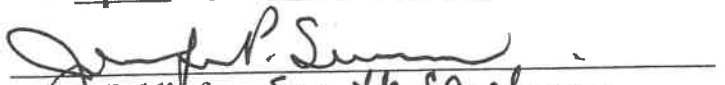
<p><b>Grantees' Address:</b> P.O. Box 7892 North Augusta, SC 29861</p>
--

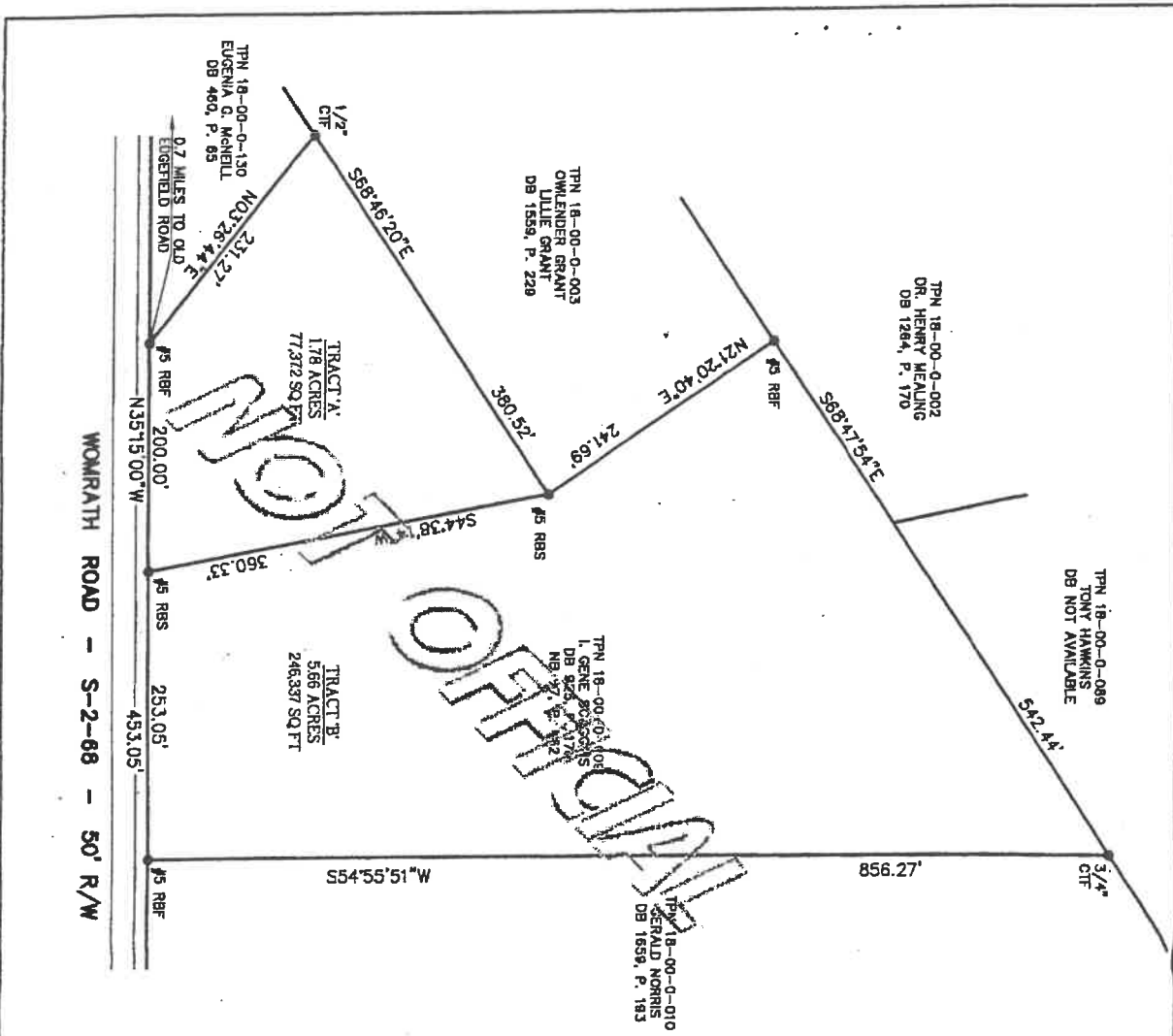
STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF EDGEFIELD         )

**ACKNOWLEDGEMENT**

**PERSONALLY APPEARED BEFORE ME,** I. Gene Scoggins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s) executed this deed.

SWORN TO AND SUBSCRIBED TO BEFORE ME  
This 1<sup>st</sup> day of March, 2013

  
Notary Public for South Carolina  
My Commission Expires: 4-14-15



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE CALCULATED BOUNDARY LINES OF THE PROPERTY AND SUBDIVISION SHOWN HEREIN ARE EQUIVALENT TO THE CLASS "B" ACCURACY REQUIREMENTS AS SPECIFIED IN THE "MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA."

