

# Planning Commission



## Agenda for the Thursday, November 16, 2017 Regular Meeting

*Members of the Planning Commission*

Woods Burnett  
*Chairman*

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Briton Williams

*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.*

1. **Call to Order** – 7:00 p.m.
2. **Roll Call**
3. **Approval of Minutes** – August 17, 2017 Regular Meeting
4. **Confirmation of Agenda**
5. **Application RZM17-002 – Rezoning** – A request by property owners Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens to rezone ± 2.81 acres of land located along W. Martintown Road and Observatory Avenue, Tax Parcels: 007 07 07 003, 007 07 07 001, 007 07 01 002, and a ± 0.51 abandoned strip extending from Clay Avenue to W. Martintown Road from R-14, Large Lot Single-Family Residential to R-7, Small Lot Single-Family Residential. The purpose of the rezoning request is to convert the existing lots to smaller lots for future residential development.
  - A. **Presentation by Applicant**
  - B. **Public Hearing**
  - C. **Consideration of Application RZM17-002 by Commission**
6. **Election of 2018 Officers – Chairman and Vice-Chairman**
7. **Adoption of 2018 Meeting Schedule**
8. **Staff Report**
9. **Adjourn**

# Planning Commission



## Minutes of the Thursday, August 17, 2017 Regular Meeting

### Members of the Planning Commission

Woods Burnett  
Chairman

Leonard Carter, Jr.  
Timothy V. Key  
Larry Watts

Bob Clark  
JoAnn McKie  
Briton Williams

1. **Call to Order** – The August 17, 2017 regular meeting, having been duly publicized, was called to order by Chairman Woods Burnett at **7:00 p.m.** in the Council Chambers.
2. **Roll Call** – Members present for the roll call were Chairman Woods Burnett and Commissioners Bob Clark, JoAnn McKie, Larry Watts and Briton Williams. Commissioner Len Carter was absent. Commissioner Tim Key arrived at 7:08 p.m. Also present were Charles Martin, Interim Director of Planning and Development; Kuleigh Baker, Secretary for Planning and Engineering; representatives from Blanchard and Calhoun, Cranston Engineering, Meybohm Realtors, Next Chapter Holdings, LLC; and members of the press.
3. **Approval of Minutes** – The minutes of the July 20, 2017 meeting were approved as transmitted.
4. **Confirmation of Agenda** – An incorrect reference to a public hearing for Agenda items 6 and 7 was removed from the agenda. The public hearings for applications RWA17-001 and RWA17-002 will be appropriately advertised and held by City Council at the recommendation of the Planning Commission.
5. **Application RWN17-002 - Street Naming – Market Plaza Drive – Public Hearing and Commission Approval:**

Mr. Martin described the location of the proposed street renaming, a section of Austin Graybill Road left over from the realignment and signalization of the Austin Graybill / US 25 intersection to be renamed Market Plaza Drive. The renaming will result in the issuance of a new address for Burger King.

At 7:03 p.m., Chairman Burnett opened the Public Hearing. Hearing no comments from the public, the public hearing was closed at 7:03 p.m.

On motion by Chairman Burnett, the Planning Commission unanimously approved the request by the City of North Augusta Department of Planning and Development to rename a section of Austin Graybill Road to Market Plaza Drive between Austin Graybill Road and Northridge Drive.

**6. Application RWA17-001 - Right-of-Way Abandonment – Five Notch Road / Georgia Avenue – Commission Approval:**

Mr. Martin described the request from Joe Vignati to abandon an unopened, unnamed strip of right-of-way near the corner of Five Notch Road and Georgia Avenue. The abandoned right-of-way will be absorbed into the adjoining parcels on a 50/50 basis.

On motion by Commissioner Watts, second by Commissioner Williams, the Commission unanimously agreed to recommend to City Council the approval of a request from Joe Vignati to abandon an unnamed section of right-of-way in the vicinity north of Five Notch Road and Georgia Avenue.

**7. Application RWA17-002 - Right-of-Way Abandonment – Between Clay Street and W. Martintown Road – Commission Approval:**

Mr. Martin described the request from Lark Jones on behalf of Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens to abandon an unnamed, unopened section of right-of-way between Clay Street and W. Martintown Road.

Lark Jones, 629 Stanton Drive, spoke as the applicant's representative, describing the history of ownership.

On motion by Commissioner Williams, second by Commissioner Clark, the Commission unanimously agreed to recommend to City Council the approval of a request from Lark Jones to abandon an unnamed section of right-of-way between Clay Street and W. Martintown Road.

**8. Application PP17-002 - Preliminary Major Subdivision – Hammond's Ferry Section A4 – Commission Approval:**

Mr. Martin described Hammond's Ferry Section A4 as the last phase of the Hammond's Ferry General Development Plan. The preliminary major subdivision plan includes approximately 15 acres with a mix of 47 neighborhood residential, urban, and commercial use lots. The developer is requesting a minor modification to the General Development Plan in regards to the street layout in addition to preliminary major subdivision approval.

Turner Simkins, 20 Crystal Lake Drive, described the changes in the street patterns, cul-de-sacs, and dead end alleys, and answered questions from the Commissioners about the configuration of the lots and allocated parking.

A minor modification to the General Development Plan for Hammond's Ferry -- On motion by Commissioner Key, second by Commissioner Williams, the Commission unanimously approved a minor modification to the General Development Plan for Hammond's Ferry. The modification recognizes minor changes in the street pattern within the A4 phase, especially along the Brick Pond Park shore line, as well as clear identification of the archeologically sensitive areas encompassed within the development. The general pattern of mixed use development, street layout, and connectivity to previous phases of Hammond's Ferry and to the Riverside Village development within Phase B remain in place.

The Preliminary Major Subdivision Plat for Hammond's Ferry, Section A4 -- On motion by Commissioner Key, second by Commissioner Clark, the Commission unanimously approved the preliminary major subdivision plat for Hammond's Ferry Section A4. Approval was given subject to any remaining technical issues related to staff reviews and compliance with all requirements of the North Augusta Development Code (NADC) and Hammond's Ferry Planned Development Ordinance No. 2015-14.

**9. Application SP17-007 - Preliminary Major Site Plan – Sweetwater Commons Phase 3 – Commission Approval:**

Mr. Martin described Sweetwater Commons Phase 3 as the third and final phase of the Sweetwater Commons development. Phase 3 will include up to 66 units on approximately 11 acres. The City has been working with the developer to correct issues with the landscaping buffer in Phases 1 and 2.

