

Board of Zoning Appeals



**Agenda for the Tuesday, March 3, 2026, Regular Meeting
6:00 p.m., Council Chambers, 100 Georgia Avenue**

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

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

Members of the Board of Zoning Appeals

Kevin Scaggs

Chairman

Bill Burkhalter

Kathie Stallworth

Jim Newman

London Smith

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

REGULAR MEETING

1. **Call to Order** – 6:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – Minutes of the Regular Meeting of February 3, 2026.
4. **Confirmation of Agenda**
5. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZE26-001 by the Board of Zoning Appeals.

6. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV26-002 by the Board of Zoning Appeals.

7. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV26-001 by the Board of Zoning Appeals.

8. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZE26-003 by the Board of Zoning Appeals.

9. **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.
 - a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
 - b. **Consideration** – Consideration of Application ZV26-002 by the Board of Zoning Appeals.

10. 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.

- a. **Public Hearing** – The purpose of the hearing is to receive public comment on the application.
- b. **Consideration** – Consideration of Application ZV26-003 by the Board of Zoning Appeals.

11. Adjourn