*Kelly Zick*



RECORDED 8-16-01  
Aiken County

P.B. 44 p. 173-2



DRAWING NAME	DATE	SHEET NO.
01209.DWG	JULY 31, 2001	C1
PROJECT NO.	FIELD BOOK NO.	
01209	TR 1	

STAR SURVEY, INC.  
205 HERMITAGE ROAD  
LEXINGTON, S.C. 29072  
TELE. (803) 356-9723

NEAR NORTH AUGUSTA, Aiken County, SOUTH CAROLINA

1" = 100'

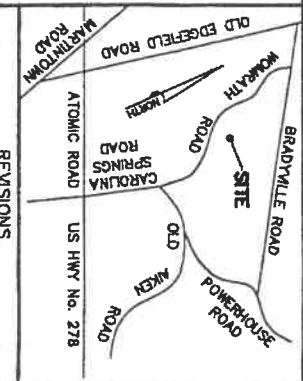
SCALE: 0' 50' 100' 200'

1. GENE SCOGGINS  
SUBDIVISION  
PLAT  
PREPARED FOR

1. I HEREBY CERTIFY THAT I HAVE CONSULTED THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 4507 0010 D DATED 8/18/94; AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SUBJECT PROPERTY IS LOCATED IN "ZONE X" WHICH IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE A, B, OR V.

REFERENCE:  
1. PLAT OF PARCEL 009 FOR TED SAMULSKI BY K. L. WISE, 4/24/82, MB 97, P. 182.

NO.	DATE	DESCRIPTION	BY




## DISCLOSURE AND CONSENT TO DUAL REPRESENTATION

This firm is required to disclose the fact that it will be representing both the Buyer(s) and Seller(s) in connection with this transaction and to obtain consent to this dual representation.

Buyer(s) and Seller(s) may have interests that are adverse to each other. In the event a dispute arises between Buyer(s) and Seller(s) which cannot be immediately resolved, this firm will be required to withdraw from further representation of both Buyer(s) and Seller(s) with respect to the transaction. This firm will not be able to represent either party in an attempt to resolve the dispute. Should the dispute remain unresolved, both Buyer(s) and Seller(s) will be required to seek other counsel at each party's own expense.

By signing below, Buyer(s) and Seller(s) acknowledge receipt of this disclosure and understand its content and hereby agree to dual representation by this firm as outlined in this disclosure.

  
Buyer

  
Seller

  
Buyer

\_\_\_\_\_  
Seller

3-1-13  
Date

3-1-13  
Date



## 2013 TAX BILL

Please be advised that the first year of a real estate purchase is a transition period for the County Tax Office. It is the policy of the tax office to send the tax bill to whoever was the owner of the property on January 1. That means that the seller will still receive the tax bill for this year even though he or she no longer owns the property.

However, since taxes were prorated at closing, the payment of these taxes is the sole responsibility of the purchaser. In order for the purchaser to pay these taxes, the seller must send the purchaser the tax bill when he or she receives it.

The purchaser should be cognizant of the above potential problem because it is their responsibility to see to it that the real property taxes for this year are paid. **DO NOT RELY ON THE SELLER ALONE TO GET YOU A COPY OF THE TAX BILL.** We suggest that the purchaser be in touch with their County Tax Office in the early fall and request a duplicate copy of the tax bill. That way you will be sure you will get a copy of the bill to pay on-time yourself.

On January 1 of next year the purchaser(s) should be shown as the owner of record on the tax rolls and subsequent real property tax mailings should be in their name. Any designations such as "farm use" or "primary residence" need to be applied for by the purchaser with the county offices to make sure that the purchaser receives proper tax designation and assessment.

Purchaser(s):

Beth A. Doherty  
David Mealing

Dated: 3-1-13

Spring Grove Missionary Baptist Church

1677 Womrath Road

North Augusta SC 29841

Phone: (803) 442-7694

March 07, 2024

We, the body of the Spring Grove Missionary Baptist Church, is seeking to install a lighted sign on our property in front of the church near the road. The purpose of the sign would be for displaying our hours of operations and upcoming events. Please let it be known that we are a 501 (3c) non-profit organization and that the sign will be in compliance with the rules and regulations as outlined and governed by the City of North Augusta, South Carolina. This petition is being signed by all those who agree that the lighting from the sign will not affect them in their personal homes across the street from the church. This petition must be signed by the property owners and not tenants. No signature can be altered or removed from the petition after it has been submitted.


**PETITION FOR LIGHTED SIGN:**

**Address:**

**Signature:**

**Daytime Phone#:**

1410 Womrath Rd



614-600-0581

1607 1/2 Womrath Rd



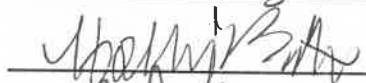
(252) 267-4083

1486 Womrath Road

Grant M. Long


240-501-7629

1448 Womrath Road



803-522-5870

1664 Womrath Rd



(904) 487-0994

1672 Womrath Rd



770 815 9033

1636 Womrath Rd

Wanda Watkins

410-991-4948

1570 Womrath Road



843-992-3916

# Department of Planning and Development



## Project Staff Report

**ZV24-011 Harbin Lumber Company Site Improvements**

**Prepared by: La'Stacia Reese**

**Meeting Date: August 6, 2024**

## SECTION 1: PROJECT SUMMARY

Project Name	Harbin Lumber Company Site Improvements
Applicant	GKE Properties, LLC
Agent	William Corder, Jr.
Address/Location	871 Edgefield Road
Parcel Number	011-11-01-001
Total Development Size	± 5.5 acres
Existing Zoning	GC, General Commercial
Overlay	N/A
Variance Requested	NADC 4.12.7.2 General Commercial Use and Intensity-Impervious Surface Ratio

## SECTION 2: BOARD OF ZONING APPEALS CONSIDERATION

Per NADC § 18.4.2, the Board of Zoning Appeals shall hear and decide appeals for variances from the requirements of Article 4, Zoning Districts Established, 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

---

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](http://www.northaugustasc.gov) on July 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 July 17, 2024. The property was posted with the required public notice on July 17, 2024.