Shane Malek, Next Chapter Holdings, 1209 Tyler Woods Way, Grovetown, said the rental units were 100% occupied and they have already begun work to adjust landscaping within the 10 ft buffer.

The applicant has been asked to include an additional 10 ft building separation from the buffer in Phase 3 with the exception of 8 lots that will slightly deviate from the building setback.

On motion by Commissioner Williams, second by Commissioner Key, the Commission unanimously approved the Preliminary Major Site Plan for Sweetwater Commons Phase 3 to include a maximum of 66 units subject to the following conditions:

1. Prior to preliminary site plan approval the applicant shall comply with any remaining technical issues related to staff reviews and comments in accordance with the applicable development standards of the Sweetwater Planned Development Ordinance and the North Augusta Development Code (NADC).
2. Prior to preliminary site approval, all requirements of Phases 1 & 2 shall be completed, reviewed, and approved by City Staff.
3. Following final site plan approval, the applicant shall submit a maintenance guarantee for Phase 3 landscaping to include the required buffer and the re-vegetating of the adjoining gas line easement.

**10. Application CONPL17-001 – Concept Plan – Walnut Village:**

Mr. Martin introduced the project as a ±53 acre residential and commercial development located on Austin Graybill Road near US-25, Edgefield Road. A Traffic Analysis has been completed and submitted to the City.

Keith Lawrence, Meybohm Realtors, 211 Dixon Court, Evans elaborated by saying that four traffic studies had been completed. Mr. Lawrence answered questions from the Commissioners about the interconnectivity of the development to nearby existing subdivisions.

The North Augusta Planning Commission reviewed the concept plan for Walnut Village. The Commission was generally satisfied with the proposed development showing a mixed use of town homes, commercial and hotel. The traffic patterns and associated traffic studies conducted to date reflect a good understanding of the challenges.

The Commission encourages the developer's continued efforts to develop a direct access off of Edgefield Road.

Following a discussion among members of the Commission, the consensus was that the connection to Cherry Laurel Drive should not be opened initially. However, the right-of way for a latter connection should be preserved. Unless and until then, the vegetative buffer should remain or be replaced as Northridge Drive is being constructed. This will allow, if ever needed, the future connection of Northridge Drive to Cherry Laurel Drive.

**11. Adjourn** – With no objection, Chairman Burnett adjourned the meeting at 9:02 p.m.

Respectfully Submitted,



Kuleigh Baker  
Secretary, Planning & Engineering  
Secretary to the Planning Commission

# Department of Planning and Development

## Project Staff Report

### Rezoning – Map Amendment RZM17-002 Blandenburg Property

November 1, 2017

Prepared by Amanda J. Sievers



#### Section 1 - Summary

Project Name	Blandenburg Property
Applicant	Bill Hixon on behalf of Carol Ann Bostick, Marsha Blandenburg, Patricia B. Kinard, and Dorothy P. Kitchens
Address/Location	Corner of W. Martintown Road and Observatory Avenue
Parcel Number	Aiken County Tax Parcel # 007 07 07 003, 007 07 07 001, 007 07 01 002, and an unnamed abandoned right-of-way strip extending from Clay Avenue to W. Martintown Road
Existing Zoning	R-14, Large Lot, Single-Family Residential
Proposed Zoning	R-7, Small Lot, Single-Family Residential
Proposed Use	Residential Development
Future Land Use	Low Density Residential

#### Section 2 – Recommendation

Based on the finding of fact summarized below, the Department has determined the application is complete and that a recommendation by the Planning Commission to the City Council for this rezoning – map amendment, a request by Bill Hixon, representing Carol Ann Bostick, Marsha Blandenburg, Patricia B. Kinard, and Dorothy P. Kitchens, to rezone  $\pm$  2.81 acres of land located at the corner of W. Martintown Road and Observatory Avenue, identified by Aiken County Tax parcel #s 007 07 07 003, 007 07 07 001, 007 07 01 002, and  $\pm$  0.51 acres of an unnamed strip of abandoned right-of-way located along a portion of Atlantis Avenue from Clay Street to W. Martintown Road, is appropriate. Computation of acreage via the recorded plat accompanying the application is  $\pm$  2.81 acres. Acreage computed via tax parcels is  $\pm$  2.94 acres.

#### Section 3 – History

The properties in question are currently vacant. There was a single-family dwelling on Tax parcel # 007 07 07 003 that burned in August of 2016, and was completely destroyed. The home had been uninhabited for many years.

In late 2014 the three (3) parcels were for sale and a perspective party was interested in pursuing the purchase of the properties for a medical office use. Due to the medical office

use not being permitted within the residential district a rezoning of the property to a commercial district was explored. However, the interested party chose not to move forward with a rezoning amendment. The subject properties have remained R-14, Large-lot Single-Family Residential with a NP, Neighborhood Preservation Corridor Overlay.

Prior to the adopted and updated 2008 North Augusta Development Code (NADC), the subject properties were zoned R-1, Low Density Single-family Residential dating back to the 1966 Ordinance.

**Section 4 – Site Conditions**

	Existing Land Use	Future Land Use	Zoning
Subject Parcels	Vacant	Low Density Residential	R-14, Large Lot Single-Family Residential
North	Residential Single-Family	Low Density Residential	R-14, Large Lot Single-Family Residential
South	Residential Single-Family/ PUB Public	Mixed Use	R-14, Large Lot Single-Family Residential
East	Residential Single-Family	Mixed Use	R-14, Large Lot Single-Family Residential
West	Residential Single-Family	Mixed Use	R-14, Large Lot Single-Family Residential

**Access** – The site currently has access from W. Martintown Road and Observatory Avenue.

**Topography** –The property has some slightly sloping topography that gently slopes from the north to the south. The property is wooded with heavy vegetation.

**Utilities** – Potable water is available on W. Martintown Road through a ten inch line as well as on Observatory Avenue from the City of North Augusta. There is an eight inch sanitary sewer line along W. Martintown Road. Sewer is also available from the City of North Augusta.

