

Board of Zoning Appeals



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

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

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

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

Members of the Board of Zoning Appeals

Kevin Scaggs

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

London Smith

CITIZEN ASSISTANCE: Individuals requiring special assistance or a sign interpreter to participate in the meeting are asked to please notify the Department of Planning and Development 48 hours prior to the meeting at 803-441-4221.

REGULAR MEETING

- **Call to Order** 6:00pm
- **Roll Call** All members were in attendance except Kevin Scaggs.
- **Approval of Minutes** – Minutes of the Regular Meeting of May 7, 2024.

Adjourn time needs to be corrected.

- **Confirmation of Agenda** No changes were made to the agenda.
- **ZV24-005** – A request by Carol J. Pulliam for a variance from the side yard setbacks listed in Section 4.12.11 of the North Augusta Development Code to allow a deck and carport addition to an existing residence. The request affects approximately 0.21 acres zoned CPMU, Corridor Preservation Mixed Use, located at 1001 Georgia Avenue, TPN 007-07-15-008.
 - a. **Public Hearing** – The purpose of the hearing to receive public comment on the application.

Tommy Paradise stated that the properties zoned CPMU, Corridor Preservation Mixed Use requires a 5-foot setback for the side property line. He continued by saying that the variance is to allow a deck and carport to meet at the property line. Mr. Paradise showed photos on the projector screen of the property and examples of what they would like to do. He stated that the deck would allow for a car to be parked underneath and a sitting area above.

Kathie Stallworth asked if the deck would provide shelter for the vehicles partially and give outdoor space.

Mr. Paradise concurred.

Dean Gaskins of 120 Ridgecrest Rd Graniteville, representing the Pulliams, was sworn in at the podium. He stated that supporting structure will be further away from the property line and the only the deck will extend to the property line. He also stated that the deck will be 9ft-10ft off of the ground.

Jim Newman asked how far away from the property line would the supporting structure be.

Mr. Gaskins stated that the supporting structure will be 3ft from the property line.

Mr. Newman asked Paradise for clarification on what was the regulation for side setbacks.

Mr. Paradise stated the side setback is 5ft.

Kathie Stallworth expressed her confusion and asked for clarification on the distance between the deck and the property line.

Mr. Gaskins stated that the deck will come to the property line and the brick columns underneath the deck will be 3ft from the property line.

Bill Burkhalter expressed concerns about the infrastructure being in the right-of-way and making sure the addition doesn't affect the infrastructure.

Mr. Gaskins stated that the addition will not affect the infrastructure and he has agreed to not go onto the right of way. He stated that the utility is located between the property line and the asphalt.

Kathie Stallworth reiterated that the deck goes to the property and the supporting structure is 3ft feet from the property line.

Mr. Gaskins concurred.

Mr. Newman asked about the exception for decks to encroach in to the setbacks.

Mr. Paradise stated that there is a height maximum for the exception and that the deck in ZV24-005 exceeds that height and the exception for the decks going in the setbacks would not apply.

Mrs. Stallworth asked if there were any other public opinions. No other public opinions were made.

- b. **Consideration** – Consideration of Application ZV24-005 by the Board of Zoning Appeals.

Jim Newman made the 1st motion to approve variance ZV24-005 for NADC section 4.12.11 side setbacks be approved with the following conditions:

1. This variance 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

Bill Burkhalter made the second motion. It was approved unanimously.

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

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

Tommy Paradise stated that the River Club is looking to build a new locker room and is wanting to place the locker room where the existing Cart Barn is located after they demolished the Cart Barn. Mr. Paradise stated that the Cart Barn was built when the old Development Code was in effect and allowed up to 25ft in the riparian buffer. North Augusta's current development code allows 50ft. He continued to say that once the Cart Barn is demolished, it will not be allowed to be rebuilt. Mr. Paradise stated that the request is to rebuild the same footprint as the existing barn in the riparian buffer. Staff recommends that it be limited to the existing footprint and not an increased square footage into the buffer.

Jim Newman asked if the New Building will not be going into the old 25ft buffer.

Mr. Paradise concurred.