### SECTION 4: SITE HISTORY

---

The subject property was formally known as Adams Supply, with a name change to Harbin Lumber Company in 2017. The subject property applied for a Minor Site Plan application in 2008, with it being approved in November 2008. In 2021, a Minor Site Plan application was submitted for a lumber shed and approved in August 2021. The applicant is proposing to reduce the current impervious surface ratio of the property, which is over the maximum allowed for the North Augusta Development Code.

## SECTION 5: EXISTING SITE CONDITIONS

	<u>Existing Land Use</u>	<u>Future Land Use</u>	<u>Zoning</u>
Subject Parcel	Commercial Retail (Lumber Company)	Commercial Retail	GC, General Commercial
North	Vacant	Commercial Retail	GC, General Commercial
South	Vacant	Commercial Retail	GC, General Commercial
East	Vacant	Commercial Retail	PD, Planned Development
West	Vacant	Commercial Retail	UD, Urban Development (Aiken County)

**Access** – The site currently has access from Edgefield Road and US 25 Connector.

**Topography** – The subject parcel is relatively leveled with a peak elevation around 200 feet.

**Utilities** – Water and sewer are available. The property is served by the City of North Augusta water and sewer.

**Floodplain** – The subject property is not located within a federally designated floodway.

**Drainage Basin** – The property is located within the Pole Branch Basin. This basin is one of the city’s largest basins. The basin encompasses lands along Highway 25 at I-20, to Arbor Place off of Walnut Lane, Bergen Road and its communities, through Belvedere to Five Notch Road at the I-20 at Martintown Road. All creeks and streams located in the area converges with Fox Creek below Martintown Road.

## SECTION 6: STAFF EVALUATION AND ANALYSIS

---

The applicant is requesting a variance to reduce the impervious requirement at the existing facility. Currently, the development code allows for a maximum of 70 percent impervious area on site for General Commercial zoning. The applicant is proposing a plan to reduce the current impervious area from slightly above 89 percent (4.902 ac) to slightly below 89 percent (4.886 ac). The applicant would like to request that the impervious area slightly below 89 percent is approved.

Following is analysis required by NADC §5.1.4.5.b (Staff commentary is *italicized*):

1. An unnecessary hardship exists;
  - The applicant states that that the driveways and other impervious areas which are to be paved have been used by Harbin Lumber Company for many years. Satellite imagery shows that the same impervious footprint has existed since at least 2007, with the main building parking area being the same as existing form many years prior. Reduction of the existing parking area and lumber yard surface is not feasible for the business to continue its current operations.

*Staff notes that the previous development code, adopted in 2008, states that the impervious surface ratio was 0.7, or 70 percent for GC, General Commercial. The 2023 NADC states that the impervious surface ratio is 0.7 or 70 percent. Staff notes that the subject property was formally known as Adams Supply, which opened for business in 2008.*

2. There are extraordinary and exceptional conditions pertaining to the particular piece of property;
  - The applicant states that the nature of the business requires large areas for truck movement and parking in the lumber yard, and the gravel lumber yard area has been used for many years and is required for safe movement of materials throughout the lumber yard.

*Staff notes that the subject property is mostly asphalt and gravel parking surrounding the building with sparse vegetation.*

3. The conditions do not generally apply to other property in the vicinity;

- The applicant states that Harbin Lumber Company is unique in that it is an existing operation which has had the same amount of site imperviousness for many years. The applicant states that other nearby properties do not require the same percentage of impervious area, and many were developed after the 70% rule was created.

*Staff notes that the surrounding properties are mostly vacant, with abundant vegetation on the adjacent property to the north and rear of the subject property. The adjacent property to the south of the subject property is mostly vacant, with a manufactured home office at the front of the property.*

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 percentage of impervious areas cannot be reduced and still have the business able to operate on this site. Strict enforcement of the Development Code would be unreasonable in this case since the imperviousness is related to an existing operation.

*Staff notes that the applicant has proposed on the conceptual plan to reduce the impervious area from the current approximate percentage of 89% (4.902 ac) to slightly less than 89% (4.886 ac).*

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 since the site imperviousness will not increase from existing conditions, there will be no detriment to adjacent properties or the public good. The site will be greatly improved in many ways by the proposed changes. There will no longer be dirt/dust/gravel tracked onto nearby roads and into the stormwater infrastructure. Site aesthetics will also be greatly improved. The changes will be beneficial both aesthetically and practically to all nearby properties and the general public.

*Staff notes that there is some light pollution and noise pollution on the subject property for it is a hardware/lumber supply store.*

6. In the approval of an application for a variance from the provisions of Article 13, 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 13 is available and would provide adequate visibility, recognition and understanding.

Not applicable

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.
    - Hardware/Lumber supply stores are allowed in commercial zoning districts within the stated regulatory limits.
  - 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.
  - The applicant states that the hardship is not self-imposed.
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 operates as a lumber/hardware store and the variance for reduction in impervious area will not be utilized for profitability.*

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.

*Staff recommends approval of this application with the following conditions:*

1. This variance, if granted, will apply only to this property and will not apply to any future development on the site should this plan be developed.
2. The variance would require that future submittal of plans address stormwater runoff.