**Floodplain** – The subject property is not within federally designated floodplains or wetlands.

**Drainage Basin** – This site is located within the Pretty Run Basin as designated on the City of North Augusta Stormwater Management’s Drainage Basin Map. The Pretty Run Basin is located within a highly dense residential area, where the stream channel is currently not effective at transporting current loads of stormwater during heavy storm events. The Stormwater Management Department has conducted a baseline assessment of the basin. The Pretty Run Basin assessment reports an overall poor quality with water quality impairments for fecal coliform bacteria. A monitoring and assessment plan for Pretty Run Creek was implemented in 2015. The monitoring will aid in determining where Best Management Practices (BMPs) can be installed to remove some of the pollutant loads.

### **Section 5 – Public Notice**

A notice of the rezoning request and scheduled date of the Planning Commission public hearing was mailed to the owners of property within 200 feet of the subject property on October 31, 2017. The property was posted with the required public notice on November 1, 2017. A public notice of the rezoning request and scheduled date of the Planning Commission public hearing was published in *The Star* and on the City’s website at [www.northaugusta.net](http://www.northaugusta.net) on November 1, 2017. The Planning Commission convened the public hearing and considered the application on November 16, 2017.

### **Section 6 – Findings and Analysis**

Section 5.3.6 of the North Augusta Development Code (NADC) provides the minimum approval criteria to be used in determining a recommendation to City Council. The Planning Commission shall consider all of the factors specified in this section, at a minimum, in reviewing an application for a rezoning.

**1. The size of the tract in question (§5.3.6.1).**

The subject property is approximately 2.81 acres in total area, and is reflected as such on a preliminary plat compiled for Patricia Blandenburg Kinard, ETAL by H&C Surveying, Inc. dated June 10, 2014. The size of the property is appropriate for the purposes of the intended residential use for the property. Rezoning the property from a R-14, Large lot, Single-Family Residential to a R-7, Small lot, Single-Family Residential district is appropriate for the purposes of redevelopment of this site.

**2. Whether the proposal conforms with and furthers the goals of the Comprehensive Plan, other adopted plans, and the goals, objectives, and policies of the Development Code, §1.2 (§5.3.6.2).**

The proposed rezoning would provide an opportunity for the development of additional residential property within an existing single-family residential district. The 2017 Comprehensive Plan has goals and objectives that encourage a mix of



residential uses, while ensuring new residential areas are designed to be more connected and walkable. The Plan also addresses the importance of looking to diversify housing choice in order to accommodate the changing needs of the City's growing population. This property is of sufficient size to develop a small, single-family development. The proposed rezoning would conform to and further the goals of the Comprehensive Plan.

**3. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. In particular, the Planning Commission shall consider whether as stated in §5.3.6.3 of the NADC:**

**a. The proposed rezoning is compatible with the surrounding area;**

The proposed rezoning would provide additional residential uses to be permitted by right. Access would be provided from existing local roadways, rather than the arterial, in the transportation network; a desired goal of the City. The existing site constraint of overall acreage limits much of the market for a more dense development. Single-family residential uses to be developed on the subject property would be compatible with the adjacent existing residential development. It would appear that the proposed rezoning is compatible with the surrounding area.

**b. There will be any adverse effects on the capacity or safety of the portion of street network influenced by the rezoning;**

The street network will be evaluated as part of a site plan review process for any necessary upgrades to the existing transportation network. However, given the existing access options to the subject property, it is not anticipated that the development potential for the site and corresponding trip generation will warrant significant street network upgrades.

**c. There will be any adverse effects on existing or planned public utility services in the area;**

The existing utility network appears to be able to accommodate the anticipated development potential of the subject property based on the sizes of the sanitary sewer line located near the site and availability of potable water and sanitary sewer from the City of North Augusta. As part of the site plan approval process, the existing utility systems will be reviewed to the extent necessary to ensure that development of the subject property is not creating any adverse effects on the overall utility service to the area.

**d. Parking problems; or**

The proposed rezoning will not impact or create any additional parking problems as the site is currently vacant. The site plan will be reviewed against the current Development Code parking standards for the proposed use.

**e. Environmental impacts that the new use will generate such as excessive storm water runoff, water, air, or noise pollution, excessive nighttime lighting or other nuisances.**

The proposed rezoning from R-14 to R-7 does not appear to create any additional environmental impacts. The site plan must comply with all applicable development standards in the Development Code, including the state and federal standards associated with stormwater management, water and air pollution. City design standards are already in place to address noise pollution and excessive nighttime lighting.

**4. Any recent change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration and development (§5.3.6.4).**

The proposed rezoning is appropriate to consider based on the existing land uses in the immediate area in order to facilitate single family development. Based on the site constraints of the subject property, the applicant does not currently have an opportunity to develop smaller lot, single-family housing. The proximity of the subject property to existing residential properties in the area is suitable for the desired residential development, and will further increase the residential character of the neighborhood while protecting and preserving it.

**5. The zoning districts and existing land uses of the surrounding properties (§5.3.6.5).**

The proposed zoning classification of R-7, Small Lot, Single-Family Residential would allow single family detached residential uses. The low intensity type of use anticipated for the subject property should not adversely impact the current viability of the surrounding area. A site plan will be required and must comply with all applicable development standards as specified in the Development Code.

**6. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification (§5.3.6.6).**

The existing zoning classification prohibits the applicant from pursuing small lot, residential development, and the allowable uses do not make the subject property likely to be developed as such. Rezoning the property to a similar traditional

residential zoning district allows for a variety of housing options to be possible within the confines of the standards of the Development Code.

**7. Whether the rezoning is compatible with the adjacent neighborhood, especially residential neighborhood stability and character (§5.3.6.7).**

The proposed rezoning does not appear to impact the compatibility of the adjacent uses. Appropriate buffers and screening must be provided as part of any site plan and should serve to mitigate any impacts and enhance the area. The rezoning, if anything, will enhance the adjacent neighborhood, both existing and proposed, on properties along W. Martintown Road, Observatory Avenue and Clay Street.

**8. The length of time the subject property has remained vacant as zoned, if applicable (§5.3.6.8).**

The subject property has remained undeveloped and vacant for many decades as currently zoned.

**9. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs including, but not limited to, affordable housing and economic development (§5.3.6.9).**

The properties in the surrounding area are largely built out as residential uses. This rezoning request would allow the subject property to create a small-scale residential development on underutilized property. There is an adequate supply of land available in the subject area and the community to accommodate the needs of the community both in housing and in commercial development.