London Smith asked where the golf carts would be stored.

Mr. Paradise stated that the applicant would be the best person to answer the question.

Public Comments were opened.

Applicant Chris Verdery of 84 Woodlawn Ln was sworn in at the podium. He stated that in order to expand their brand nationally, they need to be able to improve their facilities. He stated they want to build the new building in the same place as the cart barn and not extend within 50 ft any more than the current Cart Barn. He stated that the golf carts will be stored in the basement of the new pavilion. Mr. Verdery stated that not being allowed to build a new building would create a number of hardships. He continued by stating that there is no other space on the property to build and building outside of the 50 ft buffer would cause them to lose parking and landscaping. He also stated that the business operation would also suffer due to the flow of vehicle and foot traffic.

Kathie Stallworth asked if the applicant wanted to extend the building to 6,000 sq. ft.

Mr. Verdery stated the building will be bigger however any addition to the square footage of the existing cart barn will be well before the 50-foot buffer.

Bill Burkhalter asked about a potential building space shown on the projector screen of the property and if they considered building the new building there.

Mr. Verdery stated that he would defer to the architect Richard Fletcher about the potential space.

Richard Fletcher of 1 Shadowmoor Court was sworn in at the podium. He stated that it's more functional to have the golf shop where it has visual control over the green and it's crucial to have the building as far out to the right the property as possible. He presented the members with more up to date photos of the property for clarity.

Mr. Paradise stated that he wanted to make a correction and stated the measurements are from the centerline of the creek and wanted to make sure the members were aware.

Mr. Fletcher stated that the creek was so well defined that he was able to measure accurately and believes that it is reflective of the current ordinance. He stated it is measured from the high-water mark of the creek. When the Riverclub was first built, it was under the old development code and at that time, the measurements were from the centerline of the creek. In 2007, when a new development code was adopted, the measurement line moved to the high-water mark of the creek.

Kathie Stallworth asked if the high-water mark had changed throughout the years.

Mr. Fletcher stated that the creek may be spring fed and he doesn't recall seeing the creek out of its banks and there must not be a watershed for a very large area.

London Smith asked why they couldn't keep the square design and do less encroachment as opposed to building a "L" shaped building.

Mr. Fletcher stated there's a really good functional reason for the building design. He continued by stating that pushing the golf shop out as far as possible improves views of the practice range.

London Smith asked if the players would be starting their rounds at the location of the golf shop.

Mr. Fletcher concurred.

London Smith asked if cameras could be used or any other devices to view.

Mr. Fletcher stated that cameras are an option but they would prefer to view with their eyes.

Bill Burkhalter asked if the golf carts would be stored in the basement of the new structure.

Mr. Fletcher stated that the golf carts will be located in the basement of the pavilion.

Bill Burkhalter asked if water was to rise, would the proposed building be at risk of flooding in the 50-foot buffer scenario.

Mr. Fletcher stated that the creek water elevation up to the finish floor is approximately 6-7 feet. He stated that the area of the proposed building is much higher than the entire driving range, so if there were a flood the proposed building would be on dry ground and the driving range would be flooded.

London Smith asked for clarification, if there was a golf shop on the property currently.

Mr. Fletcher stated that the golf shop is a check in point, which will also sell merchandise. He stated that the golf shop is presently located in the main clubhouse.

London Smith asked about the utilization purposes of a new deck.

Mr. Fletcher stated that the new building will consist of a locker room and the deck will serve as an area for members to sit and view the practice range, as well as a break area for staff.

Jim Newman asked if a portion of the property shown on the projector in the shade pink be landscaped.

Mr. Fletcher stated that the area would not be concrete. It will be planted and serve as vegetative filter.

Jim Newman stated for clarification that if the rebuild is approved, there will be more plantings in the rear of the building although the front of the building will be encroaching.

Public comment was closed.

Jim Newman asked if the photo that Mr. Fletcher presented the members with today, reflects the proposed building.

Mr. Fletcher concurred.

- b. **Consideration** – Consideration of Application ZV24-006 by the Board of Zoning Appeals.