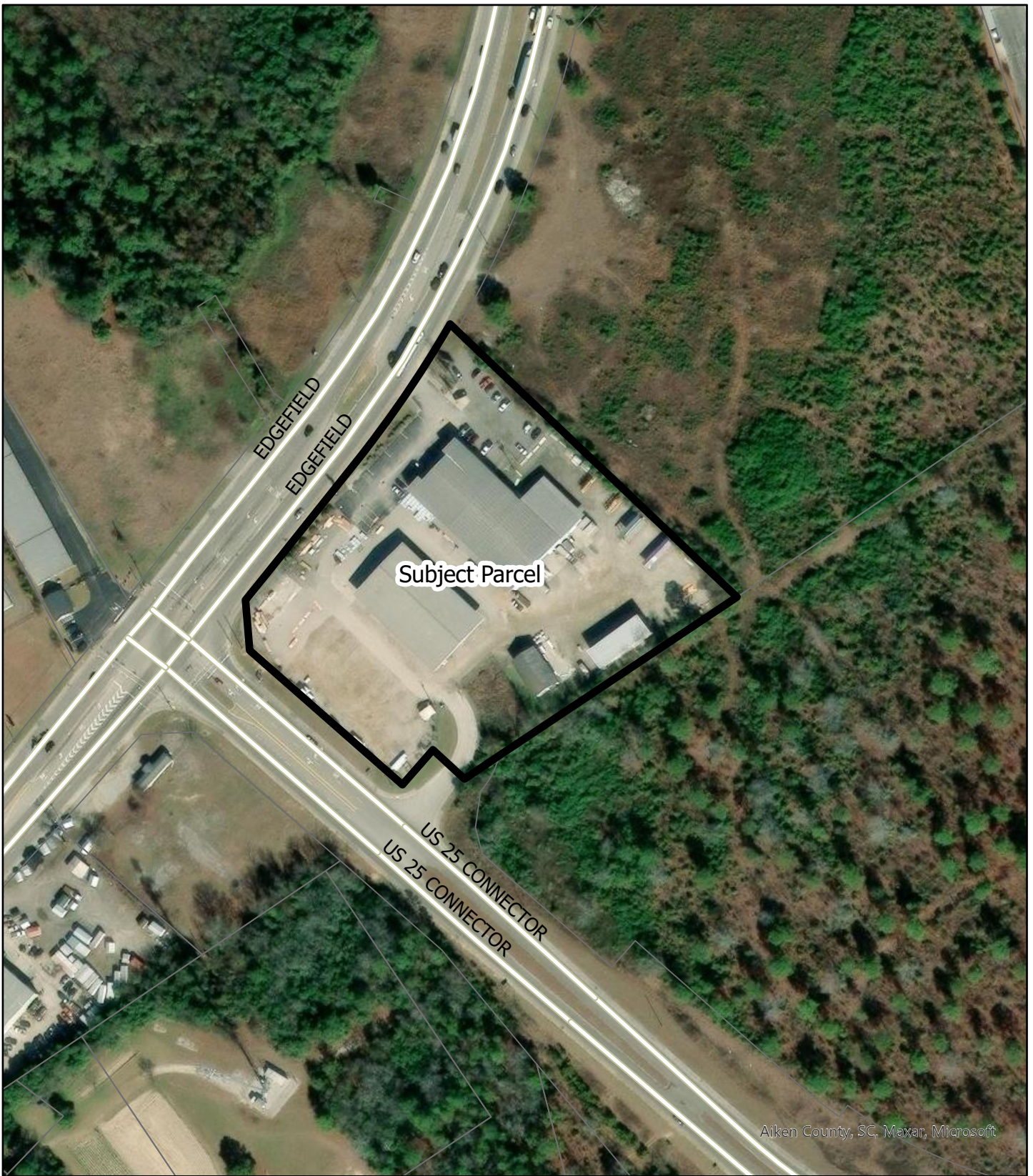


## SECTION 7: ATTACHMENTS

---

- 1) Aerial
- 2) Topography
- 3) Current Zoning
- 4) Site Photos
- 5) Public Notice
- 6) Application Materials