**10. Whether the existing zoning was in error at the time of adoption (§5.3.6.10).**

The existing zoning of R-14, Large Lot, Single-Family Residential has been in place for a long time. It does not appear that the existing zoning was made in error during the adoption of the zoning for the subject property.

<b>Attachments</b>
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1. Aerial Map of Subject Site
2. Topo Map of Subject Site
3. Current Zoning Map of Subject Site
4. Application for Development Approval
5. Designation of Agent
6. Project Proposal
7. Neighbor Letter
8. Map of Proposed Rezoning
9. Public Hearing Notice

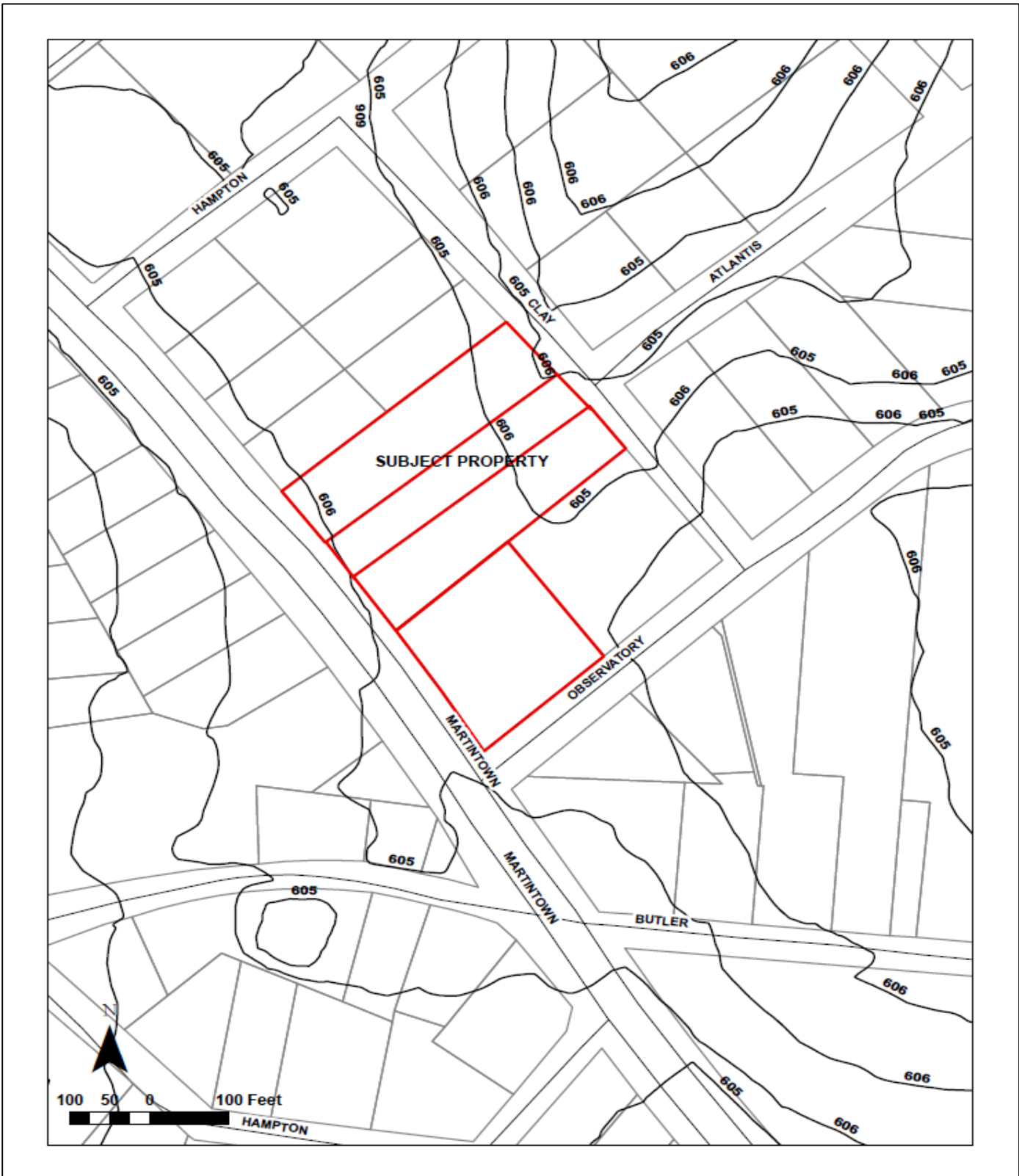
Project # RZM17-002  
November 2017  
Page 7

cc: Bill Hixon, Hixon Realty  
Glynn S. Brucker, Park Ridge Builders

Section 7 – Aerial Photograph



**Section 8 – Topography**



**Section 9 – Current Zoning**



### Application for Development Approval

Please type or print all information



		Staff Use
Application Number	<u>RZM 17-002</u>	Date Received <u>9/20/2017</u>
Review Fee	<u>\$260</u>	Date Paid <u>9/20/2017</u>

1. Project Name BLANDORNBURG Property  
 Project Address/Location MARTINTOWN RD + OBSERVATORY AV 12  
 Total Project Acreage 2.81± Current Zoning R-14  
 Tax Parcel Number(s) PLUS NEWEN OBSERV RD  
007-07-07-003, 007-07-07-001, 007-07-01-002

2. Applicant/Owner Name KINARD, BASHAK ETAL Applicant Phone \_\_\_\_\_  
 Mailing Address 512 FOX HAVEN DR  
 City AIKEN ST SC Zip 29803 Email \_\_\_\_\_

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 Bill Hixon License No. \_\_\_\_\_  
 Firm Name HIXON REALTY CO Firm Phone 803-279-8855  
 Firm Mailing Address PO BOX 6247  
 City North Augusta ST SC Zip 29861 Email bill@hixonco.com  
 Signature Bill Hixon 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 required documents must be correct and complete to initiate the compliance review process.