Jim Newman made the first motion to approve the waiver ZV24-006 presented by the River Golf Club regarding the major waiver requested NADC section 13.3 riparian buffer conceptually shown in "Exhibit A", outline of the building in yellow with the pink with roughly 1980 sq. ft for approval. Bill Burkhalter made the 2nd motion. It was approved unanimously.

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

Tommy Paradise stated that the applicant submitted an application for "Village Kin" on West Martintown rd. He stated there were some challenges aligning the business to the Use Matrix Table in the NADC. He stated he was able to label the business as a private club due to the business requiring membership for entry. He states the applicant is looking to operate a membership based club that provides recreation for children that provides creative play for children and a place for parents to gather and socialize.

Jim Newman asked if a daycare or restaurant be allowed to operate at the location with a special exception.

Mr. Paradise stated that the business did not qualify to be a daycare due to the hours of operation and code regulations. He continued by stating that in order to be a restaurant, the application would have to align with the NADC definition of a restaurant and that he would rely on the Use Matrix Table in the NADC to determine whether a restaurant would be allowed in the area or not.

London Smith asked what qualified as a restaurant.

Mr. Paradise stated that when food is prepared and a restaurant license is acquired.

London Smith asked would a restaurant license be required for a Coffee Shop.

Mr. Paradise stated that coffee can be served to members without a license because it is not open to the public.

Jim Newman asked if having friends over and allowing kids to play at a home comparable to the subject private non-profit organization. He stated he was curious about the concept.

Mr. Paradise stated that a private club that charges membership wouldn't be allowed to be operated at a residence.

Mr. Paradise stated that he provided each member with an email he received Monday from Dr. Maria Stone, a nearby tenant of the proposed location, recommending the approval of the special exception.

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

Shelby Dodd of 1812 Hollis Ave was sworn in at the podium. She states that the nearby businesses are also family oriented and that she hopes for approval of the special exception. She stated that she hopes to offer families a meeting place for children to play safe and engage their minds. She also stated that parents and children would be offered educational classes as well.

Mr. Paradise asked Mrs. Dodd to expand on the type of classes she may offer to parents.

Mrs. Dodd stated that on Monday's and Tuesday's she plans to offer a class to children age 5 and younger, led through Sensory Play. She continued to say that she has partnered with Lactation Consultants and nutritionists to offer education to the parents while children are at play.

Kathie Stallworth asked if the business would operate 5 days a week.

Mrs. Dodd stated that the business will operate 6 days a week and will be available for birthday parties as well.

London Smith asked if the public could walk into the business and pay for a day access to the business and classes.

Mrs. Dodd stated that business is membership based and a monthly fee would be required.

London Smith asked if there would be anything else served other than coffee.

Mrs. Dodd stated that she has partnered with Trellis Coffee Company in Augusta, Ga and they will provide the business with baked goods, which will be sold to the members. She stated that the coffee is included in the membership and it will be self-serve.

Kathie Stallworth asked Mr. Paradise to expound the listing Private Non-Profit Organization.

Mr. Paradise stated that private non-profits do not exist and the NADC has it listed as a private non-profit club. He stated that he believes the NADC may consist of a typo and that nonprofit and private clubs fit into the category.

London Smith asked the applicant if the business was for profit.

Mrs. Dodd concurred.

No public comments were made.

Consideration – Consideration of Application ZV24-007 by the Board of Zoning Appeals.

Jim Newman made the first motion to approve the special exception. Bill Burkhalter made the second motion. It was approved unanimously.

Chairman Kevin Scaggs announced his attendance.

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

Tommy Paradise stated that the property was annexed in April 1995 and was built in the 1970s. The property is formerly known as Kmart and the property has since been subdivided into two parcels. Mr. Paradise stated that the majority of the property is vacant and an event center occupies one sector of the property. The applicant is proposing a mini self storage warehouse facility within the current vacant building that will consist of 792 units and 84 RV boat storage units in the front of the building with coded fencing around the property. Mr. Paradise showed the Board Members and the public a conceptually shown drawing from the applicant, where they wish to close two curb cuts, which will give them a 10% reduction in required parking.

