

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 Tuesday, March 3, 2026 in the Council Chambers located on the 3rd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following applications:

ZE26-001 – A request by Carlos Babilonia-Rosas for a Special Exception for a Home Occupation to operate an Administrative Home Office for bookkeeping from Table 5.1 Use Matrix of the North Augusta Development Code. The request affects approximately 0.18 ac zoned R-7, Small Lot Single-Family Residential, located at 6012 Bakerville Lane 011-05-12-008.

ZE26-002 – A request by Susan Denlinger for a Special Exception for a Home Occupation to operate a Pottery Studio from an accessory building on the from Table 5.1 Use Matrix of the North Augusta Development Code. The request affects approximately 0.34 ac zoned R-10, Medium Lot Single-Family Residential, located at 1004 West Ave, 007-06-10-024.

ZV26-001 – An appeal by Ezzi Signs for a variance from Article 9, Signs, Table 9.3 to exceed the 300 square foot max area for all signs by adding an additional 317.5 square feet of illuminated and non-illuminated signage to the Edgewood Plaza. The request affects approximately 19.89 ac zoned GC, General Commercial, located at 179 Edgewood Dr., TPN 006-12-05-001.

ZE26-003 – A request by Kevin Whitlatch for a Special Exception for a Home Occupation to operate a Pest Control Company from Table 5.1 Use Matrix of the North Augusta Development Code. The request affects approximately 0.51 ac zoned PD, Planned Development, located at 3 Creekview Ct, 002-16-04-026.

ZV26-002 – An appeal by Martintown, LLC for a variance to reduce the minimum lot frontage from the General Commercial zoning district from Article 4, Section 4.12.7 General Commercial of the North Augusta Development Code. The request affects approximately 2.46 ac zoned GC, General Commercial, located on E Martintown Rd, TPN 007-12-06-032.

ZV26-003 – An appeal by Greg Dennis for a variance for the maximum height from Article 6 Building and Lot Design, Section 6.3.4.1 to a fence to exceed the 4ft height maximum in a front yard setback. The request affects approximately 0.52 ac zoned R-10, Medium Lot Single Family Residential, located at 608 Old Edgefield Rd, TPN 007-12-10-022.

Documents related to the applications will be available for public inspection after February 26, 2026 in the offices of the Department of Planning and Development on the 2nd floor of the Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina and online at www.northaugustasc.gov. All residents and property owners interested in expressing a view on these cases are encouraged to attend or provide written comments to planning@northaugustasc.gov by 12 pm noon on March 3rd.

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.