7. Bill Hixon 9/20/17  
 Applicant or Designated Agent Signature Date  
Bill Hixon  
 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 RZM 17-002

Date Received 9/20/2017

1. Project Name BLANDENBURG Property  
 Project Address/Location MARTINTOWN RD + OBSERVATORY AVE.  
PLUS MEDICAL CENTER ROAD  
 Project Parcel Number(s) 007-07-07-003, 007-07-07-001, 007-07-01-002

2. Property Owner Name Kimberly Postick et al Owner Phone \_\_\_\_\_  
 Mailing Address 512 FOX HAVEN DR  
 City Aiken ST SC Zip 29803 Email \_\_\_\_\_

3. Designated Agent Bill Hixon  
 Relationship to Owner REALTOR BROTHER  
 Firm Name HIXON REALTY CO Phone 803-279-8855  
 Agent's Mailing Address PO BOX 6247 N. AUGUSTA SC 29861  
 City N. Augusta ST SC Zip 2984 Email bill@hixonco.com  
 Agent's Signature [Signature] Date 9/18/17

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

[Signature]  
 Owner Signature Date 9/19/17

5. Sworn and subscribed to before me on this 19th day of September, 20 17.

[Signature]  
Notary Public

June 16, 2016  
Commission Expiration Date

Glynn Bruker  
PRESIDENT AND OWNER



489 Columbia Industrial Blvd. Suite 104  
Evans, GA 30809  
info@parkridgebuilders.com  
gbrucker@ant.com  
www.ParkRidgeBuilders.com

### Statement of Rezoning

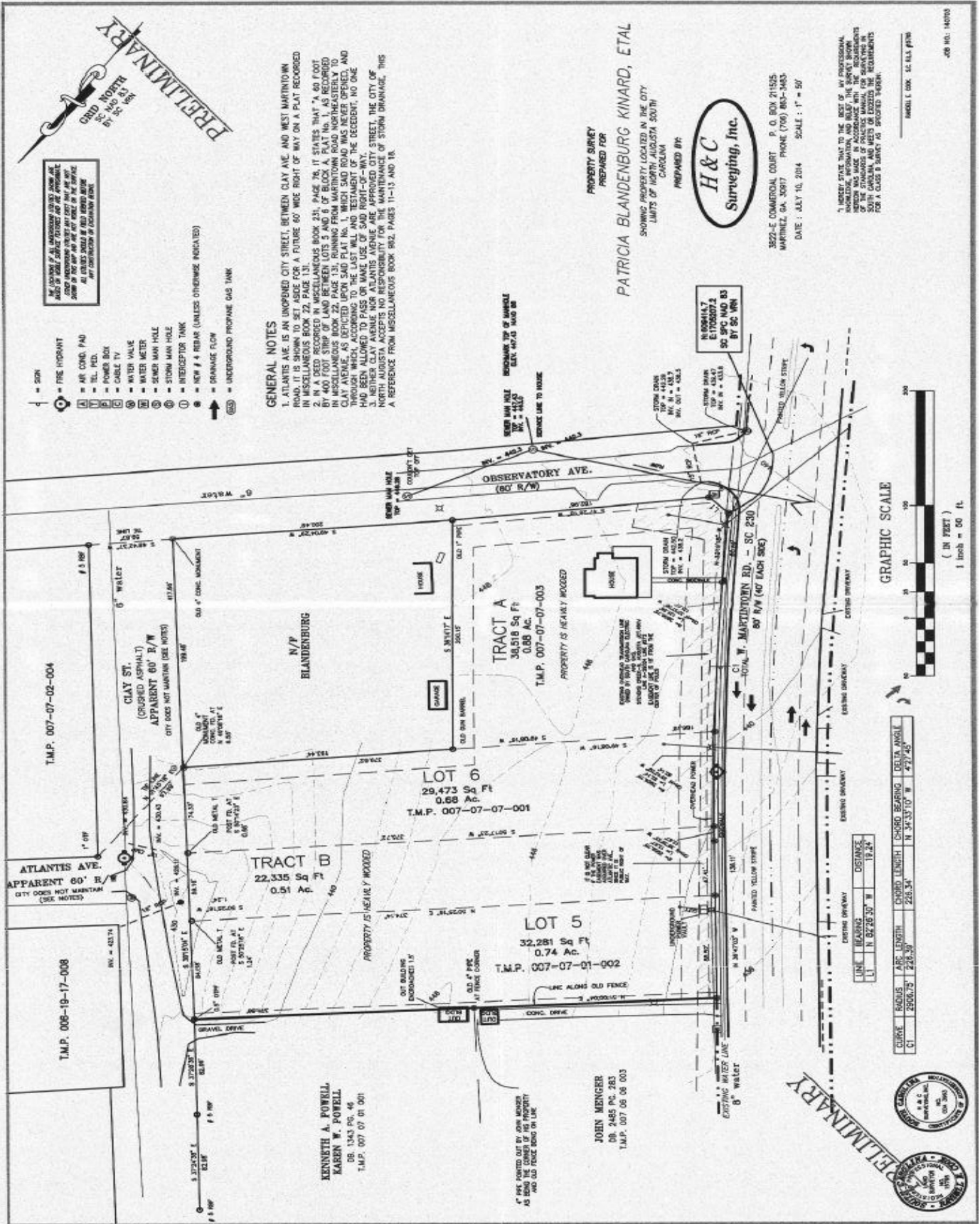
To whom it may concern,

The purpose of this letter is to rezone the track of land known as Patricia Blandenburg Kinard, Ethal located on the corner of West Martintown Road, and Observatory Avenue, as described as lot five and lot six, track A, and track B, from current zoning to twelve small lots zoned R7. Also attached is a plat prepared for Patricia Blandenburg Kinard, Ethal by H & C Surveying, Inc, dated July 10, 2014.

Sincerely,

Glynn S. Bruker, President Park Ridge Builders

A handwritten signature in black ink, appearing to read "Glynn S. Bruker", is written over a horizontal line.