Barry Sherman of C3 Partners at 8084 S. Wallace Ct. Suite A, was sworn in at the podium. He stated that he has worked with staff and really enjoys the North Augusta community. He stated that he studies the growth and demand of a community and the growth of North Augusta told him there was a demand for self storage facilities. He stated his company evaluates properties that may need rehabilitation and discovered the subject property. He stated that the majority of the building will be interior climate controlled and completely remodeled. It will be well lit and security access controlled. He added that the company would like there to be some exterior drive up units in the parking lot as well. He stated the site will be extremely quiet and will not require much parking. He directed the board members and the public to a landscape slide on the projection screen. He stated that he would like to maximize the green area and enhance the buffering. He is proposing new landscaping, irrigation and is working to meet the stormwater detention area regulations. He stated that the property needs to be developed to code and to do so they are requesting a number of variances and waivers (ZE24-003, ZV24-008, MW24-004 AND MW24-005). He stated that it would require an addition of 1 acre of open space and stormwater to fulfill the regulations of the NADC. He goes on to state that his company is proudful of the safety and cleanness their

developments provide to a community. The site has numerous access points and for the safety of their employees and customers, they would like to close off the south-western entrance and provide landscape in that area. He also states that the entrance on Jefferson Davis Highway creates safety concerns and they would like to close that entrance as well. He spoke about his plans to install a decorative AR architectural fence.

Kathie Stallworth repeated for clarification the entrances that would be closed.

Mr. Sherman concurred.

Mr. Sherman stated that they would be subject to meet the circulation, fire hydrants etc requirements put forth by the fire department, which would also help keep customers safe. There is a 55 year lease on the property. He stated they will be able to offset their electrical needs by installing solar panels and they look forward to operating in the City of North Augusta.

Kathie Stallworth questioned the lighting of the facility.

Mr Sherman stated that there will be downcasting lights and they will provide a photometric and ensure there is no light pollution.

Bill Burkhalter asked if there were any other tenants in the building and how they would fit into the plan.

Mr. Sherman stated there is one tenant on the far east side of the building and they have a month by month lease. He stated that the tenant will soon relocate into the community or they may lease the space from his company but he is unsure at this time.

Jim Newman asked if SCDOT viewed the property and the proposal to close the entrances.

Mr. Sherman stated that his company has been in contact with SCDOT and will soon submit the application for the closures.

Tommy Paradise asked if the current tenant Bec Plex is going to continue to reside on the property because if they are going to continue their lease, it will affect the parking ratio.

Mr. Sherman stated that as of today, the tenant will be vacating.

London Smith asked if the tenant decides to continue their lease, will it be a part of the storage facility.

Mr. Sherman stated that the tenant's current lease will be terminated and they will be allowed to rent space for some of their products but not operate their business as it currently operates.

London Smith asked if the current tenants would have access to their business.

Mr. Sherman stated that he does not expect the tenant to continue their operation.

Jim Newman noted that all remaining cases (ZE24-003, ZV24-008, MW24-004 AND MW24-005) are being considered at once being that it is regarding the same property and applicant.

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

Chairman Kevin Scaggs stated that public comments will be to address all remaining cases (ZE24-003, ZV24-008, MW24-004 AND MW24-005) so that they can be addressed at once.

Danita White of 432 Carpentersville Rd was sworn in at the podium. She stated that she is the 5th generation to reside on Carpenterville Rd, which is directly behind the subject property. She stated that she is very concerned and asked for latitude as she is very emotional at the thought of the impact the project will have on their area. She stated that the road closure, fencing, security, utilities, landscaping and parking variance are all of great concern to her and residents that live in the area. She continued by stating that everyone must work together to not do anything that would put the community at risk. She stated that the road closure would leave the neighboring community which consists of the Auto Auction, residents, employees of the TTX Hamburg plant and churchgoers with only one access point, which will lead to high traffic flow. She asked if there is a plan in place to identify an alternative route. She stated that there are a lot of seniors and children in the community and there is concern that 911 services will have difficulty maneuvering the area with less access points and will add to their response time.