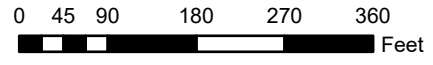
Cc: Bill Corder, via email



Aiken County, SC. Maxar, Microsoft

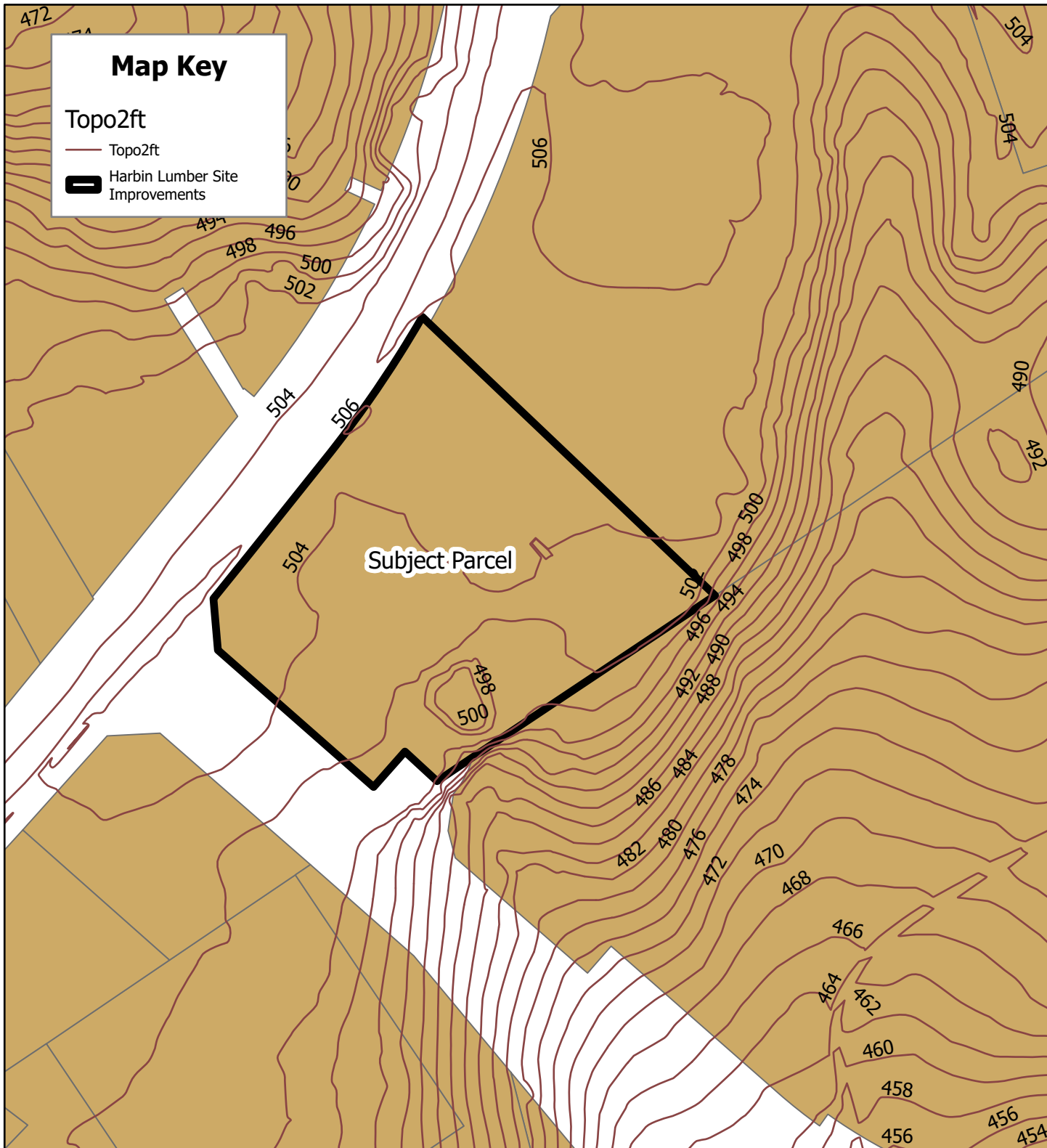


Aerial Map  
Application Number ZV24-011  
Tax Parcel Number  
011-11-01-001



7/10/2024 9:40



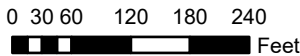


**Map Key**

Topo2ft

- Topo2ft
- ▬ Harbin Lumber Site Improvements

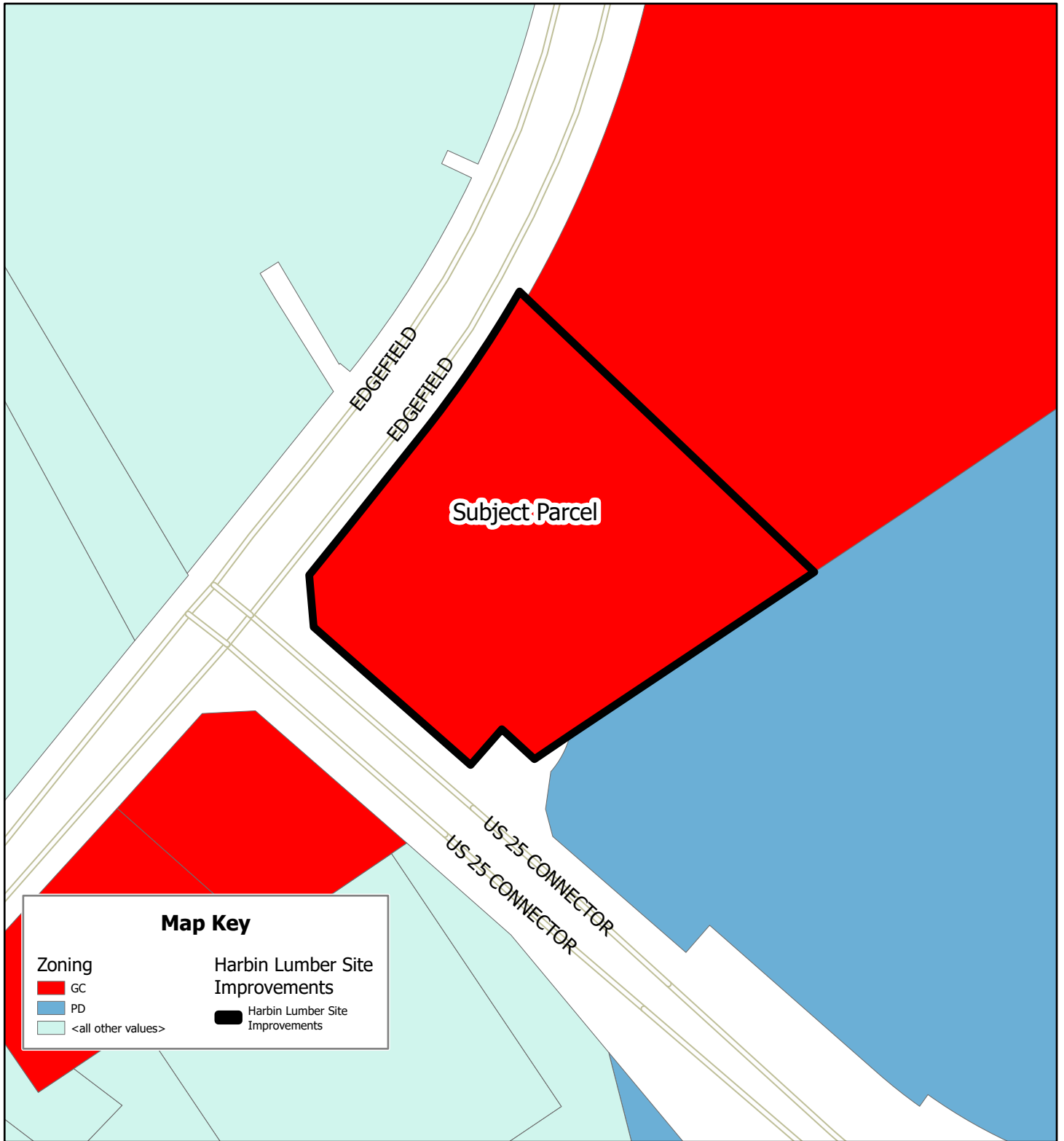
Subject Parcel



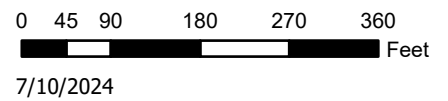
7/10/2024 3:58 PM



Topography Map  
Application Number ZV24-011  
Tax Parcel Number  
011-11-01-001



Zoning Map  
 Application Number ZV24-011  
 Tax Parcel Number  
 011-11-01-001  
 Zoned GC, General Commercial



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 August 6, 2024 in the Council Chambers located on the 3<sup>rd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

**ZV24-009** – An appeal by Jason Thacker and Carlie Buchan for a variance from the side setbacks of Ordinance 2002-23 for Hammonds Ferry Planned Development. The request affects approximately 0.13 ac zoned PD, Planned Development, located at 33 Crystal Lake Drive, TPN 007-13-17-003.

**ZE24-004** – A request by WSM Ventures, LLC for a Special Exception to allow a motor vehicle repair and service center in the GC, General Commercial Zoning District. The request affects approximately .53 acres at 532 East Martintown Road, TPN 007-16-04-002, and 10139 Atomic Road, TPN 007-16-04-003, currently zoned GC, General Commercial and R-10, Single-Family Medium Lot Residential Zoning Districts.

**ZV24-010** – An appeal by Spring Grove Missionary Baptist 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 5.66 ac zoned R-7, Small Lot Single-Family Residential, located at 1677 Womrath Road, TPN 012-17-02-020.

**ZV24-011** – An appeal by GKE Properties, LLC for a variance from 4.12.7.2 General Commercial Use and Intensity-Impervious Surface Ratio of the North Augusta Development Code for the current impervious surface area. The request affects approximately 5.5 acres zoned GC, General Commercial, located at 871 Edgefield Road, TPN 011-11-01-001.

Documents related to the application will be available for public inspection after August 1, 2024 in the offices of the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at [www.northaugustasc.gov](http://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](mailto:planning@northaugustasc.gov) by 12 pm noon on August 6<sup>th</sup>.