# NORTH AUGUSTA SITE PROPOSAL



# NORTH AUGUSTA SITE PROPOSAL



W. MARTINTOWN RD STREET VIEW 1

# NORTH AUGUSTA SITE PROPOSAL



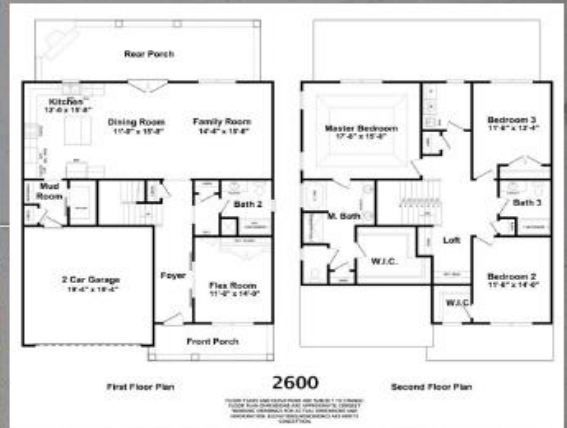
W. MARTINTOWN RD AERIAL VIEW 2

# NORTH AUGUSTA SITE PROPOSAL



W. MARTINTOWN RD STREET VIEW 2

# NORTH AUGUSTA SITE PROPOSAL

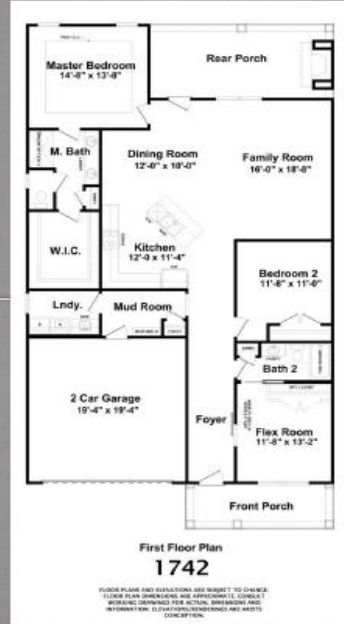




# NORTH AUGUSTA SITE PROPOSAL



# NORTH AUGUSTA SITE PROPOSAL



# NORTH AUGUSTA SITE PROPOSAL



SUBDIVISION ENTRANCE VIEW 1

# NORTH AUGUSTA SITE PROPOSAL



SUBDIVISION VIEW 2

# NORTH AUGUSTA SITE PROPOSAL



SUBDIVISION VIEW 3



100 Georgia Avenue  
North Augusta, SC  
29941-3843

Post Office Box 6400  
North Augusta, SC  
29961-6400

City of North Augusta

October 31, 2017

RE: Proposed rezoning of ± 2.81 acres of land located along W. Martintown Road and Observatory Avenue, Tax Parcels: 007 07 07 003, 007 07 07 001, 007 07 01 002, and a ± 0.51 acre abandoned right-of-way extending from Clay Avenue to W. Martintown Road

**Please note:** Your property is not included in the rezoning application. You are receiving this notice only because you own property within 200 feet of the proposed project area.

Dear North Augusta Property Owner:

The City recently received a request by property owners Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens to rezone ± 2.81 acres of land located along W. Martintown Road and Observatory Avenue, Tax Parcels: 007 07 07 003, 007 07 07 001, 007 07 01 002, and a ± 0.51 acre abandoned strip extending from Clay Avenue to W. Martintown Road from R-14, Large Lot Single-Family Residential to R-7, Small Lot Single-Family Residential. The purpose of the rezoning request is to convert the existing lots to smaller lots for future residential development.

The North Augusta Planning Commission will hold a public hearing to collect public input and to consider the rezoning application on Thursday, November 16, 2017. Following the public hearing, the Planning Commission will prepare a recommendation for City Council consideration and action. The Planning Commission hearing will begin at 7:00 p.m. in the City Council Chambers on the third floor of the North Augusta Municipal Center, 100 Georgia Avenue. You are welcome to attend this public hearing.

A map of the project area is enclosed, along with a copy of the public hearing notice that will be published in *The Star* on November 1. If you have any questions about this application or need additional information, please contact the Department of Planning and Development at 803-441-4221.

Sincerely,

Amanda J. Sievers, Interim Director  
Department of Planning and Development

Administration  
Office: 803-441-4202  
Fax: 803-441-4205

Planning & Economic  
Development  
Office: 803-441-4221  
Fax: 803-441-4232

Engineering & Public Works  
Office: 803-441-4223  
Fax: 803-441-4208

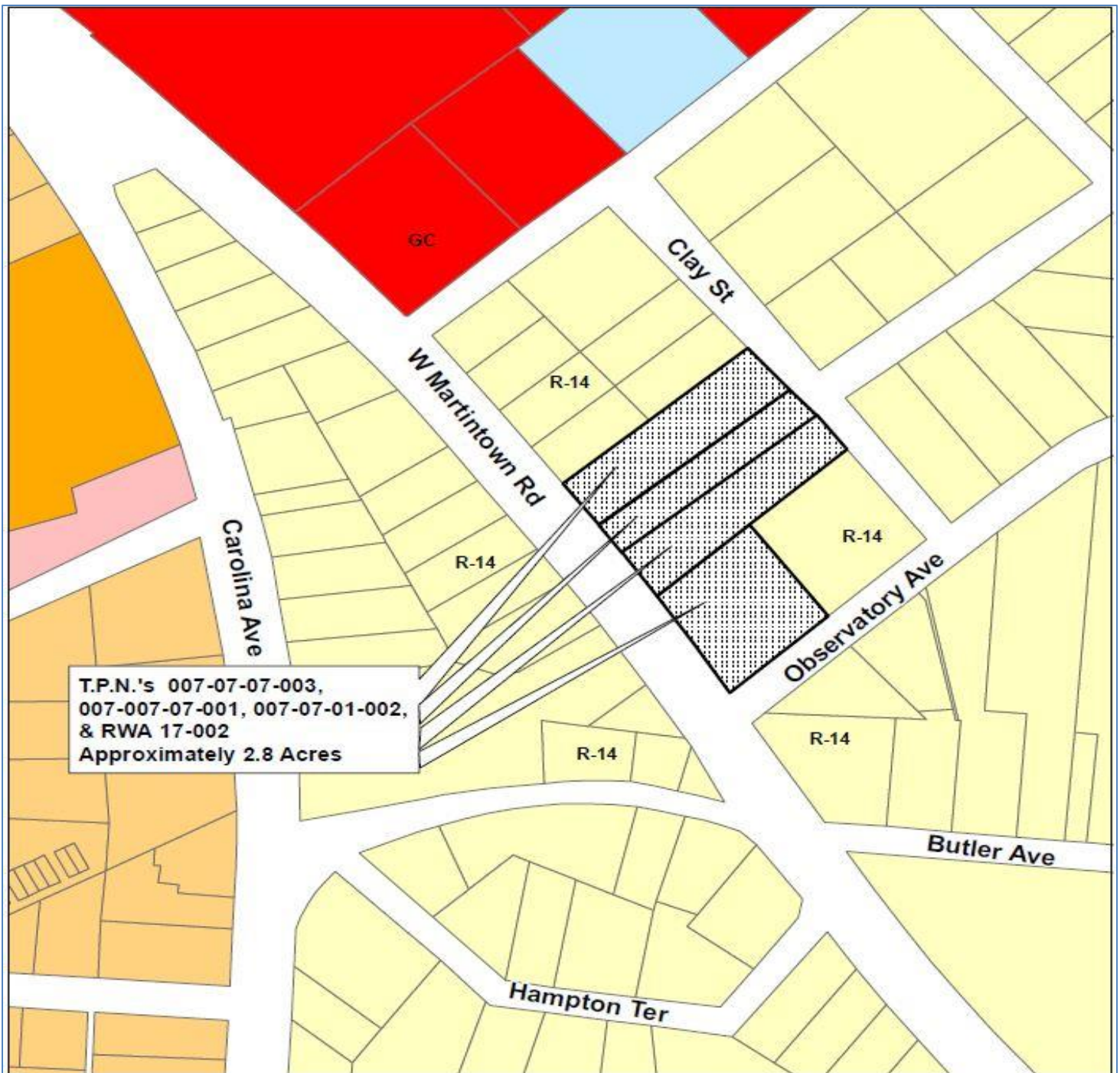
Building Standards  
Office: 803-441-4227  
Fax: 803-441-4222