Chairman Scaggs asked if the Mrs. White could use the projection pointer to show the area of which she was speaking about.

(Mrs. White used to the pointer to better show the area of concern)

Jim Newman asked if the road was a named road or was it private property.

Mr. Paradise stated that the road was not a named road and that it was private property. He stated that the road is a part of the subject property's parking lot.

Mrs. White asked if steps had been taken to ensure that the Schultz Hill Community has the proper lighting roadway and safety tools put in place to handle the new increase in traffic if the curb cuts are allowed. She stated that the Hamburg road was recently paved and led residents to be forced to use an alternative route which caused high traffic volume.

London Smith asked if the Hamburg road was the only road that leads to the Hamburg Plant.

Mrs. White concurred. She stated that the Auto Auction also utilizes the subject property's space for parking. She is concerned that if the curb cuts and fencing is allowed, the Auto Auction staff and customers will park along Hamburg rd and it will cause a safety issue.

Chairman Scaggs asked if the Auto Auction has an agreement to park on the subject property.

Mr. Sherman approached the podium and stated there is not an agreement for the Auto Auction to utilize their property for parking and they intend to put a stop to it.

Mrs. White approached the podium and asked if the board would assist with ensuring some type of discussion or action can be taken regarding how their community will be safeguarded. She continued to express her concerns about fencing and asked if there would be any barbed wire on the fencing and would like to know about the materials that will be used to construct the fencing. She asked what other tools or aspects will be put in place to control the overall safety of the area. She expressed her disapproval of the facility having 24/7 access. She stated that the community is quiet after 9:00pm and she is very concerned with the hours of operation. She asked that the parking variance be denied and stated that it will impact the community greatly. She stated that she believes the project should be descaled to comply with the current development code. She also spoke about the light and noise pollution that may be caused, especially if the facility has 24/7 access. She also stated that the utilities system has not been upgraded to her knowledge to meet the needs of the project and the community has overhead utilities. She stated that the subject property and the TTX Plant share power lines and those power lines are connected to the power lines in front of one of Mrs. White's homes, causing her direct impact. She questioned the utility plan and the time it would take to complete the project. She stated that the mailbox for the community is abutting the property and the increase of traffic is concerning for the elderly citizens walking across the street to get their mail. She stated that she is concerned that she will be heard due to the small size of the community.

Chairman Scaggs ensured that her and the community voices were heard. He questioned what businesses or residents that are using the parking lot currently.

Mrs. White stated that the parking lot is being used by the Auto Auction.

Jim Newman stated that the meeting today is not to approve or disapprove the project but to approve or disapproval the variance requested for the project.

Mrs. Danita stated that she is asking for an alternative route before the variance is granted.

Chairman Scaggs asked if the impact was caused by the inability to utilize the parking lot.

Mrs. White stated that the parking lot being used is not the impact but having one access point to serve the community will cause an impact.

Chairman Scaggs asked Mr. Paradise if there was any trip data for the area.

Mr. Paradise stated that Hamburg Rd is not located under The City of North Augusta's jurisdiction and there was no trip data available. He also stated the road is governed by SCDOT.

Chairman Scaggs asked if a traffic study was required for the project.

Mr. Paradise stated that the traffic study was not required and the maximum peak hour traffic flow is 10 cars for the project. A traffic analysis is not required until projects meet 50 or more trips during the peak hour.

London Smith stated that he was unaware of the neighborhood until Mrs. White spoke today and feels enlightened. He agrees there should be more than one access point.

Mr. Paradise stated that when the project is presented to the Planning Commission, they will only be deciding if it meets the ordinance or not and they will be bound to approve it. He states that if the BZA grants the property a variance, then as well as they have met the variance then they have satisfied the regulation of the ordinance.

Chairman Scaggs asked if the community was using the cut through route on the subject property instead of Hamburg rd.

Mrs. White stated that both routes are used.

Mr. Paradise stated that one access point is a public highway and the other access point is private

London Smith asked Mr. Paradise who would Mrs. White needs to talk with about getting another access point for that community.