**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 \_\_\_\_\_ Date Received \_\_\_\_\_  
Review Fee \_\_\_\_\_ Date Paid \_\_\_\_\_

1. Project Name Harbin Lumber Company Site Improvements  
Project Address/Location 871 Edgefield Rd. North Augusta SC 29841  
Total Project Acreage 5.5 acres Current Zoning GC (General Commercial)  
Tax Parcel Number(s) PID: 011-11-01-001
2. Applicant/Owner Name GKE Properties LLC Applicant Phone (706) 356-1605  
Mailing Address 871 Edgefield Rd.  
City North Augusta ST SC Zip 29841 Email wharbin@harbinlumber.com
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 William L. Corder, Jr License No. 18710  
Firm Name Bluewater Engineering Services Firm Phone (706) 364-5220  
Firm Mailing Address PO Box 617  
City Evans ST GA Zip 30908 Email bill.corder@bluewaterengr.com  
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.

William L. Corder, Jr.  
Applicant or Designated Agent Signature

7/3/24  
Date

William L. Corder, Jr.  
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	Date Received

1. Project Name Harbin Lumber Company Site Improvements

Project Address/Location 871 Edgefield Rd. North Augusta SC 29841

Project Parcel Number(s) PID: 011-11-01-001

2. Property Owner Name GKE Properties LLC Owner Phone (706) 356-1605

Mailing Address 871 Edgefield Rd.

City North Augusta ST SC Zip 29841 Email wharbin@harbinlumber.com

3. Designated Agent William L. Corder, Jr

Relationship to Owner Professional Engineer

Firm Name Bluewater Engineering Services Phone (706) 364-5220

Agent's Mailing Address P.O. Box 617

City Evans ST GA Zip 30809 Email bill.corder@bluewaterengr.com

Agent's Signature *William L. Corder, Jr.* Date July 3, 2024

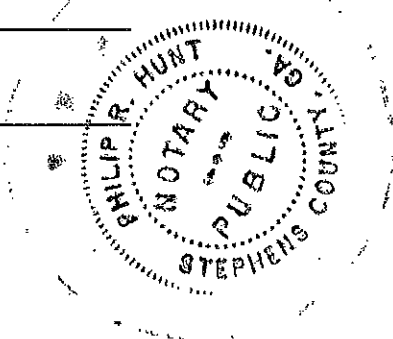
4. I hereby designate the above-named person (Line 3) to serve as my agent and represent me in the referenced application.