Finance  
Office: 803-441-4215  
Fax: 803-441-4188

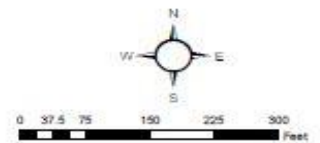
Parks, Recreation  
& Leisure Services  
Office: 803-441-4289  
Fax: 803-441-4300

Human Resources  
Office: 803-441-4267  
Fax: 803-441-4205

Public Utilities  
Office: 803-441-4340  
Fax: 803-441-4345



Application Number RZM 17-002  
Tax Parcel Numbers  
007-07-07-003, 007-07-07-001,  
& 007-07-01-002  
A Request to Rezone from  
R-14, Large Lot, Single-Family  
Residential to R-7, Small Lot,  
Single-Family Residential



E:\2017 ReZone\RZM17-002.MXD  
October 18, 2017

City of  
North Augusta, South Carolina  
**Planning Commission**

**PUBLIC HEARING NOTICE**

The North Augusta Planning Commission will hold a public hearing at its regular monthly meeting beginning at 7:00 PM on November 16, 2017, in the Council Chambers, North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, to receive public input on the following application:

**RZM 17-002** – A request by property owners Carol Ann Bostick, Marsha Blandenburg, Patricia Kinard, and Dorothy P. Kitchens to rezone ± 2.81 acres of land located along W. Martintown Road and Observatory Avenue, Tax Parcels: 007 07 07 003, 007 07 07 001, 007 07 01 002, and a ± 0.51 abandoned strip extending from Clay Avenue to W. Martintown Road from R-14, Large Lot Single-Family Residential to R-7, Small Lot Single-Family Residential. The purpose of the rezoning request is to convert the existing lots to smaller lots for future residential development.

A map and documents related to the rezoning application will be available for public inspection after November 1, 2017 in the Dept. of Planning and Development on the second floor of the North Augusta Municipal Center, 100 Georgia Avenue, North Augusta, South Carolina, 803-441-4221. Citizens and property owners interested in expressing a view on the requested rezoning are encouraged to attend.

**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.



# Planning Commission



The Planning Commission (PC) generally meets on the third Thursday of each month at 7:00 PM in the City Council Chambers, 3<sup>rd</sup> floor, North Augusta Municipal Center, 100 Georgia Avenue.

## 2018 Planning Commission Meeting Schedule

<b>January 18</b>	<b>April 19</b>	<b>July 19</b>	<b>October 18</b>
<b>February 15</b>	<b>May 17</b>	<b>August 16</b>	<b>November 15</b>
<b>March 15</b>	<b>June 21</b>	<b>September 20</b>	<b>December 20</b>

## **Submitting an Application to the Planning Commission**

The application process begins with an initial application submittal followed by a completeness review. The initial application and supporting documents are submitted to the Department of Planning and Development on the 2<sup>nd</sup> floor of the Municipal Center. Information required at initial submittal is listed by application type on the application checklist and in the North Augusta Development Code (NADC), both available in the Document Library on the City website, [www.northaugusta.net](http://www.northaugusta.net).

**Completeness Review** – An application is determined to be complete if the application form, required fee(s) and all applicable supporting documents have been submitted to and received by the City. An applicant will be notified when an application is determined complete or if additional information is required.

**Compliance Review** – Following a determination of completeness, application information and project plans are reviewed by City staff for compliance with applicable provisions of the NADC. If additional information or revised plan submittals are necessary, the applicant will be notified. An application is determined to be in compliance when it meets all applicable City policies, regulations and provisions of the NADC.

**Staff Approval** – Many development applications may be approved at the staff level. After a compliance review and after project plans have been determined to comply with the applicable provisions of the NADC, the application will be approved by staff and the applicant will be notified. The staff approval will be final and the applicant may proceed to apply for grading and building permits.

**Planning Commission Approval or Recommendation** – Some applications also require Planning Commission (PC) action. The PC is required to approve applications for major subdivision plans (preliminary plats), and major site plans. PC actions on property rezonings, text amendments and PD general development plans are recommendations to City Council. An application will be scheduled for consideration at a Planning Commission monthly meeting when it is determined to be complete and it complies with the applicable provisions of the NADC.

**Public Hearing** – Applications for property rezonings, text amendments and PD General Development Plan approval require public notice of a public hearing before the PC. Notices are distributed, the property is posted (if applicable) and the hearing is advertised in the newspaper and on the City website two weeks prior to the PC meeting.