Mr. Paradise stated that she may need to speak with Rep. Hixon and believes she is asking for a roadway from Jefferson Davis Highway to Hamburg Rd.

Mrs. White concurred.

Mr. Paradise stated that SCDOT would have to acquire the right of way and building new roads is very expensive and is unsure if the cost benefit is present.

Mr. Sherman expressed his sympathy to the residents of the area and agreed that more public work is needed. He stated that the company would be at risk of wear and tear and

injury by allowing traffic to flow through their parking lot. He stated that they would take all the safeguards for safety during construction. He ensured the members and the public there would be no barbed wire on the property. He stated that would also be open to figuring out a solution for the mailboxes as well.

Kathie Stallworth Recused herself from discussion.

Ken Gaines of 103 Hillside Rd was sworn in at the podium. He stated he was concerned about the time it would take to complete the construction. He expressed the Hamburg Rd is important and that 911 services response time is of concern to him as well. He stated that he supported Mrs. White's concern and also asked for an alternative route to serve the community.

Mr. Sherman stated that they wanted to break ground by the end of 2024. The construction will be done in phases and they will start on the redevelopment of the building first. The building construction will be interior so it will not impact the community. He expects the project to be completed within 11 months of its beginning date.

Maggie Brown of 432 Carpentersville Rd. was sworn in at the podium. She stated that she is aware that change is inevitable and wanted to ask if the applicant would still allow the 911 services to use the property in order to provide better response times to the community in the rear of the property.

Public comment was closed.

b. **Consideration** – Consideration of Application ZE24-003 by the Board of Zoning Appeals.

Jim Newman made the first motion for ZE24-003 a special exception to section 18.8 be granted. Bill Burkhalter made the second motion. It was approved unanimously.

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

Tommy Paradies stated that the development code allows for a maximum of 70% impervious area on site. The applicant is proposing a plan to reduce the current impervious surface from 92% to 76%.

a. **Consideration** – Consideration of Application ZV24-008 by the Board of Zoning Appeals.

Jim Newman made the first motion for ZV24-008, a request by Instant Hotels/S3 Partners pursuant to code 4.12.8.2 be approved with the following conditions:

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

Bill Burkhalter seconded the motion. It was approved unanimously.

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

Tommy Paradise stated that the development code requires 4 spaces plus 1 space for every 10 storage units and will be required to have 84 parking spaces. The applicant is requesting a reduction in parking from 84 parking spaces to 19 spaces. 6 of the 19 parking spaces will serve the office area and 13 spaces will serve the loading climate control building. NADC section 8.8.2 allows the required off-street parking space to be reduced up to 5% for each driveway curb cut that is closed. Mr. Paradise stated that the applicant provided analysis from the I.T.E Parking Generation Manual 5th Edition that stated that peak parking demand in the area would be only 10 parking spaces during the weekday and 8 parking spaces during the weekend. Mr. Paradise stated that the analysis was compared to the trip generation manual. The business proposes 140 daily trips but during the peak hour, it would only be 10 trips.

- a. **Consideration** – Consideration of Application MW24-004 by the Board of Zoning Appeals.

Jim Newman made the first motion for MW24-004 a request by S3 partners for a variance pursuant to NADC Article 8 parking be granted with the following conditions:

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

Bill Burkhalter seconded the motion. It was approved unanimously.

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

Tommy Paradise stated that the applicant is seeking a variance to reduce the required landscape open space requirement. He stated the parcel would require 3.15 acres of

open space and the applicant is proposing to increase the current open space to 2.65 acres from 0.1 acre. He continued by saying that the subject property is a redevelopment and it was annexed into the city, therefore it was not subject to NADC regulations when it was built. He stated that the property is located on one of the major corridors in North Augusta and the site's redevelopment is important to the city.

- a. **Consideration** – Consideration of Application MW24-005 by the Board of Zoning Appeals.

Jim Newman made the first motion for MW24-005 a request a S3 partners for a major waiver pursuant of NADC Article 7 section 7.11 open space be granted with the following conditions:

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

Bill Burkhalter seconded the motion. It was approved unanimously.

Adjourn 9:34pm

Respectfully Submitted,



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