Owner Signature *Wesley G. Harbin* Date 7/3/24

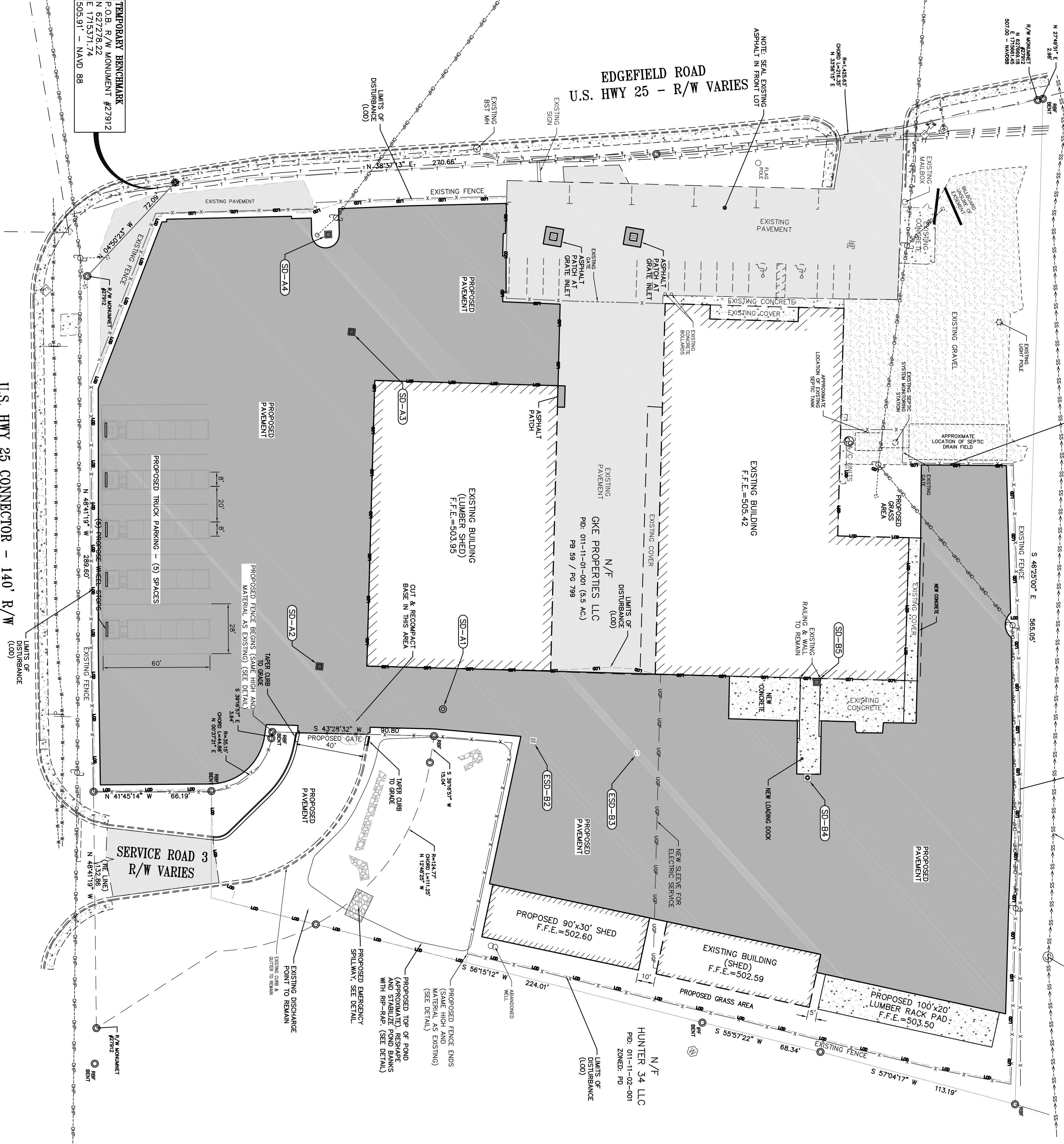
5. Sworn and subscribed to before me on this 3rd day of July, 2024.

Notary Public *Philip R. Hunt*

Commission Expiration Date 8/12/2025



TEMPORARY BENCHMARK #27912  
 P.O.B. R/W MONUMENT  
 N 62°27'8.22"  
 E 173°57'17.4"  
 505.91' - NAVD 88



PRE-DEV IMPERVIOUS AREA = 4.902 AC (89%)  
 POST-DEV IMPERVIOUS AREA = 4.886 AC (89%)