***DEPARTMENT OF  
PLANNING AND DEVELOPMENT***

***AMANDA J. SIEVERS,  
INTERIM DIRECTOR***

***MONTHLY REPORT  
FOR  
OCTOBER 2017***

**City of North Augusta**  
**Department of Planning and Development**  
**Monthly Report for October 2017**

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
<b>Development Applications</b>								
<b>Subdivisions</b>								
Major Subdivision Plans	0	0	2	0	0	0	1	0
Planned Acres	0.00	0.00	27.88	0.00	0.00	0.00	32.40	0.00
Planned Lots	0	0	89	0	0	0	60	0
Minor Subdivision Plans	1	0	17	0	0	0	10	0
Platted New Lots	5	0	31	0	0	0	4	0
Major Subdivision Plans	0	0	1	0	0	0	4	0
Platted Acres	0.00	0.00	21.18	0.00	0.00	0.00	86.49	0.00
Platted Lots	0	0	42	0	0	0	149	0
<b>Site Plans</b>								
Minor Site Plans	0	0	9	0	1	0	14	0
Major Site Plans	3	0	6	0	1	0	3	0
Total Site Plan Acres	61.32	0.00	117.37	0.00	11.02	0.00	62.87	0.00
<b>Planned Developments</b>								
PD Gen Dev Plans/Major Mod.	0	0	0	0	0	0	0	0
PD Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Development Plan Modifications</b>	0	0	0	0	0	0	2	0
<b>Annexations</b>								
Applications	0	0	1	0	0	0	1	0
Parcels	0	0	1	0	0	0	2	0
Acres	0.00	0.00	0.40	0.00	0.00	0.00	82.82	0.00
<b>Zoning/Text Amendments</b>								
Rezoning	0	0	1	0	0	0	3	1
Parcels	0	0	2	0	0	0	3	2
Acres	0.00	0.00	245.56	0.00	0.00	0.00	5.36	0.70
Conditional Zoning	0	0	0	0	0	0	0	0
Parcels	0	0	0	0	0	0	0	0
Acres	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Text Amendments	0	0	0	0	0	0	2	2
<b>Other</b>								
Certificates of Zoning Compliance	10	0	168	0	9	0	131	0
Zoning Confirmation Letters	0	0	9	0	0	0	6	0
Residential Site Reviews	25	0	167	0	30	0	218	0
Sign Permits	1	0	40	0	3	0	34	0
Planning Projects	0	0	5	0	0	0	5	0
Communications Towers	0	0	0	0	0	0	0	0
Conditional Use Permits	0	0	1	0	0	0	6	0

**City of North Augusta**  
**Department of Planning and Development**  
**Monthly Report for October 2017**

Item	This Month		Year To Date		Same Month Last Year		Last Year To Date	
	Approved	Denied	Approved	Denied	Approved	Denied	Approved	Denied
<b>Appeals</b>								
Variances	0	0	1	0	0	0	1	0
Special Exceptions	0	0	0	0	0	0	0	0
Administrative Decisions	0	0	0	0	0	0	0	1
Waivers	0	0	0	0	0	0	0	0
<b>Fees Collected</b>								
Development Applications	\$440.00		\$16,617.20		\$1,130.00		\$14,437.00	
Appeals	\$0.00		\$200.00		\$0.00		\$400.00	
Maps/Publications	\$0.00		\$0.00		\$0.00		\$117.97	
Special Review Fees	\$0.00		\$0.00		\$0.00		\$0.00	
<b>Total Fees</b>	<b>\$440.00</b>		<b>\$16,817.20</b>		<b>\$1,130.00</b>		<b>\$14,954.97</b>	

**City of North Augusta**  
**Department of Planning and Development**  
**Staff Approvals - October 2017**

Residential Site Plan Approvals

Application No.	Tax Parcel No.	Applicant	Address	Zone	Approved	Description
RSP17-143	007-13-37-003	Wetherington Builders	613 Railroad Ave	PD	10/3/2017	Carport
RSP17-144	010-15-05-002	Bell & Hensley Const.	1027 Trinity Pl	PD	10/9/2017	New Rental
RSP17-145	010-15-05-002	Bell & Hensley Const.	1166 Albion Loop	PD	10/9/2017	New Rental
RSP17-146	010-15-05-002	Bell & Hensley Const.	1167 Albion Loop	PD	10/9/2017	New Rental
RSP17-147	010-15-05-002	Bell & Hensley Const.	1170 Albion Loop	PD	10/9/2017	New Rental
RSP17-148	010-15-05-002	Bell & Hensley Const.	1171 Albion Loop	PD	10/9/2017	New Rental
RSP17-149	005-18-03-003	Beatrice Buncher	1902 Whitebark Ave	R-14	10/16/2017	Storage Building
RSP17-150	010-15-05-002	Bell & Hensley Const.	1154 Albion Loop	PD	10/18/2017	New Rental
RSP17-151	010-15-05-002	Bell & Hensley Const.	1160 Albion Loop	PD	10/18/2017	New Rental
RSP17-152	010-15-05-002	Bell & Hensley Const.	1161 Albion Loop	PD	10/18/2017	New Rental
RSP17-153	010-15-05-002	Bell & Hensley Const.	1021 Trinity Place	PD	10/18/2017	New Rental
RSP17-154	010-15-05-002	Bell & Hensley Const.	1020 Trinity Place	PD	10/18/2017	New Rental
RSP17-155	007-13-30-004	Pete Alewine Pool Co.	62 Crystal Lake Dr	PD	10/18/2017	Swimming Pool
RSP17-156	014-00-02-100	Jim Newman	171 Altamaha Dr	PD	10/19/2017	Shed
RSP17-157	005-10-01-029	Forrest McKie, Inc.	143 Woodstone Way	PD	10/19/2017	New Residential
RSP17-158	005-18-03-003	Beatrice Buncher	1902 Whitebark Ave	R-14	10/20/2017	Storage Building
RSP17-158	003-16-06-004	Ken Newsome	627 Arrington Ave	PD	10/20/2017	New Residential
RSP17-160	006-14-13-005	Prescott & Sons Const., LLC	1821 Oriole Ave	R-7	10/23/2017	Deck Ramp and Awning
RSP17-161	010-10-05-002	Bell & Hensley Const.	1135 Albion Loop	PD	10/24/2017	New Rental
RSP17-162	010-15-05-002	Bell & Hensley Const.	1138 Albion Loop	PD	10/24/2017	New Rental
RSP17-163	010-15-05-002	Bell & Hensley Const.	1139 Albion Loop	PD	10/24/2017	New Rental
RSP17-164	010-15-05-002	Bell & Hensley Const.	1143 Albion Loop	PD	10/24/2017	New Rental
RSP17-165	010-15-05-002	Bell & Hensley Const.	1149 Albion Loop	PD	10/24/2017	New Rental
RSP17-166	007-13-38-004	Graybeal, LLC	1053 Westo St	PD	10/26/2017	New Residential
RSP17-167	001-16-07-018	D. R. Horton	1096 Dietrich Lane	PD	10/27/2017	New Residential