

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