**NORTH AUGUSTA STANDARD NOTES:**

1. IF NECESSARY, STOPS, WHICH EXCEED EIGHT (8) FEET IN HEIGHT, SHOULD BE STABILIZED WITH SYNTHETIC OR VEGETATIVE MATS. IN ADDITION TO HYDROSEEDING, IT MAY BE NECESSARY TO INSTALL TEMPORARY SLOPE PROTECTION. TEMPORARY BEAMS MAY BE NEEDED UNTIL THE SLOPE IS BROUGHT TO GRADE.
2. STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF SUBMITTAL OF THE POST-CONSTRUCTION PLAN.
3. STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. STABILIZATION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF SUBMITTAL OF THE POST-CONSTRUCTION PLAN.
4. WHERE STABILIZATION BY THE "MAY DAY" IS PRECLUDED BY SOFT COVER OR FROZEN GROUND CONDITIONS STABILIZATION MEASURES MUST BE LIMITED AS SOON AS FEASIBLE.
5. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND DRAINAGE-DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 14 DAYS, STABILIZATION SHALL BE INSTALLED IMMEDIATELY UPON RESUMPTION OF CONSTRUCTION.
6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITHIN 14 DAYS OF THE DATE OF SUBMITTAL OF THE POST-CONSTRUCTION PLAN.
7. THE CONTRACTOR SHALL TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAYS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM TRUCKS AND EQUIPMENT.
8. TEMPORARY DRAINAGE BEAMS AND/OR OTHERS WILL BE PROVIDED AS NEEDED DURING CONSTRUCTION TO PROTECT WORK AREAS FROM UPSTATE RAINFALL AND/OR TO DIVERT SEWAGE TREATMENT PLANT EFFLUENT TO APPROPRIATE TREATMENT PLANTS.
9. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
10. SILT FENCE IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION. SILT FENCE IS TO BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
11. LITTER, CONSTRUCTION DEBRIS, OILS, FUELS, AND BUILDING PRODUCTS WITH SIGNIFICANT POTENTIAL FOR IMPACT (SUCH AS STOCKPILES OF FRESHLY TREATED LUMBER) SHALL BE STORED IN AN ENCLOSED AREA OR COVERED TO PREVENT TRACKING OF POLLUTANTS FROM BECOMING A POLLUTANT SOURCE IN STORM WATER DISCHARGES.
12. ALL WATERS OF THE STATE (WOS), INCLUDING WETLANDS, ARE TO BE FLAGGED OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
13. WASTE WATER SHALL BE STORED IN A CONTAINER OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
14. WASTE WATER SHALL BE STORED IN A CONTAINER OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
15. WASTE WATER SHALL BE STORED IN A CONTAINER OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
16. WASTE WATER SHALL BE STORED IN A CONTAINER OR OTHERWISE CLEARLY MARKED IN THE FIELD. A DOUBLE ROW OF SILT FENCE IS TO BE INSTALLED 8 FEET FROM THE TOE OF SLOPES AND BE SPACED 6-8 FEET APART WHEN DOUBLE ROW SILT FENCE IS INDICATED OR REQUIRED.
17. THE FOLLOWING DISCHARGES FROM SITES ARE PROHIBITED:  
 - WASTEWATER FROM WASHBOIL OR CLEANOUT OF STUCKO, PAINT FROM RELEASE OILS, COILING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS.  
 - FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.  
 - SOLIDS OR SOLVENTS USED IN VEHICLE AND EQUIPMENT WASHING.
18. IF EXISTING BARS NEED TO BE MOVED OR IF ADDITIONAL BARS ARE NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THIS PERMIT AND/OR SC'S WATER QUALITY STANDARDS, RECONSTRUCTION MUST BE COMPLETED BEFORE THE NEXT STORM EVENT WHERE PRACTICABLE. IF RECONSTRUCTION BEFORE THE NEXT STORM EVENT IS NOT PRACTICABLE, RECONSTRUCTION SHALL BE COMPLETED WITHIN 14 DAYS OF THE DATE OF SUBMITTAL OF THE POST-CONSTRUCTION PLAN.
19. A PRE-CONSTRUCTION CONFERENCE MUST BE HELD FOR EACH CONSTRUCTION SITE WITH AN APPROVED ON-SITE SUPER PRIOR TO THE IMPLEMENTATION OF CONSTRUCTION ACTIVITIES FOR NON-LUMBER PRODUCTS THAT DISTURB TO ADJACENT AREAS OR WERE THIS CONFERENCE MUST BE HELD ON-SITE UNLESS THE DEPARTMENT HAS APPROVED OTHERWISE.

**NOTES:**

1. ALL SIDEWALKS, RAMPS, AND SIGNS TO COMPLY WITH A.D.A. SPECIFICATIONS.
2. LANDSCAPE PLAN AND LIGHTING PLAN DESIGNED BY OTHERS.



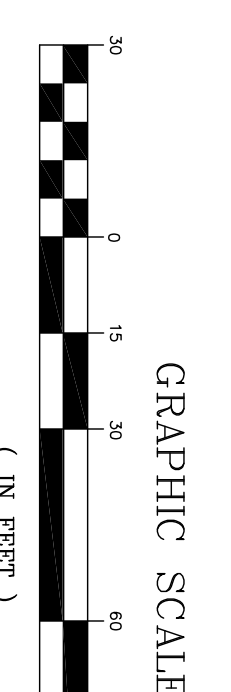
**BLUEWATER ENGINEERING SERVICES**  
 P. O. Box 617 Evans, Georgia 30809  
 OFFICE: (706) 364-5220  
 FAX: (706) 364-5221



REV.	DESCRIPTION:	DATE:
A	RELEASED FOR REVIEW BY CITY OF NORTH AUGUSTA	04/05/2024

**HARBIN LUMBER COMPANY SITE IMPROVEMENTS**  
 NORTH AUGUSTA, SOUTH CAROLINA  
**LAYOUT PLAN**

DRAWN BY: ODR  
 JOB NO.: 1057.0  
 SHEET NUMBER  
**3 OF 13**









100ft

-81.933 33.554 Degrees